

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

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

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON 2-20-19

- i. Certificate of Appropriateness for Site Alterations; 78 Danforth Street; West Company, Applicant. The Board voted 6-0 (Wood absent) to approve the application, subject to one condition. Approval was based on the revised site plan distributed at the meeting.
- ii. Amendment to Previously-Approved Pedestrian Light Fixture Specification for Historic Landscape Districts. The Board voted 5-0 (Tate and Wood absent) to approve the proposed amendments to the Technical Manual pertaining to lighting specifications for historic landscape districts, subject to conditions.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 P.M.

- i. Certificate of Appropriateness for New Construction; 5 India Street; Essex North, LLC., Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Site Improvements; Deering Oaks Historic Landscape District; City of Portland and Friends of Deering Oaks, Applicants.

BREAK FOR DINNER - MEETING RESUMES AT 6:45 P.M.

6. WORKSHOP, CONTINUED

- i. Preliminary Review of Proposed Residential Building Addition; 95 India Street (rear of 63 Federal Street); Stephen Sunenblick, Applicant.

7. CONSENT AGENDA

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

**PUBLIC HEARING
5 INDIA STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: February 28, 2019
RE: March 6, 2019 **PUBLIC HEARING**

Application for: **Certificate of Appropriateness for New Construction**

Address: 5 India Street

Applicant: Essex North LLC
Ara Afandilian, principal

Project Architect: Kaplan Thompson Architects
Jesse Kaplan and Adam Wallace

Introduction

Jesse Thompson and Adam Wallace of Kaplan Thompson Architects are returning to the Board for a public hearing and final review of their proposal for a four-story, mixed-use structure at 5 India, immediately north of the former Grand Trunk Railroad Office Building. As Board members will recall, the proposed building site is part of a larger parcel owned by developers Essex North LLC that wraps around the historic Grand Trunk building. The applicant's property, which has been subdivided, includes three other planned or completed structures on the block bounded by India, Thames, Hancock and Fore Streets.

Wednesday's public hearing follows one preliminary workshop, held on December 18th. At the workshop, the Board was generally supportive of the design proposal, but identified several specific elements of the design that warranted modification or further design development. The project architects have responded to Board and staff comments from the first workshop and provided additional details with the final proposal, including a proposed landscape plan for the courtyard between the Grand Trunk building and the proposed mixed-use structure. The architects have also addressed the applicable ordinance standards in their cover memo.

In addition to the final submission, staff has included excerpts from the initial proposal for reference purposes—see ATTACHMENT 4.

Project Context

The 5 India Street parcel is abutted on the south side by the Grand Trunk Railroad Office Building. The Grand Trunk building is architecturally distinct in that its ground floor level is raised high above the street and each floor level of the three-story building is notably tall. This gives the building a more monumental appearance than a typical commercial structure. It is also set back from the sidewalk behind a 5' landscaped area. On the north side of the subject parcel is the small-scale Portland Water District pump station which shares no visual relationship with its surrounding context. Moving north across Fore Street from the pump station is a new 4+ story mixed-use building. In its brick exterior, general massing and relationship to the street, the building is generally compatible with India Street's traditional development pattern. Immediately across India Street from the subject lot is the wood frame, gable-roof, 3+ story structure which formerly housed Benkay Restaurant. Although substantially altered, the building was built in 1860 as the New England House Hotel. Abutting this structure to the north is a large surface parking lot.

As shown on the map below, the development site is included within the boundary of the Portland Waterfront Historic District boundaries and is at the northernmost edge of the district in this particular area. The India Street Historic District's southern boundary is located near the intersection of India and Middle, leaving a fairly large section of lower India outside of any historic district. Although India Street itself is the historic and visual core of this historic neighborhood, the decision was made not to extend the district to include the entire length of India due to the fact that there were no contributing buildings along this section of the street and there was a desire to be conservative in the designation proposal. Notwithstanding that fact, careful consideration of new development on India, whether within or outside the boundaries of a historic district, is important if the key visual characteristics of the historic corridor are to be reinforced and the urban fabric strengthened.



Project site

Yellow shaded areas indicate boundaries of India Street Historic District (see top left) and Portland Waterfront Historic District

Project Description

The proposed development calls for a four-story, mixed-used structure with retail and residential services on the ground floor and 24 apartments on the upper three floors. The building is positioned 3 feet back from the India Street property line, but projects beyond the face of the Grand Trunk Building by about 8 feet. It also projects well beyond the face of the pump station on the other side.

The building features brick at the ground floor level and natural slate on the upper floors. The brick extends to the sidewalk with no traditional base. All windows are vertically aligned. The upper floor windows are set within a continuous dark frame that extends three floors; between the second and third floor windows and between the third and fourth floor windows are patterned aluminum plate panels that provide decorative relief. An inset reveal separates the brick base from the upper floors. A second inset reveal, in combination with a thin projecting cornice, caps the building. The exterior brick and slate cladding are dark grey in tone, with some level of color contrast or relief provided by door and window frames, cornices and the aluminum panels.

The rhythm of alternating vertical window bays and masonry panels of a similar width sets the composition for all upper elevations of the building. (This pattern varies slightly on the northwest elevation, which faces the pump station.) On the principal faces of the building—the India Street façade and the southeast elevation facing the Grand Trunk and courtyard—the ground floor openings align precisely with the windows above, reinforcing the strong, regular rhythm that is key to the building's aesthetic.

On the India Street façade, there are entrances in the two center bays, with storefront windows flanking the entrances. The storefront treatment wraps around the northwest corner of the building for one more bay. The large storefront window openings continue along the entire base of the southeast elevation. Openings near the India Street corner will serve the retail tenant. Various residential services will be located beyond this point openings. The residential entrance to the upper floors is located on this elevation and will be accessed from the courtyard. This entrance is marked by a simple projecting canopy. Another entrance is located on the northeast elevation. This entrance will lead to the interior courtyard that is formed by the developer's other existing and future buildings. Both entrances can be accessed from the passageway behind the Grand Trunk Building on Thames Street as well.

With this final submission, the applicant has provided information about the proposed site treatment for the courtyard. Note that the applicant is taking on responsibility for developing a plan for the entire courtyard which will serve both the applicant's building and the Grand Trunk building. The courtyard is to be paved in brick with maples and ornamental plantings abutting each building face. The maples have been selected for their

vertical growth habit. A series of benches and bike racks are proposed for the applicant's side of the courtyard.

A 5-foot asphalt pathway is proposed along the west elevation of the building near the India Street end of the building. Beyond this point, crushed stone is proposed. According to the narrative provided by the landscape architect, the applicant is working with the Portland Water District on a planting/buffering plan for PWD's boundary line.

Note that the final plan shows the location and height of proposed rooftop mechanicals.

Summary of Board Comments at 12/5/18 Workshop

As noted in the introduction, the Board was generally supportive of the preliminary proposal presented on December 18th. (See ATTACHMENT 4 for excerpts from the 12/18 submission.) They found the scale, massing and façade composition of the proposed building to be both compatible with and deferential to the landmark Grand Trunk building. They also supported the design direction of presenting a spare, taut design that would be seen as a foil to the exuberant architectural detail of the Grand Trunk building.

Regarding the exterior material palette, staff had raised a question in the staff report about the proposed material palette, noting that red brick was identified in the India Street Historic District designation report as an important unifying visual characteristic of the street. Staff also noted that given the currently fragmented nature of this gateway block of India, the use of red brick could help to strengthen the relationship between the upper and lower ends of the street. Notwithstanding these considerations, the Board expressed support for the applicant's proposed material palette, noting that the materials were consistent with the overall design aesthetic, that natural slate would age/patina over time and that the materials were of a quality commensurate with the building's historic context.

While generally supportive of the project as proposed, the Board raised the following questions for further exploration:

- There was strong consensus among Board members that the success of this project would depend highly on thoughtful detailing and the skillful execution of details, especially given the building's simple, spare aesthetic. For example, clarification was requested as to how the slate would come together at the corners and how it would abut the metal panels.
- Some members raised questions about the proposed position of the building relative to the Grand Trunk. They suggested pushing back the building face a bit further to ease the relationship between the two buildings and ensure that the historic structure was not obscured when approaching from upper India.

- Board members noted that the recessed datum shown above the ground floor and the roof cornice needed to be wider and/or more pronounced to read effectively.
- Questions were raised about the lack of any foundation or datum to express a building base.
- Questions were raised about the finish of the stainless-steel clips that would secure the slate. Were they to be black have a natural finish? (Several members expressed a preference for natural.)
- Additional information and/or material sample was requested for the patterned aluminum plate. Board members had questions about the proposed finish, color and pattern.
- Board members did not support a fence separating the applicant's property from the Portland Water District property, as it would be visually distracting to both the applicant's building and inconsistent with the brutalist aesthetic of the pump station.
- Board members suggested that another window bay be introduced at the leading corner of the northwest elevation.
- Board members asked that the rooftop mechanicals be shown in the final proposal and stated that they should not be visible.
- The quality of materials was discussed. Board members noted the reference to "vinyl windows" on the elevations and expressed concern about the quality/stability of the windows under consideration. They urged that quality composite windows be specified.
- A Board member asked that consideration be given to taller windows on the upper floors.
- Board members requested that a detailed site plan be provided with the final submission. Also, the plans should indicate any exterior lighting and a spec be provided.
- Given the intended aesthetic of the building, it is important that design guidelines be developed for future signage. The guidelines should address placement, size, illumination, bracket style (if projecting sign is proposed), etc.

Staff Comments

In staff's view, the final design proposal for 5 India is successful in achieving compatibility with the Grand Trunk building and therefore meets the ordinance standards. The building

heights are aligned, the massing and footprints are similar, the strong datum lines of the Grand Trunk facade are referenced in the new structure and the overall verticality of expression of the historic building is achieved in the new structure by vertically grouping the windows on the second, third and fourth floors. The new building is able to accommodate four floors within the same height of the three-story Grand Trunk building without appearing compressed or forced.

While exhibiting numerous characteristics that reflect a close examination of its historic neighbor, the new building is a clear expression of its own time. In its simple, spare design expression, it presents a most interesting foil to the Grand Trunk's architectural exuberance.

Staff does wish to raise a couple of questions/concerns:

- The final submission does not include any guidelines for future signage. Providing some direction will ensure that the intended aesthetic of the building will be reinforced, rather than undermined, by any added signs.
- Staff notes that the site plan for the courtyard shows the introduction of 4 maples in front of the Grand Trunk Street frontage. While the maples have been chosen for their vertical growth habit, staff is of the opinion that they would only obscure a noteworthy building elevation that warrants full exposure.

New Construction Review Standards and Guidelines

Building characteristics 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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the March 6, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed new construction and site alterations at 5 India Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Letter from project architect addressing applicable review standards and responding to staff comments in 12/18 staff report and comments from the Board
2. Plans, elevations, wall sections, details and window spec.
3. Site description and specifications prepared by Carroll Associates, Landscape Architects
4. Excerpts from 12/18/18 workshop submission

5 India Street Portland, Maine

City of Portland
Historic Preservation Board
389 Congress Street, 4th floor
Portland, Maine 04101

February 20, 2019

Historic Preservation Board Workshop Application + Responses to Comments from the Board.

The site of 5 India Street is part of the Master Plan from the Twenty Thames project previously approved by the city. The Site Plan for Twenty Thames is included in this application. This site is 7,198 sf and designated as lot #4.

5 India Street is planned to be a four-story building with retail spaces & residential services on the ground floor and 24 residential rental units on the upper three floors. The project is located within the India Street Form-based Code Zone (IS-FBC), as well as the Portland Waterfront Historic District. The project is required to meet the Historic Preservation Standards for New Construction criteria, outlined below. The approximate total gross square footage of the building is 20,325 sf. The south elevation of the building faces an Urban Active subdistrict (UA) along India Street. Grand Trunk Station, currently Gorham Saving Bank, sits in the adjacent lot to the east, and the Portland water district pump station sits in the adjacent lot to the west.

Scale and Form

Height, Width, Proportion of Principal Facades, roof shape, scale of structure

The building's massing is kept elegant and simple with a rhythmic repetition of solids and voids around all four elevations. The upper floor windows are aligned vertically with the ground floor glazing, accentuating the verticality of the building. The proposed building is four stories in height in contrast to the three-story Grand Trunk Building but has been designed to be in the same height range as its neighbor, and will be visually compatible with the surrounding structures. The width of the building is similar to the Grand Trunk Building along the India Street frontage and incorporates a landscaped public space separation between the buildings which clearly defines the two facades, allowing the masses to stand alone. The building facade in terms of width to height is proportionally compatible with the surrounding buildings and incorporates a publically accessible space that has a comfortable width offering a new inviting exterior urban environment.

The proposed façade has been carefully organized to maintain a balanced composition with the tall glazing on the Grand Trunk Station. We are utilizing recessed vertical building elements, and visually connecting the windows of the 2nd, 3rd, and 4th floors with custom decorative panels to maintain a vertical general orientation with the goal of keeping 5 India from looking horizontally compressed.

Composition of Principal Facades

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

The ground floor façade along India Street is comprised of alternating large glazing panels and masonry brick. This sets the rhythm for the composition of the exterior of the building. Two large storefront doors serve as the main entrance for the retail space. Providing multiple entrances along the public way is intended to provide a more active street environment, by engaging with the public frontage. The space in between Grand Trunk Building and the proposed building is planned to be a

public corridor, consisting of a landscaped hardscape walkway with trees and plantings along the base of the building. This urban path connects to the newly developed center of 20 Thames Street and the main entrance of the AC Hotel. The main entrance to the apartments will be along this pathway, midway along the building length. See comments below from Carroll and Associates.

The building follows the classic hierarchy of “base, middle & top”. A dark masonry base grounds the building and establishes a new presence along the India Street Corridor. The horizontal division between the base and the upper section of the building’s façade is delineated with a simple façade reveal set at an elevation in alignment with the horizontal datums evident on Grand Trunk Building to the east with a width of two brick courses. Natural slate cladding is used for the predominant material of the middle section of the building. Recessed CNC patterned decorative metal panels appear as spandrel panels between window units. The windows will be set to the interior face of the wall leaving a recessed exterior with prominent shadow lines. The window surrounds will be enhanced with dark painted metal trim to accentuate the depth and create a more articulated façade. At the top of the building, a simple cornice clad with a dark brake metal is set at a height which relates to the 1 India Street building. It has a similar reveal creating a shadow line as seen above the ground floor.

The overall dark tone and use of natural materials on the proposed building is intended to both harmonize and remain distinct from Grand Trunk Station. The shift in tone from the red brick used on the Grand Trunk Building allows that significant, and iconic, existing building to stand alone. The proposed building at 5 India Street should not be in competition with the Grand Trunk Building, it will exist in a respectful contrast to that important building. The natural slate cladding material on the upper levels maintains the tradition of using building materials with a small, human-scaled module in keeping the overall scale of the neighboring building. Brick masonry at the base helps to reference the historic buildings while the darker tone keeps the building visually “quiet.”

Relationship to the Street

Walls of continuity, Rhythm of spacing and structures on streets, Directional Expression of Front Elevation,

The primary facade along India Street is held back from the public way three-feet for two reasons. The first is to maintain an active public engagement with the sidewalk, the second is to relate to the Grand Trunk building’s setback from the sidewalk, which is about 11'-0". Pushing the building further from the sidewalk would introduce an awkward space between the public way and the retail entrance. It would be too small for seating, but also so large it runs the risk of being disengaged from the public way. Keeping this facade closer to the public way also helps guide the public into the space between the buildings which accommodates seating and landscaping elements. The façade of the building is parallel to the Grand Trunk Building and keeps this space feeling comfortable along the length of India Street.

We feel that the building we are proposing complies with the Historic Preservation Standards for New Construction as well as the IS-FBC, and will be a strong asset to the India Street Corridor. The design details will be of the highest quality creating visual interest and maintaining a human scale while the landscape improvements along the new pedestrian corridor will provide a new neighborhood connection and amenity.

Staff comments in italics below.

- I. The proposal calls for a masonry base (rendering suggests brick), natural slate siding for the upper floors and a patterned aluminum plate for the panels between upper floor windows. While the color palette is not indicated, from the renderings it appears that a fairly monochromatic treatment is proposed. If a monochromatic palette is proposed, it is likely that the brick at the ground floor will be dark grey or brown to coordinate with the slate above.*

Staff is not opposed to the material palette shown in the elevation and appreciates the fact that slate cladding has a rich, natural character that will age and patina over time. Staff does note, however, that introducing a new material/color palette for this building will likely add to the disparate character of development on this particular block of India Street. The India Street Historic District Designation Report makes note of the fact that one of the key unifying visual characteristics of the district is the predominance of red brick. In the interest of lending a greater sense of unity to the lower end of the streetscape and connecting it to India Street's upper blocks, perhaps a red brick exterior should be considered. This suggestion is not prompted by a preference for a more "traditional" palette. In fact, staff would suggest that if red brick were used, the brick could be laid up in a pattern or texture (or in alternating tones) to provide visual interest and reinforce the building's own distinct identity. But by using the dominant exterior material and color palette of India Street and employing it in a new fashion, the goal of continuity-and-change that has driven other aspects of the architect's design solution could be achieved in the material palette as well.

As mentioned in the previously submitted narrative, the color palette of the building has been selected for several reasons. The intention of the design scheme is to coexist alongside the Grand Trunk Building while not detracting from its presence. We made the decision to avoid using a similar colored brick as the Grand Trunk Building to not mimic a building constructed at a time when the brick was the structural element of the facade. To implement a similar looking brick installed using present-day construction methods would be a disservice to the elegant pilasters and window reveals seen on the Grand Trunk Building. The brick would be installed as a veneer, with no other purpose than to protect the air/water, and vapor control layers behind it. Staff suggested using a "New Fashion" for the brick patterning. We feel that using the same modular scale of the standard brick and adhering to a simple running bond pattern, while only altering the tone of the brick, will be a simple strong move to announce this building to be a product of its time. The fact that this brick will not be a structural element of the building will be subdued, and almost indistinguishable due to the dark tone and similar colored mortar joints. We are proposing a simple course of soldier bricks above the window and door openings on the ground floor, and a simple sloped brick exterior sill at the base of the window openings.

- 2. A material sample should be provided for the proposed patterned aluminate plate panels.*

We will provide a sample of the color and sheen, but we are unable we cannot provide a complete mock-up of the patterned panels at this time. We are evaluating a dark bronze anodizing, and a bronze powder coat paint finish. The goal is to maintain a subtle and elegant color palette building wide, with architectural metals consistently in the dark bronze color family. We have taken into consideration from the board as to patterning only the India Street facade. Until we have a better

understanding of cost, at this point we are aiming to keep the extent of the building the same on all four sides.

3. *Regarding the building entrances, notes that there are two retail entries on the India Street facade. Is it the applicant's intent to divide this ground floor space into two separate retail or commercial spaces? If not, what is the rationale for including two entries? Also, from the preliminary rendering it does not appear that the residential entry is differentiated architecturally from the commercial entries. Should this be made clearer?*

Yes, the intent is to provide the option to divide that space for two retailers keeping this retail space adaptable to different economic models. We have rearranged the ground floor to accommodate several changes requested by our client. We have removed the retail entrance on the facade opposite the Grand Trunk Building, and have slid the residential entrance down further away from India Street into the next corresponding vertical opening. This shift sets the residential entrance offset from the Grand Trunk Building's side entrance to establish a dialogue between them, keeping public pedestrian traffic from wandering from one public building into a private residential building. This also establishes a clear separation between the retail entrance along India Street from the residential entrance from the courtyard.

The residential apartment entrance will be differentiated from the retail entrances with different signage themes. The retail spaces are proposed to have blade signage, while the residential entrance will have signage applied to the door transom glazing. The residential entrance will have a subtle entrance canopy for protection from the weather and to give a visual "target" for residents and guests as they approach from any direction.

4. *Note that the ground floor of the proposed building does not include a foundation or base, which is typical of development in this area. Is it necessary or desirable to delineate a base?*

The intention of the proposed base condition is to keep the connection between the ground plane and the vertical wall quiet and clear. We are not proposing a plinth base set proud of the brick. We want to maintain a clear transition from the horizontal traditional red-brick sidewalk to the dark vertical wall of the building without exposing a concrete foundation or negative reveal. We intend to avoid adding a new or different material for this sole purpose. Due to the cross-sloping grade along the India street facade, there will be several steps in the foundation wall. However, the intention is for the brick to terminate into at the base with a small black metal weep flashing just above the brick sidewalk for drainage behind the brick veneer.

5. *The storefront windows in the proposed building are tall and narrow, aligning with the width of upper floor windows. This is no doubt intended to reinforce the vertical emphasis of the India Street facade and to echo the treatment on the Grand Trunk Building. This design decision results in storefront windows that are considerably narrower than typical and separated by fairly wide brick piers. Again, staff does not necessarily find this to be problematic, but simply notes it for discussion purposes.*

Our client has suggested that some retailers prefer more wall space, keeping only smaller areas of glazing for focused window advertising evokes curiosity, and will draw people in more effectively. The glazing pattern is also more consistent with the spacing and proportions of 19th & early 20th century retail facades found throughout the Old Port.

6. *The notes on the elevations indicate that vinyl windows are proposed for the upper floors. While there are numerous options available today in vinyl or composite windows, the quality of the window and its visual character warrant careful consideration. The project architect should be asked to provide additional information to satisfy any concerns the appropriateness of vinyl windows in this context.*

The proposed windows are to be built of composite construction and have a fully warranted factory-applied finish that will not fade over time. The proposed windows on the ground floor will be installed so the exterior frame of the windows will be almost entirely concealed with the brick veneer. (see attached Kohltech brochure)

7. *Reference is made in the project narrative to the applicant's plans to create a courtyard and public way between the new building and the Grand Trunk building. Project architects will need to provide a detailed site plan for this area, as this component of the project also requires HP Board review.*

See included master plan and rendered site landscape plans included in the PDF drawing set. See narrative and supporting documents included in this document.

8. *Consideration should be given to the building's west elevation, which abuts the Portland Water District property. The elevation suggests that the ground floor has few openings. Computer-generated images of the building as viewed from the northwest would be helpful in determining how visible the ground floor will be.*

The ground floor of the west facade does, in fact, face the PWD lot and is planned to have no openings towards the north end of the building. We feel this area can remain looking clean and simple, without attempting to add too much visual interest that will attract attention away from the upper floors. The simple rhythm of the upper floors will help draw the attention upward, above the dark tone of the base. The northernmost end of the building is directly opposite the end of the Portland Water District driveway which is used as a snow dump in the winter months, which reduces the ability to provide substantial landscaping along the property line.

Other comments to address from the workshop meeting:

- We tested a taller window on the 4th floor and were concerned that this would tend to make the building appear taller and out of scale with its adjacent neighbors. Have kept the glazing pattern similar but grown the slate cladding above the windows to in height slightly. The top band of slate is now larger than the siding sections that run vertically at the building's corners.
- We have increased the dimensions of the cornice along the top of the parapet to accentuate the "top" of the building while keeping a clean sharp look. We have also increased the dimensions of the horizontal break between the brick on the ground floor and the slate above.
- We have allowed the slate cladding coursing to set the overall height of the building to ensure there are no filler courses or cut slate along the top or bottom of the siding panels.

Jesse Thompson

PRINCIPAL, AIA, LEED AP, CPHC
Maine Licensed Architect

Kaplan Thompson Architects
102 Exchange Street, Portland, ME 04101
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1 Portland, ME
SCALE: 1" = 250'

SCALE: 1" = 100'

DRAWING INDEX

	G 1.1	COVER SHEET
ARCHITECTURAL	A-1.1	GROUND FLOOR PLAN
	A-1.2	TYPICAL UPPER LEVEL FLOOR PLAN
	A-2.1	PROPOSED ELEVATIONS
	A-2.2.1	PROPOSED ELEVATION: INDIA STREET
	A-3.1	BUILDING SECTIONS
	A-5.1	DETAILS
	A-9.1	PERSPECTIVE
	A-9.2	PERSPECTIVE

Project Information

CLIENTS	Ara Aftandilian
ARCHITECT	Kaplan Thompson Architects
CONTRACTOR	TBD
MAP/LOT	Map FroNE, Lot 019 B004
PROJECT ADDRESS	5 India Street Portland, ME 04101

Zoning Information

ZONING	IS-FBC
MINIMUM LOT SIZE	-
ACTUAL SITE AREA	-
MIN. FRONT YARD SETBACK	5'-0"
MIN. REAR YARD SETBACK	10'-0"
MIN. SIDE YARD SETBACK	5'-0"
MAX. LOT COVERAGE	90%
ACTUAL LOT COVERAGE	73%
MAX. BUILDING HEIGHT	50'-0"
ACTUAL BUILDING HEIGHT	50'-0"
BUILDING CODE	IBC 2015
OCCUPANCY	Mixed Use

Proposed Structure

PROPOSED OCCUPANCY:	Mixed Use
PROPOSED BUILDING HEIGHT:	4-Story
PROPOSED FLOOR AREA:	XXX SF
PROPOSED GROSS SF:	20,325 SF



PROJECT
5 INDIA ST
5 INDIA ST
PORTLAND, ME 04101

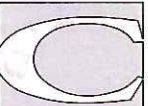
PHASE	SCHEMATIC DESIGN
DATE	2/20/19
DRAWN BY	JT / AW / BB
REVISED	





FORE / HANCOCK /
THAMES / INDIA STREETS
PROJECT

Prepared for:
ESSEXNORTH PORTLAND, LLC
P.O. BOX 394
TOPSFIELD, MA 01983



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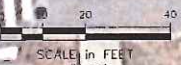
MASTER PLAN

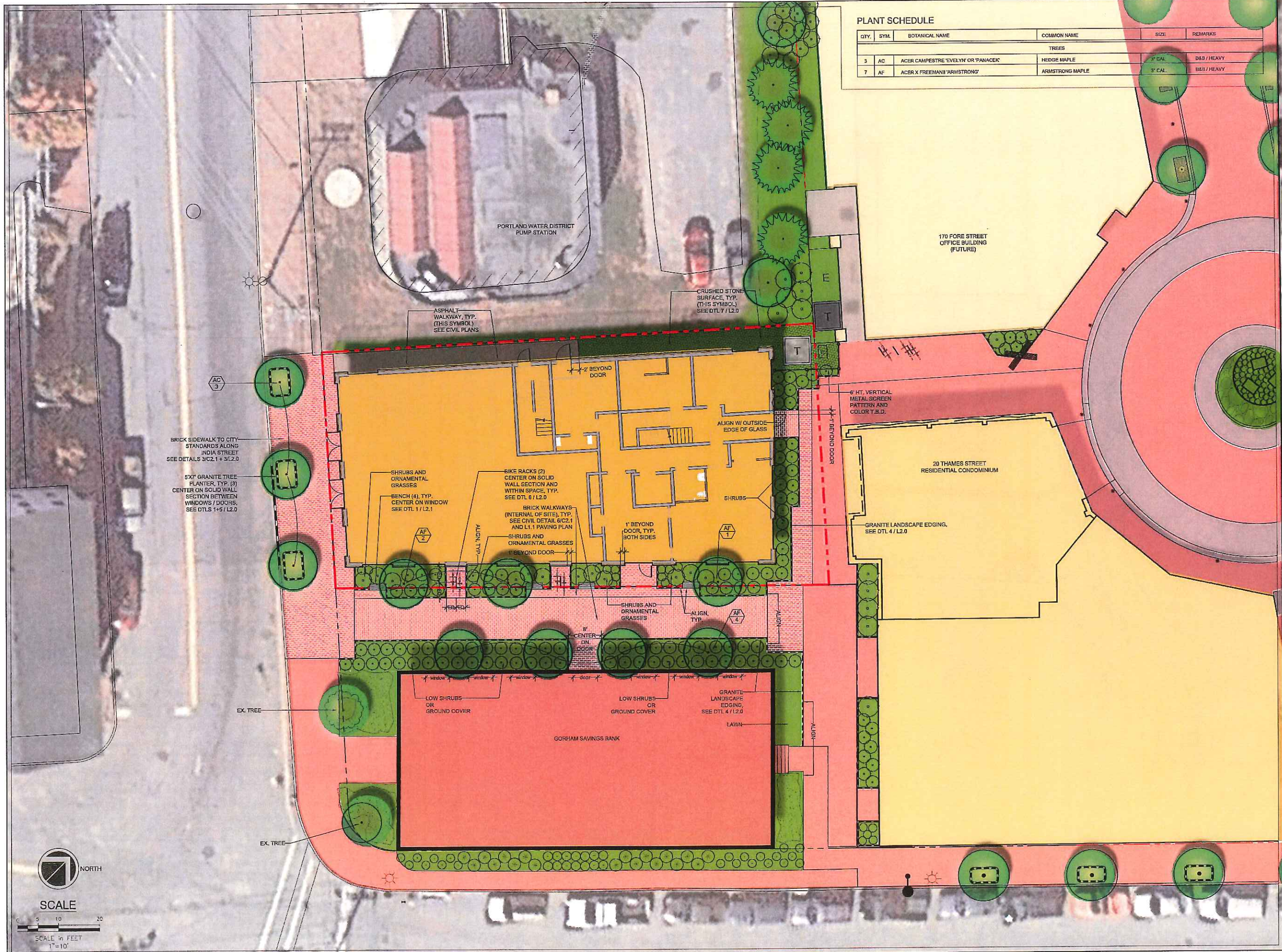
No.	Revision/Issue	Date

Design by: MAP/PC	Checked by: PC
Drawn by: MAP	Approved by: PC
Project: 150.06094	Date: FEBRUARY 2016
Sheet No:	

C-100
Sheet 1 of 00

SCALE
SCALE in FEET
1" = 20'





PLANT SCHEDULE

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
3	AC	ACER CAMPESTRE 'EVELYN' OR 'PANACE'	HEDGE MAPLE	1" CAL	B&B / HEAVY
7	AF	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" CAL	B&B / HEAVY

Project:

5 INDIA STREET BUILDING

5 INDIA STREET
PORTLAND, MAINE

Owner:

ESSEXNORTH 5 INDIA LLC
P.O. BOX 394
TOPSFIELD, MA 01983

Applicant:

ESSEXNORTH PORTLAND LLC
P.O. BOX 394
TOPSFIELD, MA 01983

Professional Seal:

REGISTERED LANDSCAPE ARCHITECT
PATRICK J. CARROLL
NO. 127
STATE OF MAINE

Logo:

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1532

Client:

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Consulting Engineers and Scientists
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Fax: (207) 773-3348
www.ransomeng.com

Plan Title:

LANDSCAPE AND LIGHTING PLAN

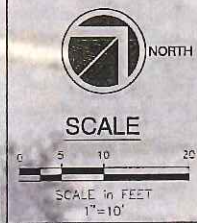
No.	Revision/Issue	Date

Design by:	MAP/PC	Checked by:	PC
Drawn by:	MAP	Approved by:	PC
Project:		Date:	MARCH 2018

Sheet No:

L1.0

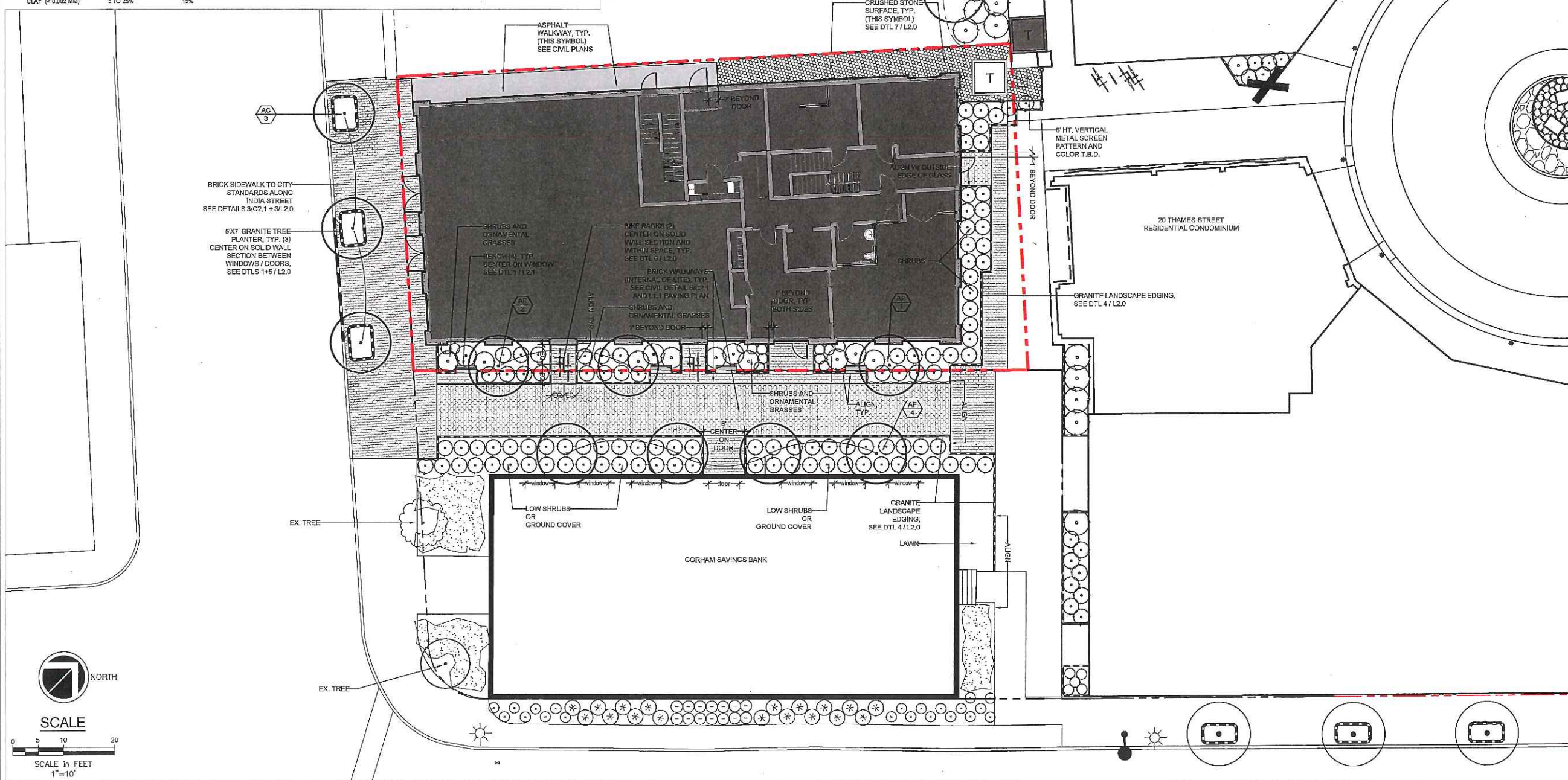
Sheet 01



1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
2. CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION. ANY DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
3. ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
7. ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
8. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
9. ALL PLANT BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
10. CONTRACTOR SHALL SUBMIT SOIL SAMPLE AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADJUSTMENT SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS.
11. ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REQUIRED SITE VISIT.
12. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
13. ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
14. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
15. CONTRACTOR SHALL STAKE TREES IF DEEMED NECESSARY BY LANDSCAPE ARCHITECT.
16. THE LANDSCAPE CONTRACTOR SHALL PROVIDE LOAM FILL AS PER THE CONTRACT SPECIFICATIONS.
17. ALL PLANTS SHALL BE WATERED BY THE CONTRACTOR, AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.
18. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.
19. PLANTING SOIL MIX: 1 PART COMPOST, 8 PARTS TOPSOIL, 3 PARTS HUMUS.
TOPSOIL, FERTILE, FRABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS GREATER THAN 1" IN ANY DIMENSIONAL, PH RANGE 6.0-7.0, AND SHALL CONTAIN NOT LESS THAN 8% ORGANIC MATTER BY WEIGHT.
SANDY LOAM OR LOAM SOIL AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE, AND HAVE THE FOLLOWING MECHANICAL ANALYSIS:

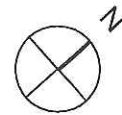
TEXTURAL CLASS	% OF TOTAL WEIGHT	AVERAGE %
SAND (0.05-0.25 MM)	45 TO 75%	60%
SILT (0.002-0.05 MM)	15 TO 35%	25%
CLAY (>0.002 MM)	5 TO 20%	15%

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
3	AC	ACER CAMPESTRE 'EVELYN' OR 'PANACEX'	HEDGE MAPLE	3" CAL.	B&B / HEAVY
7	AF	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" CAL.	B&B / HEAVY

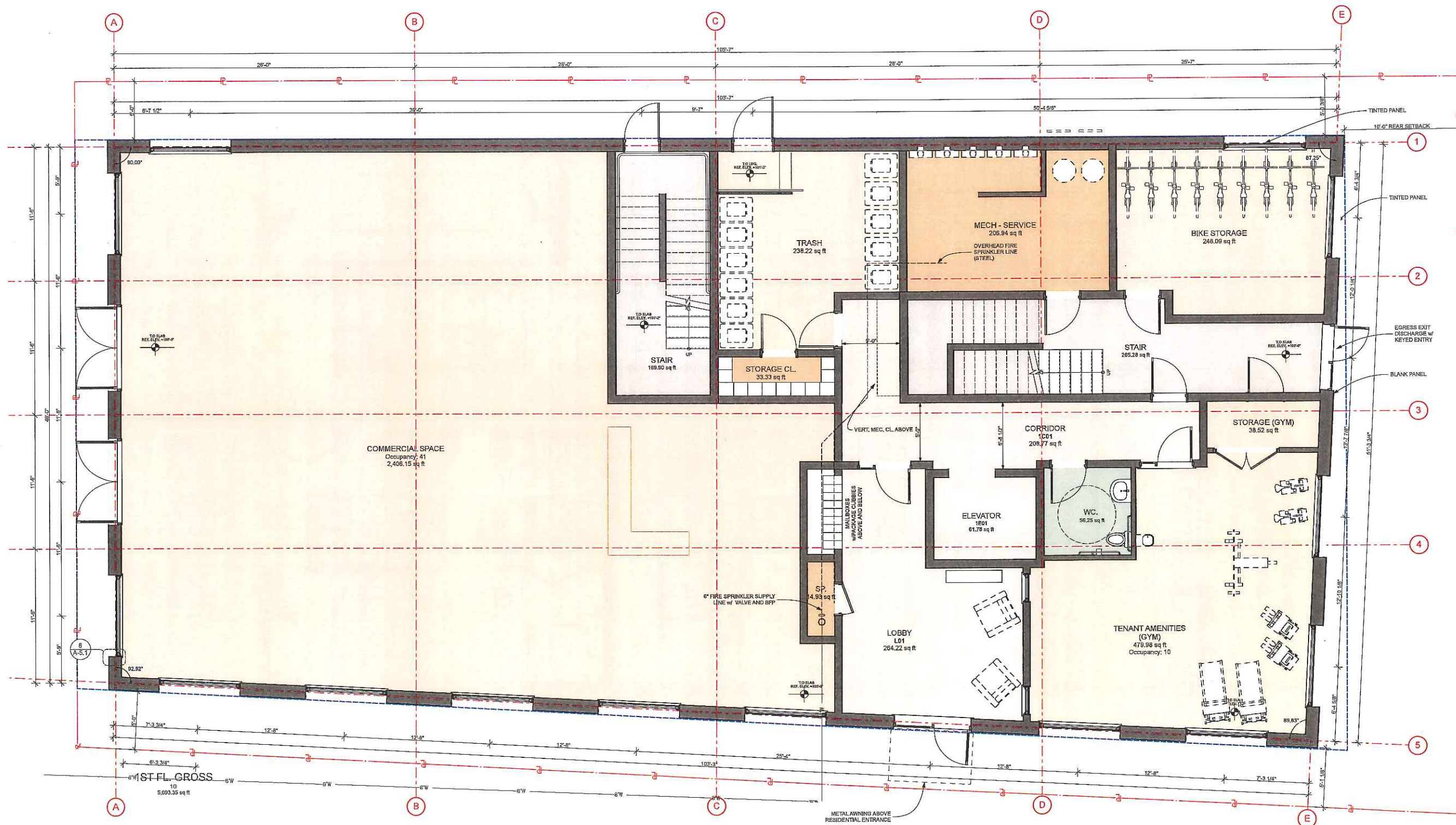
LANDSCAPE
AND LIGHTING
PLAN

No.	Revision/Issue	Date
Design by: MAP/PC	Checked by: PC	
Drawn by: MAP	Approved by: PC	
Project:	Date: MARCH 2018	
Sheet No:		

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GROSS SF			
Room #	NAME	QTY.	Area: sf
1G	1ST FL. GROSS	1	5,093.3
2G	2ND FL. GROSS	1	5,077.4
3G	3RD FL. GROSS	1	5,077.4
4G	4TH FL. GROSS	1	5,077.4
		4	20,325.5 sq ft



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"

Kaplan
Thompson
Architects

105 Exchange Street
Portland, ME 04101
207-774-4614
kapt@kapt.com
kapt.com

PROJECT
5 INDIA ST

5 INDIA ST
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207-773-7815

CIVIL
Ransom Consulting
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207-773-2891

LANDSCAPE
Carroll Assoc.
Landscape
217 Commercial St. #200
Portland, ME 04101
207-773-1532

DATE	CHANGE NAME	CHD	DESCRIPTION
1/15/14			1001
2/20/19			1002
			1003
			1004
			1005
			1006
			1007
			1008
			1009
			1010
			1011
			1012
			1013
			1014
			1015
			1016
			1017
			1018
			1019
			1020

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PHASE	SCHEMATIC DESIGN

GROUND FLOOR PLAN

A-1.1

GROSS SF			
Room #	NAME	QTY.	Area: sf
1G	1ST FL. GROSS	1	5,093.3
2G	2ND FL. GROSS	1	5,077.4
3G	3RD FL. GROSS	1	5,077.4
4G	4TH FL. GROSS	1	5,077.4
		4	20,325.5 sq ft

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TYPICAL UPPER LEVEL
FLOOR PLAN

A-1.2



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1001-812-3333
kaylin@kaplanthompson.com

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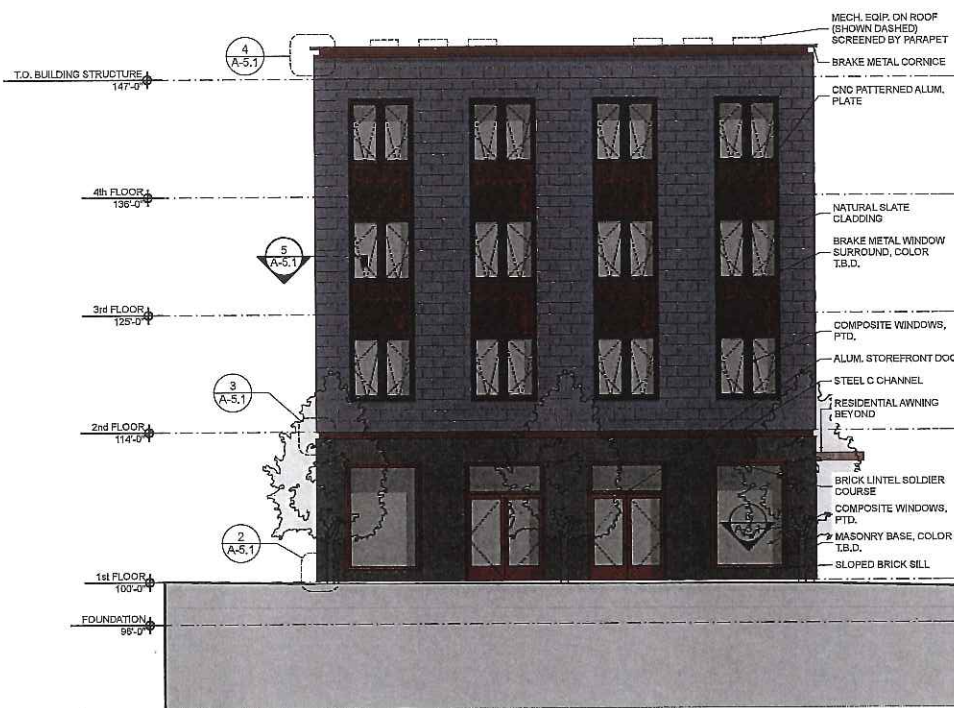
LANDSCAPE
**Carroll Assoc.
Landscape**
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CHANGED NAME	
DESCRIPTION	100-02-01-000000
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PROPOSED ELEVATION:
INDIA STREET

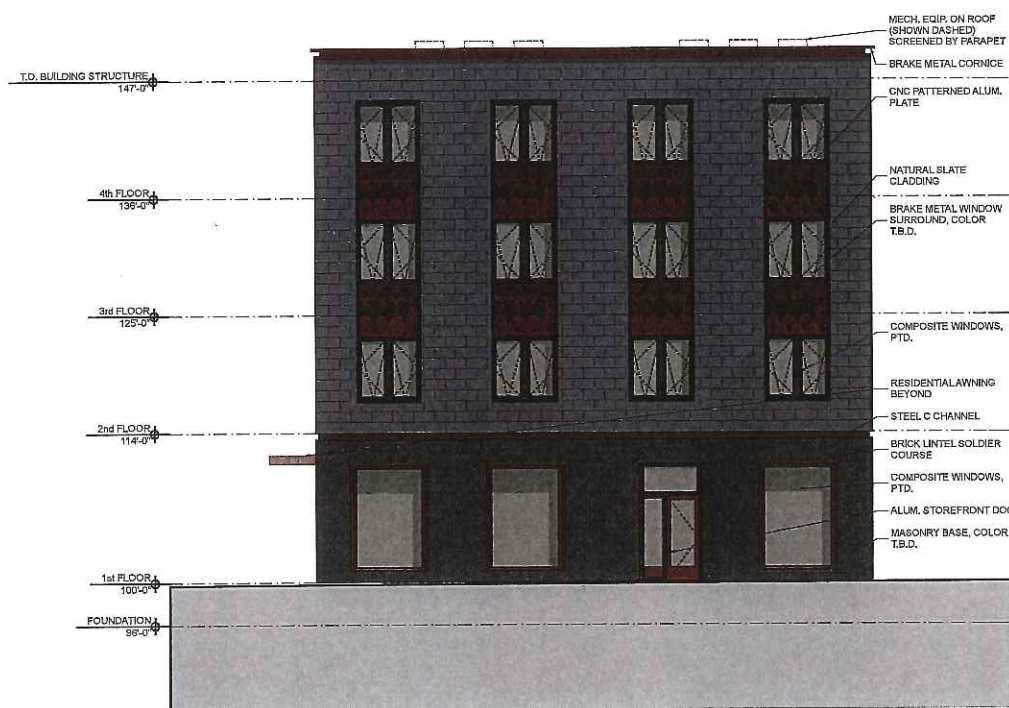
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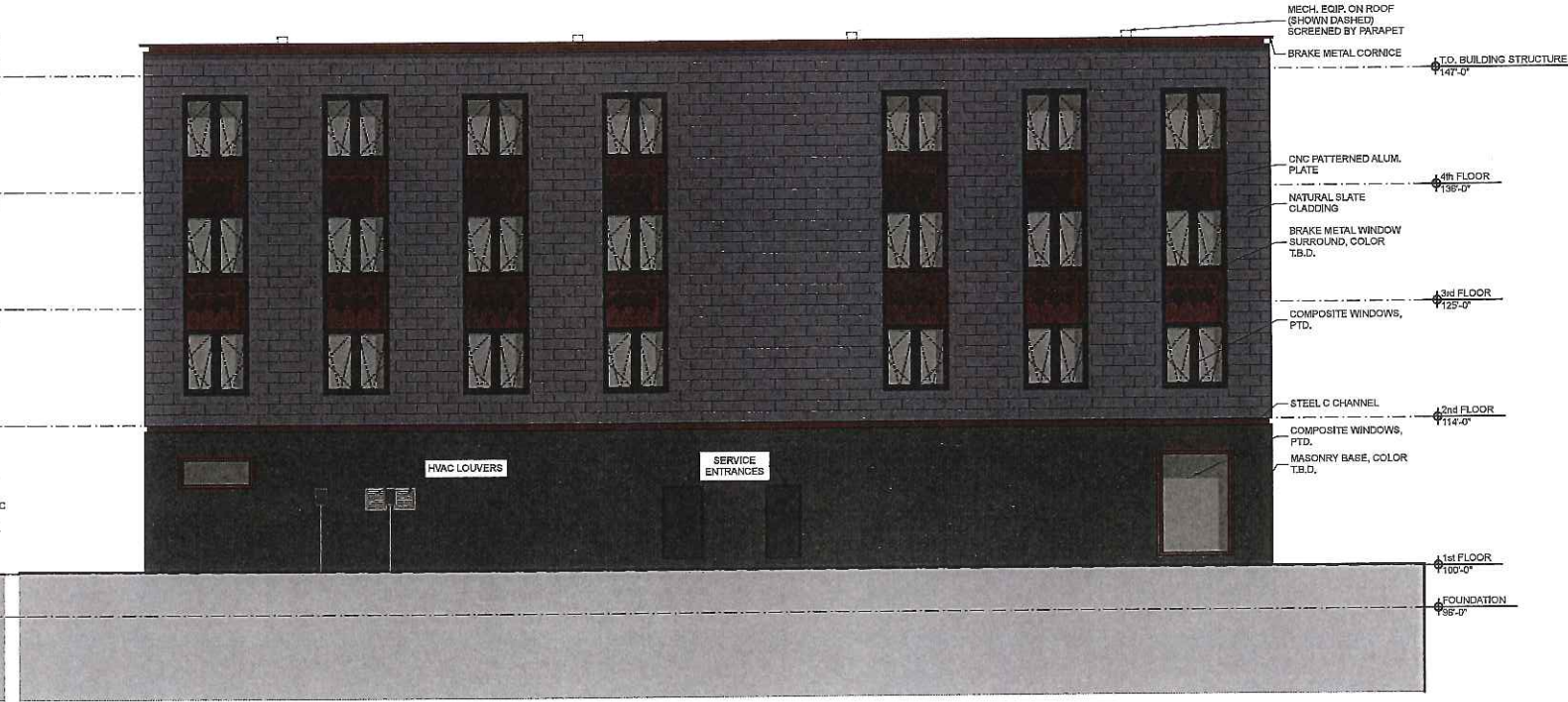
1 INDIA STREET ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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PROJECT
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LANDSCAPE
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Landscape**
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P: 207-772-1551

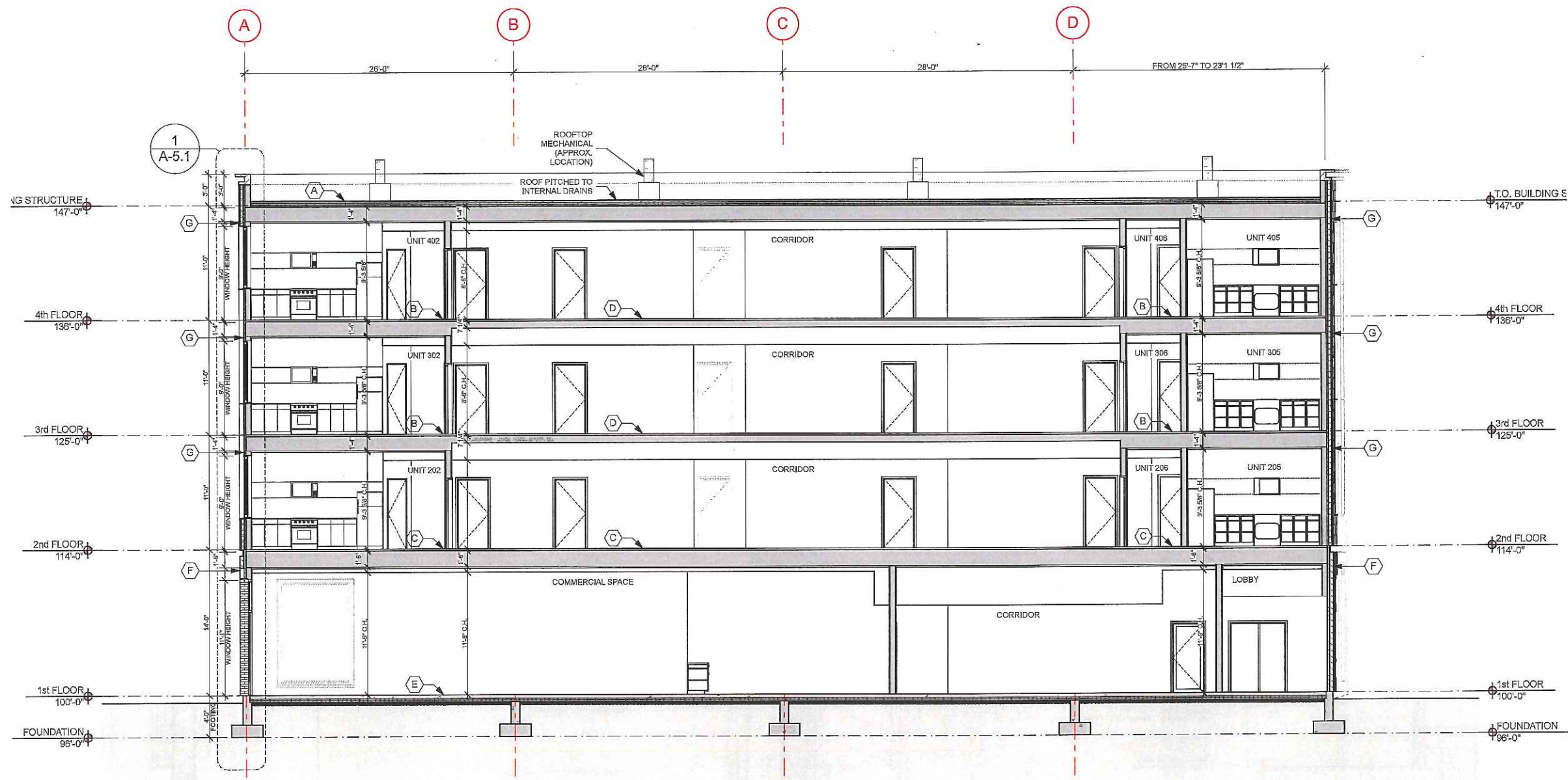
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ISSUE NO.	001
SIZE	

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REVISED 2	
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PHASE	SCHEMATIC DESIGN

PROPOSED
ELEVATIONS
A-2.1

ASSEMBLY NOTES

- A** LOW SLOPED ROOFS:
EPDM Rubber Membrane,
On 1/2" Coverboard,
On 6" Polyisocyanurate Rigid Insulation,
On Plywood Sheathing,
On Roof Truss w/ Pitched Top Cord.,
On Steel Furring Clips + Resilient Channel,
On 5/8" GWB
- B** INTERIOR FRAMED FLOOR (3rd & 4th):
Finish Floor
On 1 1/2" Gypcrete,
On 1/4" Acoustamat Or Sim.,
On 3/4" Plywood Sub-Floor,
On ~ 14" Floor Truss,
On Steel Furring Clips + Resilient Channel,
On 5/8" GWB
- C** INTERIOR FRAMED FLOOR (2nd):
Finish Floor
On 1 1/2" Gypcrete,
On 1/4" Acoustamat Or Sim.,
On 3/4" Plywood Sub-Floor,
On ~ 18" Floor Truss,
On Steel Furring Clips + Resilient Channel,
On 5/8" GWB
- D** INTERIOR FRAMED FLOOR (CORRIDORS):
Finish Floor
On 1 1/2" Gypcrete,
On 1/4" Acoustamat Or Sim.,
On 3/4" Plywood Sub-Floor,
On 2x8 or 2x10 Floor Joists,
On Steel Furring Clips,
On 5/8" GWB
On ACT Dropped Ceiling
- E** INTERIOR SLAB ON GRADE:
Finish Floor
On Sealed Reinforced 4" Concrete Slab,
On 15 Mil. min. Poly Vapor Barrier Taped and Sealed,
On 4" Rigid EPS Insulation,
On 6" Crushed Gravel Fill (No Fines)
- F** EXTERIOR WALLS (1st Floor):
Full Size Modular Brick Cladding w/ Ties per Manuf.
On Drainage Plane
On 5/8" Dense Element Sheathing
On 2" Rigid Insulation
On 1/2" CDX Plywood Sheathing
On 2x6 Stud Wall Filled Full Depth w/ D.P.C.
On 5/8" GWB
- G** EXTERIOR WALLS (2nd - 4th Floor):
Cupaclad (201 Vanguard Series) Attached per Manuf. Specs.
On Drainage Plane
On 5/8" Dense Element Sheathing
On 2" Rigid Insulation
On 1/2" CDX Plywood Sheathing
On 2x6 Stud Wall Filled Full Depth w/ D.P.C.
On 5/8" GWB



1 SECTION: E-W
SCALE: 3/16" = 1'-0"

0' 4' 8' 12'

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Architects

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PROJECT

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CIVIL

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Engineers and Scientists

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Portland, ME 04101
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LANDSCAPE

Carroll Assoc.
Landscape

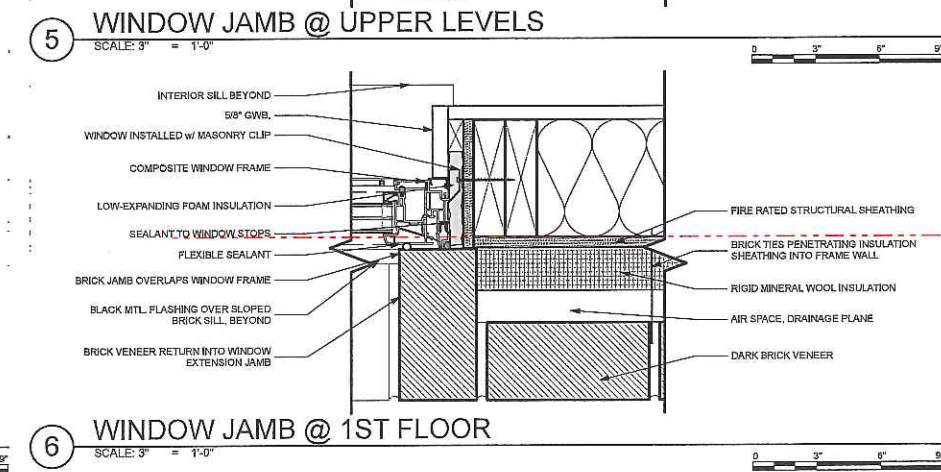
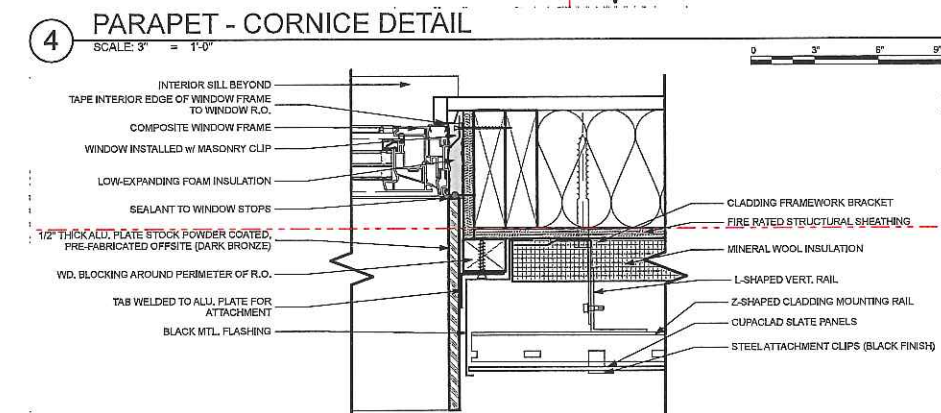
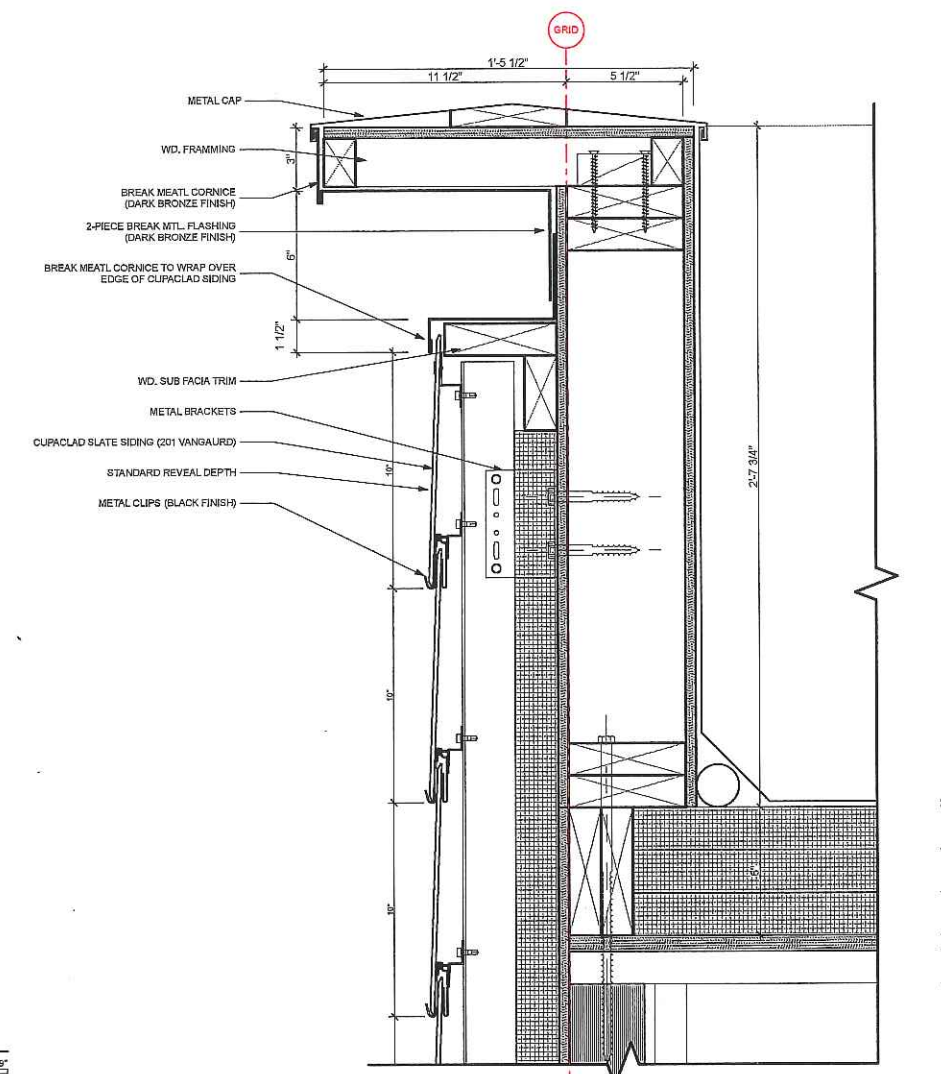
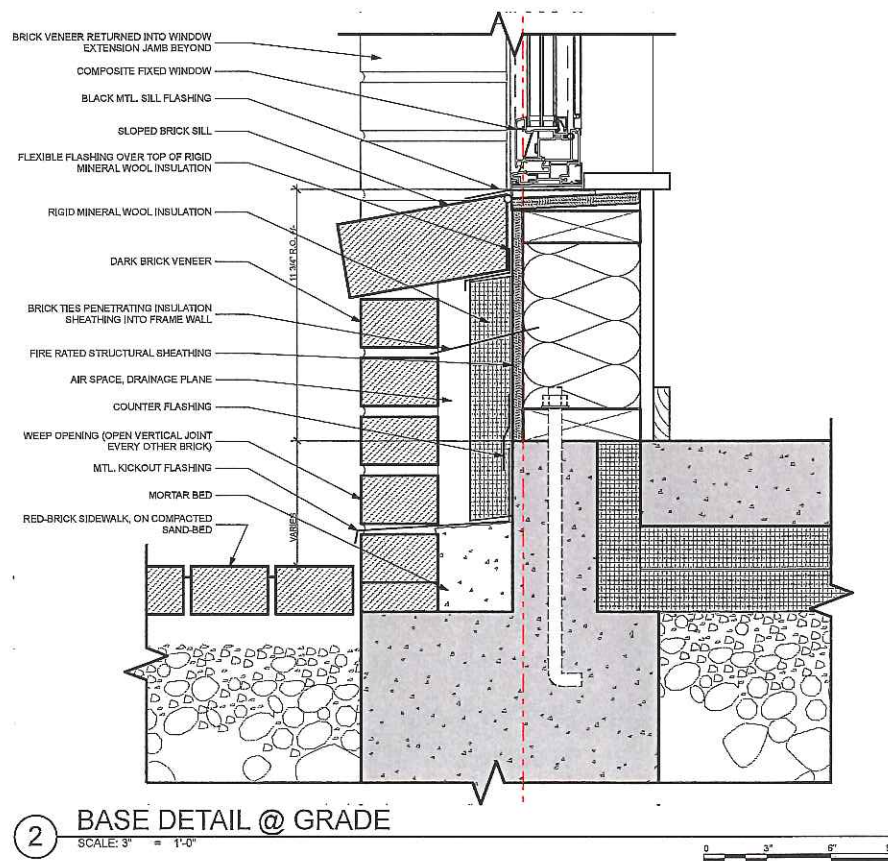
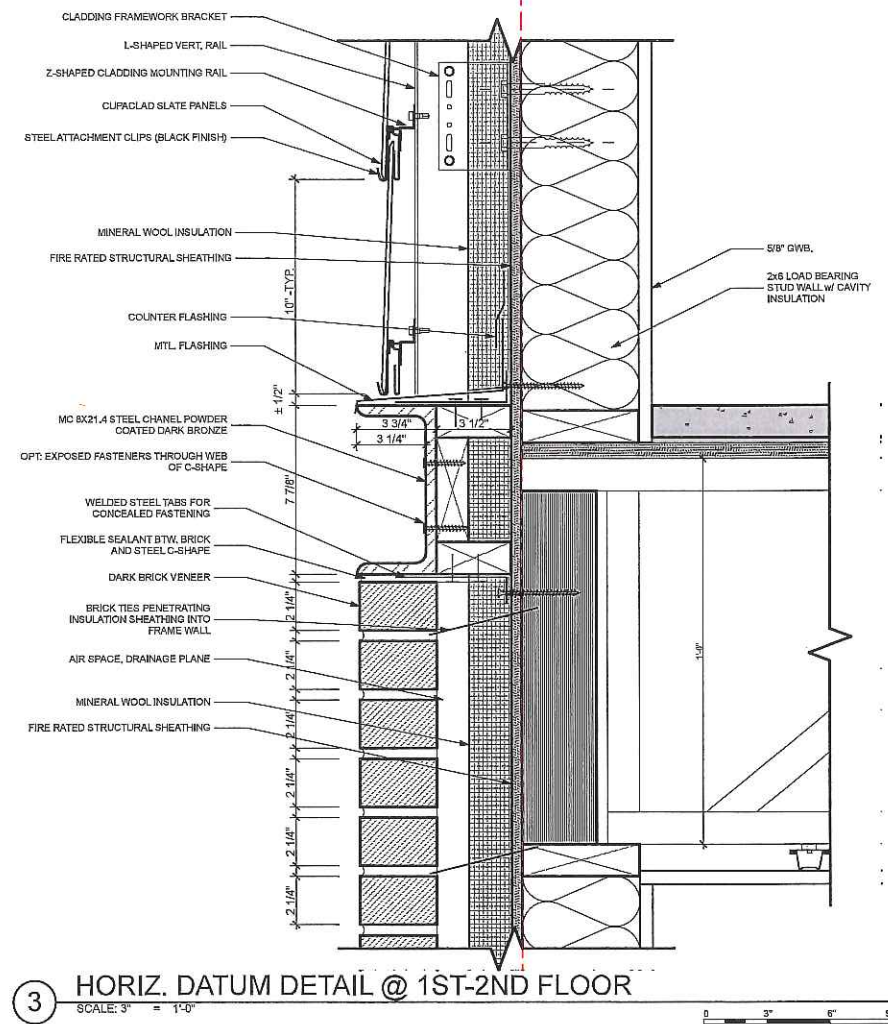
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PHASE	SCHEMATIC DESIGN

BUILDING SECTIONS

A-3.1





1 VIEW FROM INDIA STREET LOOKING EAST

Kaplan
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Architects

102 Exchange Street
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k3plangh@nyson.co

PROJECT
5 INDIA ST

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Landscape
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PERSPECTIVE

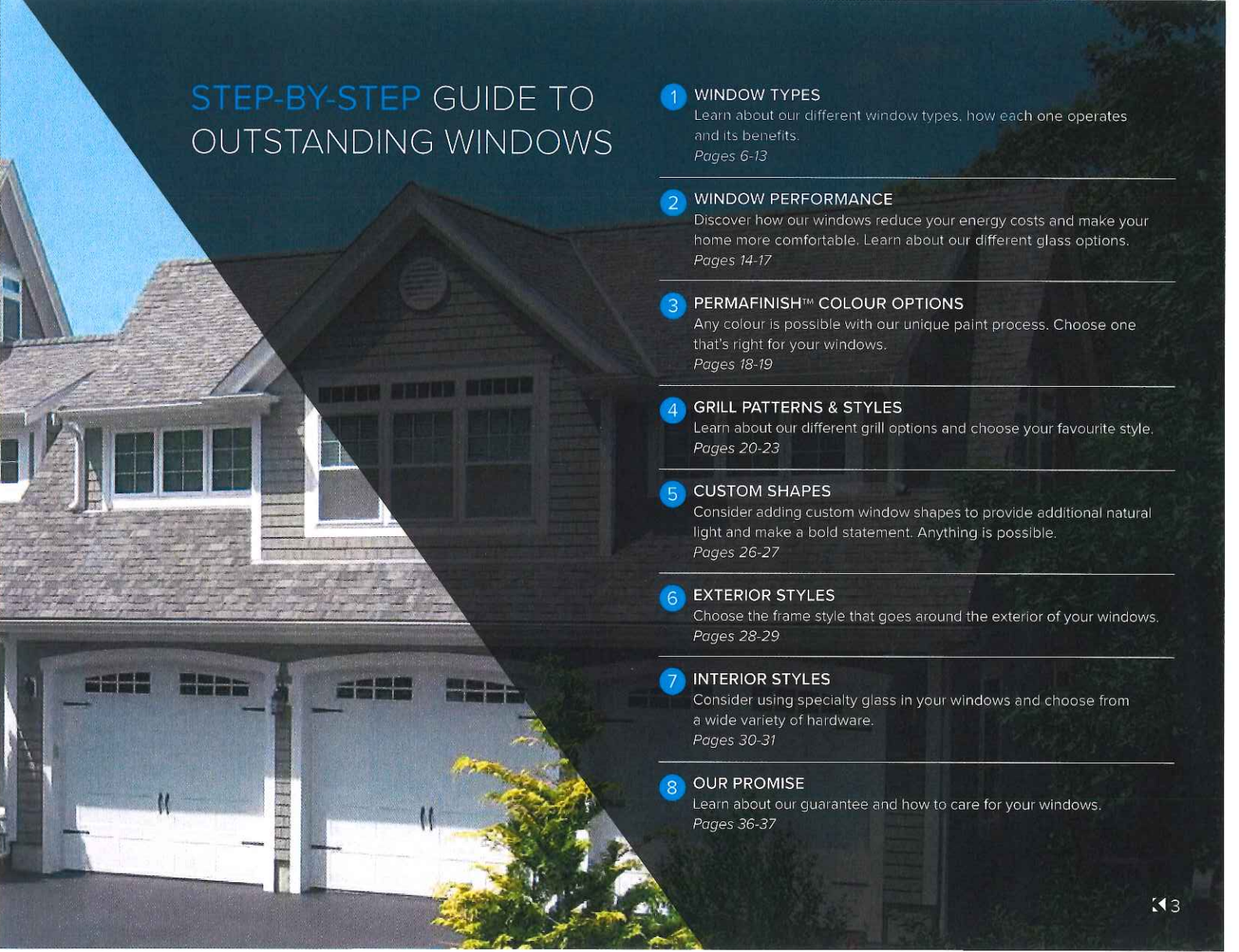
A-9.2



For over 35 years, our windows have been custom crafted to add beauty, security, comfort and energy efficiency to your home.

Professional engineering, attention to detail, reliability, expert craftsmanship, exceptional service and choice have made us one of the leading window brands in North America, but that doesn't mean we're content to stand still. We are always innovating and investing in technology, research and development and our skilled and talented people, so you receive outstanding windows that stand up to the harshest weather.





STEP-BY-STEP GUIDE TO OUTSTANDING WINDOWS

1 WINDOW TYPES

Learn about our different window types, how each one operates and its benefits.

Pages 6-13

2 WINDOW PERFORMANCE

Discover how our windows reduce your energy costs and make your home more comfortable. Learn about our different glass options.

Pages 14-17

3 PERMAFINISH™ COLOUR OPTIONS

Any colour is possible with our unique paint process. Choose one that's right for your windows.

Pages 18-19

4 GRILL PATTERNS & STYLES

Learn about our different grill options and choose your favourite style.

Pages 20-23

5 CUSTOM SHAPES

Consider adding custom window shapes to provide additional natural light and make a bold statement. Anything is possible.

Pages 26-27

6 EXTERIOR STYLES

Choose the frame style that goes around the exterior of your windows.

Pages 28-29

7 INTERIOR STYLES

Consider using specialty glass in your windows and choose from a wide variety of hardware.

Pages 30-31

8 OUR PROMISE

Learn about our guarantee and how to care for your windows.

Pages 36-37

WINDOW ANATOMY

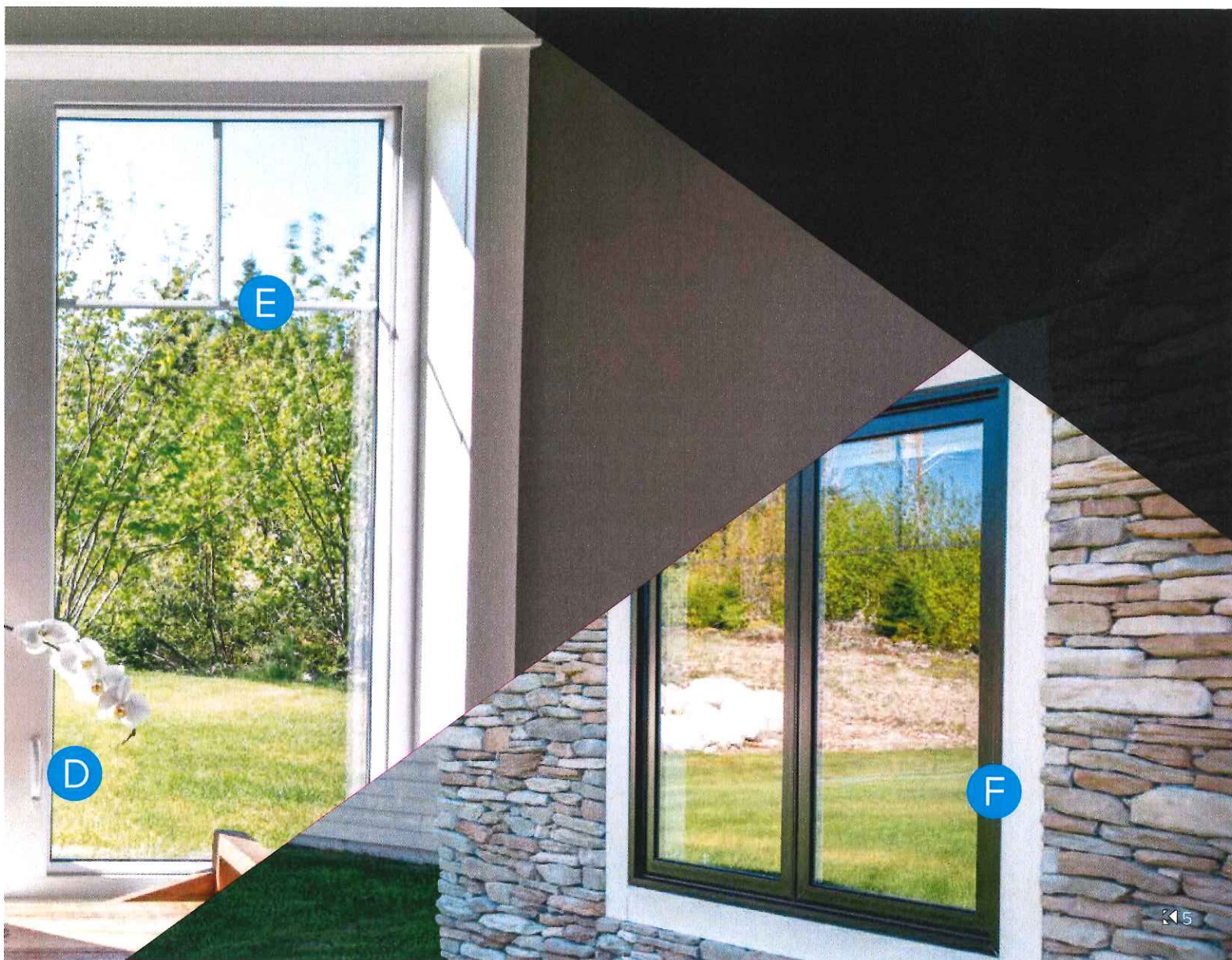
- A FRAME
- B HANDLE
- C GLAZING
- D LOCK
- E GRILLS
- F EXTERIOR BRICKMOULD

A

B

C





D

E

F

1 WINDOW TYPES



CASEMENT

Our best performing windows against snow, wind and rain.

Designed to keep harsh weather out, our casement windows are energy efficient, reliable and practical. They open out to a full 90 degrees via dual or single-arm crank operators and are hinged at the side, making them a great choice for the main and upper levels of your home.

AVAILABLE IN THE FOLLOWING FAMILIES:
Supreme | Heritage & Estate | Select



EXTERIOR



INTERIOR



2 WINDOW PERFORMANCE

We're constantly investing in new technologies, materials and techniques to provide you with the highest performing windows on the market – windows that reduce your energy costs, keep out the weather and make your home more comfortable.

STYLE PERFORMANCE ↑

Tilt & Turn
Casement
Awning
Single Hung
Double Hung
Single Glider
Double Glider

There are two main considerations when determining the performance of your windows; weather performance and energy performance.

WEATHER PERFORMANCE

The elevation, exposure and terrain surrounding your home all impact the weather performance requirements of your windows. These requirements also vary with the climate and location of your home.

We've built our own test lab in our manufacturing facility to ensure your windows meet or exceed the requirements in your location. Look for the North American Fenestration Standard (NAFS) label on your windows for details on how they meet or surpass your requirements.

Talk to your local, authorized Kohitech dealer to ensure your windows meet and exceed weather performance standards.

ENERGY PERFORMANCE

All our windows are designed with energy performance in mind. Choosing Kohitech windows is an investment in the energy efficiency of your home, as most of our products meet or exceed the more stringent requirements of the ENERGY STAR® program.

Our windows incorporate a number of additional features that increase their energy performance:

INSULATED GLAZED UNIT

Made up of two or three glass panes separated by chambers of air or an inert gas (argon or krypton). This results in decreased heat transfer compared to single-pane units.

LOW EMISSIVITY (LOE) COATING

A thin, virtually invisible metallic layer, applied to the glass, that reflects heat back to the same side it originated from. This increases your home's ability to retain heat.

WARM EDGE SPACER SYSTEM

Raises the temperature of glass near the frame, decreasing heat loss. Also functions to remove any moisture between the panes of glass. We offer three types of spacers: Intercept®, Ultra® and SuperSpacer®.



2 WINDOW PERFORMANCE

HIGH
PERFORMANCE
GLASS



We offer a wide variety of high performance glass options that will help increase your home's energy efficiency:

LOE ARGON

Saves on energy. Increased energy performance by combining a LoE coating, argon gas and an intercept warm edge spacer.

ENERGLAS®

The standard in glass performance. Our most popular option dramatically reduces heat loss and infiltration of harmful UV rays. It uses a high performance ultra warm edge spacer, one panel of LoE coated glass and one cavity filled with argon gas.

ENERGLAS PLUS®

The ultimate in high performance and energy efficiency. Our ultra high performance, energy efficient, triple glazed option uses warm edge SuperSpacers, two panels of LoE coated glass and two cavities filled with argon or krypton gas.

LOW SOLAR GAIN (LSG) GLASS

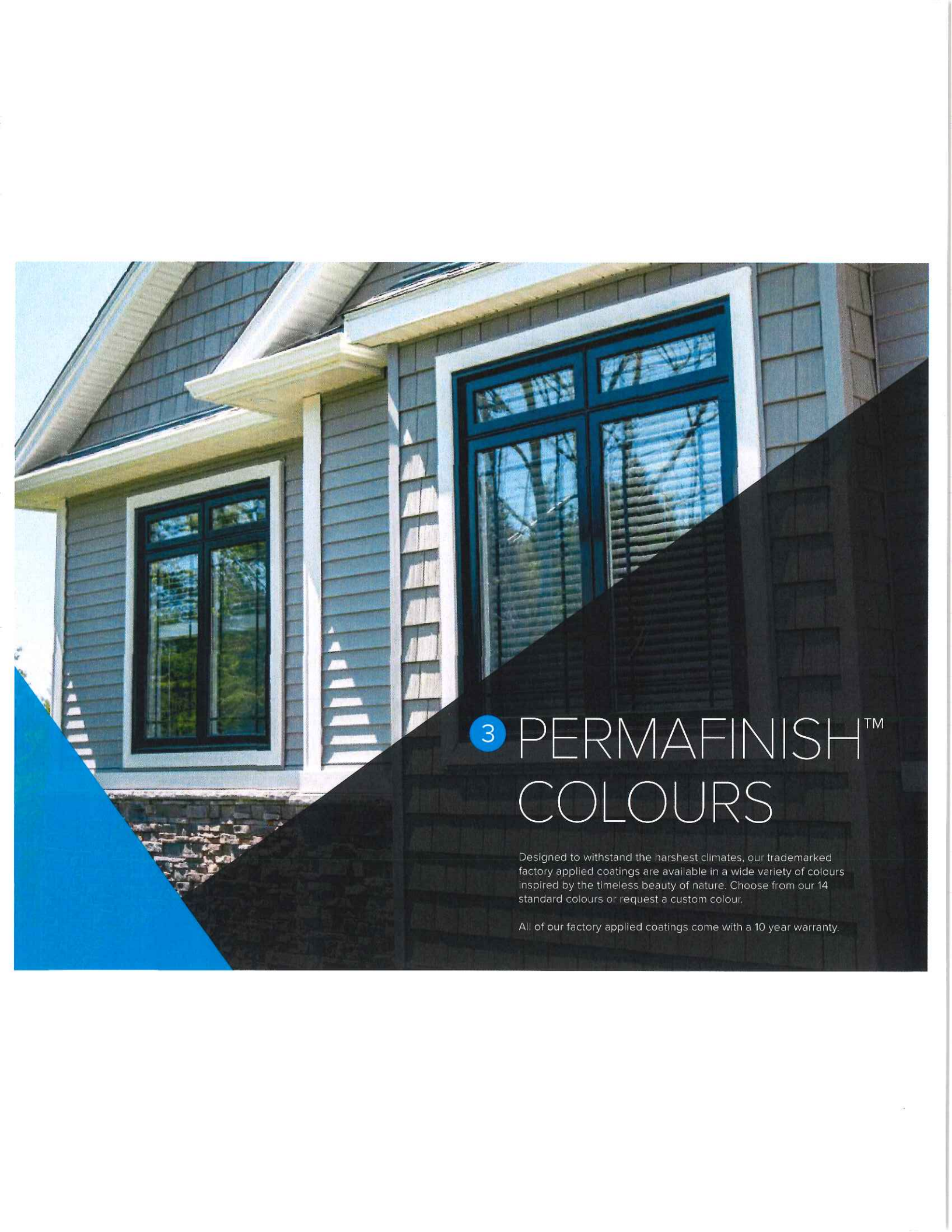
For hot summers and cold winters. If you get a lot of sun in the summer, consider using LSG glass. It significantly reduces heat transfer, preventing overheating in the summer and providing insulation in the winter for year-round comfort.

HIGH SOLAR GAIN (HSG) GLASS

HSG glass excels at allowing heat from the sun in, helping to heat homes in colder climates and reduce energy costs. HSG is our standard LoE.

PROUD MEMBER OF

IGMA INSULATING
GLASS
MANUFACTURERS
ALLIANCE



3 PERMAFINISH™ COLOURS

Designed to withstand the harshest climates, our trademarked factory applied coatings are available in a wide variety of colours inspired by the timeless beauty of nature. Choose from our 14 standard colours or request a custom colour.

All of our factory applied coatings come with a 10 year warranty.

STANDARD COLOURS



Custom colours available upon request.
Colours may vary from those illustrated.

HARDWARE COLOURS

HANDLES

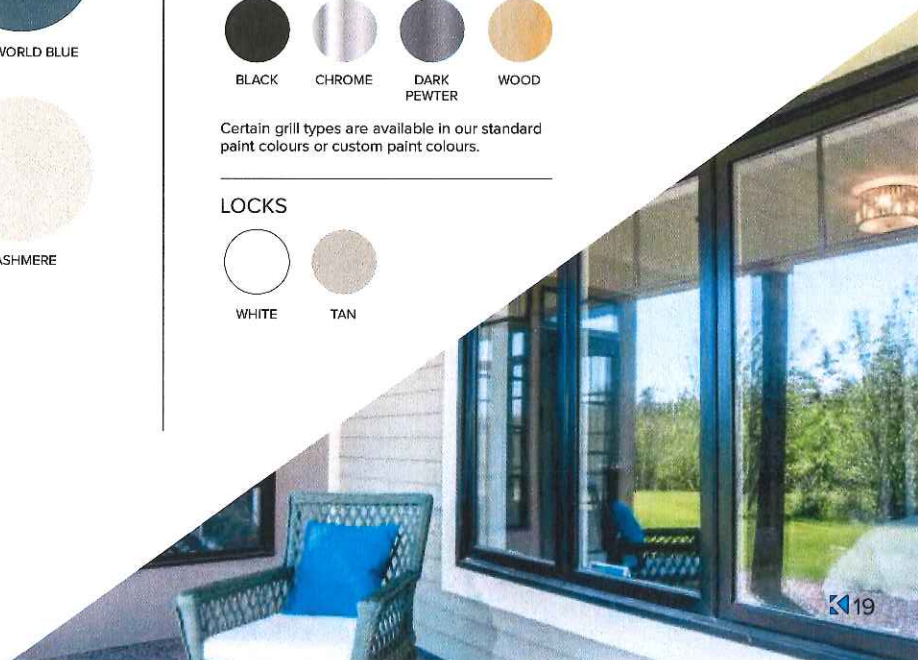
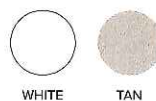


GRILLS



Certain grill types are available in our standard paint colours or custom paint colours.

LOCKS





Site Description

south side / India Street

The frontage will be comprised of brick sidewalk punctuated up by three street trees in granite planters. The trees will be located at the curb line and aligned on the building's solid wall segments at the two corners and one centered between the retail doors. The street trees are proposed to be Hedge Maple or similar to tolerate the urban conditions while staying out of conflict with the existing overhead wires.

east side / alley with Gorham Savings Bank

The alley will connect through from India Street to a pedestrian way (under construction) between 20 Thames Street Condominium and the Gorham Savings Bank. The alley will be comprised of a ten-foot-wide brick walkway that is flanked by landscape beds that will contain upright trees and low shrubs, ground covers, and ornamental grasses to soften and humanize the pedestrian way. Trees are proposed to be Armstrong Maple or similar upright that tolerate urban conditions while staying compact to not block views or windows and helping to reduce the scale of the buildings. Trees will be located / aligned on the building's solid wall segments between windows. The ground plane will be low shrubs, ground covers, and grasses that will provide seasonal color and texture. Landscape beds will be defined by granite landscape edging that has been used at both 20 Thames Street and the AC Hotel. On the 5 India Street side of the alley benches and bike racks are proposed to be incorporated into the landscape beds. Benches will be simple aluminum frame and wood bench tops mounted to concrete bases. Bike racks will be a simple, clean lined aluminum frame that has been used at the AC Hotel.

north side / 20 Thames Street Condominium

This side of the building will also front on a portion of the pedestrian way (under construction) that runs from Thames Street between the 20 Thames Street Condominium and Gorham Savings Bank. It will be comprised of a continuous landscape bed along the building. It will contain low shrubs that will provide seasonal color, texture, and help to soften the expanse of hardscape and buildings. Landscape beds will be defined by granite landscape edging. An existing transformer will be screened by a 6' +/- metal screen that will be incorporated into the adjacent landscape bed.

west side / Portland Water District

This side of the building is a narrow (5' wide) strip of land: the southern half will accommodate the trash removal and emergency egress with a paved walkway out to India Street. The northern half will be a crushed stone surface to aid in maintenance. The applicant is currently working with the Portland Water District (PWD) on a planting / buffering plan to occur on the PWD land to help soften and screen both the proposed 170 Fore Street Office building as well as the 5 India Street building. The planting would be comprised of both evergreen and deciduous material to provide year-round interest and screening.

5 India Street

site materials examples



Street trees: Hedge Maple (20'wide X 30' tall)



Alley trees: Armstrong Red Maple (15'wide X 50' tall)
(fall color shown)

5 India Street

site materials examples



City standard: granite tree planters and brick sidewalk and alley

5 India Street

site materials examples



Vector bench by Forms+Surfaces: aluminum frame in slate gray with wood top; mounted on concrete base

5 India Street

site materials examples



Trio bike rack by Forms+Surfaces: solid cast aluminum, in slate gray

5 India Street

site materials examples



Granite edging used to define landscape areas

ATT. A
EXCERPTS
FROM 12/18
WKSHD

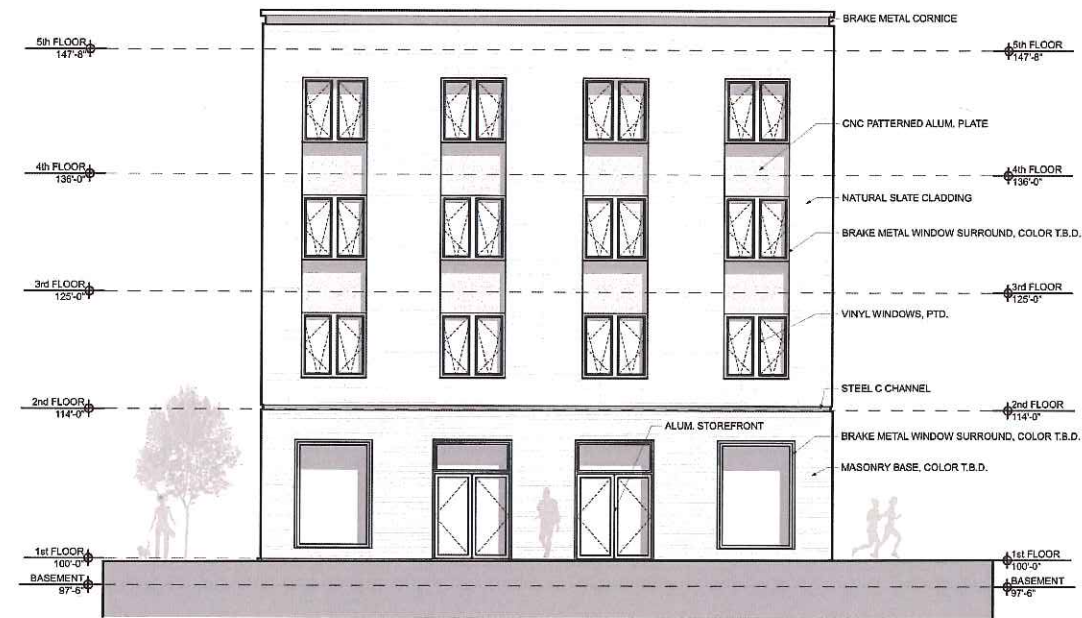


102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

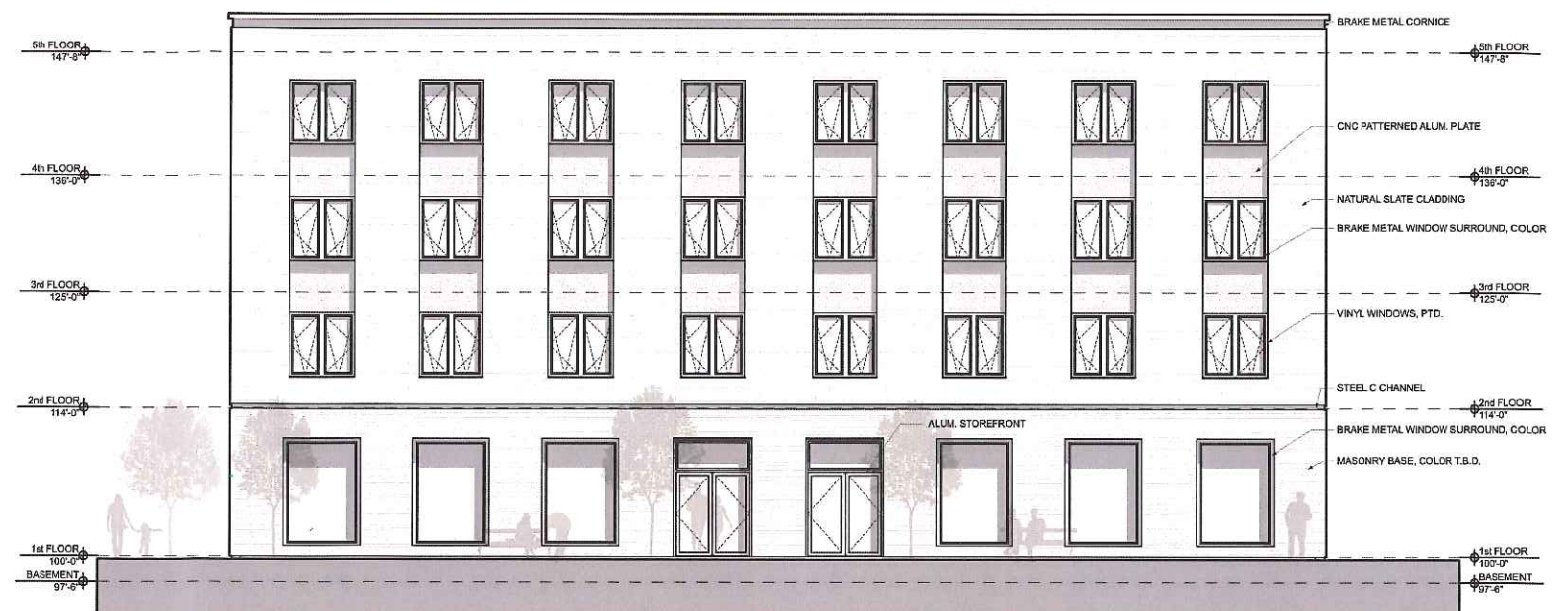
PROPOSED ELEVATION: INDIA STREET

5 INDIA ST

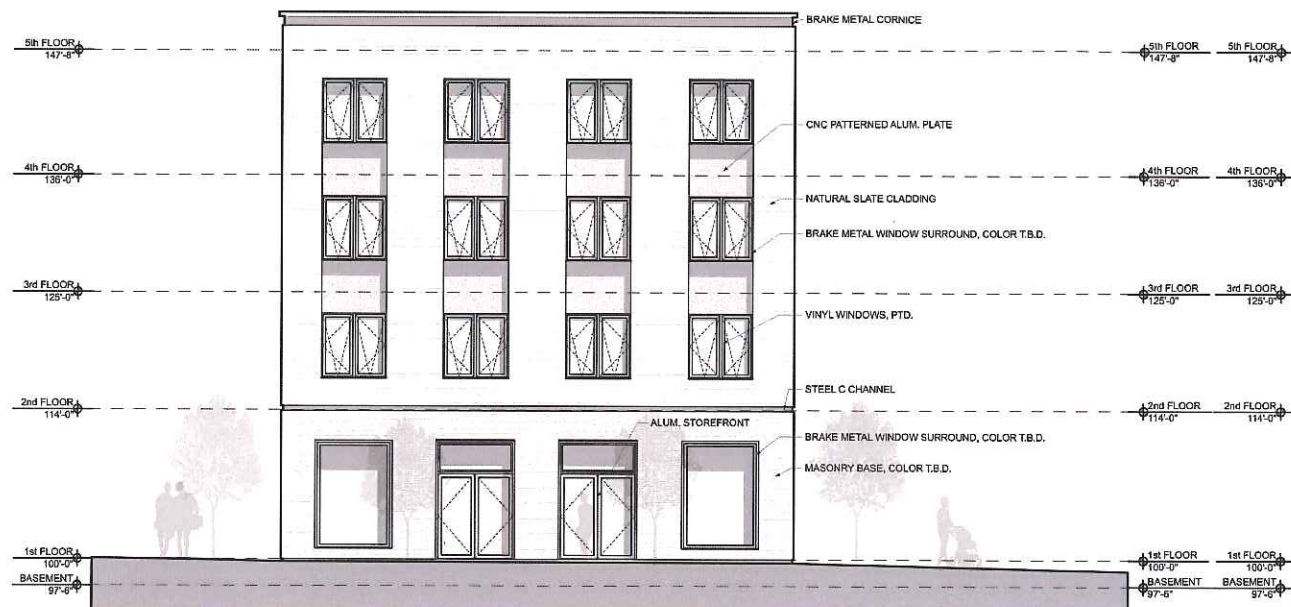
ESSEXNORTH LLC
5 INDIA ST PORTLAND ME 04101



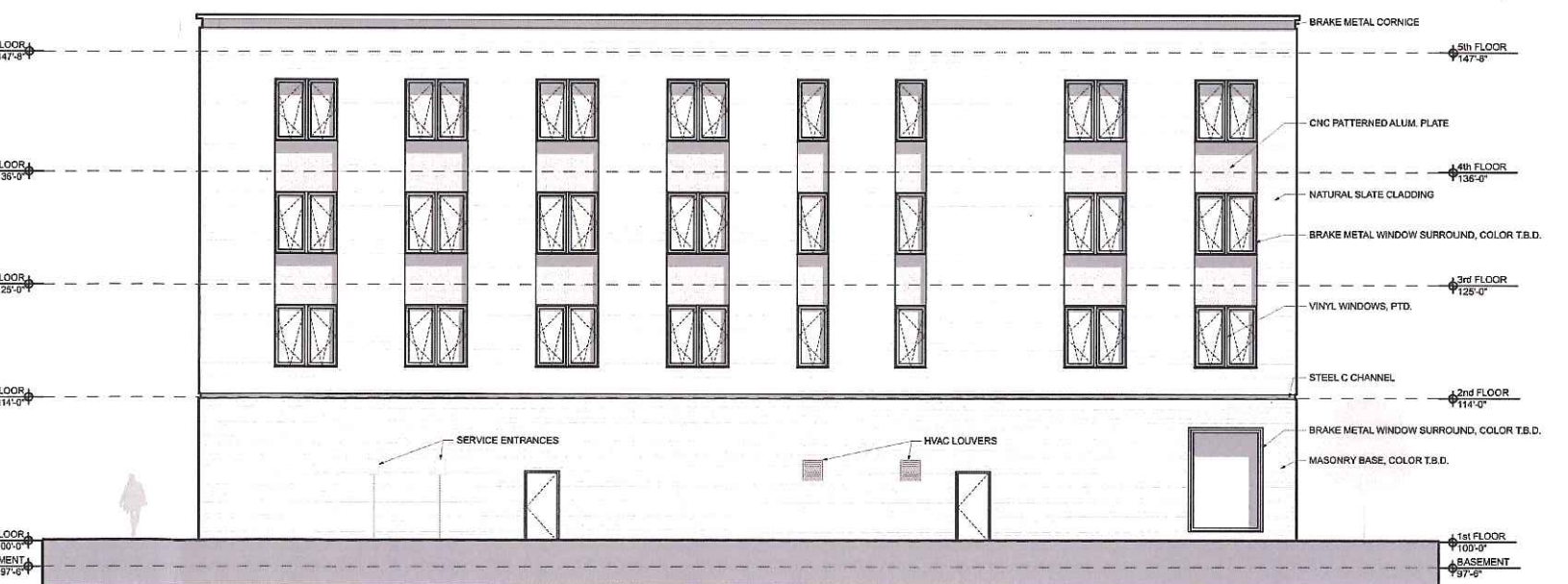
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Kaplan
Thompson
Architects

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

PROPOSED ELEVATIONS

5 INDIA ST

ESSEXNORTH LLC
5 INDIA ST PORTLAND ME 04101

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

**WORKSHOP
PROPOSED IMPROVEMENTS – DEERING OAKS**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: March 1, 2019
RE: March 6, 2019 **WORKSHOP**

Application for: Preliminary Review – Improvements to Pond Edge, Parking, Picnic Pavillion, and Playground Equipment

Location: Deering Oaks

Applicants: Ethan Hipple, City of Portland Parks, Recreation, and Facilities Department
Anne Pringle, Friends of Deering Oaks

Introduction

Anne Pringle of the Friends of Deering Oaks and Ethan Hipple of Portland's Parks, Recreation, and Facilities Management Department have requested a preliminary review of improvements to Deering Oaks. Over the last two decades and more, the Friends group and City officials have worked together to preserve, protect, and enhance the signature park in accordance with the 1994 Master Plan, and to encourage its enjoyment by residents and visitors. Several new amenities are planned for installation this spring, and plans for several more are being developed for the next phases of improvements. Significant financial assistance for park improvements from a local foundation helps make the improvements possible.

Ms. Pringle's memo to the Board outlines the various proposals for consideration at the March 6, 2019 workshop, including:

- Children's zip-line (targeted for spring, 2019 installation)
- Boulders for children to climb (also spring, 2019)
- In-slope seating (also spring, 2019)
- A picnic and event pavilion
- Pond edge improvements, including boat dock
- Additional parking spaces along Tennis Court Road
- Additional swings

It is the Board's task to review the proposals from Parks and the Friends group, for consistency with the Master Plan approved for the historic landscape in 1994 and the Standards for Alterations. In addition to Anne Pringle's memo, attachments include an aerial photo showing the locations of the proposed amenities, sketches by Mohr & Seredin Landscape Architects of pond edge improvements, historic and contemporary photos of the pond edge, and photos of a variety of pavilions as examples to consider. Staff has added excerpts from the Master Plan that was completed in 1994 – including summaries of principles, goals, objectives, and recommendations, as well as a table summarizing long and short-term priorities.

Deering Oaks Master Plan and Ongoing Improvements

The Master Plan for Deering Oaks states the period of significance “...can be considered to be from 1879 to 1937: from the beginning of its time as a park to the last park-wide map available until the present [1994.] Deering Oaks is significant as an early designed landscape of Portland, one which has had a prominent place in the public life of the City.” Built with a design based on the natural characteristics of the land, it is intended as a natural oasis in Portland, which has grown up around it. Despite great changes and growth in Portland, it still can be, in the words of Phineas Baxter, “a pastoral refuge from the stresses of urban life,” through careful attention to the details of improvements, maintenance, and management. The energy and enthusiasm of the Friends of Deering Oaks is another example of a “Friends” group being of great benefit to the City in the management of its resources.

The guiding principles of the 1994 Master Plan build on the original design intent for Deering Oaks; as can be expected, adaptations have been inevitable as urbanization and growth progressed in Portland. Essential Park Elements are articulated in the plan as follows:

Essential Park Elements

There are particular park elements and spatial relationships that define the character of Deering Oaks, and should be understood and respected in all proposals for improvement:

- a. The park's vegetation, particularly its stand of mature oaks, a signature of the space since pre-park days.
- b. The pond, a central organizing and focal feature.
- c. The separation between the active park and the passive park areas. This is essential to preserve the integrity of the park to serve both active and passive recreational needs.
- d. The balance between open spaces and wooded areas.
- e. The relationship of the park itself to the surrounding city.
- f. The curvilinear circulation design, working with the topography and in contrast to the city street grid pattern.
- g. The formal and arboretum-like character of the rose garden area, providing an alternative experience to the main park section.

With use increasing over the past several decades, the City and citizen supporters of Deering Oaks have had to balance the original intentions of park designers and early stewards, preservation and protection, and facilitating the use and enjoyment of the park – including both active and passive recreation. Please see Attachment 9 for more specific excerpts from the master plan summaries that speak to a number of the proposals in the current application.

Proposed Improvements

Please see Ms. Pringle's summary of the proposed improvements at Deering Oaks and the aerial view of the park (Attachments 1 and 2.) These proposals were developed through discussions with City staff, the Friends of Deering Oaks, and the trustee of the major funding source for recent and ongoing improvements. Consistent with longstanding principles and the historic vision for Deering Oaks, active playground equipment and sports fields are concentrated in the northern area of the park, separated from the more pastoral forested and pond sections. Though specific details have not been submitted, embankment seating overlooking the playground is designed to nestle into the hillside at the boundary between active and passive uses.

Board input will be valuable for three more substantial proposals: a pavilion, the pond edge improvements and boat dock, and additional parking spaces along Tennis Court Road. According to the Friends memo from Ms. Pringle, the pavilion has been requested by park

users, and it also aligns with the articulated Master Plan objective to increase opportunities for sitting and picnicking. Photos of a variety of roofed, open shelters were included with the submission.

The Friends have supplied historic images of a boat dock at the wall bordering the northern end of the pond, along with photos of existing conditions there. Boating on the pond has been a feature of usage on and off since the Nineteenth Century, and the Friends group would like to purchase paddle boats for public enjoyment.

Staff Comments and Questions

As long as the guiding principle of separation of active and passive uses and their appropriate location is followed, it seems fitting to treat changes in playground equipment at the Oaks as relatively minor reviews as long as the landscape is not overwhelmed. Parks staff, Friends of Deering Oaks, and playground consultants have on an ongoing basis developed enhanced opportunities for children's play that are compatible with the landscape and the essential principles of the park. Respecting the historic intentions for Deering Oaks (including enhanced opportunities for active play, as well as preservation of landscape,) and anticipating the maintenance implications of intensified usage inspired by new amenities should always be kept in mind.

Creation of a pavilion for events and picnicking speaks to the objective to "increase opportunities for sitting and picnicking" – passive activities in the park environment. Board input on the design and location of the pavilion is important. As a new structure it needs to be a quiet and functional addition that fits the landscape, compatible but not pretending to be an historic amenity. (Staff notes that some of the submitted examples may be deemed not appropriate for Deering Oaks.)

Proposed additional parking spaces along Tennis Court Road address Master Plan objective 2.B.:

"Provide parking within reasonable distance from various use areas that is visually unobtrusive within the park landscape...."

Unregulated parking in the park has damaged vegetation in the past by leading to soil compaction. Increasing access for park users includes providing parking in specific locations – an especially valuable amenity for those with mobility impairments. Staff assumes a certain number of spaces will be reserved for handicapped visitors. Details for the construction of the parking – compatible with the aesthetics and the usage level of Deering Oaks will be necessary for a public hearing.

Restoration of boating as an activity on the pond is an improvement that will enliven it, and improve the aesthetic and scenic qualities of the feature if planned and managed appropriately. It also would be a fitting complement to the beautifully restored Castle. Historic images are available to guide planning; a concept plan has been developed by Tanya Seredin of Mohr and H:\Team Drives\PUD - Planning\0 Packets for PB and HP\Historic Preservation\HP Packets (2019)\3-6-19\Deering Oaks Historic Landscape District\Memo - 3-6-19 Deering Oaks Improvements - Workshop.docx

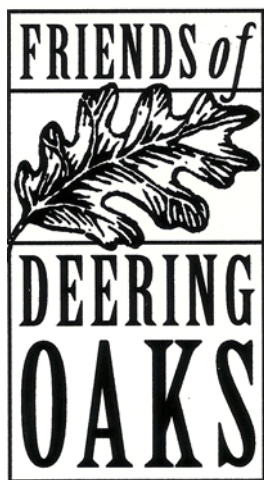
Seredin Landscape Architects – see Attachments 3 and 4. Staff notes that the historic images are helpful reminders that the scale of the pond is not large, and a modest infrastructure for boating seems appropriate.

APPLICABLE STANDARDS

- (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.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

ATTACHMENTS

1. Memo from Anne Pringle, President, Friends of Deering Oaks
2. Aerial photo of Deering Oaks showing locations of proposed improvements
3. Applicant photos of pond edge at northeastern corner – historic images and current conditions
4. Concept plans for the pond edge by Mohr & Seredin, showing existing conditions and proposed improvements
5. 1937 Plan of Deering Oaks
6. Project priorities for Deering Oaks, from 1994 Master Plan
7. Simple plan of Deering Oaks, from 1994 citizen survey
8. Deering Oaks Chronology, from 1994 Master Plan
9. Summaries of principles, goals, objectives, and recommendations, from 1994 Master Plan
10. Applicant photos of pavilion examples



MISSION STATEMENT

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

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

January 22, 2019

Historic Preservation Board
City of Portland
389 Congress Street
Portland, ME 04101

Re: Proposed Deering Oaks Pavilion

Dear Board Members:

Several years ago, the Friends of Deering Oaks was approached by a Trustee of a local foundation and offered an unsolicited contribution to enliven the playground, which he regularly enjoyed visiting with his young son.

Over the last few years, we have received several other contributions from this source (totaling a significant amount) and, working with City staff and the Trustee, have developed numerous improvements:

- ~~Rehabilitated Rocky Hill to include a labyrinth, water feature, shaded seating at the top for parents to observe their kids, and additional trees (completed);
- ~~A rope climber (completed);
- ~~ A locally-designed dual zip-line (spring 2019 installation);
- ~~Climbing boulder array (spring 2019 installation);
- ~~In-slope seating for parents to observe the whole play area (spring 2019 installation).

The next phase of improvements will include:

- ~~A pavilion to provide a gathering space for people who wish to hold events under shelter (a frequently-requested amenity);
- ~~Pond edge improvements across from the Castle, including a float or dock to launch paddle boats to be purchased by the foundation;
- ~~New paved head-in parking spaces along Tennis Court Road to address increased playground visitation;
- ~~Two bays of additional "high swings".

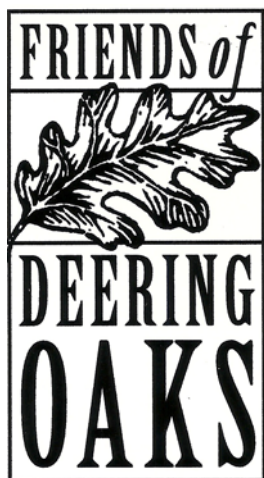
We have met with Deb Andrews, who suggested we meet with the Board in workshop to get guidance on the pavilion design and pond edge improvements.

Attached is a plan for the simple pond edge improvements (drawn up by Tanya Seredin when the Castle was rehabilitated), proposed parking locations, and several pavilion design options.

Ethan Hipple, Nat Moore, and I look forward to our discussion

Very truly yours,

Anne B. Pringle
President



MISSION STATEMENT

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Friends of Deering Oaks

P.O. Box 10416

Portland, Maine 04104

(207) 774-0437



Fruit Trees

Zip Line

Pavilion 20x40

Boulders

Climbing Equipment

Swing sets

Embankment seating with small trees for shade.

Parking

Parking

Tiqa Cafe & Bakery

Enhanced waiting area with dock and boats.

Deering Oaks Park

State St



View of existing pond edge and retaining wall with railing.



Early postcard images of the wooden boat dock

View of existing retaining wall and railing, and location for proposed boat dock

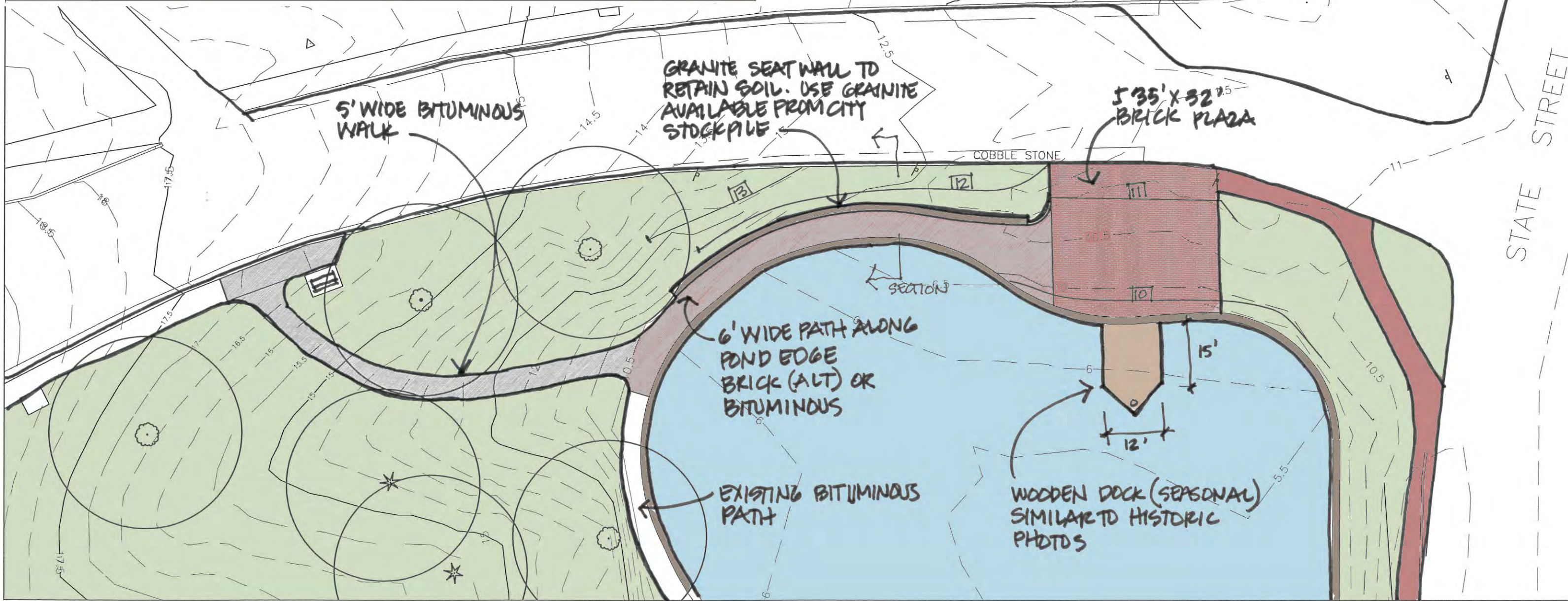
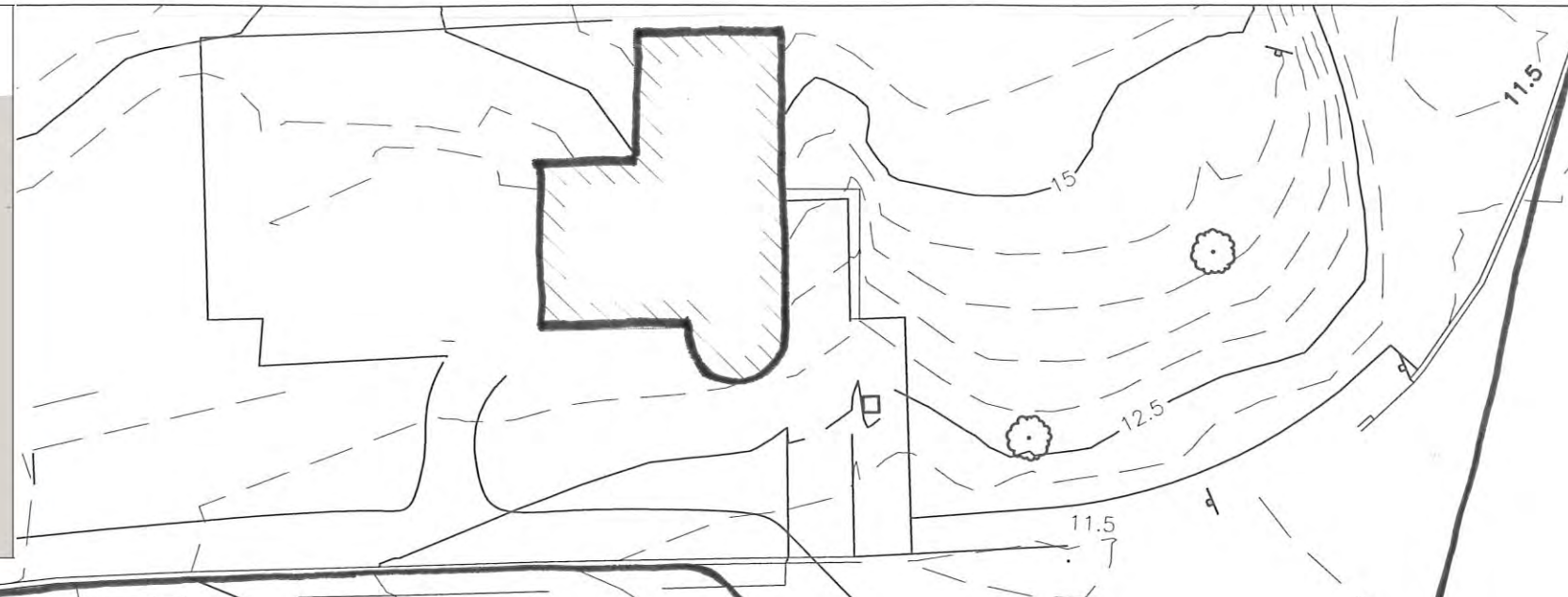
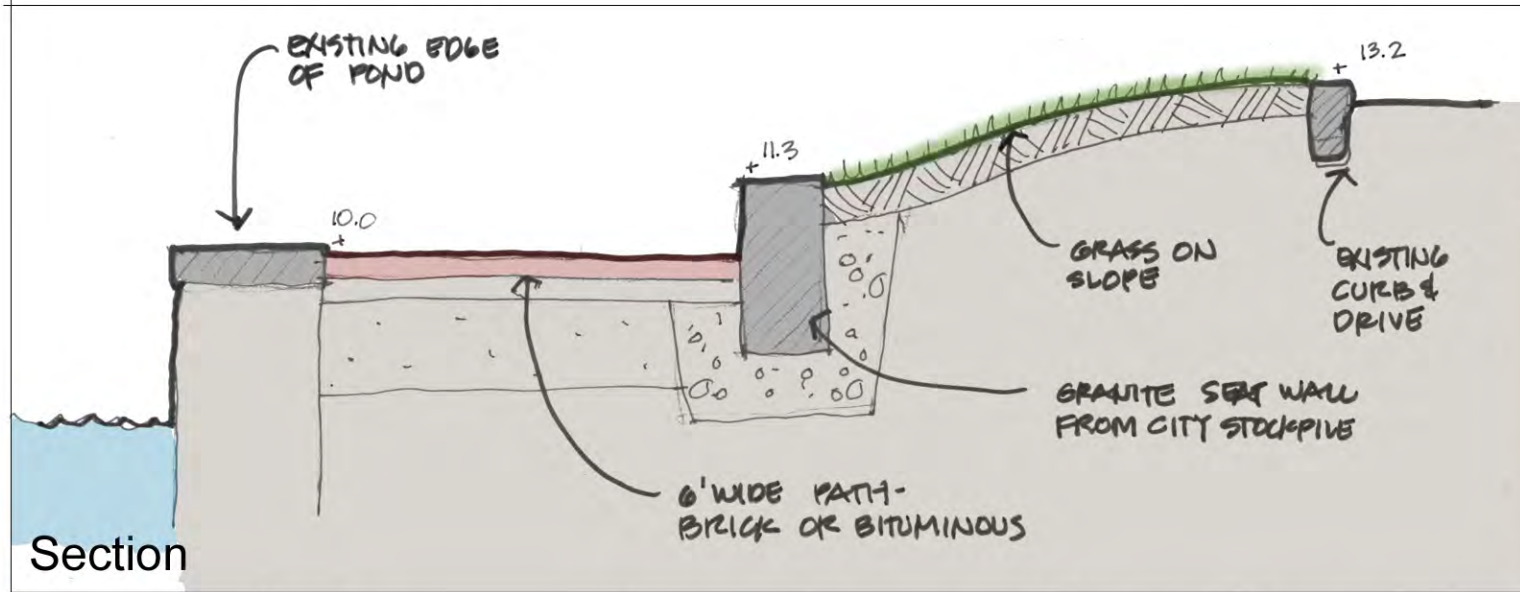


Sketch Concept for:
Deering Oaks Pond Edge Improvements

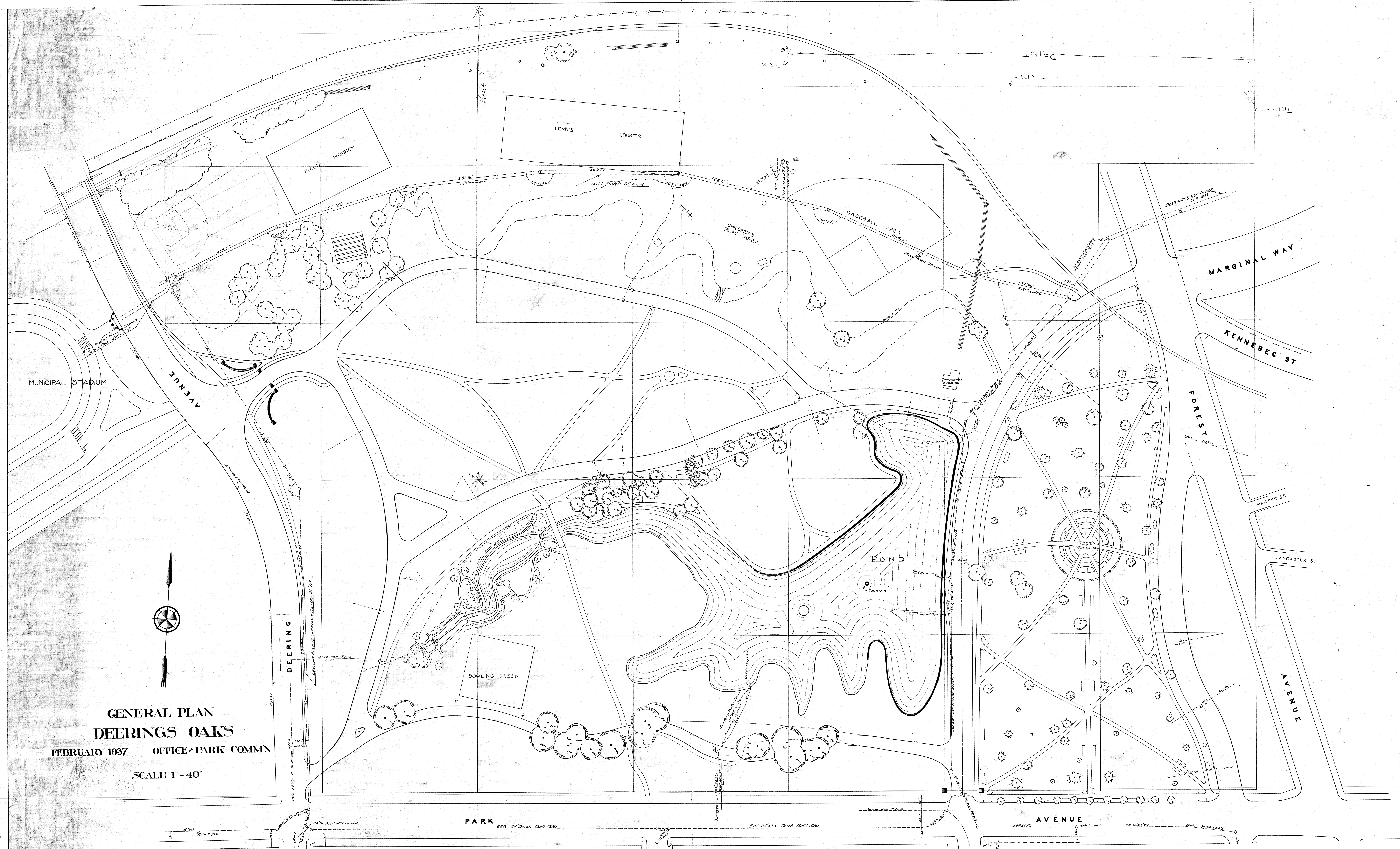


Sketch Concept for:
Deering Oaks Pond Edge Improvements

Existing Conditions
February 13, 2019
Mohr & Seredin, Landscape Architects, Inc.

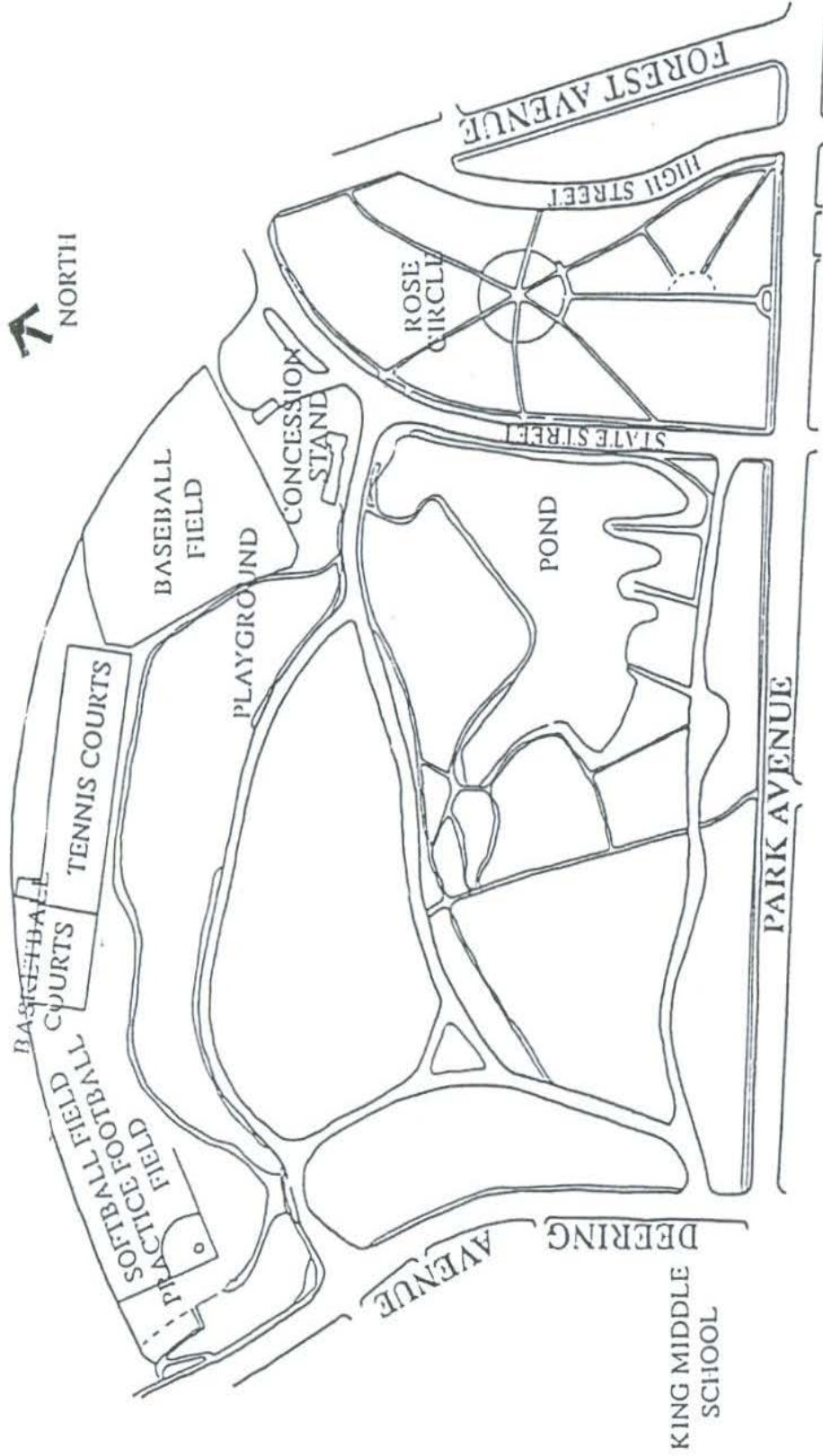


Sketch Concept for:
Deering Oaks Pond Edge Improvements



	HIGH PRIORITY PROJECTS	MODERATE PRIORITY PROJECTS	LONG-TERM PRIORITY PROJECTS
Use: Access, Circulation and Parking	- Tennis Court Road: narrowing of road and installation of granite curbs; closing of park entrance in front of Castle; developing of access road and associated sidewalk behind Castle - Parking Lot: development of 50-car parking lot at site of current maintenance yard - Bowling Green Road: narrowing of road to pedestrian scale; redesign of southern park entrances at Deering Avenue and State Street to pedestrian scale - Park Avenue/Deering Avenue Parking: development of parallel parking along Park and Deering Avenues - Pathways: Brick—Deering Avenue: construction of brick pathway along Deering Avenue park edge	- State Street: narrowing of State Street; planting along pond edge; development of brick pathway; installation of new lights of historic parkway character - Interior Park Road: redesign of access control gates; narrowing of access road between Tennis Court Road and Interior Park Road; installation of granite curbs	High Street: narrowing of High Street; installation of new lights of historic parkway character
Use: Facilities	- Pedestrian Plazas at Castle: development of front and rear pedestrian plazas at building - Planting at the Playground - Site Improvements: Picnic Tables: two additional tables in oak grove - Site Improvements: Removal of existing horseshoe pits and relocation of new pits behind the tennis courts to clear space for development of volleyball courts - Site Improvements: Volleyball Courts: construction of two courts - Site Improvements: Tennis Court Restoration - Site Improvements: Basketball Court Reconstruction	Castle Renovation: making necessary repairs to structure; development of a visitor center/ranger station at the Castle	
Landscape Character: Structures		- Pond: removal of wooden bridge; repairs to mortared wall; resetting of stacked curbing; continuation of stacked curbing to the concrete bridge - Structures: Deering Avenue Gates/Wall Restoration: repairs to gates and walls at Deering Avenue entrance - Structures: Pond Access Drive: redesign of ramp at south pond edge	- Structures: Concrete Bridge Restoration: repairs to bridge; restoration of lights on bridge - Structures: State Street Gates Restoration: repairs to gates; restoration of lights on top of gates - Structures: Bandstand: redesign and relocation
Landscape Character: Details and Planting	Site Improvements: Benches of appropriate historic character at the pond, Bowling Green Road, and playground (can be phased according to visibility and function of areas)	- Park Lighting: installation of new lights of appropriate historic character - Signage System: design and installation of coordinated signage system of appropriate historic character - Pathways: Brick S. of Interior Road: development of brick pathways from pedestrian plaza west along Interior Park Road, along north pond edge, over bridge and to park entrance opposite Mellen Street - Pathways: Stone Dust-surfacing of paths south of pond, through middle park section, and between playground and Quinn Field with stone dust - Planting: Entrances—Bowling Green Road: special entrance planting at the two narrowed park entrances accessing Bowling Green Road - Planting: Entrances—Deering Avenue: special entrance planting at proposed main park vehicular entrance - Site Improvements: Trash Receptacles: placement of receptacles of coordinated design in selected park areas	- Pathways: Brick—Rose Circle: resurfacing of paths in rose circle with brick - Planting: Edges—Rose Garden/Edwards Lot: planting of edges to embellish landscape and better separate park from city - Planting: Edges—Park Avenue/Deering Avenue: planting of edges to embellish landscape and better separate park from city - Planting: Edges—I-295: planting to screen I-295 to greatest extent possible - Planting: Pond Edges: planting to embellish pond landscape, control erosion and facilitate maintenance - Planting: Ravine: restoration planting in upper pond area with reference to 1935 planting plan - Site Improvements: Rose Arbors: installation of wire arches at rose circle entrances as structures for climbing roses
Horticulture and Ecology: Plans and Feasibility Studies		- Study of Pond Water Quality - Feasibility Study: Upper Pond in Ravine: study to determine feasibility, costs and methods of reinstating water in ravine - Vegetation Management Plan	
Maintenance and Management: Structures	Pathways: Brick—Park Avenue: reconstruction of brick pathways along Park Avenue		Bituminous Concrete Pathway: improvements to pathway to active recreational area

I-295



**Appendix 1:
Landscape Chronology**

- 1678 Brackett family returned to their farm after the Indian wars.
- 1689 Major Benjamin Church defeated the Indians in Brackett's orchard. The following spring Falmouth was annihilated.
- 1690 Plan of Falmouth Neck shows Oaks area heavily wooded.
- 1700s Portland grew rapidly once Indian threat was eliminated.
- 1775 Portland bombarded and burned by the British.
- 1820 Maine became a state. Portland population: 8,581.
- 1856 City offer to purchase Deering Oaks refused.
- 1872 - 92 William Goodwin appointed city civil engineer.
- 1876 Bird's eye view of Portland shows Deering Oaks as forested -- largest open space near city.
- 1878 Calvert Vaux visited Portland, may have influenced Goodwin.
- 1879 City acquired 44.62 acres at Deering Oaks. Goodwin prepared plan.
- 1879-80 Initial improvements included trunk sewer and dam. Goodwin stressed tree preservation.
- 1881-2 Driveway created along dam embankment, footbridges built, additional roads cut through woods, some trees planted.
- 1883-4 Bandstand built, driveways improved, stone wall built at northeast corner of pond.
- 1885 Board of Commissioners appointed, walks and lawns extended.
- 1887-8 Gondola used in pond, waterfowl house built, shrubbery planted, pond wall extended, wooden three-arched bridge built.
- 1889 Deering Oaks appropriation \$3,150, over half of parks budget, stone dam built in ravine, swan boat and row boats purchased.
- c 1889 Railroad spur built along north edge of Oaks despite objections.

Appendices

- 1891 Creek north of Oaks deemed a huge cesspool.
- 1893 James Phinney Baxter elected mayor, strong interest in parks. City purchased a few acres between creek and railroad.
- 1894 City purchased portion of Larrabee land north of Portland Street. Waiting room built, Frederick Thompson, architect.
- 1895 Driveway around southern edge of pond built.
- 1897 Additional land bought north of Portland Street.
- 1900 New deer paddock completed, old deer paddock graded, stone wall extended 185' around pond.
- 1901 New shrubbery planted, 25 benches added, wall extended on north side of pond.
- 1902 First playground built with \$500 appropriation.
- 1903 Granite columns at State Street entrance completed, John Charles Olmsted advised on landscape. Filling of cove at head of Mellen Street begun. Playground in active use.
- 1904 Ornamental lights installed on State Street columns, landscape work begun. Stone wall rebuilt around pond on main driveway. Cove filled, rustic bridge eliminated. Pond drained and cleaned.
- 1905 Baxter/Olmsted plan completed. Filling underway at northwest corner, State Street entrance and Larrabee lot.
- 1906 Larrabee lot graded, fence constructed, 400 shrubs planted.
- 1907 Filling along Portland Street. Playground equipment added.
- 1908 Algae once again a problem. Toilet room added at concession building. Improvements continued near State Street entrance. W. O. Thompson employed to lay out park improvements.
- 1909 Filling continued at northwest corner. Part of almshouse lot acquired by Parks Department.
- 1911 Concrete bridge built at ravine.

Appendices

- 1912 Water supply provided at ravine to resolve algae problem, adjacent slopes planted. Lots of roadwork undertaken. Wooden bridge near Mellen Street replaced by rustic bridge, slopes graded and planted. Filling of northwest corner nearly completed. 523 trees trimmed, 29 dead trees removed.
- 1915 Deering Oaks totalled 51.22 acres, budget \$3,955.31. Trees received careful attention with 100 oaks, 150 weeping willows, 35 flower beds, 600 shrubs planted. Extensive grading, turfing and seeding done. Gully above pond partly filled and graded. Roadways repaired. 300 loads of cinders put on sidewalks. Pond cleaned.
- 1917 40 oak trees, 168 weeping willows, \$300 worth of "fancy evergreens", 300 shrubs, 24 rhododendrons, 18 kalmias and 36 flower beds planted. Walks repaired, driveways oiled. Six geese and 40 ducks put in pond. Ten dead trees removed, other trees and shrubs pruned. Gasoline lawn mower purchased. Band concerts given to large, appreciative audience.
- 1918 Wall around northeast end of pond rebuilt, fence repaired. Ashes used on walks. Main drive resurfaced, gas lights installed from Forest Avenue to Park Avenue.
- 1920 150 oak trees planted, 50 Lombardy poplars set out to hide tannery fence. Iris and ferns planted in upper pond.
- 1921 Shrubbery in ravines had to be cut twice. Pruning, tree replacement, painting and other repairs continued. 150 oaks planted.
- 1922 Casco Tannery land purchased. Dead wood removed, replacement trees and shrubs planted. Need for connection between State Street and Forest Avenue reiterated.
- 1923 25 young oaks transplanted, new pipe system laid to fountain.
- 1924 Portland switched to council manager form of government.
- 1927 Landscape improvements made on new land in southeast corner. Deering Oaks acreage: 53.70 acres.
- 1928 Girls hockey field constructed.
- 1929 Further improvements in southeast corner. Area near Mellen Street also improved. 25 young white oaks planted.
- 1930-1 50 oaks planted. Improvements continued at southeast corner.

Appendices

- 1932 Road near tennis courts straightened and widened. Entrance at Deering and Park Aves improved.
- 1933 Pond floor dredged to reduce marine growth.
- 1935 Soccer field constructed.
- 1980 UPARR Plan identified \$4 million needed city-wide to upgrade parks and recreation facilities, Deering Oaks was high priority.
- 1981 \$143,000 allocated for Deering Oaks Phase I rehabilitation, pond wall restoration.
- 1983 \$333,000 requested for improvements to Deering Oaks.
- 1989 Deering Oaks nominated to National Register of Historic Places.

Guiding Principles and Goals & Objectives

Guiding Principles

The guiding principles of the master plan build on the original design concept and purposes as clarified by the historical research that has been done to date. They may be modified as the process continues and historical research is completed. The guiding principles also recognize the significance of changes in the landscape and use of Deering Oaks over time, and the contribution of maintenance and management toward the success of the park as a beautiful and significant landscape of great importance to the people of Portland.

The primary founding and enduring purpose of Deering Oaks is to provide a pastoral refuge from the stresses of urban life, a place that is *"necessary for the comfort and enjoyment of our citizens."* (1893 Address of Mayor Baxter). The primary mission of the master plan, therefore, should be to preserve and enhance the park in ways that will allow it to serve this central purpose in the best possible way, while accommodating multiple recreational uses.

The master plan's guiding principles define the tenets considered fundamental to preserving the unique character and enhancing the special experience of Deering Oaks, both in terms of physical park elements and in terms of the park's use and care.

A Regional Park

The significance of Deering Oaks extends beyond its immediate neighborhood. It is a resource for all of Portland and visitors to the city, and improvements to the park must respond to the needs of the larger public as well as those of the neighborhood.

Management and Maintenance

The quality of Deering Oaks depends to a great extent on an on-going commitment to management and maintenance. This includes a regular program of maintenance for the park's built and natural elements, important components that together characterize the landscape.

Essential Park Elements

There are particular park elements and spatial relationships that define the character of Deering Oaks, and should be understood and respected in all proposals for improvement:

- a. The park's vegetation, particularly its stand of mature oaks, a signature of the space since pre-park days.
- b. The pond, a central organizing and focal feature.
- c. The separation between the active park and the passive park areas. This is essential to preserve the integrity of the park to serve both active and passive recreational needs.
- d. The balance between open spaces and wooded areas.
- e. The relationship of the park itself to the surrounding city.
- f. The curvilinear circulation design, working with the topography and in contrast to the city street grid pattern.
- g. The formal and arboretum-like character of the rose garden area, providing an alternative experience to the main park section.

Goals and Objectives

The goals established for the master plan identify the major needs to be met by the plan's recommendations. The objectives spell out more specifically the means to achieve each goal. The guiding principles for the plan will be defined once historical research is completed. This ordering of needs gives focus to data gathering and analysis, and will provide a testing ground for master plan proposals. It will also assist the on-going process of long-range planning for Deering Oaks, and should be re-evaluated as proposals are implemented and circumstances change.

The following goals and objectives are statements of need and appropriate responses to that need, and not final recommendations.

1. Improve the Image and Safety of Deering Oaks

The use and enjoyment of Deering Oaks has been negatively affected because of real and/or perceived lack of safety. Examples of actions that could be taken to improve the image and safety of Deering Oaks are:

- A. Develop strategies and enforce regulations to reduce inappropriate or illegal use of the park.
- B. Maximize the use of the park ranger program with walking and horseback patrols, and expand their functions to include education, information and enforcement. Facilitate communication and cooperation between park rangers and police.
- C. Use a variety of means to educate the public about the history and recreational opportunities at Deering Oaks, to foster greater understanding about and comfort in the park.
- D. Evaluate the advisability of nighttime lighting of the park.
- E. Encourage the development of a citizens' park advocacy group.

2. Facilitate the Use and Enjoyment of Deering Oaks.

Deering Oaks is an important and beloved park for Portland citizens, as it has been throughout its history. The increasing demands for use in the park have begun to damage its ecological systems and erode its essential character. This degradation has and will lead to reduced enjoyment and use of the park. Examples of actions that could be taken to improve the park's capacity to support public use and enjoyment are:

- A. Maintain, through design and management, the separation of active and passive recreational uses.
- B. Provide parking within reasonable distance from various use areas that is visually unobtrusive within the park landscape. Make policy decisions concerning use of parking areas for non-park users.
- C. Increase the safety and enjoyment of park users by controlling the volume and velocity of automobile movement through the park, including the possible reduction of the number and size of roadways.
- D. Develop a coordinated sign system to provide people with orientation, information and regulations.
- E. Consider the development of a visitor/interpretive center in the park to increase the public's understanding of park history, environment and recreational opportunities.
- F. Increase opportunities for sitting and picnicking.
- G. Make improvements to the path system, including upgrading of path condition, addition of paved pathways where needed, and provision for safer passage between park areas separated by roadways.
- H. Identify use conflicts and adopt strategies for their resolution.
- I. Evaluate the use of the park for large-scale festivals, in terms of their impact on the park environment as well as their service to the community.
- J. Ensure that the establishment of any future facilities respect the park's historic design intent and the site's carrying capacity.
- K. Adopt design and management schemes that control uses which are damaging to the park and disruptive to legitimate park use.
- L. Continue to improve the condition of the park's active recreational facilities, including facilities for winter use.
- M. Create links that strengthen the connection of Deering Oaks with the larger open space network.
- N. Integrate the park into a system of amenities within the surrounding neighborhood.

3. Rehabilitate and Preserve the Historic Design Intent of the Park

The National Park Service has identified various treatment approaches for historic properties, each appropriate under different conditions and with different types of resources. There are four distinct, but interrelated, approaches to the treatment of historic properties:

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's current form as it has evolved over time.

Restoration is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses, while preserving those portions or features which convey its historical or cultural values.

The focus of treatment at Deering Oaks, with its tradition of on-going use, should be on rehabilitation of the features of the park landscape sympathetic with historic design intent. This includes preservation of particular character-defining features and possible reconstruction of lost features of significance.

There should be an effort to stabilize, preserve, rehabilitate and/or improve the character-defining features of the site, particularly the circulation design for use by park visitors; the vegetation and in particular the oak grove; the pond; and park edges and entrances. Additions which are inappropriate to the park's historic character, i.e. the bandstand and the storage locker, should be removed or replaced with sympathetically designed structures.

The period of significance of an historic landscape is that time period in which it achieved the qualities that make it eligible for the National Register of Historic Places. At Deering Oaks, this time period can be considered to be from 1879 to 1937: from the beginning of its time as a park to the last park-wide map available until the present. Deering Oaks is significant as an early designed landscape of Portland, one which has had a prominent place in the public life of the city.

The intent of the historic design of Deering Oaks was to create a natural oasis in the city, a delightful contrast to the urban streets for the recreation of all of Portland's citizens and visitors. The historic design intent built upon the natural characteristics of the land, emphasizing and highlighting them.

Examples of actions that could be taken to rehabilitate and preserve the historic design intent of the park are:

- A. Strengthen the character of park entrances, and the experience of gateways and transitions from the city into the park. Evaluate the need for all vehicular entrances.
- B. Improve the character of the area surrounding the Castle in the Park.
- C. Minimize the visual intrusion of surrounding streets into the park environment.
- D. Minimize the division of the park by State Street. Reinforce, through design elements and vehicular control, the status of State Street as a parkway between Marginal Way and Park Avenue.
- E. Recommend design improvements to park elements such as lighting and site furnishings compatible with the park's history.
- F. Determine the feasibility of extending the water system into the ravine, researching history to determine the evolution and hydrological issues relative to the ravine.
- G. Rehabilitate park structures in ways that are consistent with their original design, replacing inappropriately designed structures with original or compatible designs.
- H. Strengthen the scenic beauty of the park's pond and other focal areas with additional tree and shrub plantings.
- I. Evaluate the historical evolution and need for dual bridges over the pond, and consider eliminating the smaller wooden bridge.

4. Restore and Maintain the Park's Horticultural Beauty and Ecological Health

In many important ways, the quality of "parkness" for the visitor to an urban park such as Deering Oaks is judged by the quality of its natural elements—its trees, turf and water. It is essential, therefore, that the park's natural environment be healthy and aesthetically pleasing. Examples of actions that could be taken to restore and maintain the horticultural beauty and ecological health of Deering Oaks are:

- A. Improve the condition of the park's trees with a systematic program of removal, replacement, pruning, aeration and fertilization.
- B. Develop a program of regular turf management.
- C. Enrich the park's growing environment with a program of soil improvement.
- D. Restore the park's understory plantings in selective places.
- E. Evaluate the water quality of the pond, and recommend improvement measures.

5. Strengthen Park Maintenance and Management Programs

Good maintenance and management, including the financial support necessary to achieve it, is critical to the health and functioning of Deering Oaks. Examples of actions that could be taken to strengthen park maintenance and management programs are:

- A. Evaluate current maintenance and management procedures, and recommend improvements.
- B. Improve coordination and cooperation between the several departments with maintenance and management responsibilities in the park.
- C. Clarify and enforce park regulations.
- D. Develop clear management guidelines and policies for special park events, including a system of fees dedicated to park maintenance.

Summary of Recommendations

1. Image and Safety

Facilitate surveillance and an image of safety for the park:

Use park rangers as well as police for patrolling; maintain all-night park lighting; make interior access control gates remote controlled.

Increase public awareness of and involvement in Deering Oaks:

Develop a citizen advocacy group to promote the positive image and use of the park; educate the public about the park's landscape and historical values.

2. Use

Improve opportunities for passive park use:

Add more park benches and picnic tables in selected locations; develop pedestrian plazas in front of and behind the Castle building, narrowing the entrance in front of the building to pedestrian scale; improve the park's path system.

Improve opportunities for active park use and appropriate special event use:

Refurbish tennis courts and basketball court; convert 1 tennis court to basketball; add 2 volleyball courts; improve pond ice for skating; encourage bowling green use; implement management guidelines for special event use; restrict vendor use to hard surface areas only.

Encourage and facilitate park use and appreciation:

Develop visitor center and ranger station in Castle; increase park programming by the city; develop a comprehensive park sign system.

Provide reasonable vehicular access while reclaiming the park for safe pedestrian, bicycle and other non-motorist recreational activities:

Restrict vehicular travel to one way along Tennis Court Road, providing short-term drop-off and handicap parking in two nodes and major park parking in a 50-car lot behind the Castle building; provide parallel parking along Park and Deering Avenues; leave the Interior Park Road the existing width and gated for periodic use; narrow State and High Streets to two lanes, adding green space to the park; narrow all other roads to pedestrian scale.

Improve open-space connections within the larger neighborhood.

3. Landscape Character and Historic Design Intent

Embellish park edges and entrances to welcome the visitor, mark passage into the park and screen the city from the park:

Increase planting along edges with periodic views in and out; richly plant at entrances; establish major entrance gates at the northern park entrance along State Street; establish small-scale gateways at southern park entrances.

Strengthen the historic character of the park through landscape details:

Park benches, lights, signs, access control gates reflective of turn-of-the-century design; simple trash receptacle design; a hierarchy of path surfacing of brick, stone dust and bituminous concrete; re-alignment of some paths.

Preserve the distinctiveness of various zones within the park, particularly the separation of active and passive park areas.

Strengthen the character of the pond landscape:

Embellished plantings, consistent edge treatment, elimination of the wooden bridge, restoration of the original lights on the concrete bridge, re-introduction of swan boats.

Strengthen the historic character of the park through architectural details:

When major repairs are needed, redesign the bandstand sympathetic with its original design and relocate it to the original park site; scale down the ramp at the pond; redesign the storage locker by Quinn Field; plant in front of the west addition to the Castle to scale down the building's size and emphasize the original east wing.

4. Horticulture and Ecology

Increase the level and quality of vegetation maintenance and management:

Develop a vegetation management plan to plan for the next generation of trees and to record and track vegetation condition and maintenance; institute a higher level of maintenance for all existing and proposed vegetation; compost and re-use leaves as mulch on site; substitute the use of herbicides with Integrated

Pest Management (IPM), which utilizes alternatives to chemicals for pest control.

Improve pond water quality:

Conduct further study to determine best method of increasing flow-through of water in the pond; reduce the size of the duck population.

5. Maintenance and Management

Improve maintenance and management coordination:

Maintain good communication between the departments and divisions responsible for Deering Oaks.

Improve maintenance operations and funding:

Establish a budget with dedicated line items for maintenance planning and funding advocacy; incorporate a system of fees for park use by special events dedicated to maintenance; develop written work schedules and job descriptions.

Make necessary repairs to park structures and infrastructure.

Make any necessary changes to City/Castle vendor agreement to ensure vendor stability and quality while giving the City control over important design and management issues.

Encourage the creation of a Friends group for fund-raising and park advocacy.













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

**WORKSHOP (2nd)
95 INDIA STREET (REAR of 63 FEDERAL)**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: February 26, 2019
RE: March 6, 2019 **WORKSHOP (2nd) – Review of Proposed Residential Addition**

Address: 95 India (official address)
(proposed addition is attached to the rear of Cloudport building at 63 Federal and behind existing structure at 95 India)

Applicant: Stephen Sunenblick

Architect: Port City Architecture

Consulting Architect: John Turk, AIA

Introduction

John Turk, consulting architect for Port City Architecture, has requested a workshop to present a revised design proposal for a new two-story residential addition to the single-story commercial building at 63 Federal Street in the India Street Historic District. The project was last reviewed in a preliminary workshop on August 8.

As Board members will recall, the existing structure at 63 Federal is occupied by Cloudport and is located near the northeast corner of India and Federal. (A surface parking lot serving Cloudport occupies the corner itself.) Applicant Stephen Sunenblick owns the Cloudport building, the parking lot, and the abutting property around the corner at 95 India. Although the addition will adjoin the rear of the 63 Federal Street building, it will be located on land that is part of Sunenblick's 95 India Street property, behind an existing structure. (See vicinity map on following page for project location.)

A loft-style residential addition is proposed. The two-story residence will be elevated above an open carport. Vehicular access to the carport will be from a driveway on the 95 India Street property. Access to the elevated residence will be from an at-grade entrance facing India. The entrance is located within a projecting "tower" element that includes an elevator; the tower projects above the second floor in order to provide elevator access to a proposed roof deck.

The preliminary plans presented last August were prepared by Lita Semrau of Port City Architecture. Recently, architect John Turk was brought on board as a consulting architect to revise the original proposal in response to Board comment. (Mr. Turk recused himself from the original review.) Enclosed with the current submission are a project summary, plans, elevations, renderings from numerous vantage points, as well as material and lighting specifications.

Excerpts from the August 8 submission are attached for the Board's reference—see ATTACHMENT 6.

Project Context

As shown in the attached aerial view (see ATTACHMENT 1), the proposed addition will be located behind two existing structures, within the interior of the block. Notwithstanding its recessed position from the street, the addition will be visible from several vantage points due to the fact that there's an open parking lot at the corner, that the Cloudport building is a one-story structure, and that the addition will be a story taller than the Cloudport building. The addition will also have some visibility from the interior of Eastern Cemetery.

The buildings lining the east side of India Street in the vicinity of the project are representative of the architecture that characterizes the India Street Historic District. Although the building types vary, they are all 3-story, red brick Victorian structures with architectural details typical of the style. The streetscape along this block is a bit fragmented, with large surface parking lots at the top and bottom of the block and a fairly wide opening in the street wall midway along the block.

The section of Federal Street in the immediate vicinity of the project is quite mixed. The Cloudport building, which is classified in the Historic Resources Inventory as a noncontributing structure, is uncharacteristic of the district in several respects: it was built well after the period of significance (1927), is a long, single-story multi-bay former garage, and is clad in yellow brick. Nonetheless it is well maintained and architecturally interesting in its own right. To the east of the Cloudport building, at the edge of the sidewalk, is a tall stone retaining wall that borders the southwestern end of the Eastern Cemetery. Across the street from the Cloudport building are residential structures from various eras, including a contemporary residential structure of recent construction, a 1906 wood-frame double triple-decker and a Victorian brick double-house at the corner which faces India.

Abutting the property to the east is Eastern Cemetery. Chartered in 1668, it is the oldest cemetery on the Portland peninsula and resting place of some of the City's most important early residents, including nationally known figures. Situated on high land, the expansive cemetery is visible from numerous points. (The construction of townhouses on the south side of Federal Street several years ago materially affected the way the cemetery is perceived from Congress Street and its former sense of isolation from its surroundings.) Nonetheless, Eastern Cemetery retains a distinct sense of place.

Proposed Construction

The project calls for construction of a loft-style residential addition to be located off the rear elevation of the Cloudport building. The residence will be elevated above grade to allow for a carport underneath the structure. As a loft-style space, the addition will feature a mezzanine level within a tall single story. The entrance to the residence will face India Street and will be located at the end of a long driveway which runs along the south side of the building at 95 India. The portion of the addition closest to India houses a stair and elevator tower. The tower projects several feet above the main block of the addition to provide access to a roof deck. Access to the carport is from the previously-referenced driveway; one would skirt between buildings to enter the carport.

Please refer to the enclosed project summary (Attachment 2) for a description of proposed exterior materials, window/door choices currently under consideration, etc.

Summary of Board Comments at 8/18 Workshop

Responding to the preliminary proposal presented on August 8th (see ATTACHMENT 6), Board members raised the following questions and concerns:

- Board members questioned how the residential addition would appear at night, given its high degree of glazing. Given the location of the addition within the interior of the block, how visually prominent should it be?
- Related to the above concern, Board members asked whether interior window treatments had been considered. They noted that window treatments will be important in this case, given the clean design aesthetic of the addition. Similarly, careful consideration should be given to interior lighting.
- A question was raised as to whether the tower element would compete with the tower of the former firehouse next door. What are the respective heights of the two towers?
- Board members encouraged the project architect to study the possibility of lowering the overall mass of the addition in order that it not loom over or distract from the abutting buildings, especially the historic structure at 95 India. (As shown, the overall height of the Cloudport building with the addition was 43.5'. The existing structure at 95 India is 33' tall.)
- Questions were raised about provisions for mechanicals. If located on the roof, where will they be? How visible will they be?
- Board members argued that the placement of the proposed roof deck warranted further study, so as not to clutter the roofline or look like an afterthought.

- Questions were raised about the relationship of the tower element to the main addition, especially with regard to fenestration. Noting that the tower is separate from the main building mass, some suggested that its window treatment should be distinct.
- Board members requested a plan view of the project when it returned for review.

Revised Proposal

The enclosed submission reflects the following major modifications to the original design presented in August:

- In the original proposal, fenestration on the south elevation of the main addition consisted of tall, two-story window openings. In the new proposal, the two floor levels of the addition are clearly expressed in the window treatment. The first floor features taller windows than those on the second floor. The divisions within the first-floor windows are also distinct from those on the upper floor windows.
- In the original proposal, the spacing between windows across the south elevation was consistent, as was the pattern of the exterior cladding. In the new proposal, the spacing between windows varies, as does the width of the window openings themselves. The cladding pattern also varies. The proposed window spacing and cladding pattern is based on three-foot increments, however. All windows and doors will be set back from the face of the building by 3 inches.
- The entire southeast corner of the two-story addition has been cut away to provide space for a deck at the first-floor level. The deck will be accessed from the first-floor master bedroom. A pergola is proposed to cover the deck area.
- The fenestration on the entrance tower has been revised, as has the fenestration on the north and west elevations.
- In the new proposal, the rooftop deck is set back 8 feet from the south elevation's roof edge. (Although no roof plan was provided in the original proposal, the deck appeared to be set closer to the roof edge.) The deck is now surrounded by a 2-foot solid wall surmounted by a 1 1/2-foot cable wire railing.
- Rooftop mechanicals are shown in the latest submission.
- Although not noted on the drawings, staff understands that the addition has been lowered by 1'. This was achieved by lowered the head clearance at the parking level to 7' 6". The dimension from the roof of the existing Cloudport building to the roof of the new addition is 27'.

- Responding to the Board's earlier question about the relationship in heights between the proposed tower and the historic firehouse tower, staff has been informed that the addition's stair tower has an overall height of 35' 6". The firehouse tower is 40' 9" tall.

Staff Comments

Although the enclosed renderings are helpful in assessing the proposed addition from numerous vantage points, Board members are encouraged conduct another site visit prior to the workshop. Approaching the property from various directions on India and Federal, one can better understand the relative visibility of the proposed addition and the extent to which it is likely to impact one's appreciation for the buildings that front onto India and Federal.

As was noted in the August staff report, the application of the ordinance's of new construction standards will likely be somewhat different from other reviews given the mid-block location of this project. Compatibility factors that would be important on a building or addition positioned closer to the street might be less relevant or critical in this instance. Also, the fact that the addition will read from the street essentially as a separate structure affects how one might otherwise evaluate an "addition" to the Cloudport building.

In staff's view, any new construction on this mid-block site should clearly defer to the existing historic structures that line India Street, allowing them to dominate the view as one looks up or down the street. Some of the developments built in recent years behind the India Street corridor--Bay House, for example--loom over the India Street buildings, diminishing the visual character of the street. In the case of Bay House, the building's material and color palette makes it especially visually distracting.

The proposed addition, while clearly contemporary and exhibiting its own design vocabulary, features a quiet, fairly monochromatic color scheme. The exterior color palette helps the addition recede visually and reduces its potential for being visually distracting. A question for consideration is how close the two tones of grey should be to provide an appropriately recessive addition? Should a consistent color be used throughout, relying on a variation in the siding's pattern to provide visual interest?

With respect to the design revisions reflected in the latest submission, staff finds the changes to the rooftop deck to be very positive. The proposed 8-foot setback and solid half-wall surrounding enclosure helps to ground it and make it appear more intentional, rather than a distracting add-on. It is likely that the first-floor deck will have very limited visibility from the street.

With regard to the changes in fenestration, staff notes that the windows are now more horizontal in proportion than in the previous submission. Were this building set at the sidewalk, windows of horizontal proportions would clearly be seen as non-contextual. In this interior-of-the-block location, are the proposed window proportions acceptable? Mr. Turk has explained

that the horizontal orientation was chosen to help “ground” or “settle” the building within its mid-block location.

Staff also notes that the windows on the south elevation now vary in size and configuration and that the India Street façade of the tower features three levels of windows above the entry. The Board will need to evaluate the success of this new window scheme. Has the revised scheme addressed the concerns expressed at the first workshop?

With respect to the proposed addition’s visibility from and/or visual impact on the Eastern Cemetery, it appears that the addition will have little visibility from most vantage points, except from within the cemetery itself. The raised grade of the cemetery and its configuration help mitigate its impact. That said, the Board will want to fully understand its visual impact. Any potential for physical impact on the cemetery’s retaining wall or nearby graves during construction should also be given careful consideration.

Applicable Review Standards

Standards for Review of Alterations to or Redesign of Noncontributing Structures

- (a) *In considering an application for a certificate of appropriateness involving alterations(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.*
- (b) *In considering an application for a certificate of appropriateness involving comprehensive redesign of a contributing structure, the standards for review of construction set forth in section 14-651 shall apply.*

Standards for Review of Alterations

- (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.*

Standards for Review of Construction

In considering a certificate of appropriateness involving new construction, the historic preservation board shall consider the following compatibility factors as *may be applicable to the context of the proposed construction*.

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

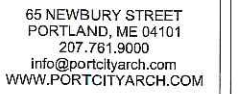
Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. Aerial view of project site
2. Project summary
3. Plans, elevations and details
4. Renderings
5. Specifications
6. Excerpts from 8/8 proposal

PROJECT SITE



**PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY**

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

**SUNENBLICK
RESIDENCE
PORTLAND, MAINE**

**SINGLE STORY
LOFT**

Project Number	17006
Date	July 6, 2018
Drawn by	CR
Checked by	LS

Scale AS NOTED



Project Summary:

Steve Sunenblick owns two lots on the corner of India Street and Federal Street (lots 020 A006 and 020 A007 respectively). Currently, there is a three-story brick office building at 95 India Street and a yellow brick one story building co-op office space (Cloud Port) at 63 Federal Street with a parking lot on the corner. The owner intends to add a single-family residence physically connected to his Federal Street building and tucked behind the India Street building on an existing parking lot. The site is in the India Street historic district and abuts the historic Eastern Cemetery to the east.

Because parking is a premium and required for the multiple business occupancies, the new building will be elevated to maintain the existing parking. See ground floor plan.

The proposed building is tucked within the middle of the block and provides surface parking immediately below a two-story residence above. The design intent is to use a modern aesthetic in a simple and recessive palette. We are currently looking at the following materials:

- The columns supporting the house will structural steel pilings encased in concrete.
- For the main portion of the building, horizontally oriented Hardie Plank panels with a prefinished aluminum grid system – see attached for the proposed pattern.
- For the stair tower, same Hardie Plank system, but in a lighter color and with a vertically oriented grid system.
- The doors at the stairway will be wood – mahogany or similar hard wood
- We are proposing metal clad wood Pella “Contemporary” fixed and awning units to identify with the existing storefront in Cloud Port. The windows and doors will be set back from the façade approx. 3 inches.
- The doors on the main portion of the building will be Pella “Contemporary” sliders. They will also be set back approx. 3 inches.
- The railing at the two decks will be solid half-walls clad with Hardie and with stainless steel cabling above.
- There is a cut-out Deck off the Master Bedroom at the main level. It will feature a trellis constructed of painted steel columns and beams with stainless steel cabling. The intent is to grow wisteria in a planter at the corner along Federal Street, which will climb and cover the trellis with three to four years.
- There will be necessary, but minimal exterior lighting at the garage level, entry, and at the two decks. See attached plans and cut sheets.
- See drawings and cut sheets for proposed roof top mechanicals and locations.

ATT 3.
PLANS, ELEVATIONS, DETAILS

SUNENBLICK RESIDENCE

95 INDIA STREET, PORTLAND MAINE

PROJECT CONTACTS

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GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

TYPICAL ABBREVIATIONS

&	AND	DWG	DRAWING	IBC	INSTALLED BY CONTRACTOR	S	SOUTH
ANG	ANGLE	E	EAST	IN	INCHES	SAT	SUSPENDED ACOUSTICAL TILE
@	AT	INSUL	INSULATION	SCHED	SCHEDULE	ST	STANDARD
ADA	AMERICAN DISABILITIES ACT	INT	INTERIOR	SD	STORM DRAIN	STL	STEEL
ADJ	ADJUST OR ADJACENT	JT	JOINT	SECT	SECTION	STRUC	STRUCTURAL
AFF	ABOVE FINISH FLOOR	LAM	LAMINATED	SF	SQUARE FEET	SUSP	SUSPENDED
ALUM	ALUMINUM	LB	POUNDS	SIM	SIMILAR	SYMM	SYMMETRICAL
ARCH	ARCHITECT OR ARCHITECTURAL	LF	LINEAR FEET	SP	SHELL PACKAGE	T	THERMOSTAT
AVG	AVERAGE	ENCL	ENCLOSE	SPEC	SPECIFICATIONS	T & B	TOP AND BOTTOM
BD	BOARD	ENT	ENTRY or ENTRANCE	SS	STAINLESS STEEL	TEL	TELEPHONE
BLDG	BUILDING	EQ	EQUAL	STD	SQUARE	TGL	TEMPERED GLASS
BLKG	BLOCKING	EQUIP	EQUIPMENT	STL	STANDARD	THICK	THICKNESS
BM	BEAM	EWC	ELECTRIC WATER COOLER	STRUC	STRUCTURAL	TI	TENANT IMPROVEMENTS
BO	BOTTOM OF	EXH	EXHAUST	SUSP	SUSPENDED	T.O.	TOP OF
C	CENTER LINE	EXIST	EXISTING	SYMM	SYMMETRICAL	TOJ	TOP OF JOIST
CAB	CABINET	EXP	EXPANSION	T	THERMOSTAT	TOS	TOP OF STEEL
CLG	CEILING	FBO	FURNISHED BY OWNER	T & B	TOP AND BOTTOM	TYP	TYPICAL
CLR	CLEAR	EXT	EXTERIOR	TEL	TELEPHONE	UL	UNDERWRITERS LABORATORIES, INC.
CMU	CONCRETE MASONRY UNIT	FBN	FOUNDATION	TGL	TEMPERED GLASS	UNO	UNLESS NOTED OTHERWISE
CNT	COUNTER	FF	FINISH FLOOR	THICK	THICKNESS	VB	VINYL BASE
COL	COLUMN	FFE	FINISH FLOOR ELEVATION	TI	TENANT IMPROVEMENTS	VCT	VERTICAL
CONC	CONCRETE	FIN	FINISH	T.O.	TOP OF	VERT	VERTICAL
CONT	CONTINUOUS	FLG	FIXTURE	TOJ	TOP OF JOIST	VF	VERIFY IN FIELD
COORD	COORDINATE	FLR	FLOORING	TOS	TOP OF STEEL	W	WIDE or WEST
COR	CORNER	FLUOR	FLUORESCENT	TYP	TYPICAL	WD	WOOD
CPT	CARPET	FT	FOOT or FEET	UL	UNDERWRITERS LABORATORIES, INC.	WC	WATER COOLER
CW	COLD WATER	GA	GAUGE	UNO	UNLESS NOTED OTHERWISE	W	WITH
DBL	DOUBLE	GALV	GALVANIZED	VB	VINYL BASE	W/O	WITHOUT
DEG	DEGREE	GL	GLASS	VCT	VERTICAL	X	EXISTING
DHW	DOMESTIC HOT WATER	GC	GENERAL CONTRACTOR	VERT	VERTICAL		
DIA	DIAMETER	GWB	GYPSPUM WALL BOARD	VF	VERIFY IN FIELD		
DIM	DIMENSION	HGT	HEIGHT	W	WIDE or WEST		
DN	DOWN	HM	HOLLOW METAL	WD	WOOD		
DR	DOOR	HORIZ	HORIZONTAL	WC	WATER COOLER		
DS	DOWN SPOUT	HR	HOUR	W	WITH		
DW	DISH WASHER	HVAC	HEATING, VENTILATION & AIR CONDITION	W/O	WITHOUT		

DWG NUM	DRAWING TITLE	HISTORIC PRESERVATION 2009	REVIEW SET	REVIEW SET	REVIEW SET
T-1.1	TITLE SHEET				
LS-1.1	NFPA 101 (2009) AND IBC (2012)				
LS-1.2	LIFE SAFETY PLANS				
C-1.1	CIVIL COVER SHEET				
C-1.2	CIVIL GENERAL NOTES				
C-1.3	EXISTING CONDITIONS SURVEY				
C-1.4	CONSTRUCTION MANAGEMENT PLAN				
C-1.5	SITE AND LANDSCAPE PLAN				
C-1.6	UTILITIES PLAN				
C-1.7	GRADING AND DRAINAGE PLAN				
C-1.8	CIVIL SITE DETAILS				
C-1.9	CIVIL LANDSCAPE DETAILS				
C-1.10	CIVIL UTILITIES DETAILS				
C-1.11	CIVIL DRAINAGE DETAILS				
C-1.12	CIVIL EROSION AND SEDIMENTATION CONTROL				
S-0.1	STRUCTURAL GENERAL NOTES				
S-0.2	STRUCTURAL TYPICAL DETAILS				
S-1.1	FOUNDATION PLAN				
S-1.2	FIRST FLOOR FRAMING PLAN				
S-1.3	SECOND FLOOR FRAMING PLAN				
S-1.4	ROOF FRAMING PLAN				
S-2.1	STRUCTURAL DETAILS				
S-2.2	STRUCTURAL DETAILS				
A-1.1	GARAGE LEVEL FLOOR PLAN				
A-1.2	FIRST FLOOR PLAN				
A-1.3	SECOND FLOOR PLAN				
A-1.4	ROOF PLAN				
A-2.1	EXTERIOR ELEVATION - SOUTH				
A-2.2	EXTERIOR ELEVATION - WEST				
A-2.3	EXTERIOR ELEVATION - NORTH				
A-2.4	EXTERIOR ELEVATION - EAST				
A-3.1	BUILDING SECTION THROUGH STAIR TOWER				
A-3.2	BUILDING SECTION THROUGH RESIDENCE				
A-4.1	WALL SECTIONS				
A-4.2	WALL SECTIONS				
A-5.1	WINDOW SCHEDULE AND DETAILS				
A-6.1	INTERIOR ELEVATIONS AND DETAILS				
A-6.2	INTERIOR ELEVATIONS AND DETAILS				
A-7.1	ENLARGED EXTERIOR DETAILS				

PORT CITY
ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000

NOT FOR
CONSTRUCTION

REVISIONS		
No.	Description	Date

HISTORIC
PRESERVATION

SUNENBLICK
RESIDENCE

PORTLAND, ME

TITLE
SHEET

Project Number 27006
Date 02/20/19
Drawn by JT
Checked by LAS

T1.1

Scale AS NOTED



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PRESERVATION**

SUNENBLICK
RESIDENCE

PORTLAND, ME

**PROPOSED
PLAN**

Project Number	17006
Date	02/20/19
Drawn by	JT
Checked by	LAS

A1.1

Scale AS NOTED

RETAINING WALL

NEW BUILDING ABOVE

BITUMINOUS SURFACE PARKING

CLOUDPORT

UPPER CEMETERY WALL

CANOPY ABOVE

UTILITY
002

ENTRY
001

GARAGE LEVEL PLAN

SCALE: 1/4" = 1'-0"



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**SUNENBLICK
RESIDENCE**

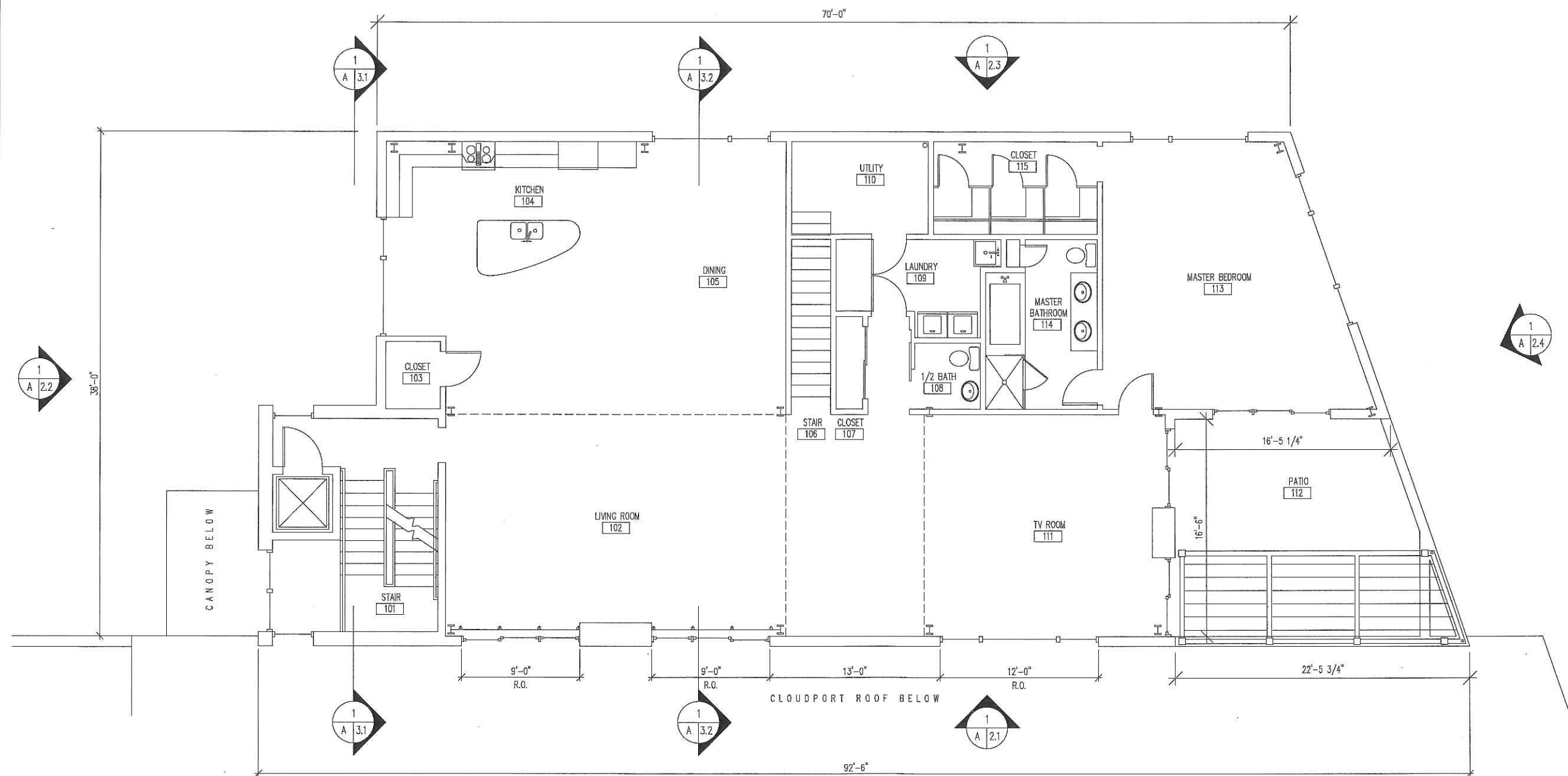
PORTLAND, ME

**PROPOSED
PLAN**

Project Number	17006
Date	02/20/19
Drawn by	JT
Checked by	LAS

A1.2

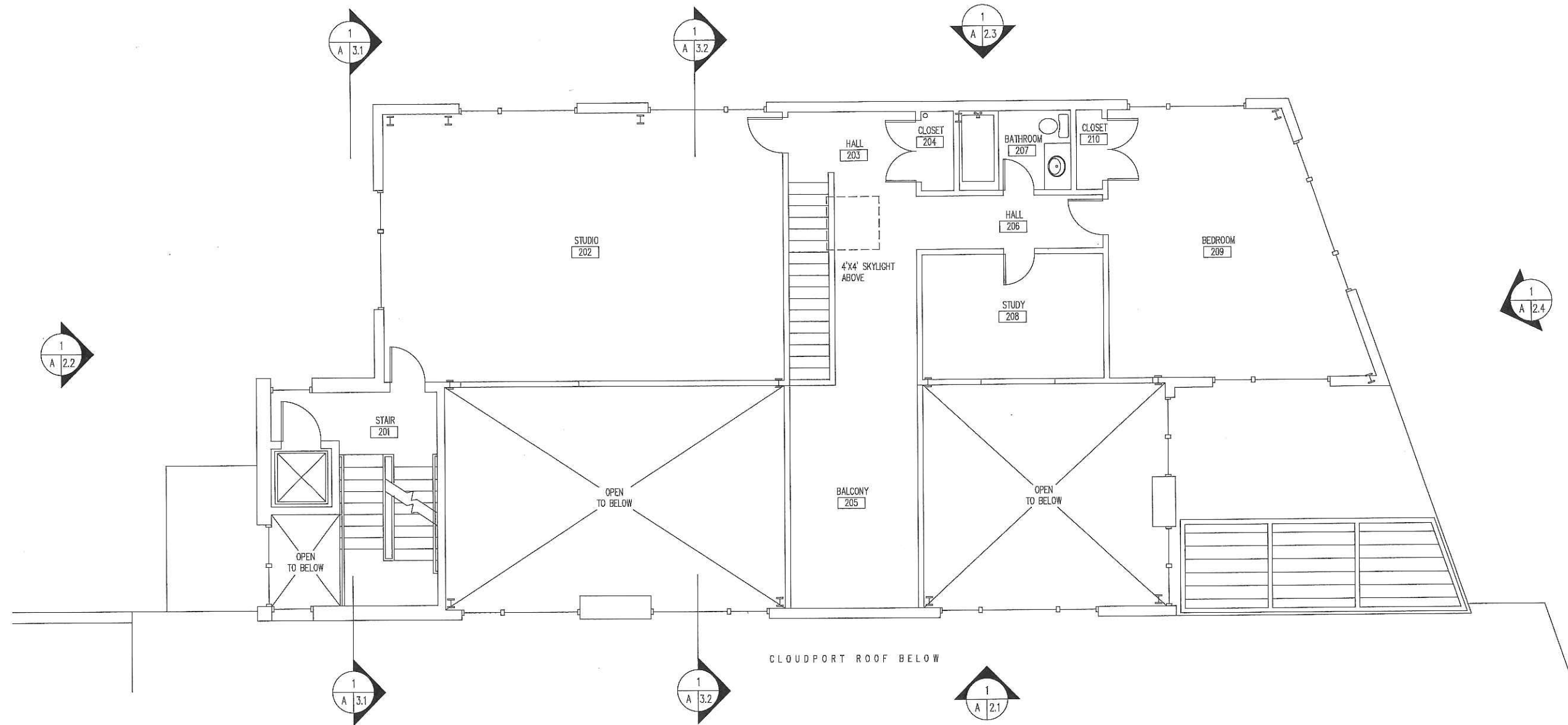
Scale AS NOTED



FIRST FLOOR LEVEL
SCALE: 1/4" = 1'-0"



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1/A 1.3 0 4'-0" SCALE: 1/4" = 1'-0"

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**HISTORIC
PRESERVATION**

SUNENBLICK
RESIDENCE

PORTLAND, ME

**PROPOSED
PLAN**

Project Number	17006
Date	02/20/19
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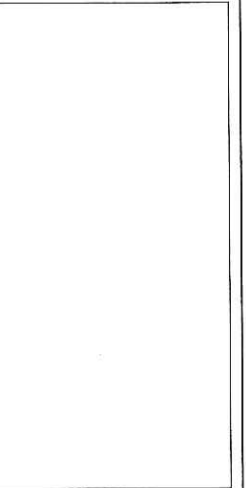
A1.3

Scale AS NOTED



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CONSTRUCTION**

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**HISTORIC
PRESERVATION**

**SUNENBLICK
RESIDENCE**

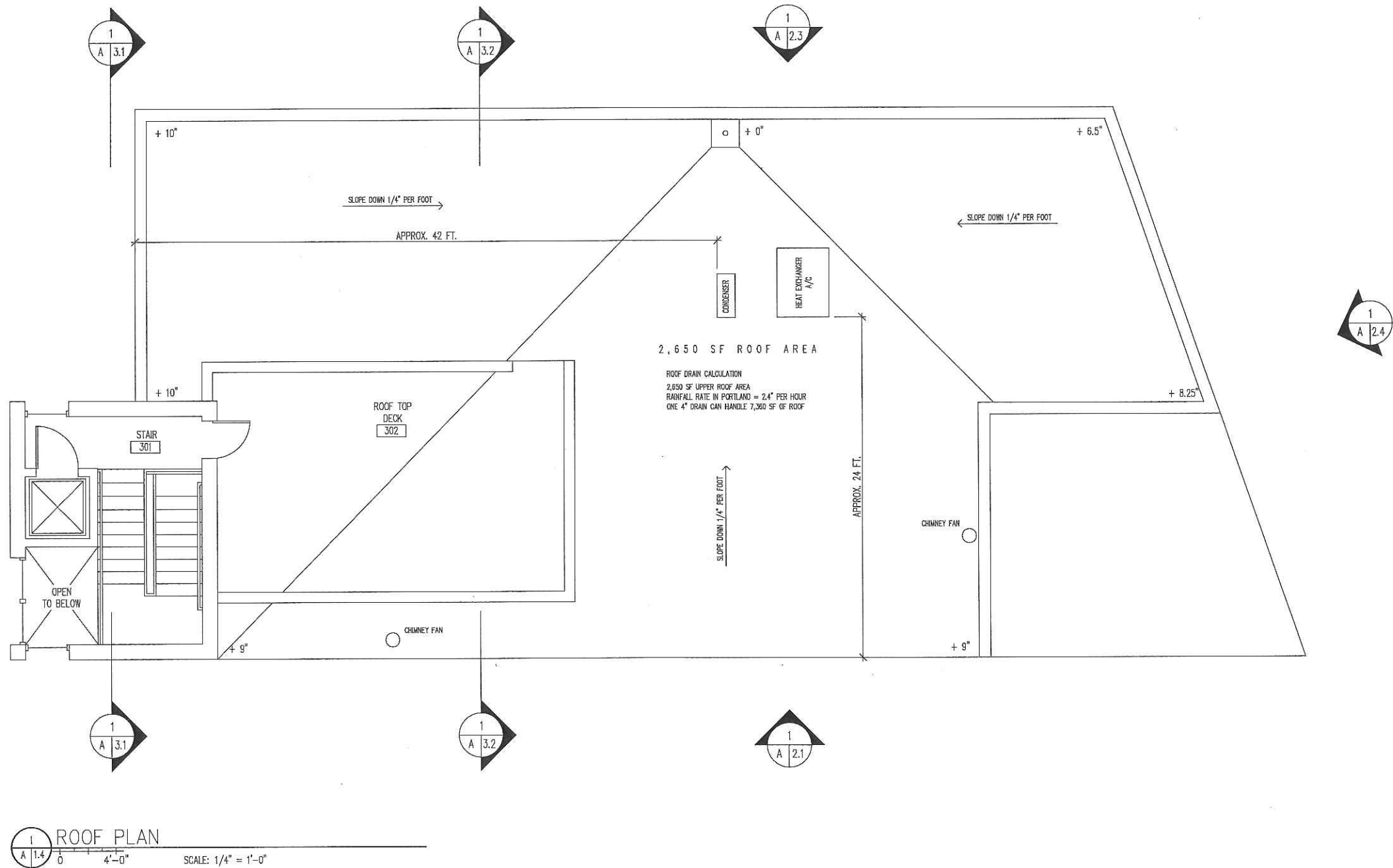
PORTLAND, ME

**PROPOSED
PLAN**

Project Number 17006
Date 02/20/19
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A1.4

Scale AS NOTED





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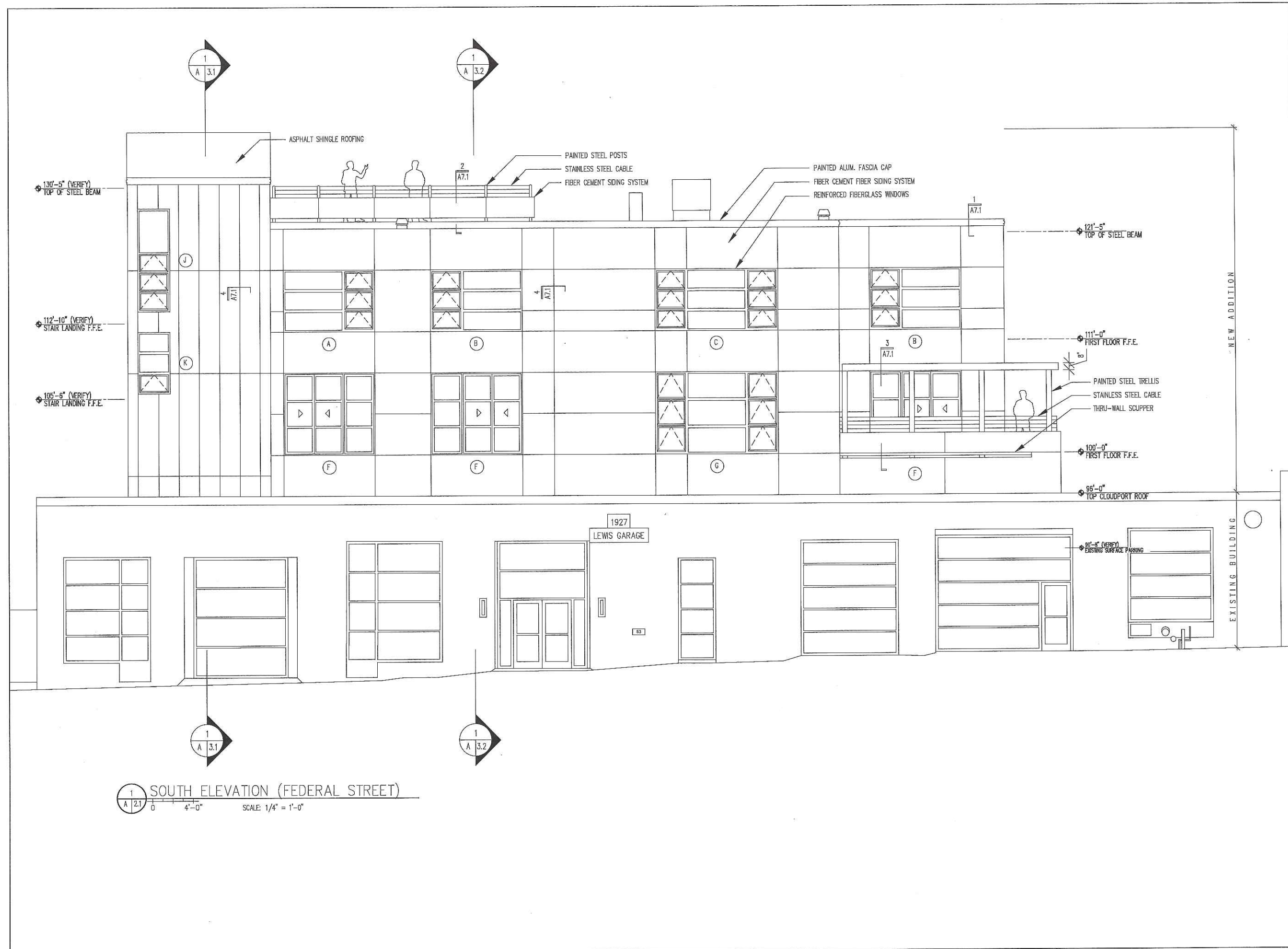
PORTLAND, ME

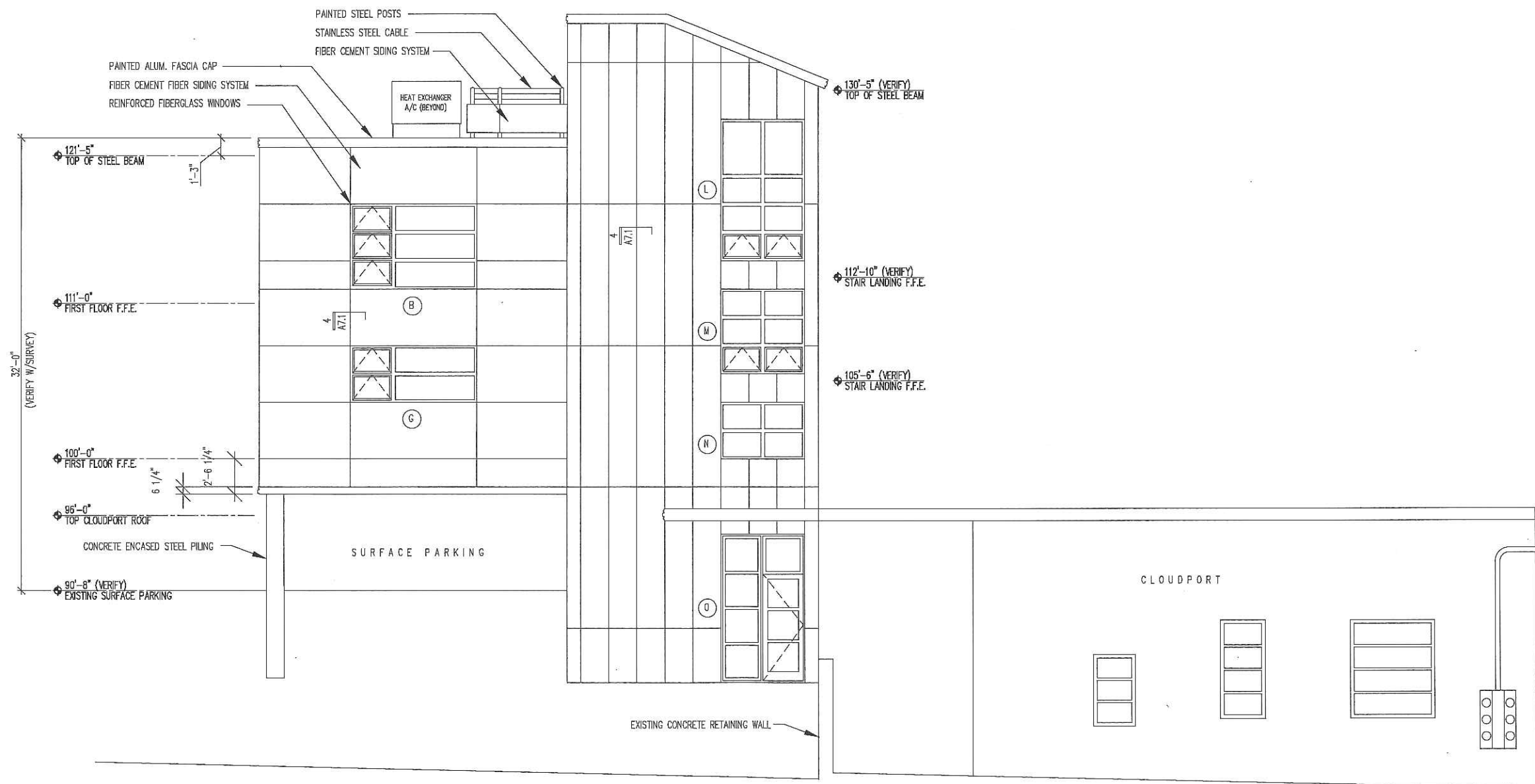
**PROPOSED
PLAN**

Project Number 17006
Date 02/20/19
Drawn by JT
Checked by LAS

A2.1

Scale AS NOTED





1 WEST ELEVATION (INDIA STREET)
A 2.2
0 4'-0" SCALE: 1/4" = 1'-0"

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No.	Description	Date

**HISTORIC
PRESERVATION**

**SUNENBLICK
RESIDENCE**

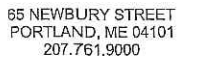
PORTLAND, ME

**PROPOSED
PLAN**

Project Number	17006
Date	02/20/19
Drawn by	JT
Checked by	LAS

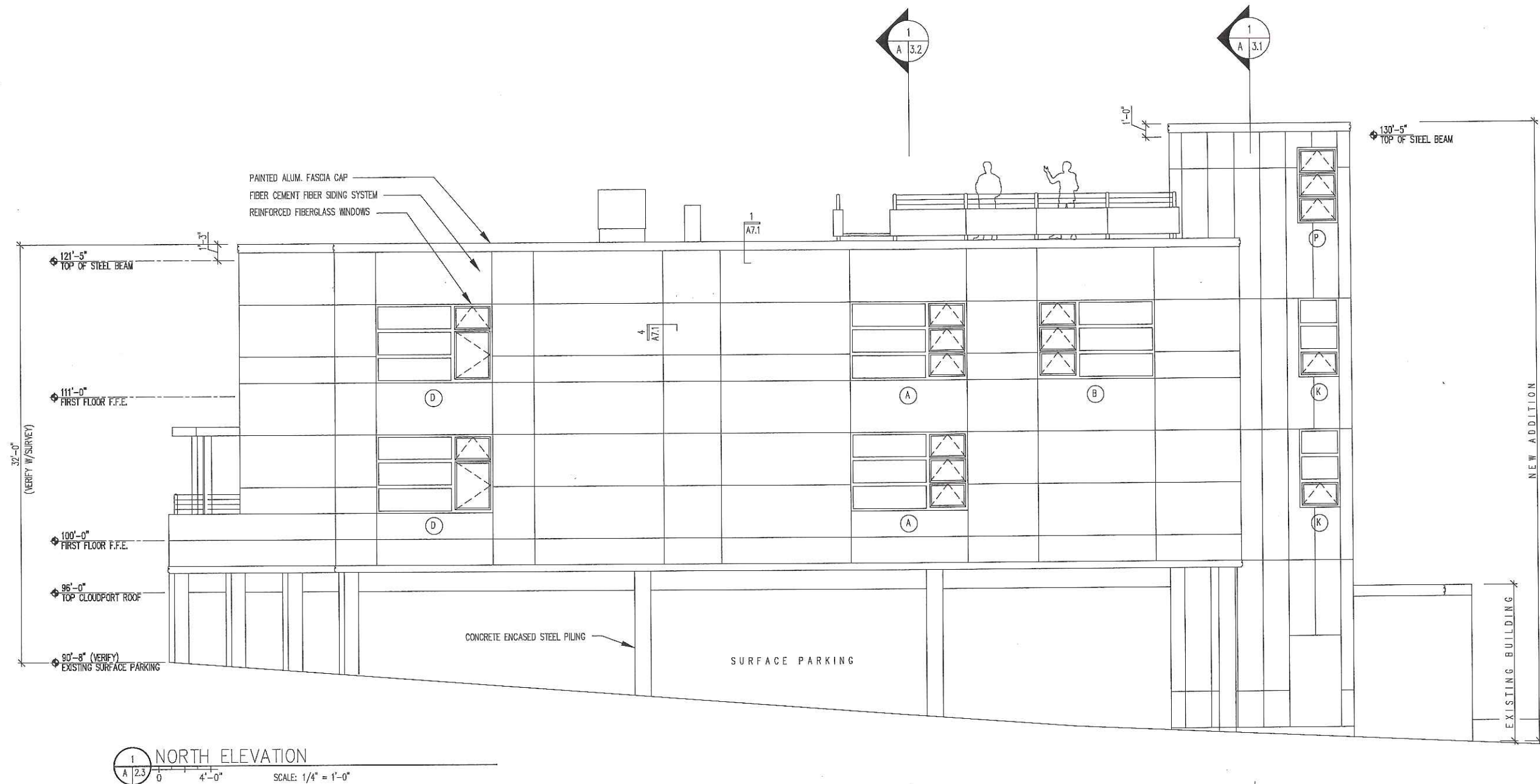
A2.2

Scale AS NOTED



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PRESERVATION**

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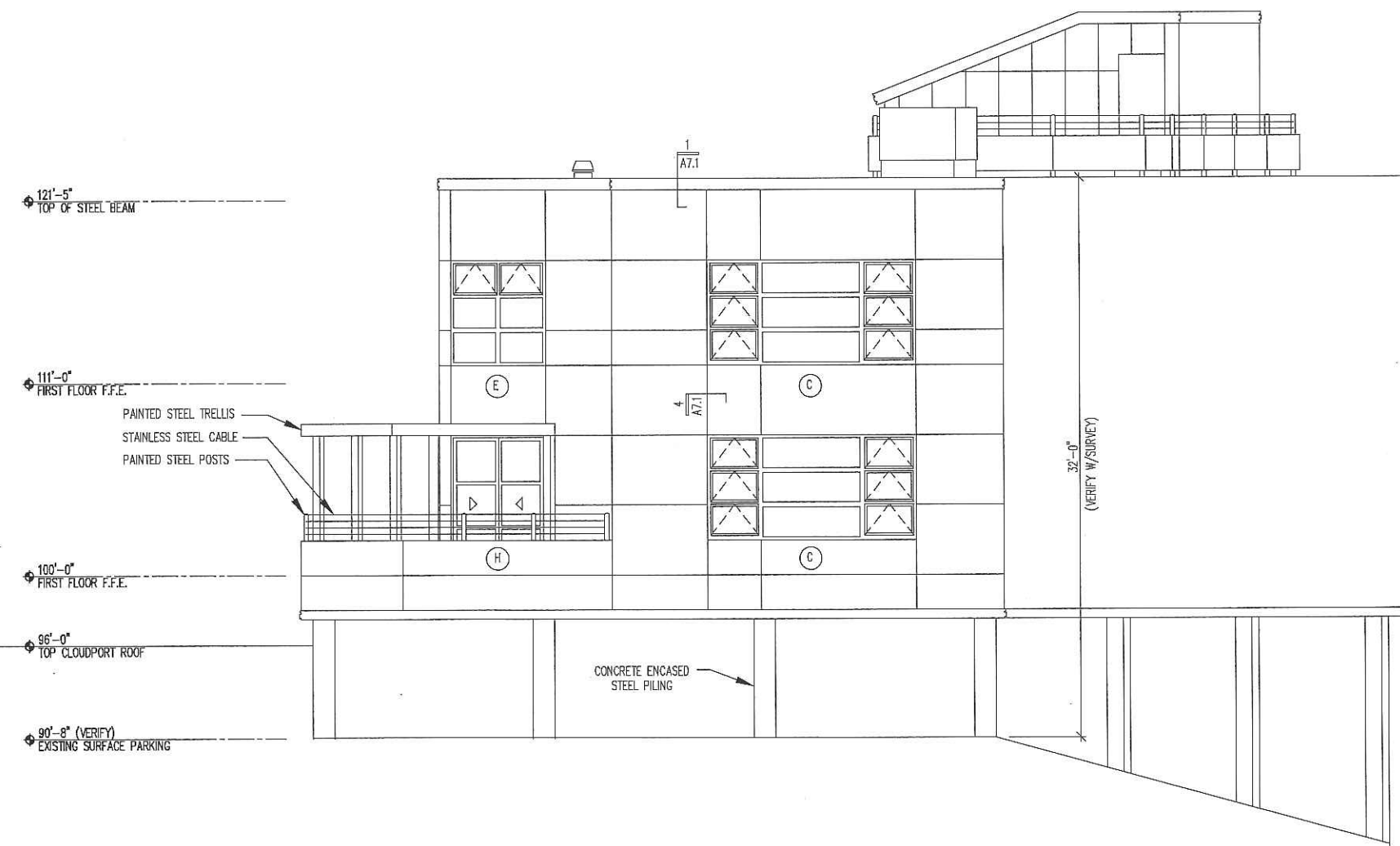
PORTLAND, ME

**PROPOSED
PLAN**

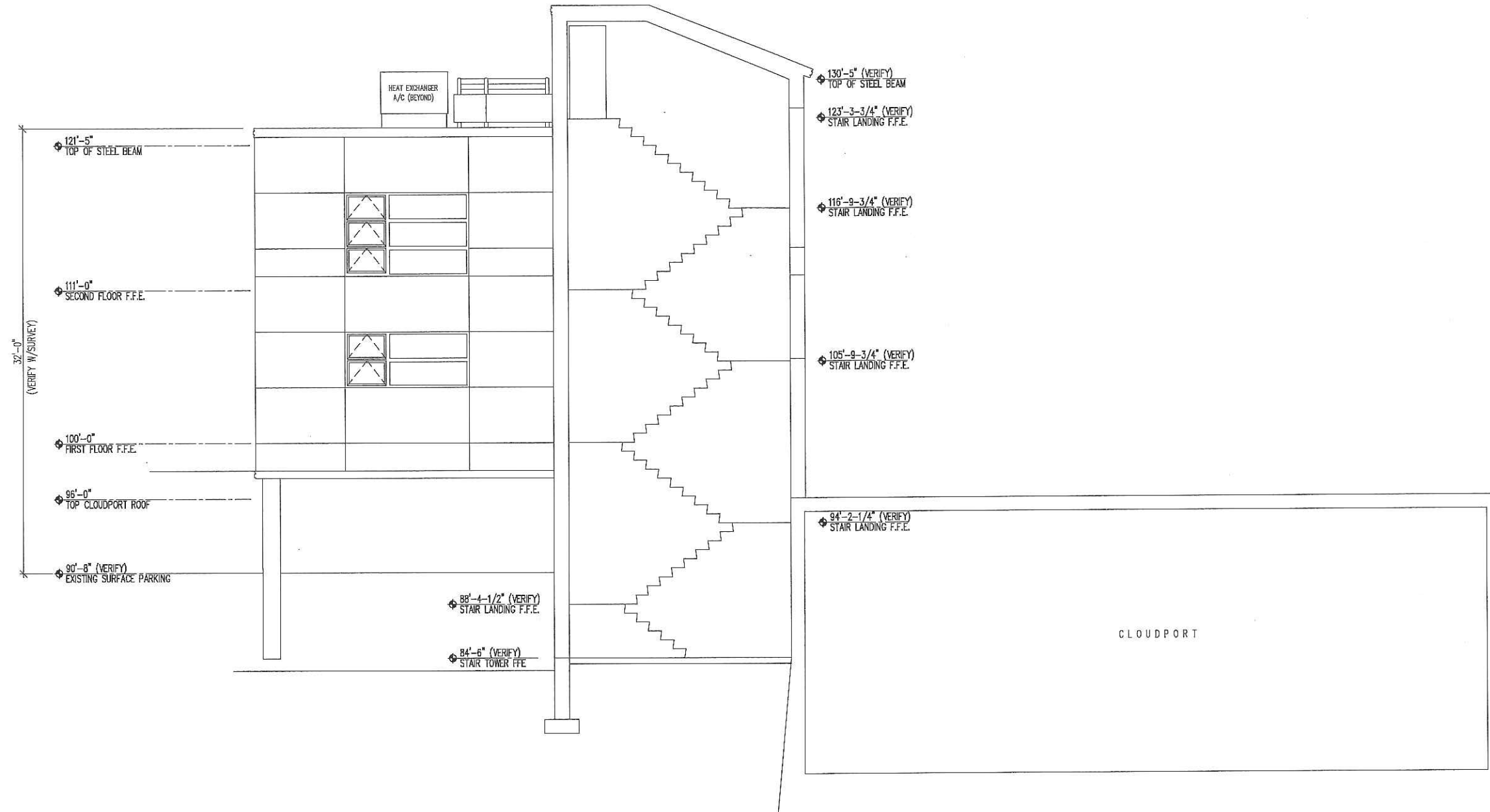
Project Number	17006
Date	02/20/19
Drawn by	JT
Checked by	LAS

A2.4

Scale: AS NOTED



EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION THROUGH APARTMENT
A 3.1 0 4'-0" SCALE: 1/4" = 1'-0"

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**HISTORIC
PRESERVATION**

**SUNENBLICK
RESIDENCE**

PORTLAND, ME

**PROPOSED
PLAN**

Project Number 17006
Date 02/20/19
Drawn by JT
Checked by LAS

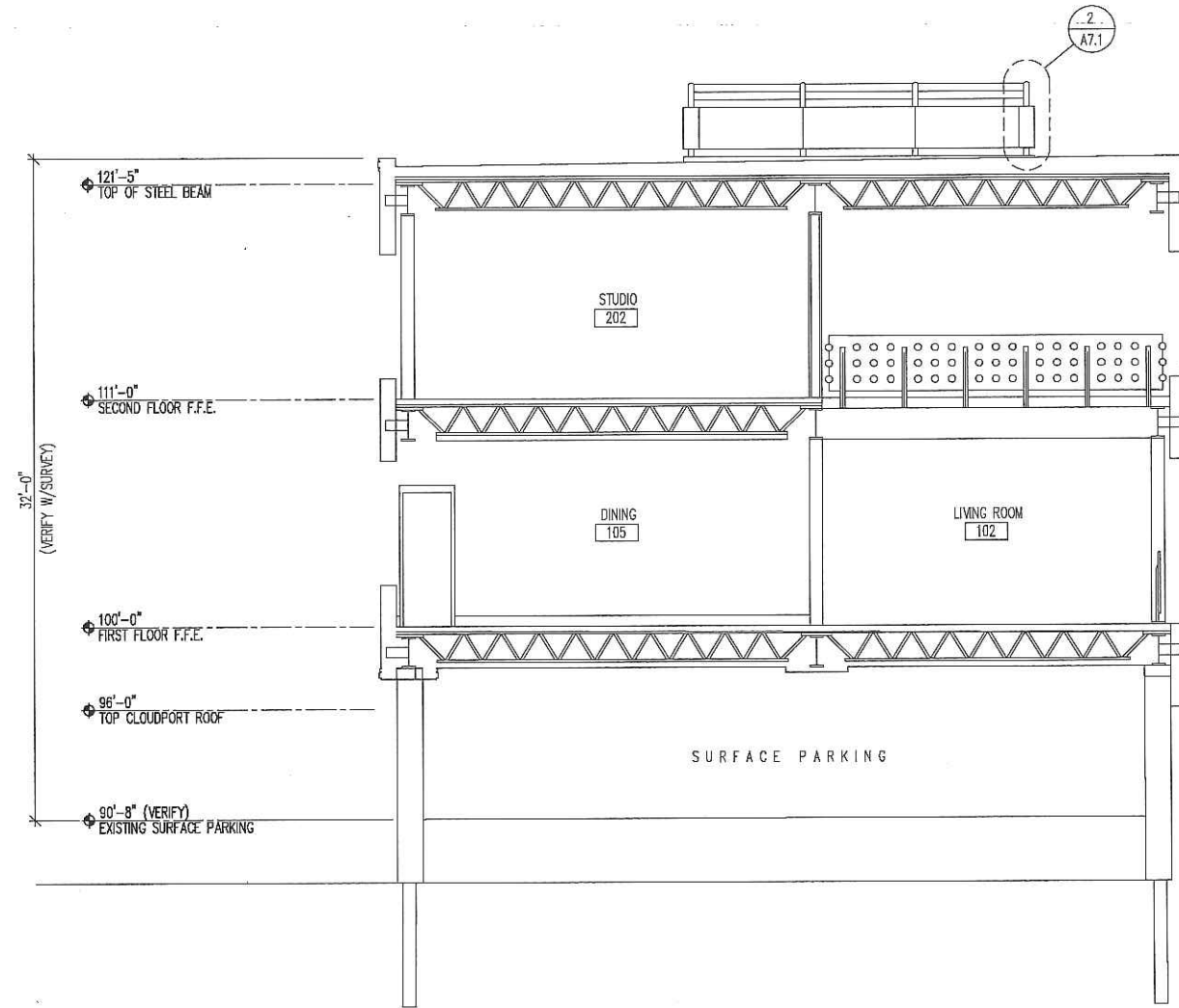
A3.1

Scale AS NOTED



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BUILDING SECTION THROUGH RESIDENCE

1
A 3.2
0 4'-0" SCALE: 1/4" = 1'-0"

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CONSTRUCTION**

REVISIONS		
No.	Description	Date

**HISTORIC
PRESERVATION**

**SUNENBLICK
RESIDENCE
PORTLAND, ME**

**PROPOSED
PLAN**

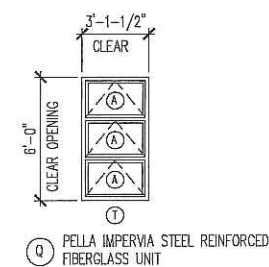
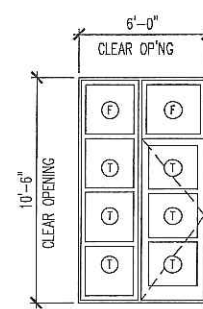
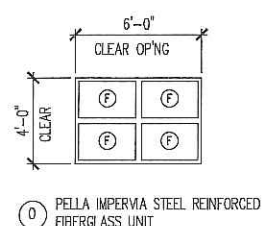
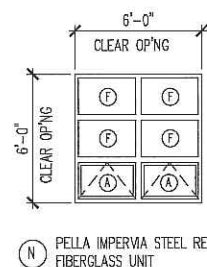
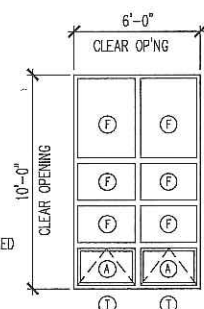
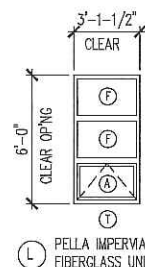
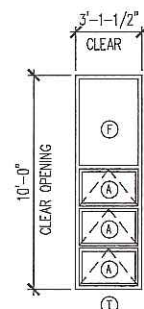
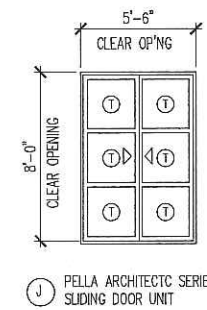
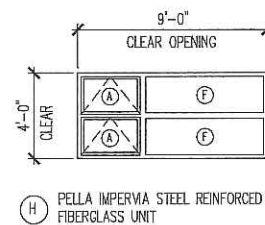
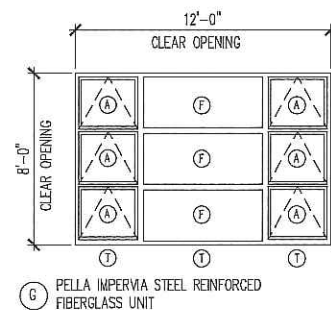
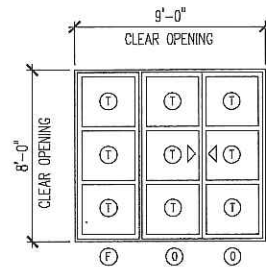
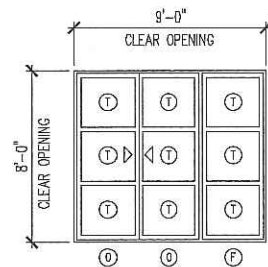
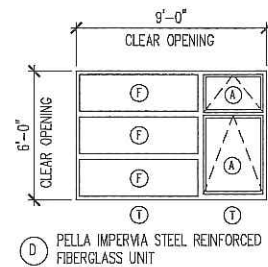
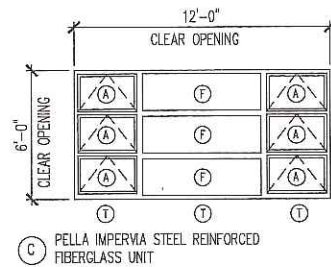
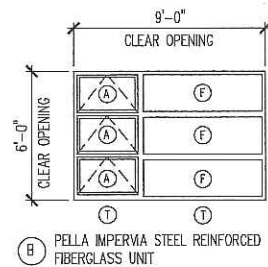
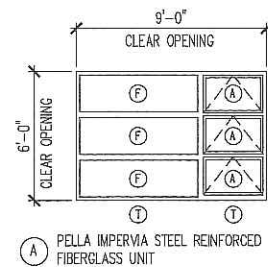
Project Number 17006
Date 02/20/19
Drawn by JT
Checked by LAS

A3.2

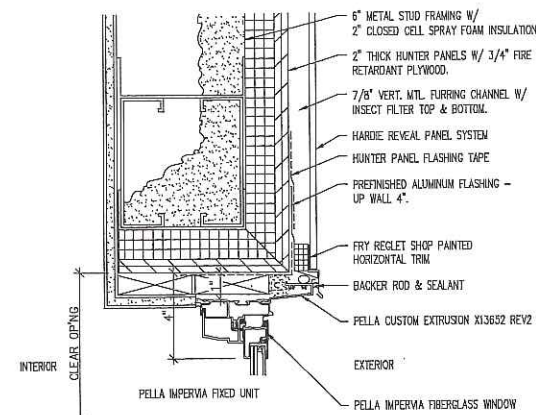
Scale AS NOTED

WINDOW TYPES

1/4" = 1'-0"

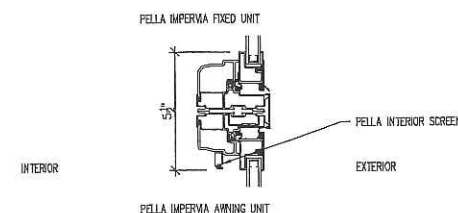


- KEY NOTES
- (A) ANNING UNIT
 - (F) FIXED UNIT
 - (O) OPERABLE SLIDER
 - (T) TEMPERED INSULATING GLASS



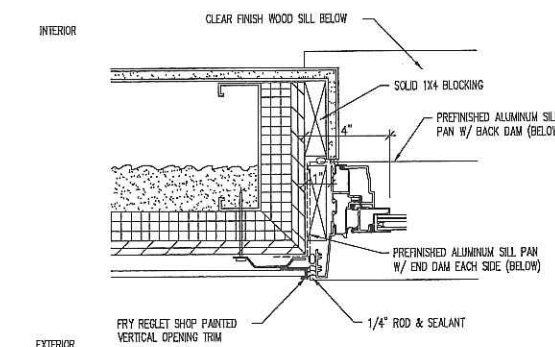
1 WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"



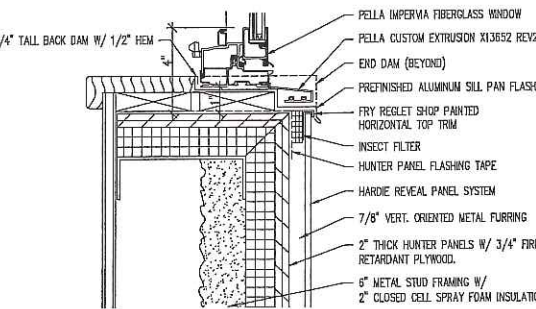
2 WINDOW MULL DETAIL

SCALE: 3" = 1'-0"



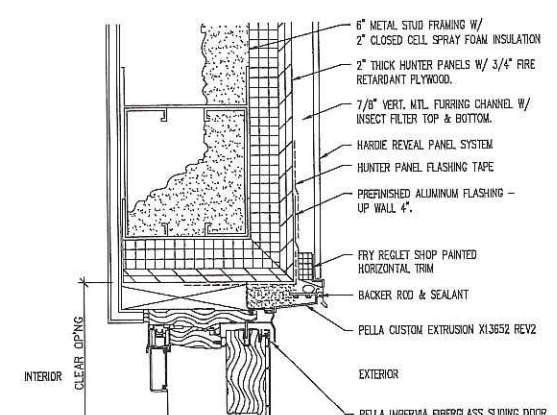
3 WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"



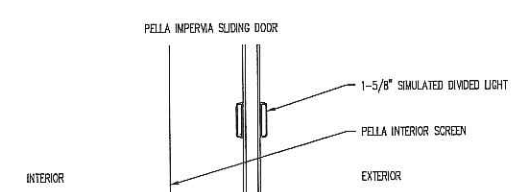
4 WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



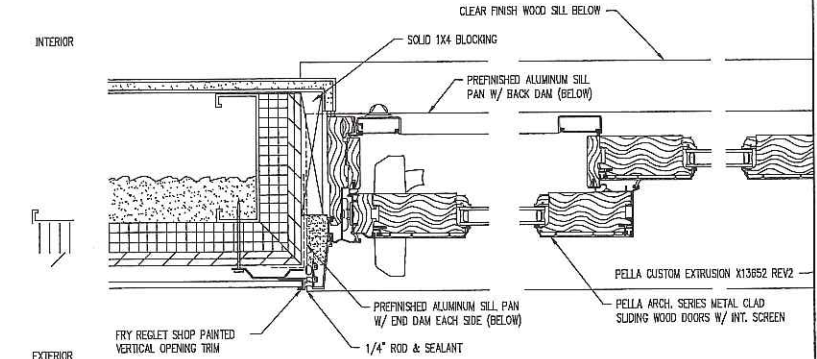
5 SLIDING DOOR HEAD DETAIL

SCALE: 3" = 1'-0"



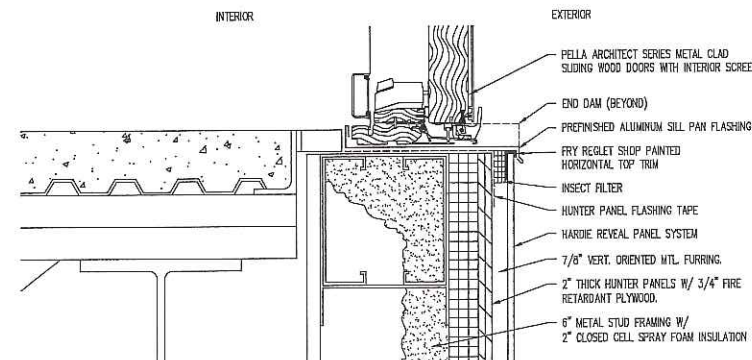
6 SLIDING DOOR DIVIDED LIGHT DETAIL

SCALE: 3" = 1'-0"



7 SLIDING DOOR PLAN DETAIL

SCALE: 3" = 1'-0"



8 SLIDING DOOR SILL DETAIL

SCALE: 3" = 1'-0"



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PORTLAND, ME 04101
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CONSTRUCTION

REVISIONS		
No.	Description	Date

HISTORIC
PRESERVATION

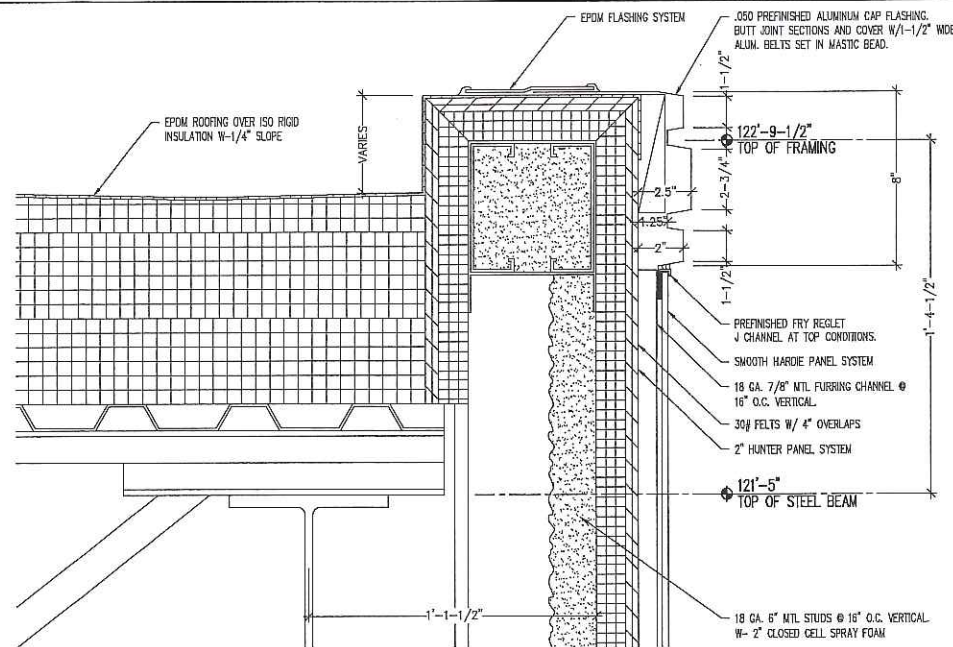
SUNENBLICK
RESIDENCE
PORTLAND, ME

PROPOSED
PLAN

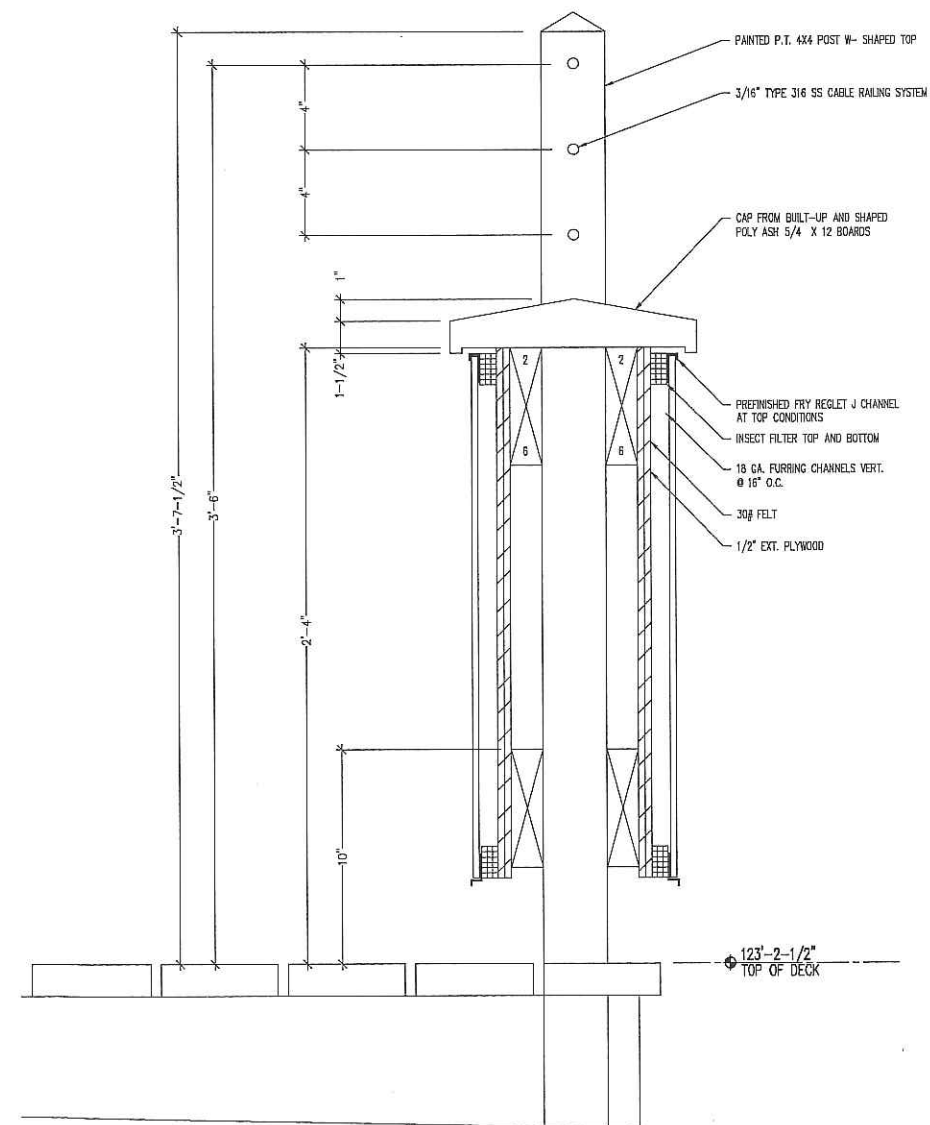
Project Number 17006
Date 02/20/19
Drawn by JT
Checked by LAS

A5.1

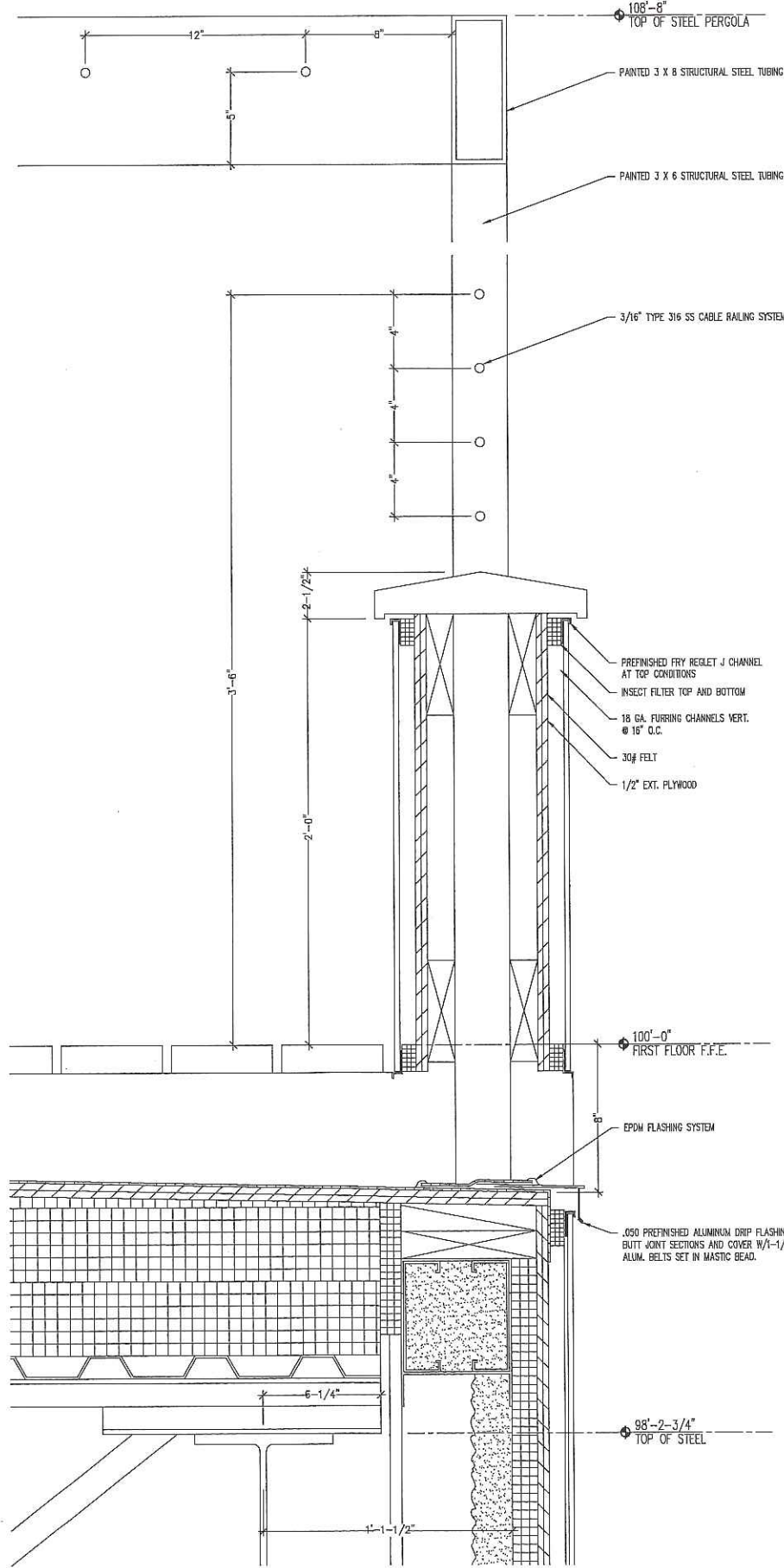
Scale AS NOTED



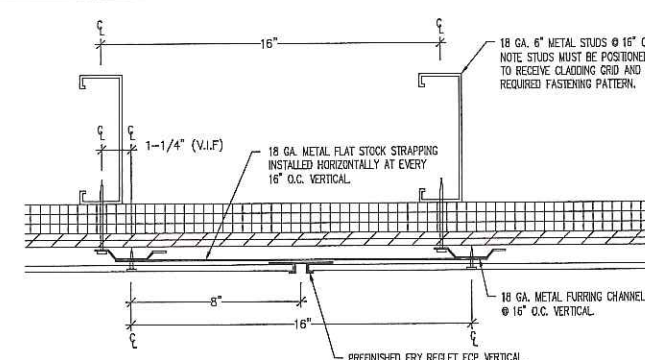
1 TYPICAL CORNICE DETAIL
A 7.1
SCALE: 3" = 1'-0"



2 ROOFTOP DECK DETAIL
A 7.1
SCALE: 3" = 1'-0"



3 FIRST FLOOR DECK EDGE DETAIL
A 7.1
SCALE: 3" = 1'-0"



4 TYP. PLAN DETAIL AT EXT. CLADDING
A 7.1
SCALE: 3" = 1'-0"

PORT CITY ARCHITECTURE
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REVISIONS		
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HISTORIC PRESERVATION

SUNENBLICK RESIDENCE
PORTLAND, ME

PROPOSED PLAN

Project Number 17006
Date 02/20/19
Drawn by JT
Checked by LAS

A7.1

Scale AS NOTED

ATT. 4
RENDERINGS

















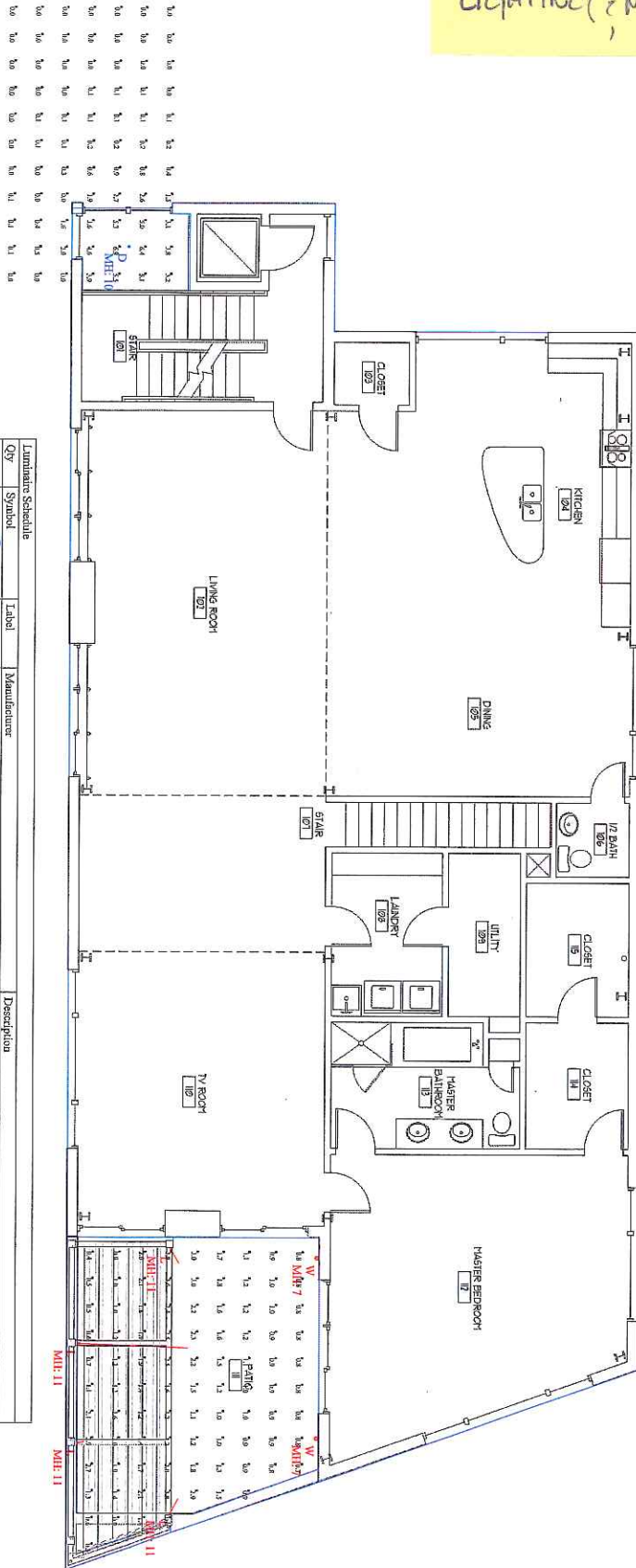


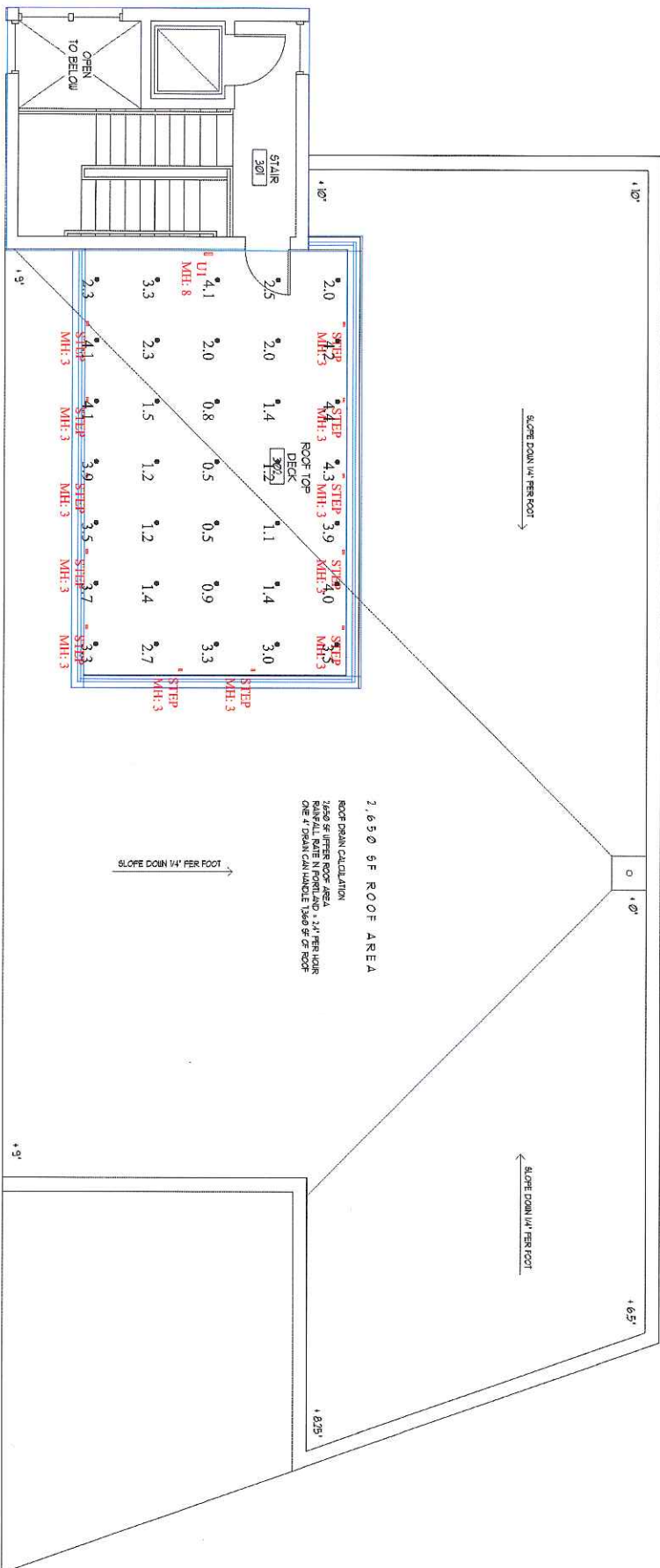


ATT. 5
LIGHTING & MECHANICAL SPECS.

1 FIRST FLOOR LEVEL
SCALE: 1/4" = 1'-0"

Qty	Symbol	Label	Manufacturer	Description
1	○	D	LEDRA BRANDS	624-RD-X1M12-467LM-30K-85-D40
4	○	L	AuroraLight Inc.	BR-LS16-NS-M-30-CXX (257) - LV Transformer By Others
2	○	W		Room Converted by LUMCON V 19/02/2015 / H.R.

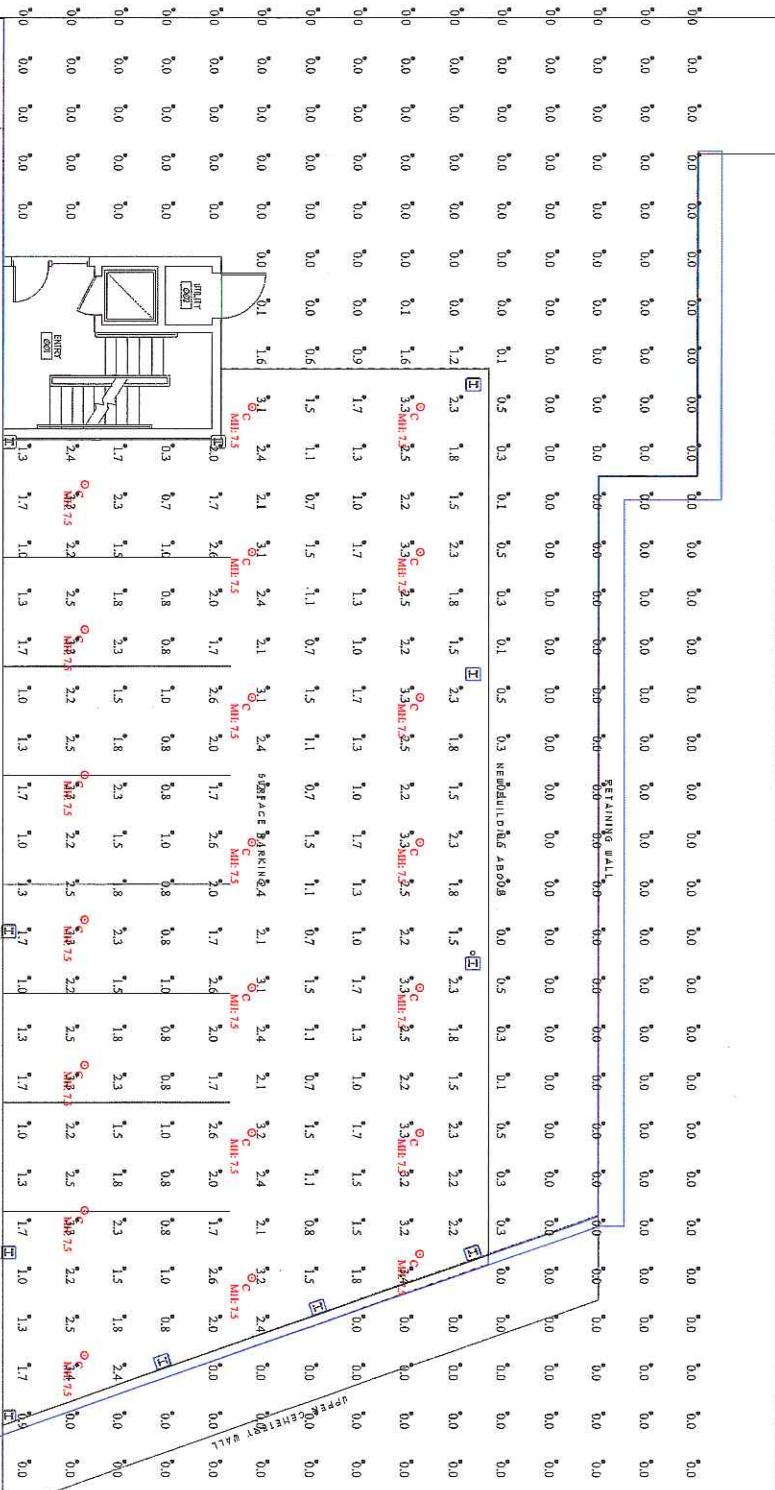




2,650 SF ROOF AREA
 ROOF DRAIN CALCULATION
 1350 SF IMPER ROOF AREA
 RAINFALL RATE IN PORTLAND = 2.4" PER HOUR
 ONE 4" DRAIN CAN HANDLE 1360 SF OF ROOF

Luminaire Schedule				
Qty	Symbol	Label	Manufacturer	Description
12		STEP	Autotight Inc	BR-LSM3-NG-30-XXX-LV Transformer Provided by others
1		UI	BEGA Converted by LUMCAI V 27.02.2017 / H.R.	Bega US - 22359-K3-XX

1 ROOF PLAN
 SCALE: 1/4" = 1'-0"



GARAGE LEVEL PLAN
SCALE: 1/4" = 1'-0"

Luminaire Schedule	Qty	Symbol	Label	Manufacturer	Description
21	1		C	BESON, Connected by LUMICA V 18.04.2013 / 8.15.2017	Baye US - 60975-KS-XK (Confirm Photo)

CLOUDPORT

Parking Canopy

Illuminance (Fc)
 Average = 1.87
 Maximum = 3.4
 Minimum = 0.3
 Avg/Min Ratio = 6.23
 Max/Min Ratio = 11.33



Charron, Inc.
P.603-624-4877
C.207-907-9786

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Drawn By: MKC
 Checked By: MKC
 Date: 1/21/2019
 Scale: No Scale

Sunenblick Residence
 Parking Canopy
 Lighting Plan
 Portland, Maine

LED wall luminaire with shade

Material: Luminaire housing constructed of copper and brass. Shade constructed of copper. Designed for installation directly over a standard 4" octagonal wiring box.

Glass: Hand-blown, three-ply opal glass with screw neck.

Electrical: 5.3W LED luminaire, 7.2 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. LED color temperature is 3000K with a >80 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

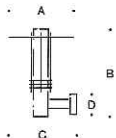
Finish: Natural copper finish with brass. Time and weather factors will create the natural patina of copper.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP44

Weight: 6.4 lbs

Luminaire Lumens: 268

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Wall luminaires

	Lamp	A	B	C	D
31086	5.3 W LED	13 3/4"	16"	15 1/8"	4 3/8"

LED wall luminaire - light output on one side

BEGA

Application

This LED wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Materials

Luminaire housing and constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 3.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	7.7 W
System wattage	10 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	464 lumens (3000K)
Lifetime at Ta = 15°C	>500,000 h (L70)
Lifetime at Ta = 25°C	134,000 h (L70)

LED color temperature

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

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.

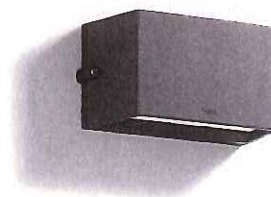
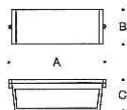
Available colors ○ Black (BLK) ○ White (WHT) ○ RAL:
 ○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:

Type:

BEGA Product:

Project:

Modified:



LED wall luminaire - light output on one side

	LED	A	B	C
22359	 7.7 W	8 1/2	4 3/8	4

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

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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TYPE:

CAT. #: LSM3-

LSM3 MICRO CASCADE



LSM3-CU-G-BLP



LSM3-R-BR-NG-BLP

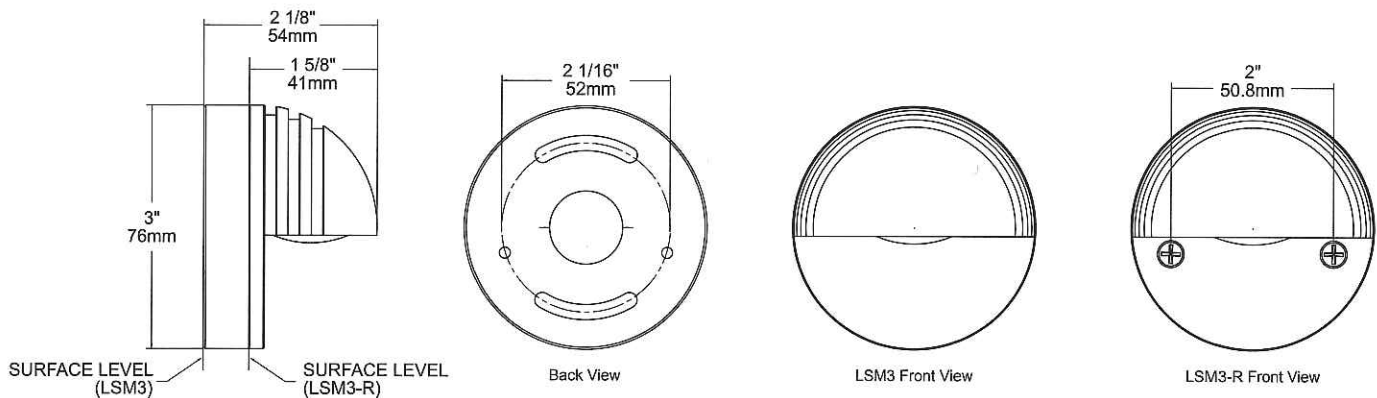
A higher performing LED in a small package. The **LSM3** is a surface mounted LED wall light that offers excellent illumination of walls and walkways in a stylish yet rugged design. Featuring a precision machined acrylic optic with a deep prismatic design to allow for uniform distribution. It is sized to fit on standard 4" by 4" posts which makes this an ideal fixture for decks and docks. The entire fixture is machined from solid brass or copper bar. Designed to be simply surface mounted without any additional box or can be recessed up to a 1/2" for a lower profile installation.

Features include:

- 4.5 Watts and 135 lumens at 3000K
- Cree XP-L® High Density LED
- Precision Machined Acrylic Optic
- 2700, 3000 or 4000K (CRI 80 typ.)
- Thermally Integrated® w/ Copper Core Technology™
- 12 VAC Electronic or Magnetic
- TRIAC Dimmable to <10% typ.
- Solid Copper or Brass Construction

Powered by
CREE
LEDs

12V

**COPPER
CORE**
TECHNOLOGY™

ORDERING GUIDE: **LSM3** L (LED) SM (SURFACE MOUNT) 3 (SERIES)

□ INDICATES REQUIRED FIELD () INDICATES OPTIONAL FIELD

MOUNTING	MATERIAL	BODY	LED COLOR	FINISH
[SM] Surface Mount [R] Recessed	[BR] Brass [CU] Copper	[G] Grooved [NG] No Grooves	[27D] 2700K [30D] 3000K [40D] 4000K [AMBD] Amber (XP-E) (585-595nm)	[NAT] Natural [BLP] Bronze Living Patina (BR or CU) [BLP-XD] BLP Extra Dark (BR or CU) [NI] Nickel PVD (BR)

[D] = Dimmable



CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2018 Auroralight, Inc. 12-03-REV-7.5





LSM3-CU-G-BLP



LSM3-R-BR-NG-BLP

LSM3 MICRO CASCADE

A higher performing LED in a small package. The **LSM3** is a surface mounted LED wall light that offers excellent illumination of walls and walkways in a stylish yet rugged design. Featuring a precision machined acrylic optic with a deep prismatic design to allow for uniform distribution. It is sized to fit on standard 4" by 4" posts which makes this an ideal fixture for decks and docks. The entire fixture is machined from solid brass or copper bar. Designed to be simply surface mounted without any additional box or can be recessed up to a 1/2" for a lower profile installation.

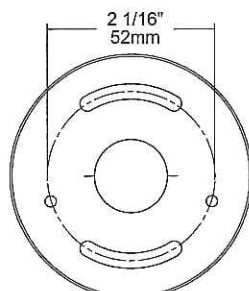
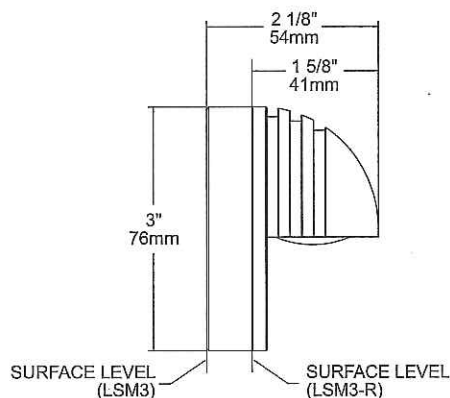
Features include:

- 4.5 Watts and 135 lumens at 3000K
- Cree XP-L® High Density LED
- Precision Machined Acrylic Optic
- 2700, 3000 or 4000K (CRI 80 typ.)
- Thermally Integrated® w/ Copper Core Technology™
- 12 VAC Electronic or Magnetic
- TRIAC Dimmable to <10% typ.
- Solid Copper or Brass Construction

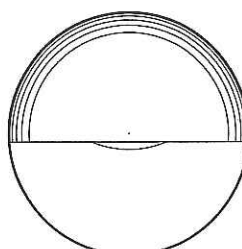
Powered by
CREE
LEDs

12V

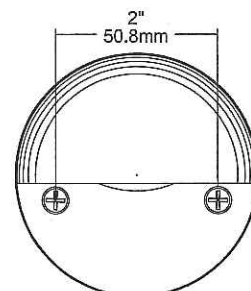
**COPPER
CORE**
TECHNOLOGY™



Back View



LSM3 Front View



LSM3-R Front View

ORDERING GUIDE: **LSM3** L (LED) SM (SURFACE MOUNT) 3 (SERIES)

□ INDICATES REQUIRED FIELD

□ INDICATES OPTIONAL FIELD



MOUNTING

[SM] Surface Mount
[R] Recessed



MATERIAL

[BR] Brass
[CU] Copper



BODY

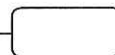
[G] Grooved
[NG] No Grooves



LED COLOR

[27D] 2700K
[30D] 3000K
[40D] 4000K
[AMBD] Amber (XP-E)
(585-595nm)

[D] = Dimmable



FINISH

[NAT] Natural
[BLP] Bronze Living Patina (BR or CU)
[BLP-XD] BLP Extra Dark (BR or CU)
[NI] Nickel PVD (BR)

LSL6-SM CYCLOPS



Surface Mount
BR-BLP
(Actual Size)

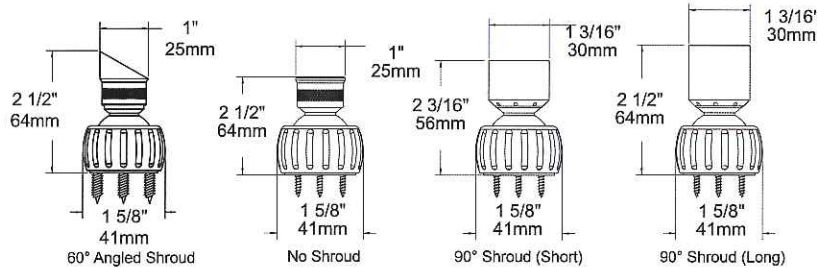
Auroralight's new LSL6 is a Micro-Directional X-Platform IP67 luminaire that features a Thermally Integrated® LED module. The machined ball and socket design incorporates a remarkably small yet capable Cree® powered light engine. The easily replaceable, self-contained ball fits snugly into a precision machined socket for exceptional heat dissipation allowing this tiny luminaire to operate at 3 watts. Offered in 4 unique configurations, a multitude of finishes and 4 interchangeable optics; it is both inconspicuous and versatile.

Features include:

- 3 Watts and Up To 146 Lumens
- Cree XLAMP® High Density (XP-L) LED
- 2700, 3000K or 4500 (CRI 80 typ.)
- Thermally Integrated® LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- Solid Copper and Brass Construction
- Patent Pending

Powered by
CREE
LEDs

12V



ALTERNATE CONFIGURATIONS AVAILABLE



ORDERING GUIDE: **LSL6-SM** L (LED) SL (SPOTLIGHT) 6 (SERIES) - SM (SURFACE MOUNT)

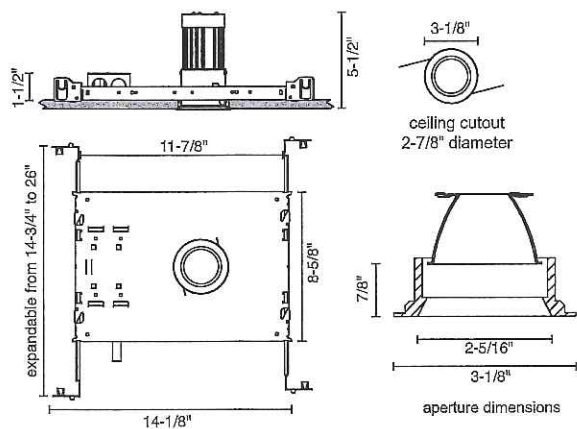
□ INDICATES REQUIRED FIELD □ INDICATES OPTIONAL FIELD

MATERIAL	SHROUD	OPTIC	LED COLOR	FINISH
[BR] Brass	[60] 60° Angled	[N] 15° Narrow	[27D] 2700K	[NAT] Natural
[CU] Copper*	[NS] No Shroud	[M] 25° Medium	[30D] 3000K	[BLP] Bronze Living Patina
	[S90] 90° Short	[W] 40° Wide	[45D] 4500K	[BLP-XD] BLP Extra Dark
	[L90] 90° Long	[EL] Elliptical	[D] = Dimmable	[NI] Nickel PVD

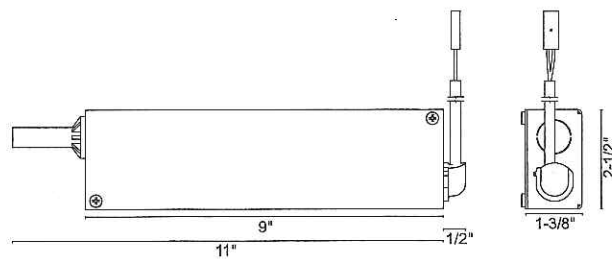
*Shroud, ball and base remains Brass

MOUNTING OPTIONS

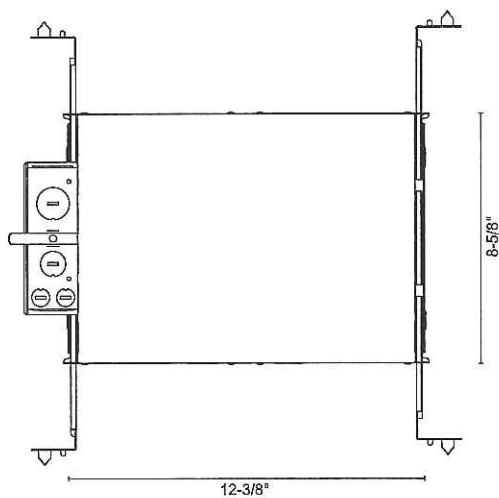
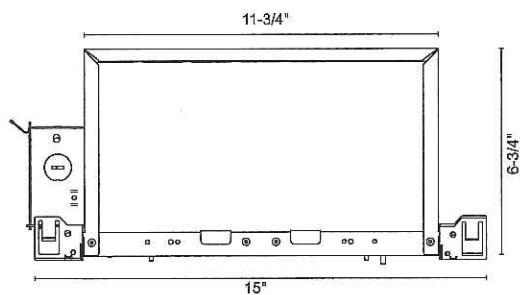
NC - NEW CONSTRUCTION



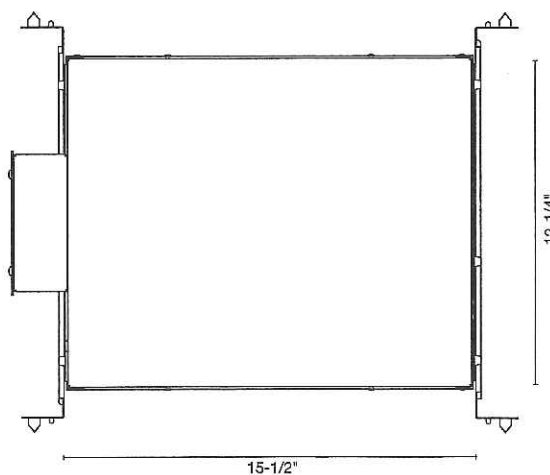
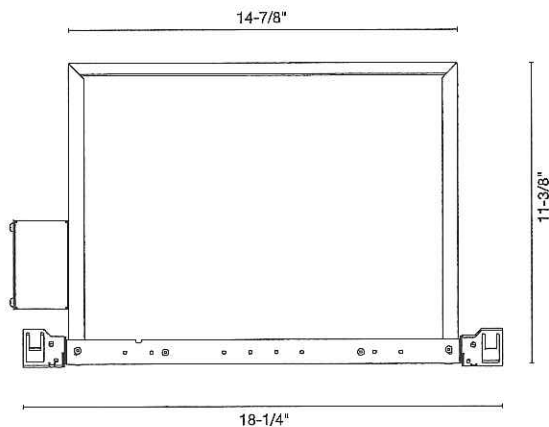
RET - RETROFIT



IC¹ - INSULATION CONTACT HOUSING



CP - CHICAGO PLENUM ICAT - INSULATION CONTACT / AIR TIGHT



JOB NAME

CONTACT

ORDERING CODE

NU2RD

XICATO

eldoLED[®]
your product | our drive

DESCRIPTION

The NU2RD 2" recessed downlight by ALPHABET offers cutting edge LED technology, premium performance, thoughtful construction and pleasing aesthetics. Offered standard with premium dimming using EldoLED 1% flicker free drivers in 120V, 277V, and 347V. A minimalistic look is achieved with an ultrathin 1/16" flange. Color choices of both trim and bezel are offered for a customized look. Several beam angles available.

HOUSING

Small fixture housing and driver box assembly allows for both remodel and new construction applications. The thermally-advanced, anodized heat sink uses 6063 aluminum alloy. A 90-minute constant-power IOTA emergency battery backup is available.

MOUNTING

A simple mounting system allows for quick and secure installation with LED and driver serviceability from below the ceiling. The LED assembly uses two electrocoated spring steel wings that securely grip onto variable ceiling thicknesses ranging from 1/2" to 1-1/4". Integrated bar hangers feature integral toothed nails, T-bar mounting slots with locking holes, tabs for joist positioning, and extendibility from 14-3/4" to 26". Retrofit mounting option allows for installation from below ceiling by use of compact driver box. Ceiling cutout size is 2-7/8" diameter.

LISTINGS

- ETLus Listed to UL1598, cETL Listed to CSA C22.2 #250.0
- Type IC with IC, ICAT, or CP box options
- Suitable for wet locations
- Made in the USA - meets the requirements of the Buy American provision within the ARRA

LED INFO

- SDCM = 1X2 MacAdam Ellipse, Duv +/- 0.001

ORDERING CODE



LM-79

SERIES	624	
TYPE	RD	round downlight
LED	XTM19	XTM19
DELIVERED LUMENS	07LM 10LM 13LM	625 lm 870 lm 1175 lm
CCT	27K B27K ² 30K V30 35K 40K	2700K 2700K beauty 3000K 3000K vibrant 3500K 4000K
CRI	83 98 ¹	83CRI 98CRI
REFLECTOR & LM MULTIPLIER	S35 S45 D40 D50	35° specular with clear lens (0.93) 45° specular with clear lens (1.00) 40° diffused with clear lens (0.86) 50° diffused with clear lens (0.95)
VOLTAGE	120 277	120V 277V See Electrical Options for 347V.
DIMMING	DIM10 ⁴ DIM10Z ⁴ DALI ⁴ DALIZ ⁴ LTE LUT LUTP ELV ³	standard driver with flicker free 0-10V dimming to 1% flicker free 0-10V dimming to 0% flicker free DALI dimming to 1% flicker free DALI dimming to 0% Lutron Hi-lume 2-Wire (Triac) dimming to 1% Lutron Hi-lume EcoSystem dimming to 1%, Soft-on & Fade-to-Black Lutron Hi-lume Premier EcoSystem dimming to 0.1%, Soft-on & Fade-to-Black trailing edge dimming
MOUNTING OPTIONS	NC IC ICAT CP RET	new construction with ceiling fitting plate insulation contact housing insulation contact/airtight housing chicago plenum housing retrofit, no ceiling fitting plate
TRIM & BEZEL COLOR	WH MC BK BZ WT	white matte chrome black bronze wheat
ELECTRICAL OPTIONS	EM7 FOR 347V OPTION	emergency battery backup, 90 minutes at 7 watts to LED order separate "347V to 277V" step down transformer p/n: P70489

ORDERING CODE

Follow the steps to specify your fixture, example:

624 - RD - XTM19 - 13LM - 35K - 98 - S35 - 120 - DIM10 - NC - WH - EM7

XTM19 DELIVERED LM	POWER	
	W (83CRI)	W (98CRI)
625	8	9
870	10	12
1175	15	N/A

Power Factor ≥ 0.9

NOTES

- 1 98 CRI not available for 13LM.
- 2 B27K Beauty Series choose 98 CRI (actual 93).
- 3 Dimmable to 10%
- 4 Driver uses logarithmic dimming curve as standard. For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.
- 5 See page 2 for Driver box sizes.

LED ceiling mounted downlight - wide beam

BEGA

Application

This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical wide beam light distribution.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

Weight: 1.3 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	3.0W
System wattage	4.5W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	337 lumens (3000K)
Lifetime at Ta=25°C	50,000 h (L70)

LED color temperature

- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

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:

Type:

BEGA Product:

Project:

Modified:



LED ceiling mounted downlight - wide beam

	LED	β	A	B	Required wiring box
66975	3.0W	89°	3 3/4	3 1/2	19538

β = Beam angle

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

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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RS Chimney Fan for Gas & Oil Applications

USA

CAN



	Product Information	Chapter 1 + 2
	Mechanical Installation	Chapter 3
	Electrical Installation	Chapter 4
	Start Up and Configuration	Chapter 5
	Maintenance and Troubleshooting	Chapter 6

Job Name: _____

Installer: _____

Installation Date: _____



ENERVEX Inc.
1685 Bluegrass Lakes Pkwy.
Alpharetta, GA 30004

P: 770.587.3238
F: 770.587.4731
T: 800.255.2923
info@chimneyfans.com
www.chimneyfans.com

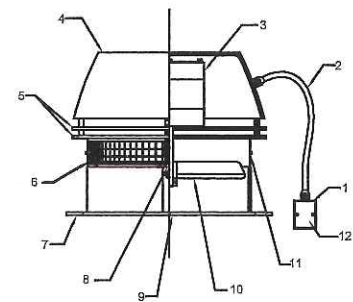
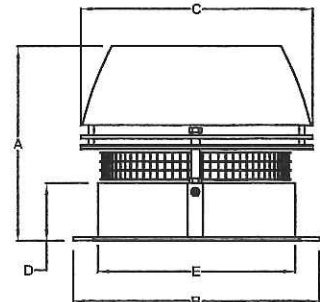
ENERVEX®
VENTING DESIGN SOLUTIONS



2. Specifications

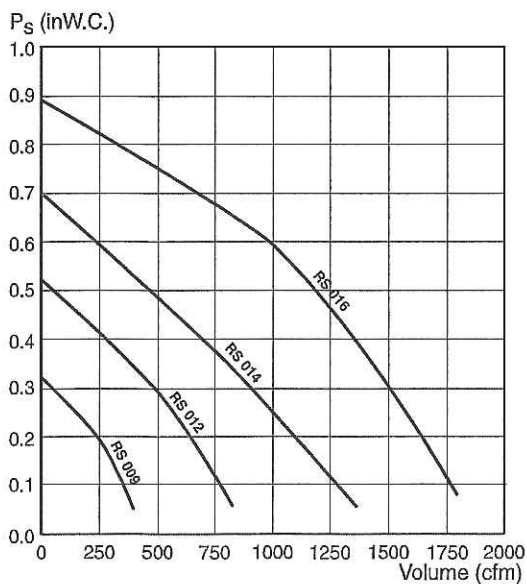
2.1 Dimensions & Capacities

Model		RS 009	RS 012	RS 014	RS 016	
Discharge		Horizontal				
Fan Type		Axial Vane				
Motor Type		Totally enclosed, Variable speed, Class H				
Voltage	V AC	1x120				
RPM		1600				
CFM	0.0 Ps	450	950	1400	1950	
Amperage	Amps	0.5	1.2	1.4	3.9	
Motor Output	HP	1/30	1/10	1/7	1/3	
	kW	0.025	0.08	0.1	0.25	
Weight	lbs	29	37	47	61	
	kg	13	17	21	28	
Dimensions	A	in	10.2	11.5	13.1	16.0
		mm	259	292	334	407
	B x B	in	11.7	14.3	16.6	18.8
		mm	296	364	422	478
	C	in	10.8	13.5	15.5	17.4
		mm	275	344	395	441
	D	in	3.0	3.3	3.9	3.9
		mm	75	85	100	100
	E	in	9.4	11.6	13.5	15.4
		mm	238	294	342	391
	Temperature	Interm.	575°F/300°C			
	Rating	Cont.	482°F/250°C			



- 1 Junction Box
- 2 Conduit/cord
- 3 Motor
- 4 Motor Housing
- 5 Cooling Plates
- 6 Bird Screen
- 7 Base Plate
- 8 Locking Nut
- 9 Inlet
- 10 Axial Vane
- 11 Hinges
- 12 Capacitor (inside junction box)

Capacity



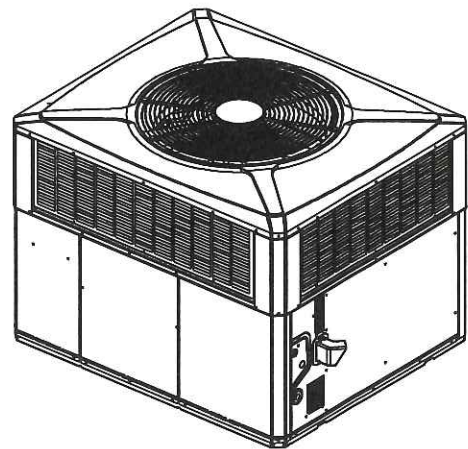
Sound Data

Model	Lw dB (measured in accordance with ISO 3744)							Lp dB(A)
	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz	8000Hz	
RS 009	54	50	47	43	38	31	25	21
RS 012	64	60	55	52	48	42	34	30
RS 014	75	69	65	62	57	51	44	41
RS 016	81	76	72	69	64	58	52	47

Submittal

Single Packaged Convertible Gas/Electric 14 SEER

4YCC4060A1090A
4YCC4060A1115A



TAG: _____

⚠ SAFETY WARNING

Only qualified personnel should install and service the equipment. The installation, starting up, and servicing of heating, ventilating, and air-conditioning equipment can be hazardous and requires specific knowledge and training. Improperly installed, adjusted or altered equipment by an unqualified person could result in death or serious injury. When working on the equipment, observe all precautions in the literature and on the tags, stickers, and labels that are attached to the equipment.

Outline Drawings

Figure 1. 4YCC4042-4060

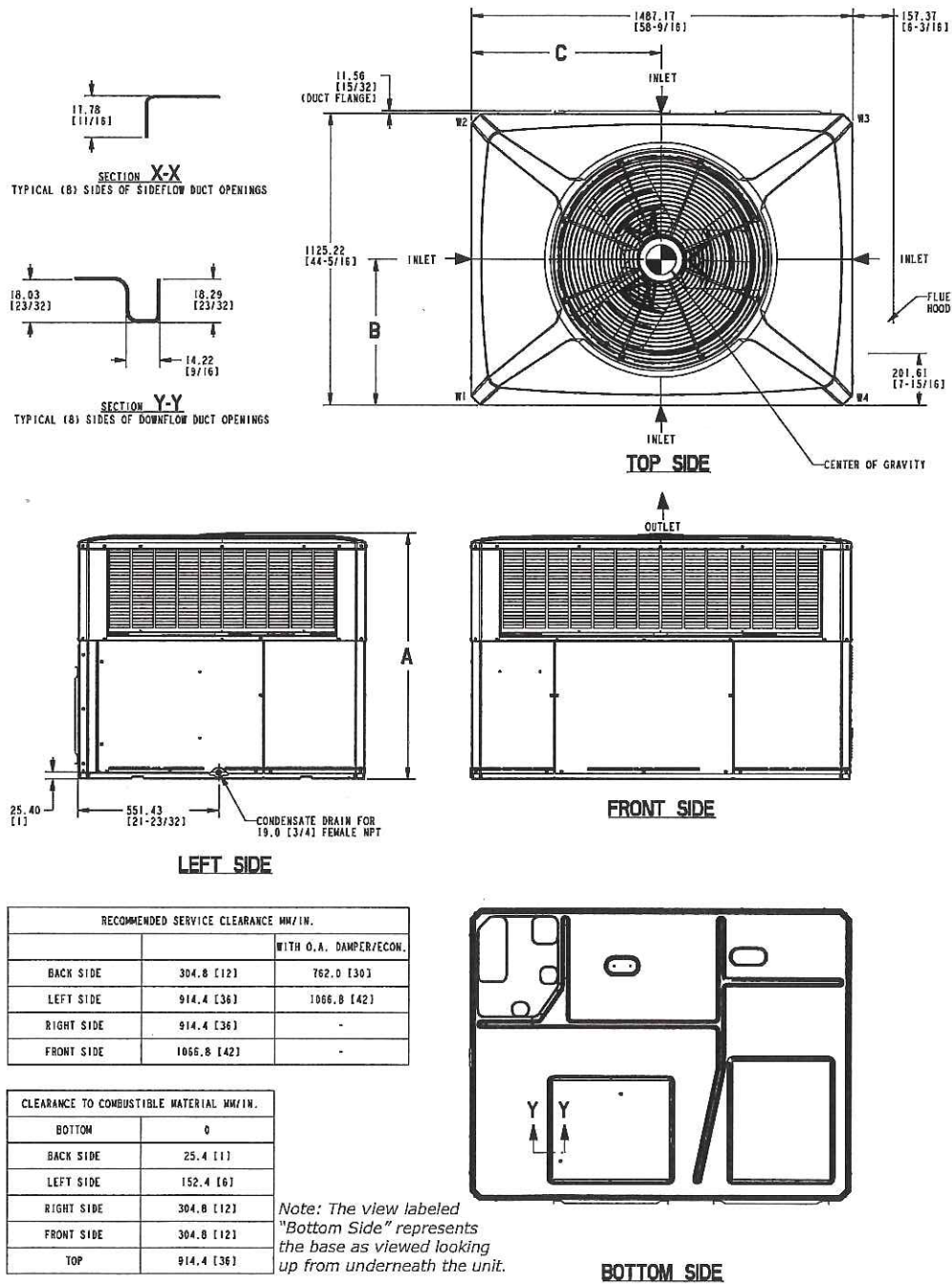
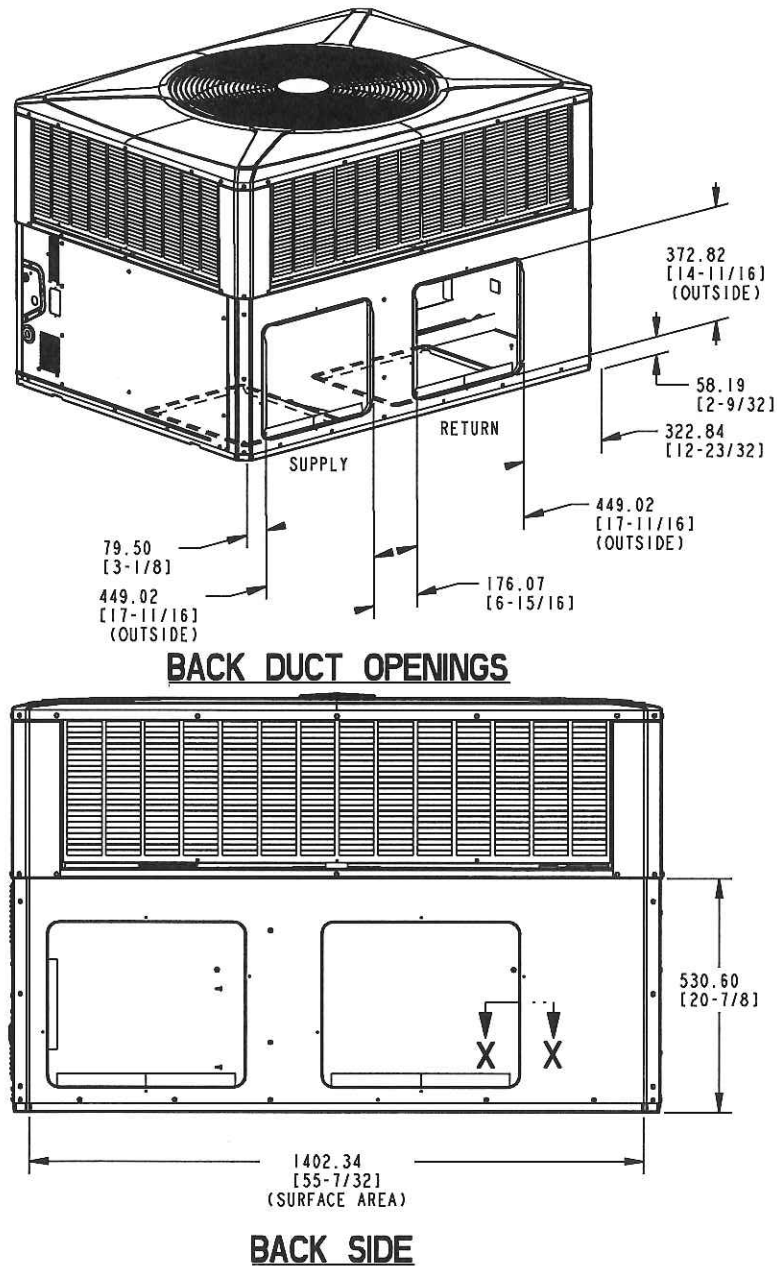
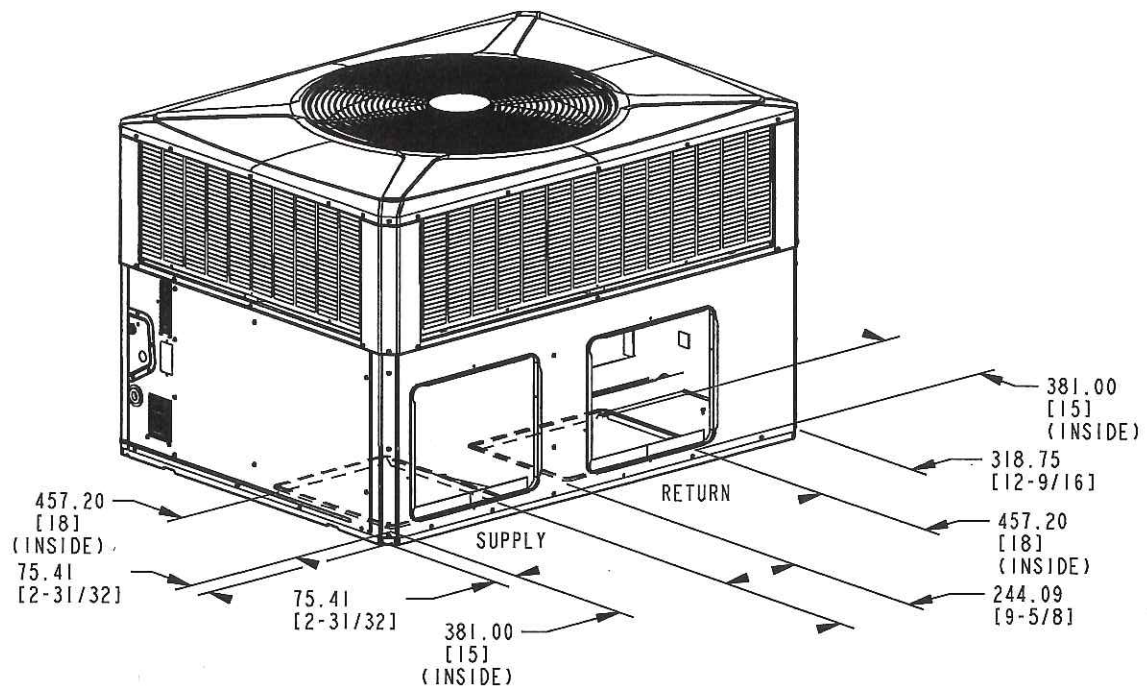


Figure 2. 4YCC4042-4060

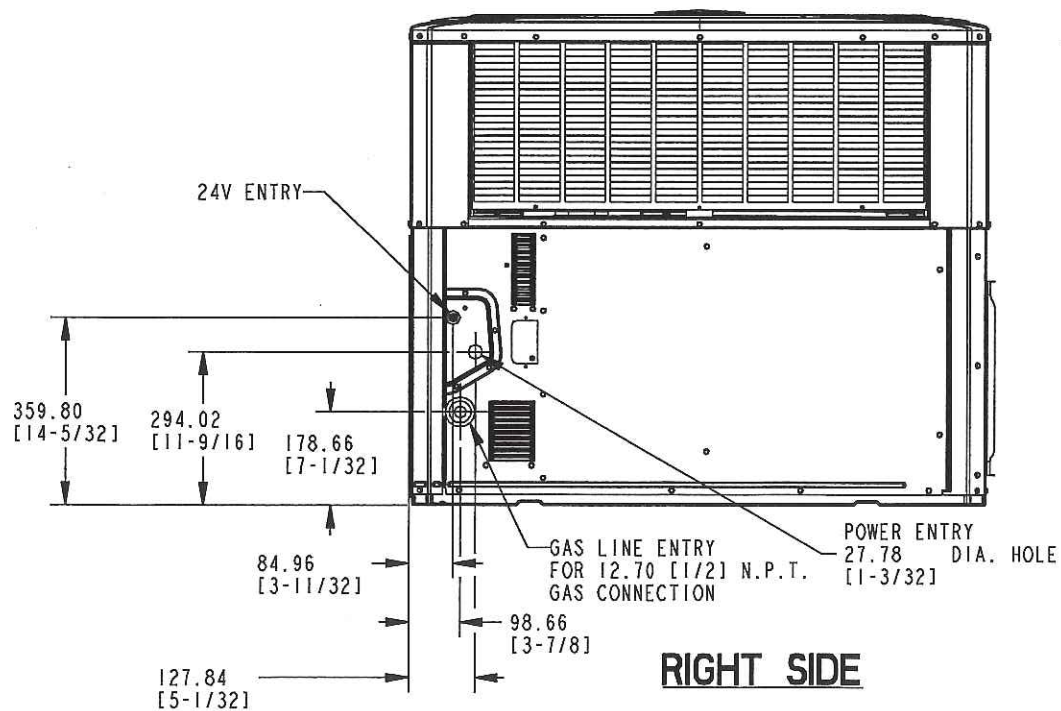


Model	Height mm/in	Approx. Corner Weight - kg / lbs				Shipping Weight kg/lbs	Total Unit Weight kg/lbs	Center of Gravity mm/in	
	A	W1	W2	W3	W4			B	C
4YCC4042 (060)	898.53 [35-3/8]	71.2 [157]	46.6 [103]	34.6 [76]	53.1 [117]	252.2 [555]	202.0 [452]	470.0 [18.5]	731.0 [28.8]
4YCC4042 (090)	898.53 [35-3/8]	71.8 [158]	47.2 [104]	35.2 [78]	53.6 [118]	254.5 [561]	207.3 [457]	470.0 [18.5]	731.0 [28.8]
4YCC4048 (070)	1000.13 [39-3/8]	71.4 [157]	44.6 [98]	33.2 [73]	53.9 [119]	250.3 [552]	202.1 [448]	433.0 [17.0]	743.3 [29.3]
4YCC4048 (090)	1000.13 [39-3/8]	72.0 [159]	45.0 [99]	33.8 [75]	54.4 [120]	252.6 [557]	205.4 [453]	433.0 [17.0]	743.3 [29.3]
4YCC4060 (090)	1000.13 [39-3/8]	77.1 [170]	45.8 [101]	34.4 [76]	58.3 [128]	263.1 [580]	215.9 [476]	433.0 [17.0]	743.3 [29.3]
4YCC4060 (115)	1000.13 [39-3/8]	78.0 [172]	46.3 [102]	34.9 [77]	59.0 [130]	265.8 [586]	218.6 [482]	414.0 [16.3]	635.0 [25.0]

Figure 3. 4YCC4042-4060



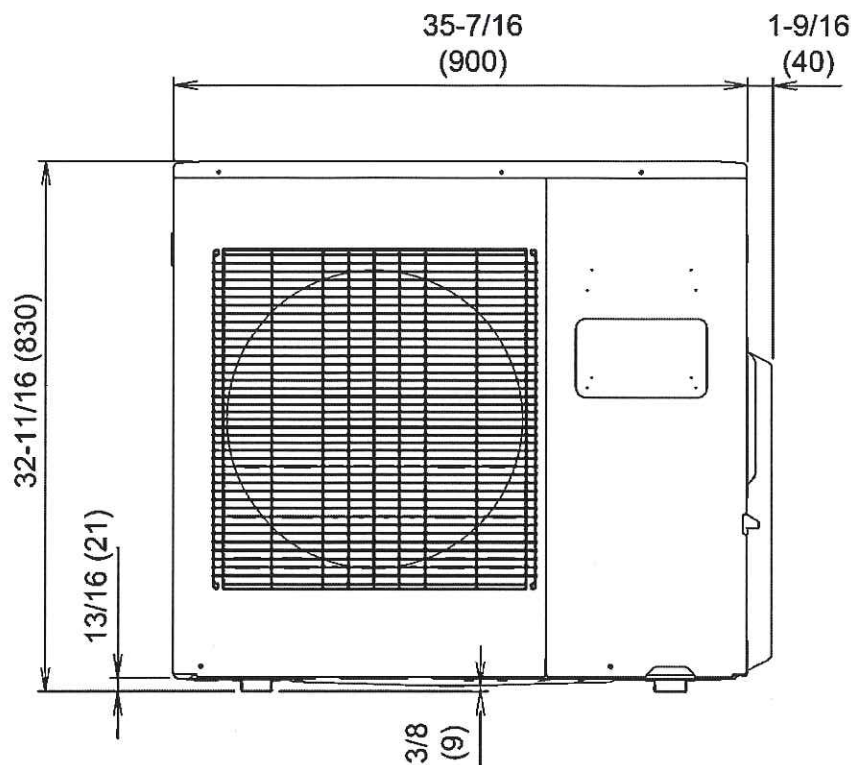
BOTTOM DUCT OPENINGS



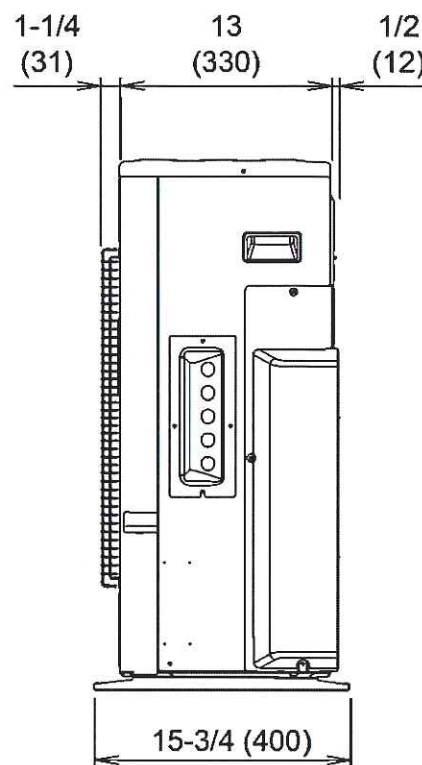
RIGHT SIDE

Dimensions: 24RLXFZH

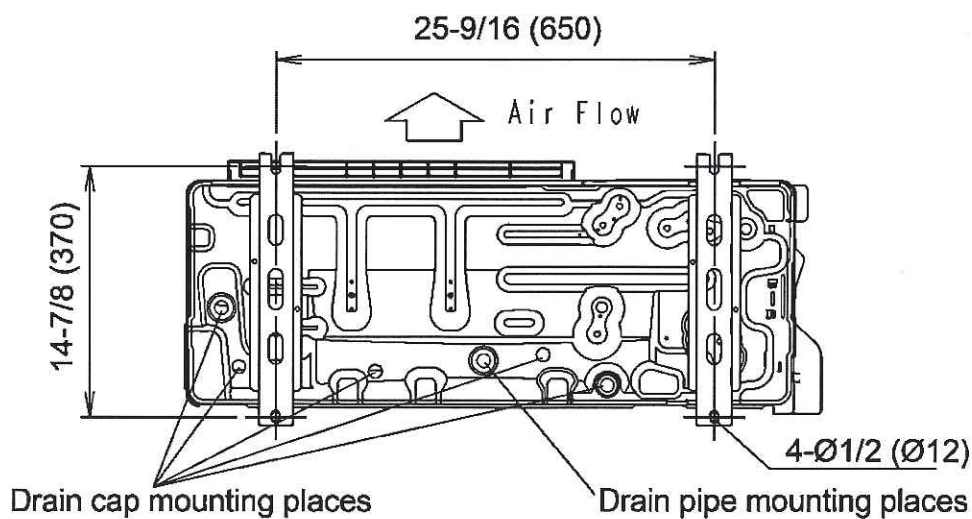
[Unit: in. (mm)]



Front view



Side view



Bottom view

Submittal Data:24RLXFZH Inverter Driven Heat Pump

24,000 BTU Multi-Zone System

Job Name: _____

Date: _____

Location: _____

Approval: _____

Engineer: _____

Construction: _____

Submitted to: _____

Unit #: _____

Submitted by: _____

Drawing #: _____

Reference: _____

General Features

- Wired or wireless remote
- Apple catechin filter
- Ion deodorizing filter
- Auto louver: up/down
- Auto louver: 4-way
- Low ambient cooling
- Cold prevention
- Blue fin coating
- Standard Warranty: 5 years parts, 7 years compressor. Applies to systems purchased before June 1st 2015*
- Extended Warranty: 10 years parts, 10 years compressor. Systems that have been installed on or after June 1st 2015 by licensed contractors and the online Product Registration has been submitted.**
- Elite Contractor Extended Warranty: 12 years parts, 12 years compressor. Systems that have been installed on or after June 1st 2015 by contractors who have met requirements and have been approved for elite contractor status plus, the online Product Registration has been submitted.***

Model Information

Condenser..... AOU24RLXFZH
Evaporator..... (ASU) / (ARU) / (AGU) / (AUU) 7,9,12RLF(1)
Connectable indoor units..... 2 - 3

Total capacity range..... 14,000 – 27,000 Btu/h

Electrical..... 208/230V AC 1ph-60Hz

Available Voltage Range..... 208/230 +/- 10%

Minimum Circuit Ampacity..... 25.1 A

Max Fuse Size..... 30 A

Max Starting Current..... 8.3 A

Input Power

Cooling..... (non-duct) 1.65 kW / (ducted) 1.81 kW / (mix) 1.74 kW

Heating..... (non-duct) 1.81 kW / (ducted) 1.89 kW / (mix) 1.85 kW

Current

Cooling..... (non-duct) 7.2 A / (ducted) 7.9 A / (mix) 7.6 A

Heating..... (non-duct) 7.9 A / (ducted) 8.3 A / (mix) 8.1 A

Capacity

Nominal Cooling..... 22,000 Btu/h

Min-Max Cooling..... 6,100 – 27,000 Btu/h

Nominal Heating..... 25,000 Btu/h

Min-Max Heating..... 6,800 – 29,800 Btu/h

Compressor..... Rotary (inv x1)

Motor Output..... 2,100 W

Refrigerant..... R410a

Charge..... 4 lbs. 14 oz

Oil..... RB68

Fan Motor

(Condenser) Type: DC Propeller x1

(Condenser) Motor Output..... 100 W

(Evaporator) Type: DC..... (wall-mount) Cross flow

(compact cassette) Turbo

(ducted) Sirocco x2 (18 k x3)

(floor) Cross flow x2

(Evaporator) Motor Output..... (wall) 30W-42W (compact cassette) 54W (ducted) 80-81W

(floor) 16W

Heat Exchanger

Dimensions

(H x W x D) in. (mm)..... 31-7/16 x 35-7/16 x 1-7/16 (798x900x36.38)

Fin Pitch..... 20 FPI

Rows x Stages..... 2 x 38

Pipe Type (Material)..... Copper

Fin Type (Material)..... Aluminum (Blue fin)

Operation Temperature Range

Cooling..... 14°F - 115°F (-10°C - 46°C)

Heating..... -15°F - 75°F (-26°C - 24°C)

Efficiency

SEER^{^^}..... (wall-mount) 20 (duct) 18 (mix) 19

EER (cooling)..... (wall-mount) 13.3 Btu/W (duct) 12.1 Btu/W (mix) 12.7 Btu/W

COP (heating)..... (wall-mount) 4.04 W/W (duct) 3.87 W/W (mix) 3.96 W/W

HSPF (heating)..... (wall-mount) 10.3 (duct) 9 (mix) 9.7

Enclosure (Condenser)

Material..... Painted galvanized steel

Color..... Beige (10 YR 7.5/1.0 NN)

Sound Pressure Level

Condenser..... 52 dB(A)

Dimensions

H x W x D

Condenser

Net in. (mm)..... 32-11/16 x 35-7/16 x 13 (830x900x330)

Gross in. (mm)..... 38-3/16 x 41-5/16 x 17-1/2 (970x1,050x445)

Connection Pipe

Liquid..... 1/4" x3

Gas..... 3/8" x2 + 1/2" x1

Method (Liquid/Gas)..... Brazing

Max Length (Pre-charge)..... 229ft. (70m) / (98 ft. {30m})

Max Height Difference..... 49 ft. (15m)

Weight

Condenser..... 146 lbs. (66 kg)

Evaporators..... (wall-mount) 19 lbs. - 31 lbs.

(compact cassette) 33 lbs.

(ducted) 37 lbs. - 49 lbs.

(floor) 31 lbs.

Accessories

Wired Remote Controller..... UTY-RVNUM

Wired Remote Controller..... UTY-RNNUM

Simple Remote Controller..... UTY-RSNUM

Intertek®ETL Number

AOU24RLXFZH..... 91987

*Reference brochure for approved combinations. ^^Test conditions are based on AHRI 210/240.

Note: Specifications are based on the following conditions: Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/73°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/59°F (15°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 24ft. 7in. (7.5m). Height difference: 0ft. (0m) (Outdoor unit – indoor unit) (**Standard warranty***10 year warranty***12 year warranty)

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RS Chimney Fan for Gas & Oil Applications

USA

CAN



	Product Information	Chapter 1 + 2
	Mechanical Installation	Chapter 3
	Electrical Installation	Chapter 4
	Start Up and Configuration	Chapter 5
	Maintenance and Troubleshooting	Chapter 6

Job Name: _____

Installer: _____

Installation Date: _____



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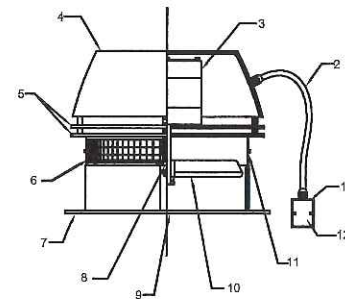
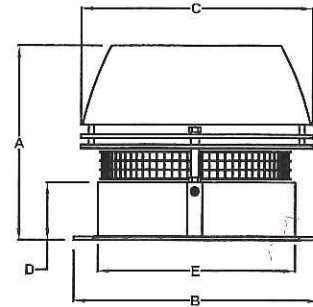
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VENTING DESIGN SOLUTIONS



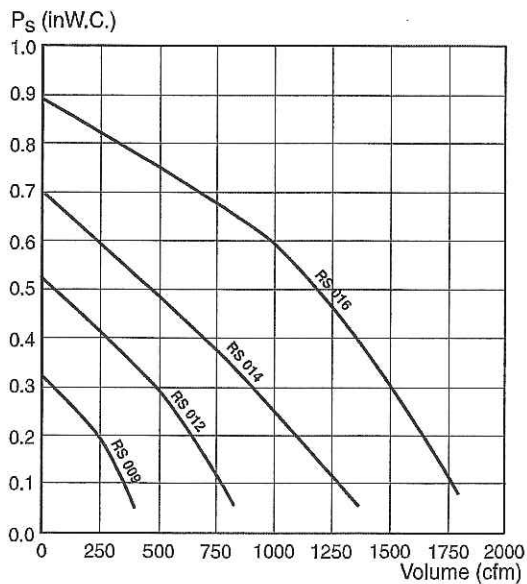
2. Specifications

2.1 Dimensions & Capacities

Model		RS 009	RS 012	RS 014	RS 016	
Discharge		Horizontal				
Fan Type		Axial Vane				
Motor Type		Totally enclosed, Variable speed, Class H				
Voltage	V AC	1x120				
RPM		1600				
CFM	0.0 Ps	450	950	1400	1950	
Amperage	Amps	0.5	1.2	1.4	3.9	
Motor Output	HP	1/30	1/10	1/7	1/3	
	kW	0.025	0.08	0.1	0.25	
Weight	lbs	29	37	47	61	
	kg	13	17	21	28	
Dimensions	A	in	10.2	11.5	13.1	16.0
		mm	259	292	334	407
	B x B	in	11.7	14.3	16.6	18.8
		mm	296	364	422	478
	C	in	10.8	13.5	15.5	17.4
		mm	275	344	395	441
	D	in	3.0	3.3	3.9	3.9
		mm	75	85	100	100
	E	in	9.4	11.6	13.5	15.4
		mm	238	294	342	391
	Temperature	Interm.	575°F/300°C			
	Rating	Cont.	482°F/250°C			



Capacity



- 1 Junction Box
- 2 Conduit/cord
- 3 Motor
- 4 Motor Housing
- 5 Cooling Plates
- 6 Bird Screen
- 7 Base Plate
- 8 Locking Nut
- 9 Inlet
- 10 Axial Vane
- 11 Hinges
- 12 Capacitor (inside junction box)

Sound Data

Model	Lw dB (measured in accordance with ISO 3744)							Lp dB(A)
	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz	8000Hz	
RS 009	54	50	47	43	38	31	25	21
RS 012	64	60	55	52	48	42	34	30
RS 014	75	69	65	62	57	51	44	41
RS 016	81	76	72	69	64	58	52	47

ATT. 6

EXCERPTS FROM
ORIGINAL PROPOSAL







