

# CITY OF PORTLAND, MAINE

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## 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 Wednesday, March 20, 2019, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 6, 2019**
  - i. Certificate of Appropriateness for New Construction; 5 India Street; Essex North, LLC., Applicant. The Board voted 5-0 (Jacob and Sheridan absent) to approve the application, subject to conditions.
3. **COMMUNICATION AND REPORTS**
4. **PUBLIC HEARING - 5:00 P.M.**
  - i. Certificate of Appropriateness for Exterior Alterations; Building Additions and Site Alterations; 59 Carleton Street; Ronald McDonald House, Applicant.
  - ii. Certificate of Appropriateness for Proposed Revisions to Previously-Approved Plans for Exterior Alterations and Building Addition; 84 Commercial Street; 84 Commercial Street, LLC., Applicant.
- BREAK FOR DINNER - MEETING RESUMES AT 7:00 P.M.**
5. **PUBLIC HEARING, CONTINUED.**
  - i. Certificate of Appropriateness for Proposed Residential Addition; 95 India Street; Stephen Sunenblick, Applicant.
6. **WORKSHOP**
  - i. Status Report on Current and Upcoming Initiatives
7. **CONSENT AGENDA**

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

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**PUBLIC HEARING  
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:** March 14, 2019  
**RE:** March 20, 2019 **PUBLIC HEARING**

**Application for:** Certificate of Appropriateness for Residential Building 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, is requesting final review and approval of a proposal for a 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 workshop session on March 6<sup>th</sup>.

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.

Preliminary plans for the project were presented last August by Lita Semrau of Port City Architecture. Following the workshop, the project was put on hold for several months. 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.)

Attached for the Board’s reference are excerpts from Mr. Turk’s March 6 submission (see ATTACHMENT –), including a general project description. While some design elements of the March 6 proposal have been revised since this project description was written, staff has included it because it describes proposed exterior materials, door and window specifications, lighting, etc.

In addition to revised elevations and renderings, Mr. Turk has provided a brief written summary of concerns expressed by Board members at the March 6 workshop and a list of modifications made in response to those concerns—see ATTACHMENT 2.

### **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 project summary included in the March 6 submission (ATTACHMENT --) for a description of proposed exterior materials, window/door choices currently under consideration, etc.

### **Summary of Board Comments at March 6 Workshop**

At the workshop, Board members responded favorably to much of the proposed design scheme. They noted that a number of the initial concerns expressed at the August workshop had been addressed, especially with respect to the proposed rooftop deck. As revised, the deck was set back 8 feet from the roof edge and was surrounded by a solid half-wall with a short railing above. This was found to "ground" the deck and make it appear more integrated, rather than a distracting add-on. With regard to the revised proposal's addition of a first-floor deck at the addition's southeast corner, there appeared to be little opposition, as it would likely have very limited visibility from the street.

The question of exterior lighting was discussed in some detail, driven by a general concern that the lighting be appropriately subdued. Following Mr. Turk's description of the fixtures and proposed placement, it appeared that Board members were relatively comfortable with proposed approach.

Under the new scheme, the fenestration on the main block of the addition had changed substantially. As opposed to tall, vertical windows that extended two stories, the revised proposal clearly expressed the two floor levels, and the window openings were more horizontal in proportion. Board members expressed support for the revised scheme and did not feel that the window proportions needed to follow those of the historic structures on India Street, given the addition's mid-block location and distinct architectural expression.

The tower remained the one unresolved design issue for Board members. As proposed, Board members found it unduly attention-calling and distracting, especially for a structure located within the interior of the block. As one member put it, "I want to be able to glance at this building and then dismiss it". The Board discussed a number of potential design revisions that might make the tower element more recessive, including changing the color of the siding to match that of the main addition, modifying the roofline, extending the panel treatment of the main addition to include the tower and/or revising the fenestration. While the discussion was not conclusive in terms of specific recommended modifications, Mr. Turk was encouraged to explore a number of measures to reduce the tower's visual impact.

## **Revised Proposal**

In his cover letter, Mr. Turk identifies the specific changes made to the previous proposal. Note that the only the tower element has been modified since the March 6th workshop.

## **Staff Comments**

In staff's view, the latest design modifications, taken collectively, satisfactorily address the concerns expressed at the last workshop. The previous design strategy of distinguishing the tower as a related-but-distinct element contributed to the tower's undue visual impact. By integrating the tower with the design vocabulary of the main block, the entire addition now reads "of a piece" and settles into its role as a background building. The residential addition also relates successfully to the design vocabulary of the existing Cloudport building.

Note that the submission includes two tonal options for the fiber-cement panels. Material samples will be brought to the meeting for the Board's 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*

#### **Motion for the Board's Consideration**

On the basis of plans and specifications submitted by the applicant for the March 20, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed building addition at 95 India Street **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

## Attachments

1. Aerial view of project site
2. Cover letter describing design revisions
3. Renderings
4. Plans, elevations and details
5. Specifications
6. Excerpts from 3/6 proposal



## PROJECT SITE



**PRELIMINARY  
FOR DESIGN  
DEVELOPMENT  
PURPOSE ONLY**

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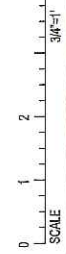
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**SUNENBLICK  
RESIDENCE  
PORTLAND, MAINE**

**SINGLE STORY  
LOFT**

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

Scale AS NOTED





**95 India Street  
Historic Preservation Board Meeting  
20 March 2019**

Dear Deb and Board Members,

Thank you for getting this project back to the Board quickly. The following description lists changes made based on my interpretation of Board comment from our Workshop on March 6.

**Board Comment:**

- Attempt to reduce visual impact of the Stair Tower.
- Simplify the Stair Tower roof form.
- Unify the design of the Stair Tower with the Main Block of the Building.
- Relate the windows of the Stair Tower more directly with the Main Block.
- Look at a single-color scheme for all facades.

**Summary of Changes:**

- The roof line of the Stair Tower has been flattened.
- The cornice line of the Main Block now flows into the Stair Tower.
- The reveal joint pattern of the Main Block is now carried into the Stair Tower.
- The reveal joint pattern at the Stair Tower overrun breaks from the lower pattern.
- The heights of the windows in the Stair Tower now match the Main Block.
- The muntin pattern of the Stair Tower windows more closely relate to the Main Block.
- The façade is shown as uniform in both a lighter and a darker version.



ATT. 3  
RENDERINGS





















DARKER GRAY  
OPTION





ATT. 4  
ELEVATIONS, PLANS  
DETAILS

PORT CITY  
ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000

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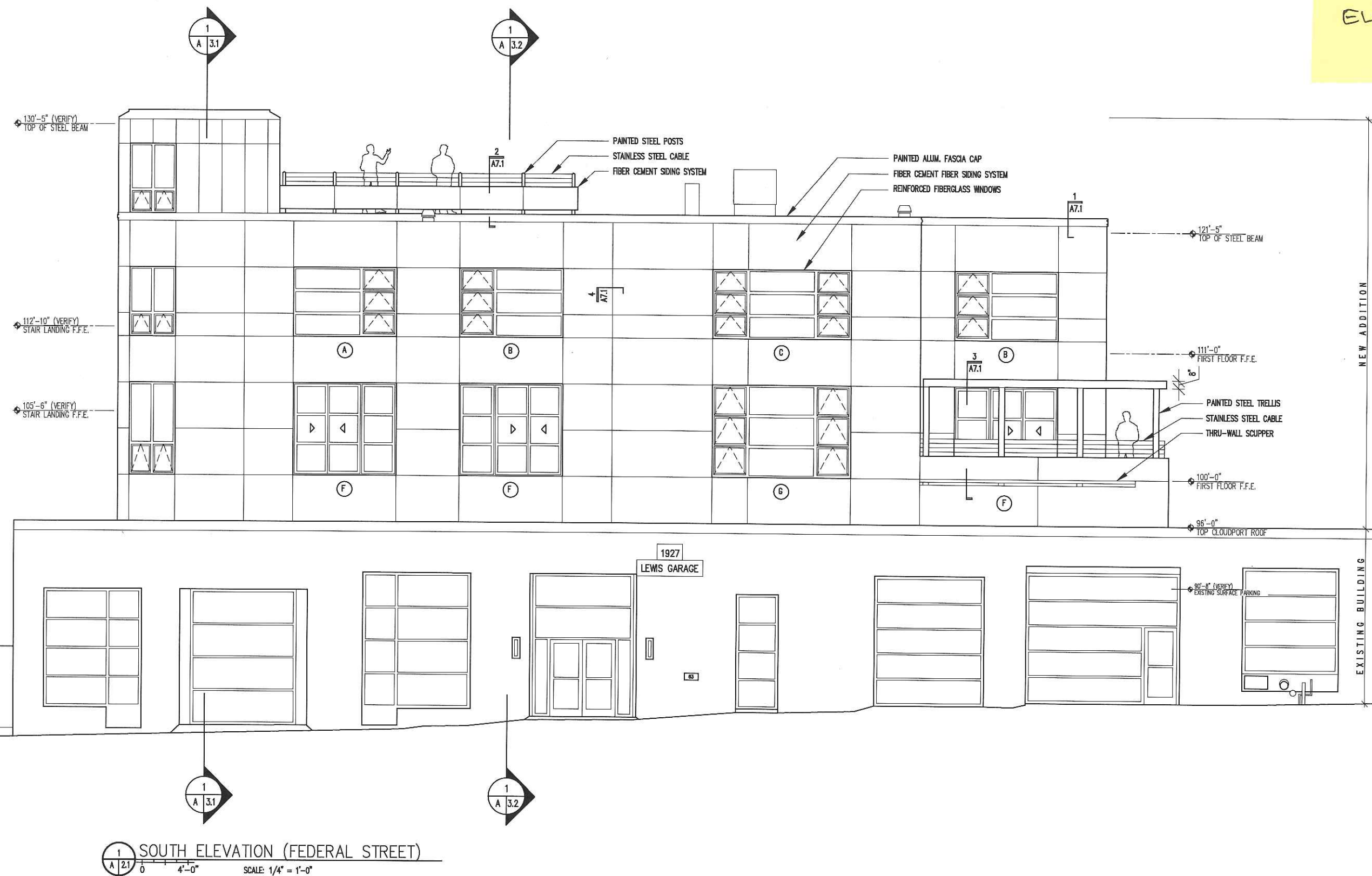
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Checked by LAS

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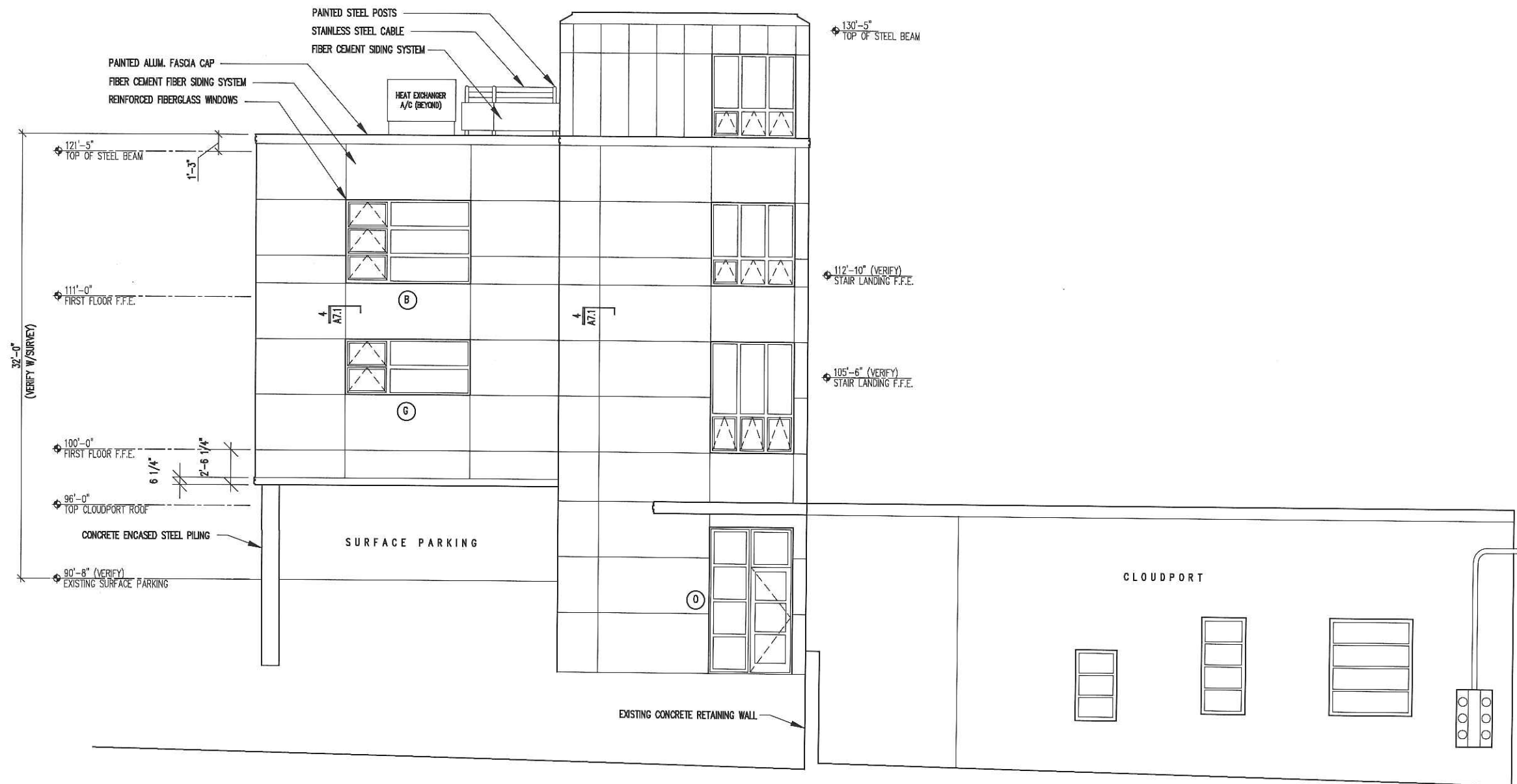
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65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000



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

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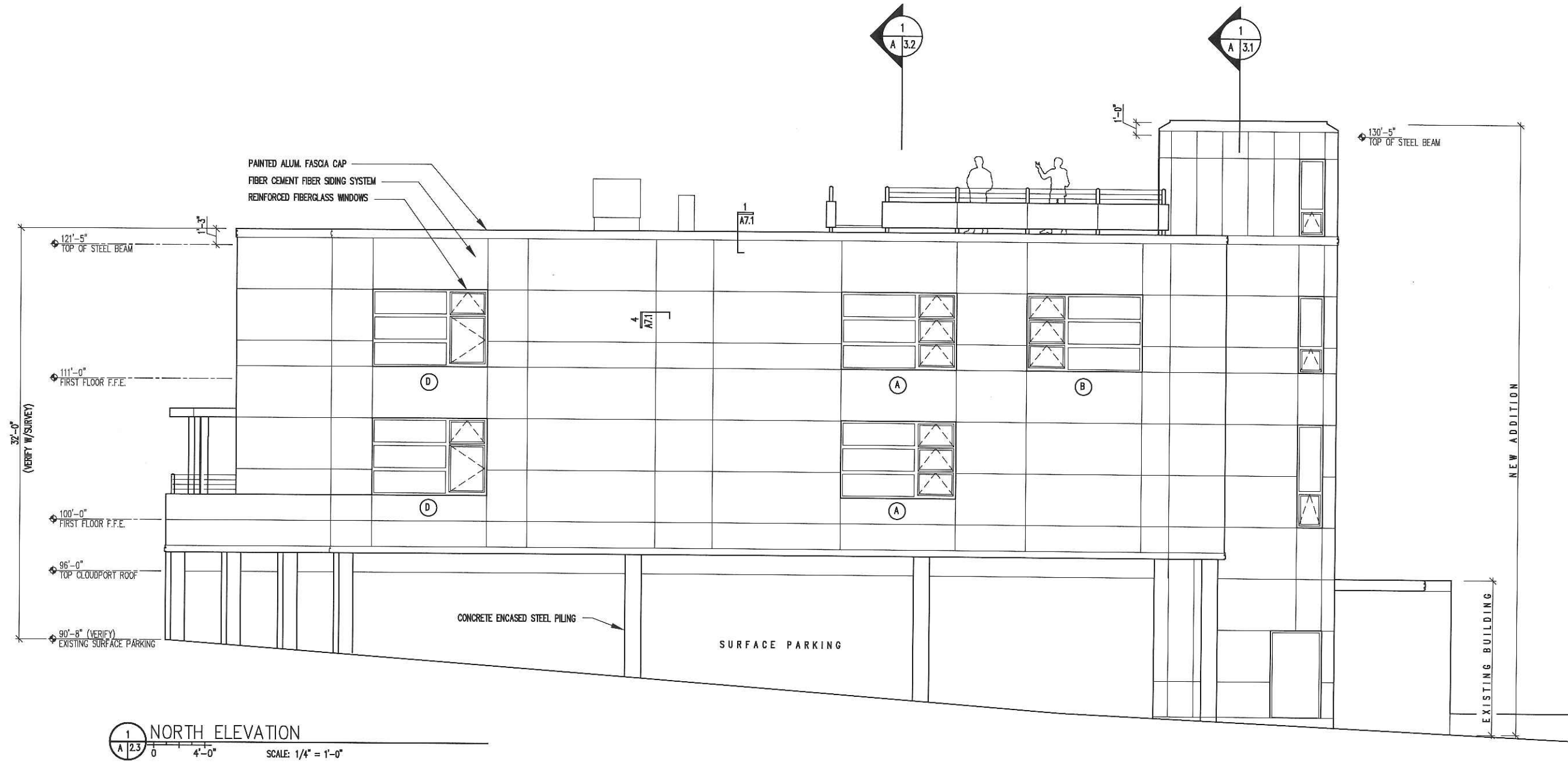
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**SUNENBLICK  
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**PORTLAND, ME**

**PROPOSED  
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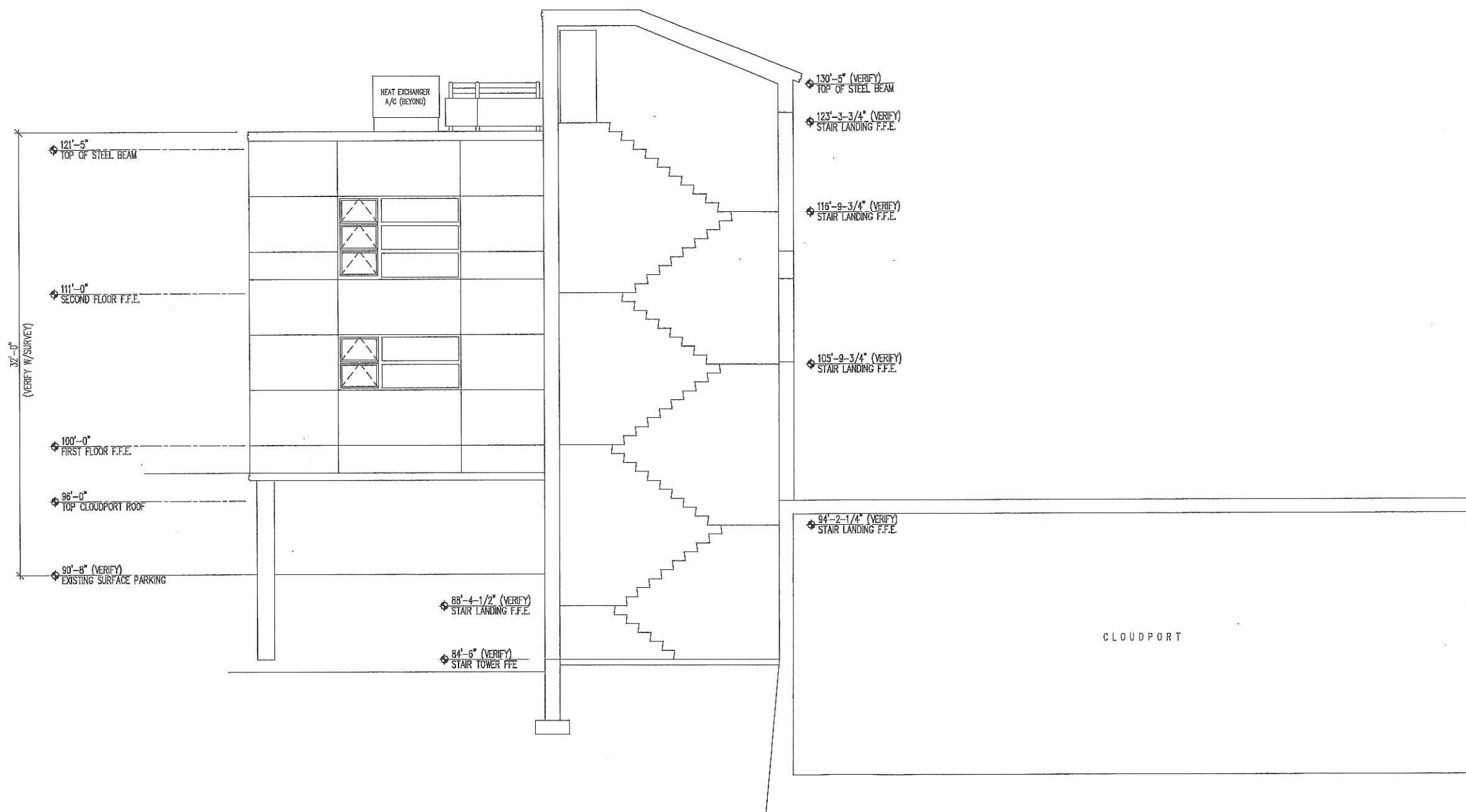
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3/20





65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000



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

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PORTLAND, ME

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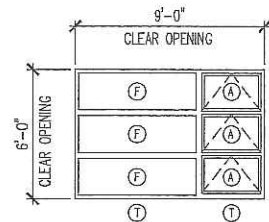
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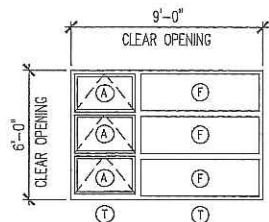


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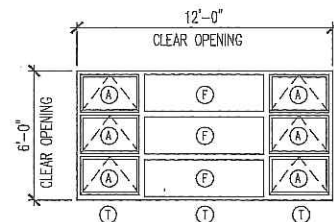
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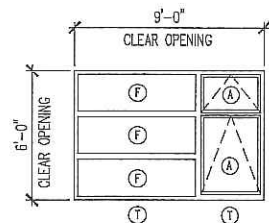
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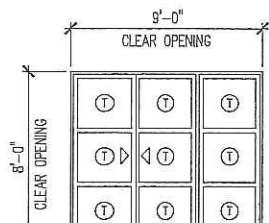
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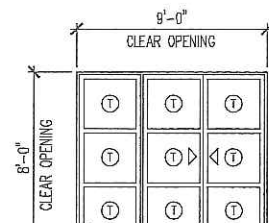
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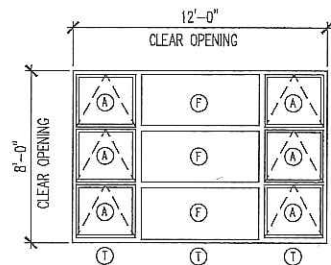
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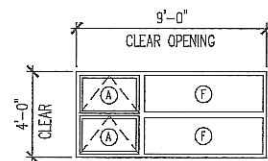
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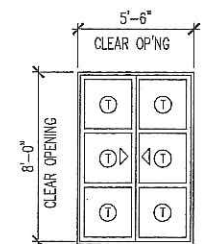
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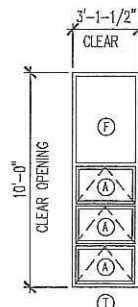
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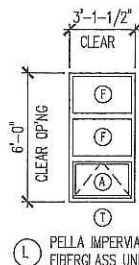
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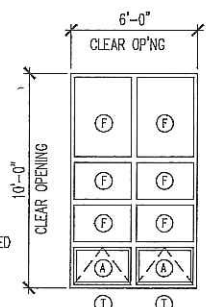
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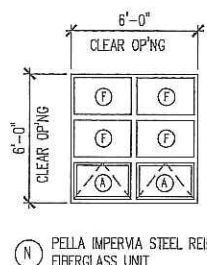
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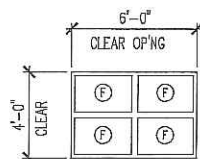
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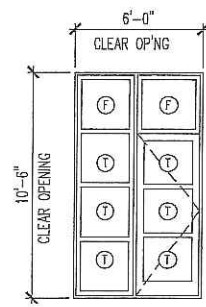
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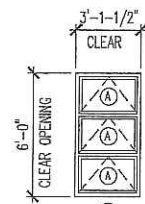
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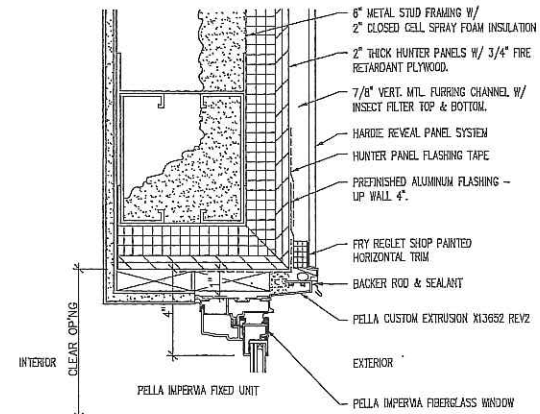
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Q PELLA IMPERVIA STEEL REINFORCED FIBERGLASS UNIT

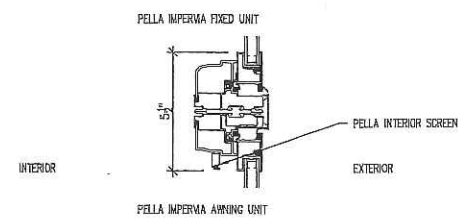
## KEY NOTES

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- F FIXED UNIT
- S OPERABLE SLIDER
- T TEMPERED INSULATING GLASS



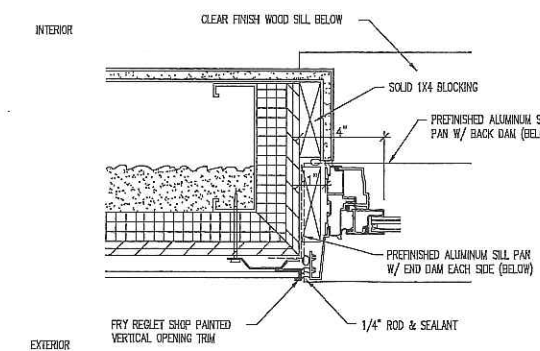
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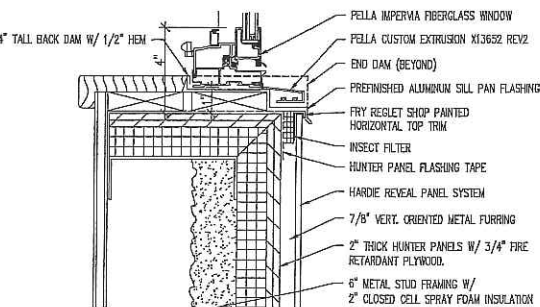
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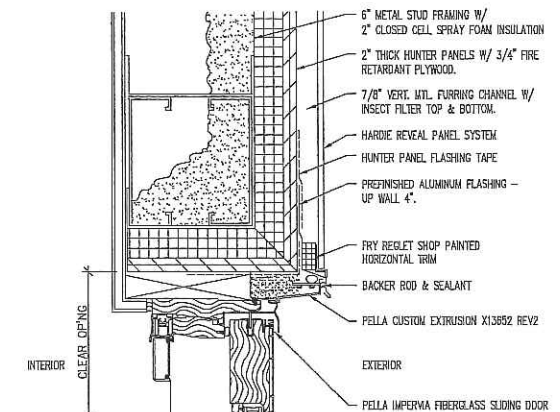
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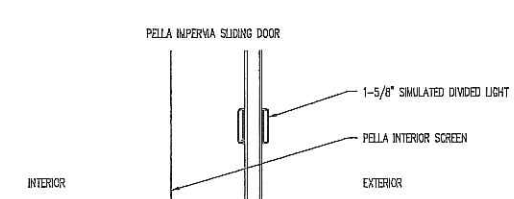
4 WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



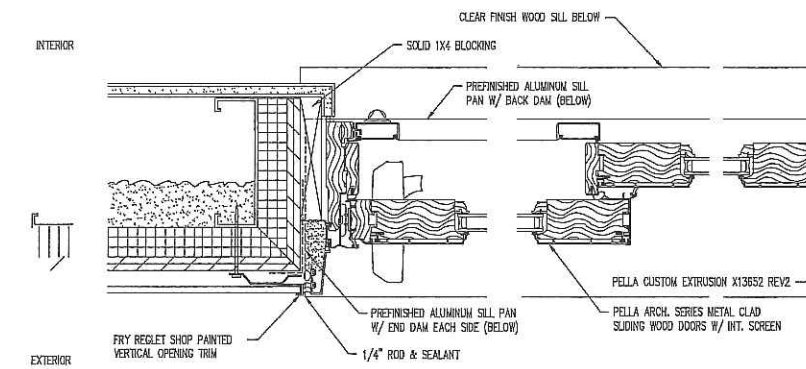
5 SLIDING DOOR HEAD DETAIL

SCALE: 3" = 1'-0"



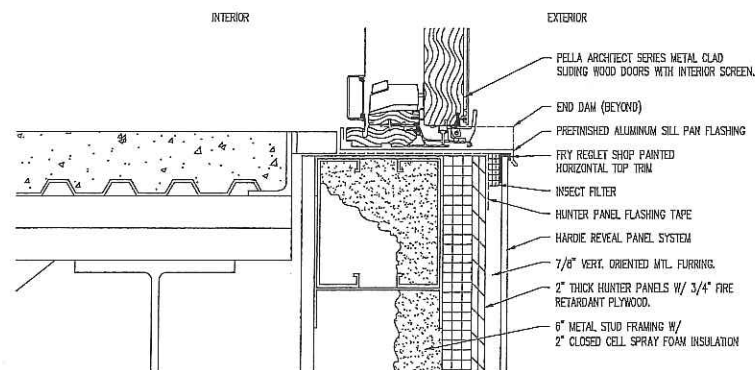
6 SLIDING DOOR DIVIDED LIGHT DETAIL

SCALE: 3" = 1'-0"



7 SLIDING DOOR PLAN DETAIL

SCALE: 3" = 1'-0"



8 SLIDING DOOR SILL DETAIL

SCALE: 3" = 1'-0"



PORT CITY  
ARCHITECTURE  
65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000

NOT FOR  
CONSTRUCTION

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HISTORIC  
PRESERVATION

SUNENBLICK  
RESIDENCE  
PORTLAND, ME

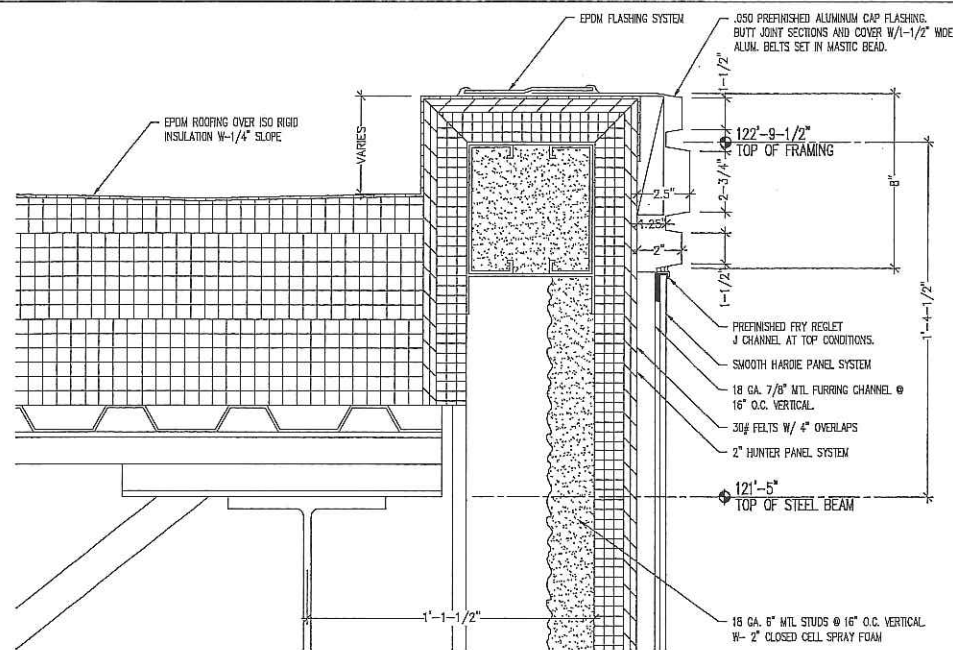
PROPOSED  
PLAN

Project Number 17006  
Date 02/20/19  
Drawn by JT  
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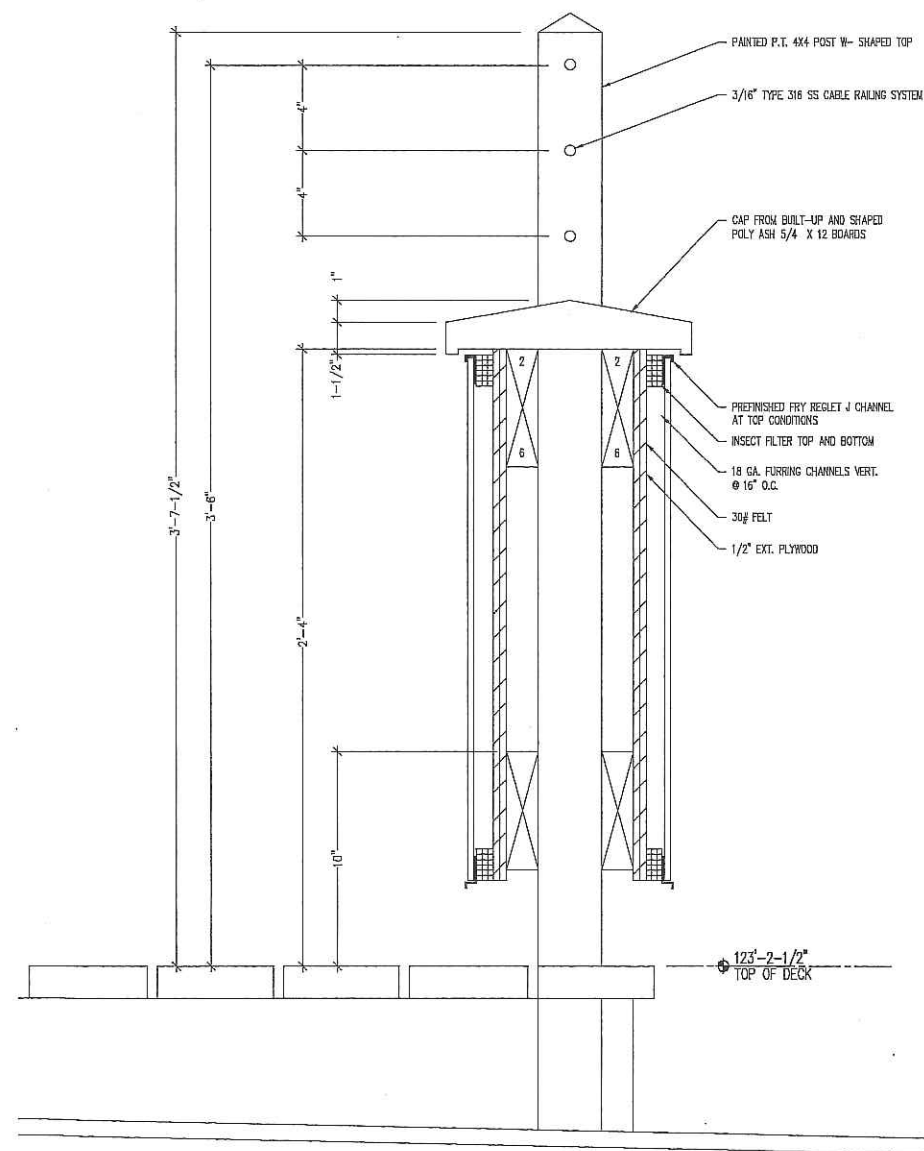
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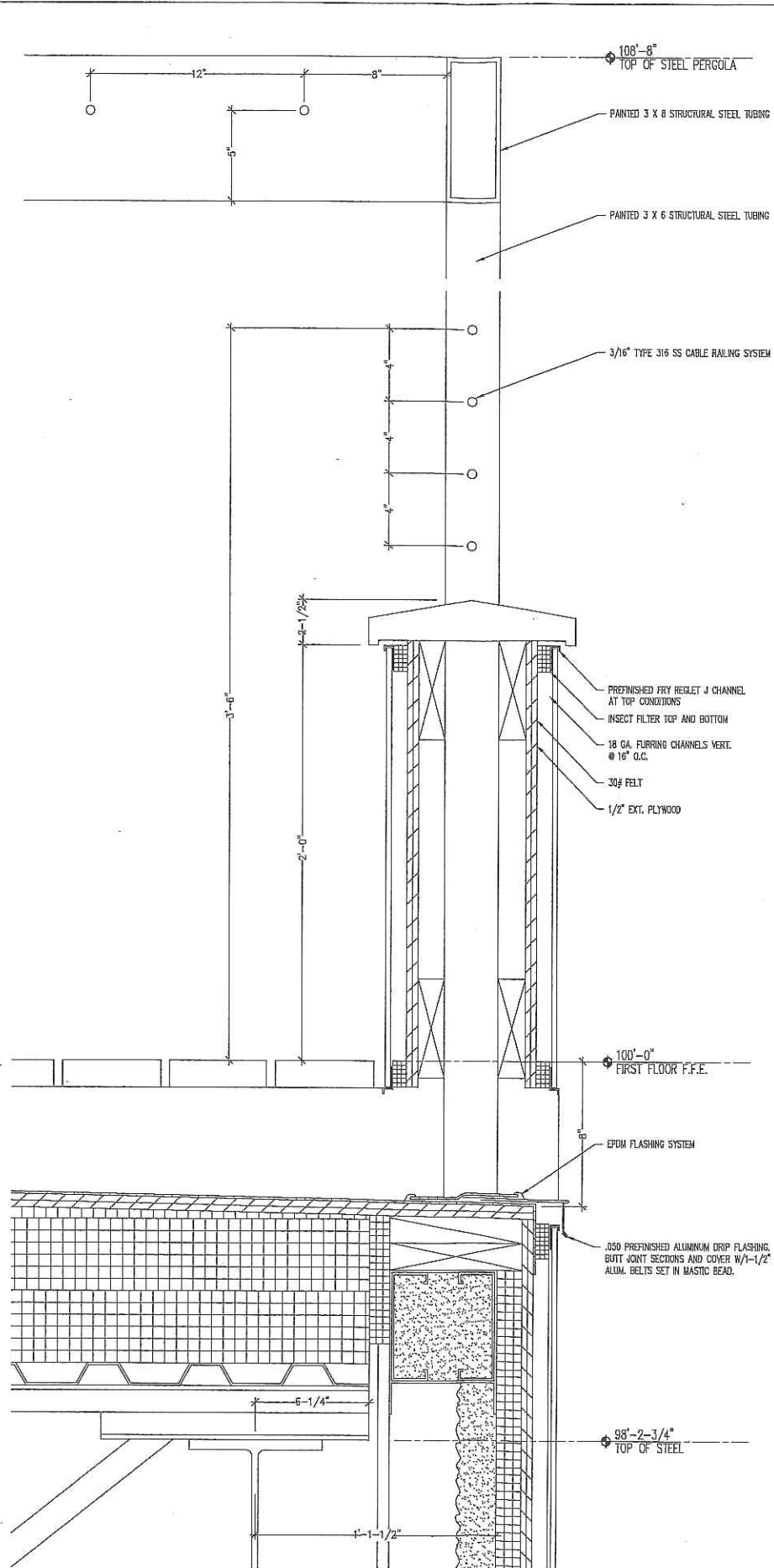
1 TYPICAL CORNICE DETAIL

SCALE: 3" = 1'-0"



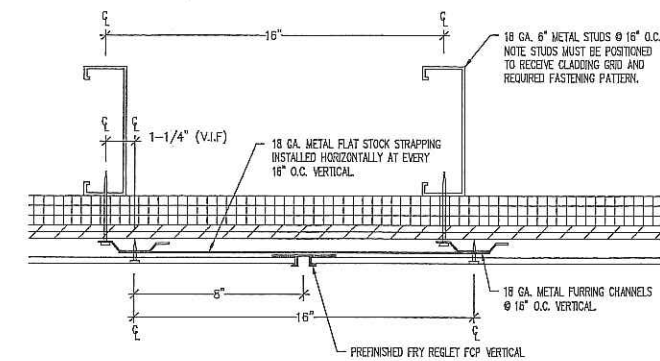
2 ROOFTOP DECK DETAIL

SCALE: 3" = 1'-0"



3 FIRST FLOOR DECK EDGE DETAIL

SCALE: 3" = 1'-0"



4 TYP. PLAN DETAIL AT EXT. CLADDING

SCALE: 3" = 1'-0"

**NOT FOR CONSTRUCTION**

| 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





PORT CITY  
ARCHITECTURE  
65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000

**NOT FOR  
CONSTRUCTION**

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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

**A1.1**

Scale AS NOTED

RETAINING WALL

NEW BUILDING ABOVE

BITUMINOUS SURFACE PARKING

CLOUDPORT

UPPER CEMETERY WALL

CANOPY ABOVE

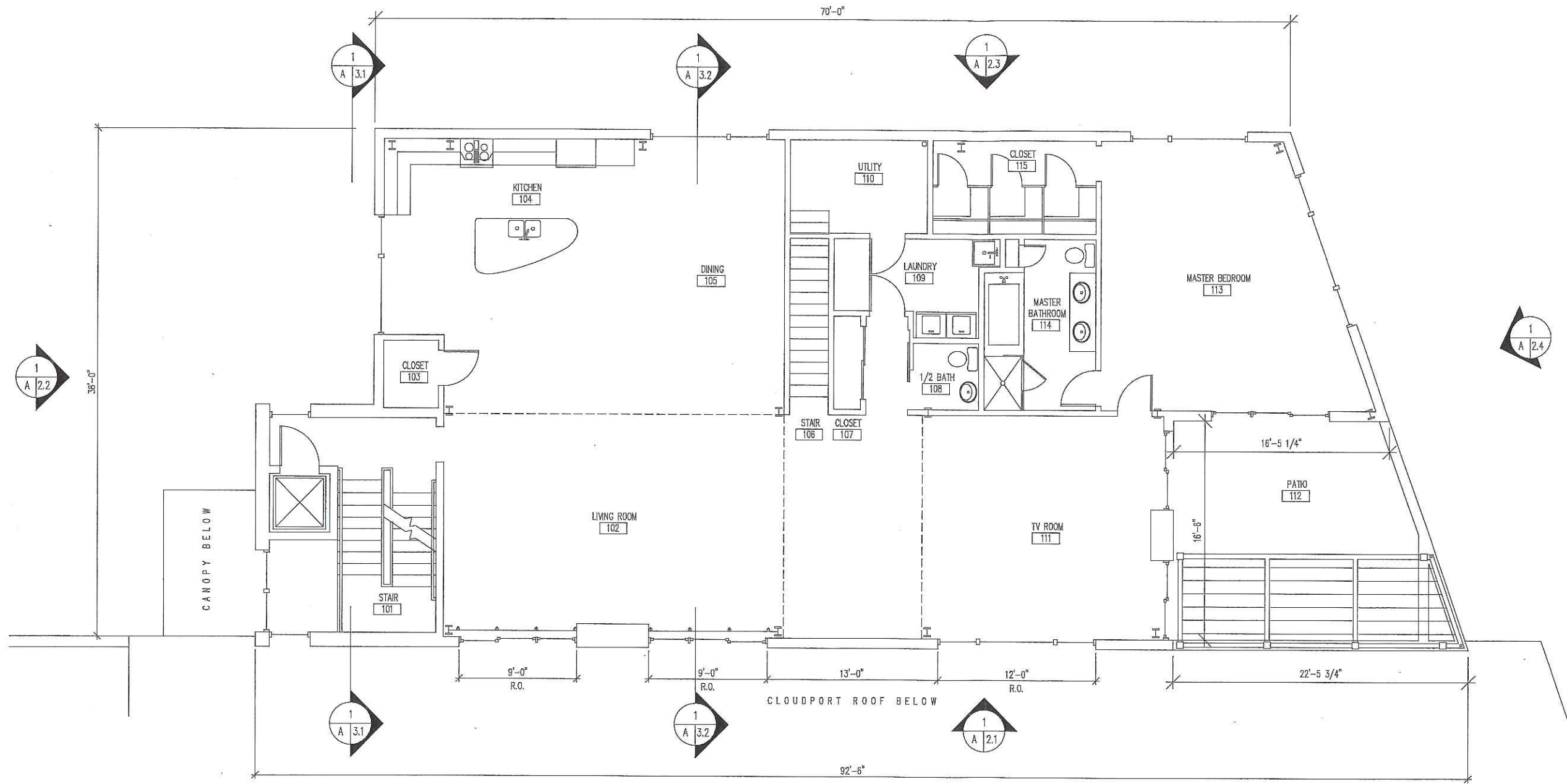
UTILITY  
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ENTRY  
001

GARAGE LEVEL PLAN

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





1 A 1.2 FIRST FLOOR LEVEL  
0 4'-0" SCALE: 1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

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**HISTORIC  
PRESERVATION**

**SUNENBLICK  
RESIDENCE**  
  
**PORTLAND, ME**

**PROPOSED  
PLAN**

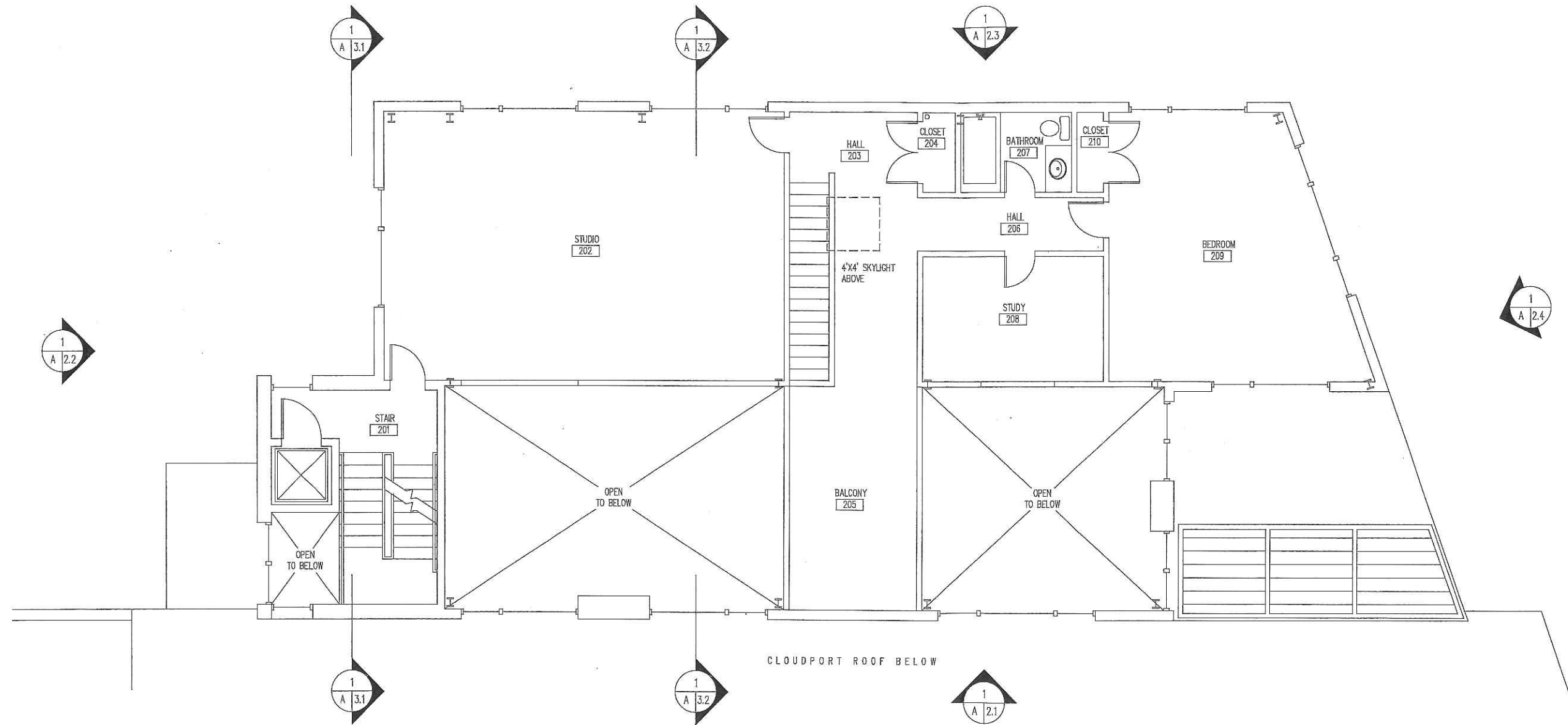
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| Project Number | 17006    |
| Date           | 02/20/19 |
| Drawn by       | JT       |
| Checked by     | LAS      |

**A1.2**  
  
Scale AS NOTED





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

**NOT FOR  
CONSTRUCTION**

| REVISIONS |             |      |
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**HISTORIC  
PRESERVATION**

SUNENBLICK  
RESIDENCE  
  
PORTLAND, ME

**PROPOSED  
PLAN**

Project Number 17005  
Date 02/20/19  
Drawn by JT  
Checked by LAS

**A1.3**

Scale AS NOTED





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NOT FOR  
CONSTRUCTION

| REVISIONS |             |      |
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HISTORIC  
PRESERVATION

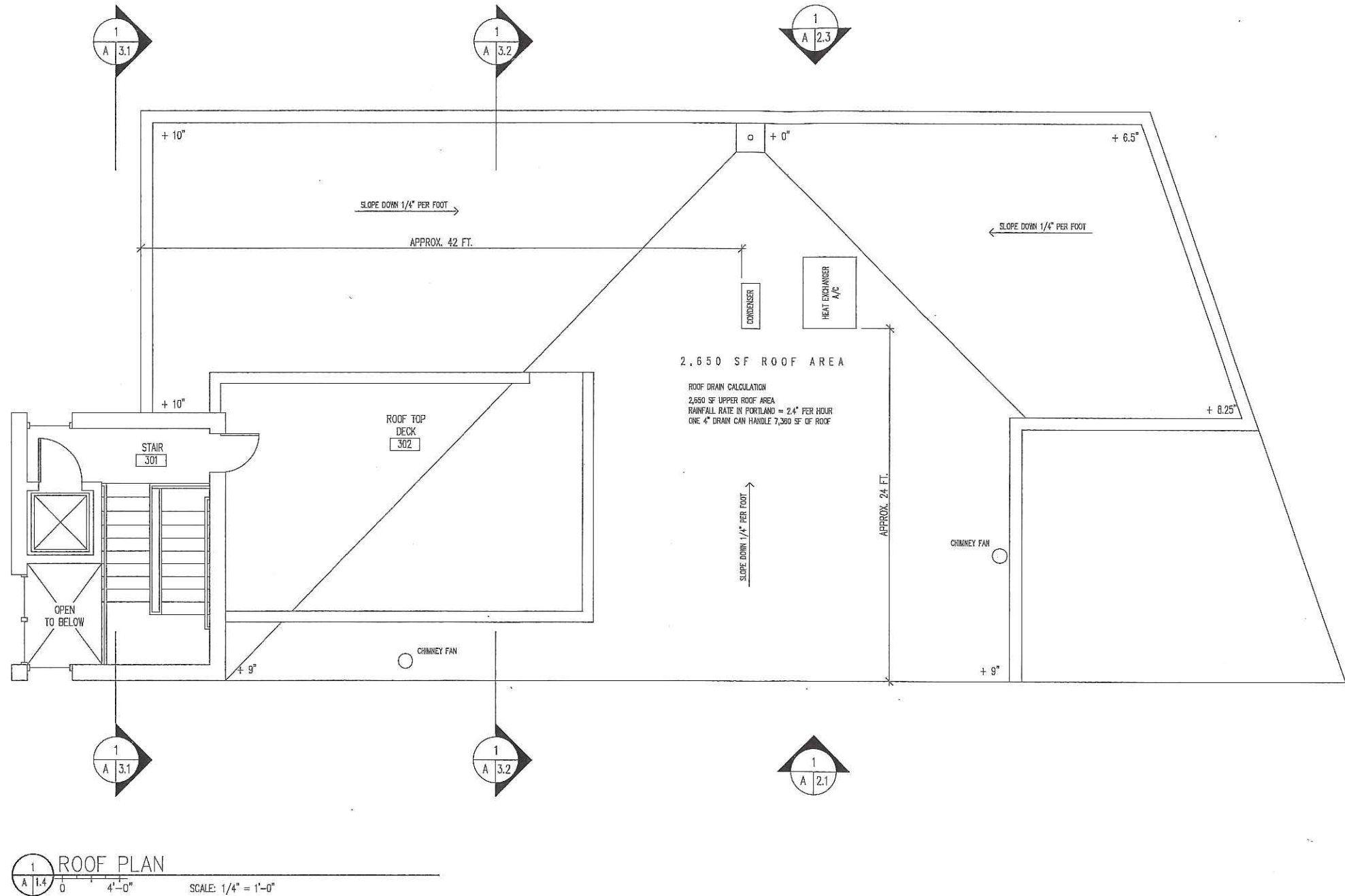
SUNENBLICK  
RESIDENCE  
  
PORTLAND, ME

PROPOSED  
PLAN

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

A1.4

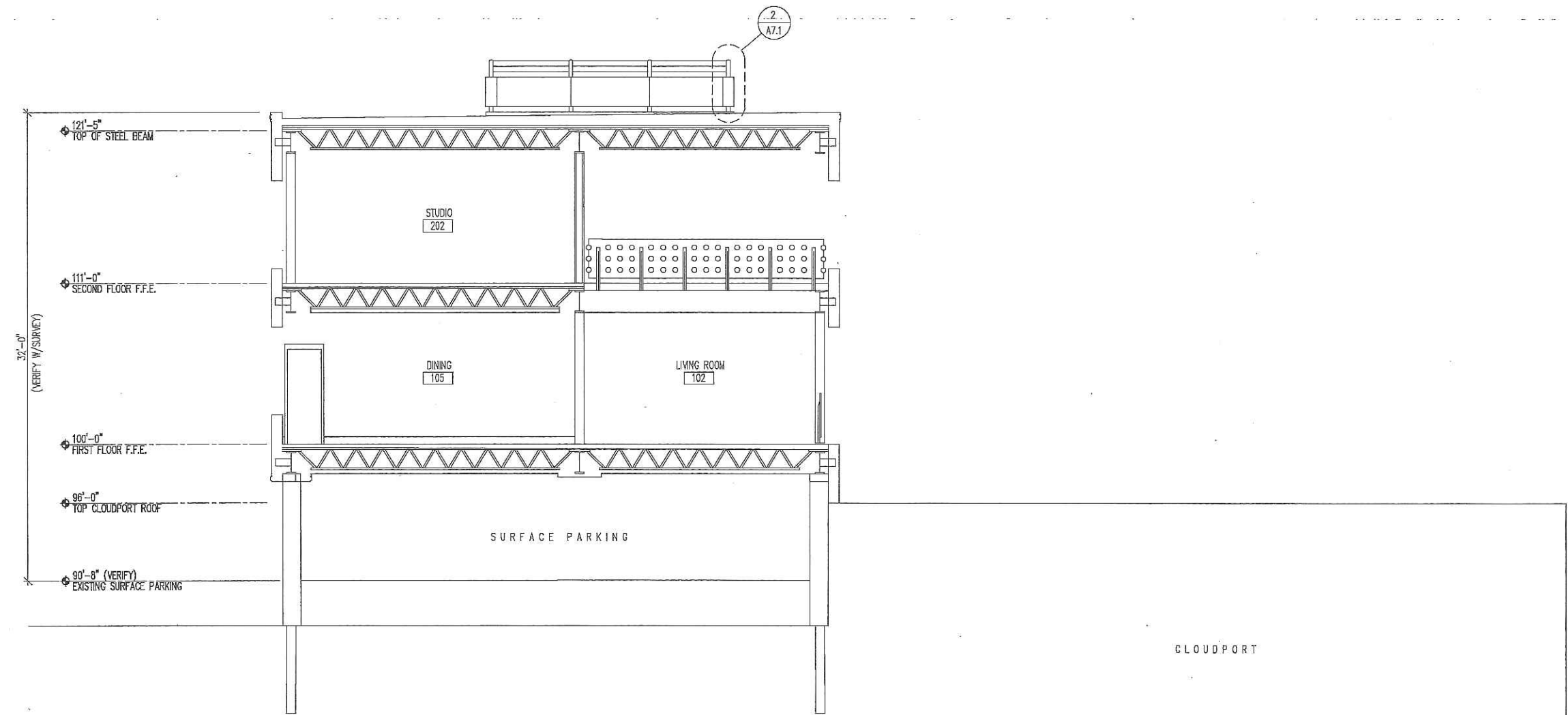
Scale AS NOTED







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**BUILDING SECTION THROUGH RESIDENCE**  
SCALE: 1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION**

| REVISIONS |             |      |
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**HISTORIC  
PRESERVATION**

**SUNENBLICK  
RESIDENCE  
PORTLAND, ME**

**PROPOSED  
PLAN**

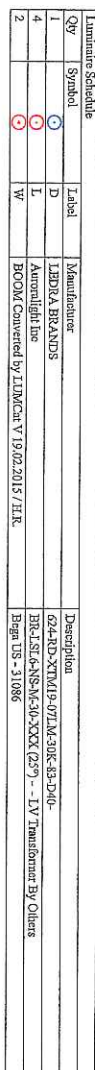
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|----------------|----------|
| Project Number | 17006    |
| Date           | 02/20/19 |
| Drawn by       | JT       |
| Checked by     | LAS      |

**A3.2**

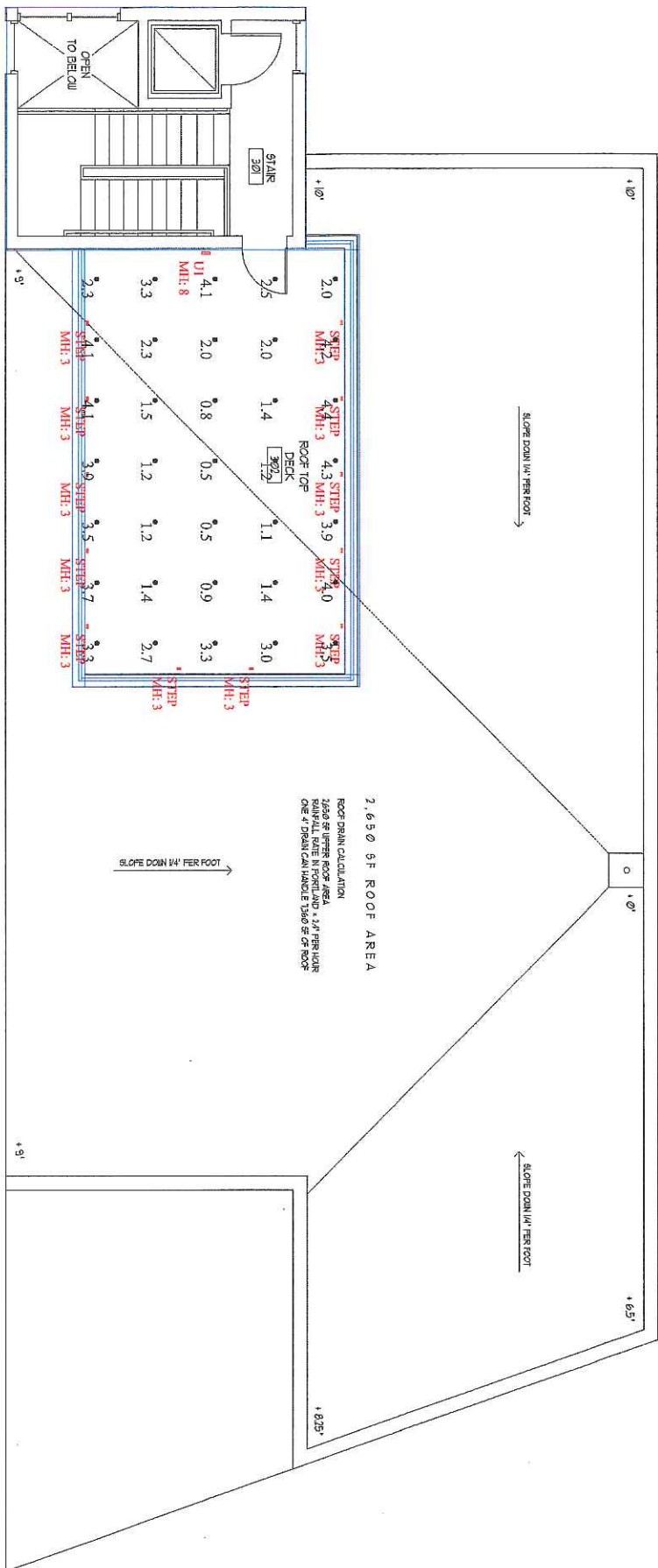
Scale AS NOTED



LIGHTNING (MECHANICAL SPECS.)





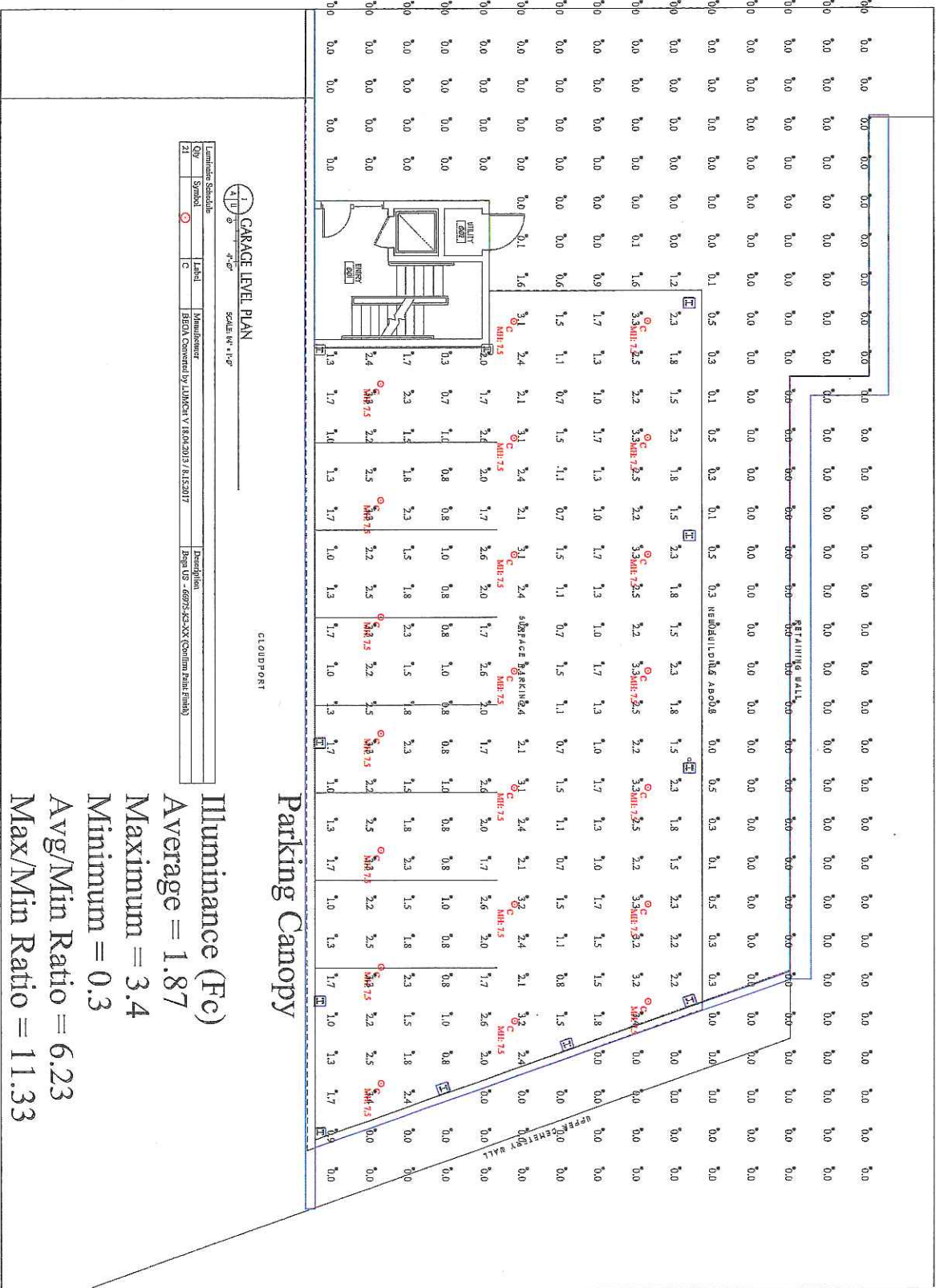


| Luminaire Schedule |        |             |                                                     |
|--------------------|--------|-------------|-----------------------------------------------------|
| Qty                | Symbol | Label       | Manufacturer                                        |
|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



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







## 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](http://www.bega-us.com).

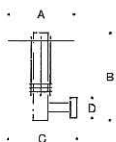
**Finish:** Natural copper finish with brass. Time and weather factors will create the natural patina of copper.

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

**Weight:** 6.4 lbs

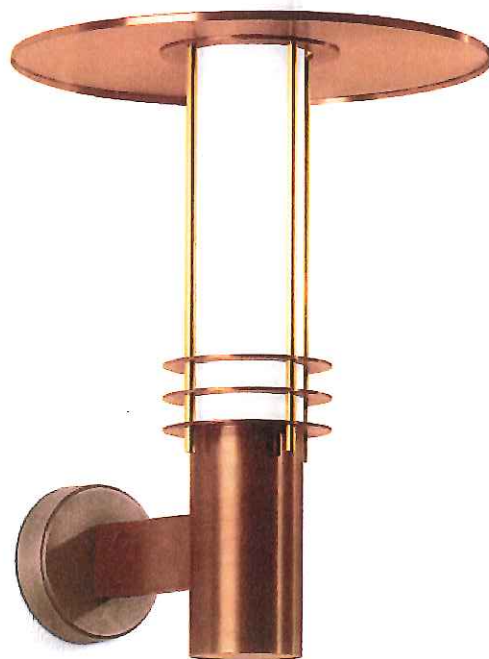
**Luminaire Lumens:** 268

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



### Wall luminaires

|        | Lamp      | A       | B   | C       | D      |
|--------|-----------|---------|-----|---------|--------|
| 31 086 | 5.3 W LED | 13 3/4" | 16" | 15 1/8" | 4 3/8" |





# LED wall luminaire - light output on one side

## 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 IP65  
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.

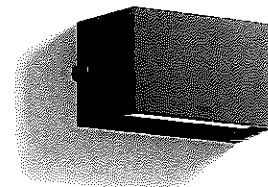
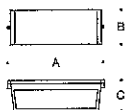
Available colors   ☐ Black (BLK)   ☐ White (WHT)   ☐ RAL:  
                            ☐ Bronze (BRZ)   ☐ Silver (SLV)   ☐ CUS:

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" |





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.

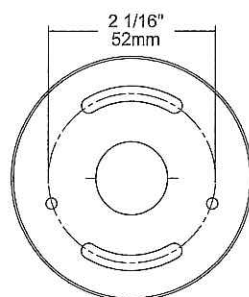
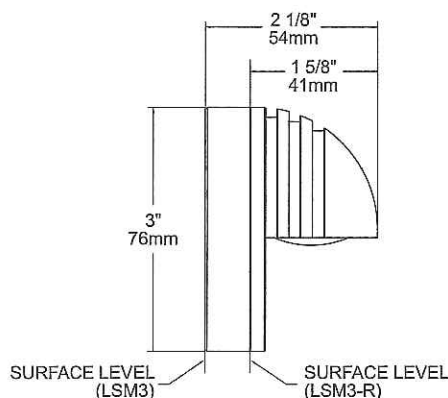
### Features include:

- 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

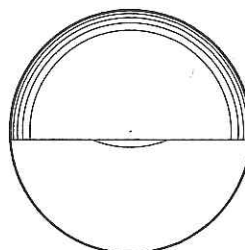
Powered by  
**CREE**  
LEDs

12V

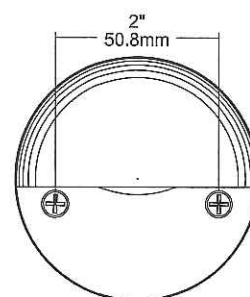
**COPPER  
CORE**  
TECHNOLOGY™



Back View



LSM3 Front View



LSM3-R Front View

### ORDERING GUIDE: <sup>Prefix</sup> **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)



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





## LSL6-SM CYCLOPS



Surface Mount  
BR-BLP  
(Actual Size)

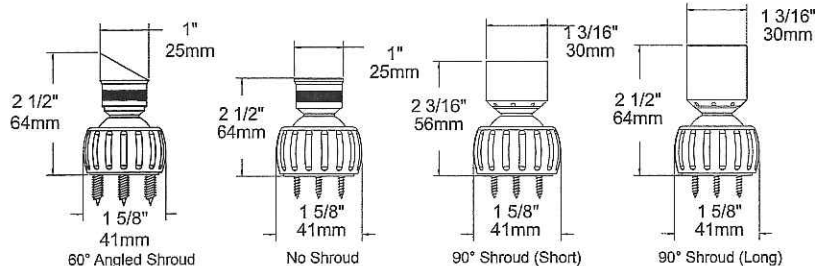
Auroralight's new LSL6 is a Micro-Directional X-Platform IP67 luminaire that features a Thermally Integrated® LED module. The machined ball and socket design incorporates a remarkably small yet capable Cree® powered light engine. The easily replaceable, self-contained ball fits snugly into a precision 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



LSL6-FM  
Flush Mount



LSL6-1/2  
1/2" Male Thread



LSL6-DL  
Downlight

**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 |             | [NI] Nickel PVD            |

\*Shroud, ball and base remains Brass

[D] = Dimmable



JOB NAME

CONTACT

ORDERING CODE

NU2RD

XICATO



eldoLED<sup>®</sup>  
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<br>10LM<br>13LM                                                                                                           | 625 lm<br>870 lm<br>1175 lm                                                                                                                                                                                                                                                                                                                                                                   |
| CCT                       | 27K<br>B27K <sup>2</sup><br>30K<br>V30<br>35K<br>40K                                                                           | 2700K<br>2700K beauty<br>3000K<br>3000K vibrant<br>3500K<br>4000K                                                                                                                                                                                                                                                                                                                             |
| CRI                       | 83<br>98 <sup>1</sup>                                                                                                          | 83CRI<br>98CRI                                                                                                                                                                                                                                                                                                                                                                                |
| REFLECTOR & LM MULTIPLIER | S35<br>S45<br>D40<br>D50                                                                                                       | 35° specular with clear lens (0.93)<br>45° specular with clear lens (1.00)<br>40° diffused with clear lens (0.86)<br>50° diffused with clear lens (0.95)                                                                                                                                                                                                                                      |
| VOLTAGE                   | 120<br>277                                                                                                                     | 120V<br>277V<br>See Electrical Options for 347V.                                                                                                                                                                                                                                                                                                                                              |
| DIMMING                   | DIM10 <sup>4</sup><br>DIM10Z <sup>4</sup><br>DALI <sup>4</sup><br>DALIZ <sup>4</sup><br>LTE<br>LUT<br>LUTP<br>ELV <sup>3</sup> | standard driver with flicker free 0-10V dimming to 1%<br>flicker free 0-10V dimming to 0%<br>flicker free DALI dimming to 1%<br>flicker free DALI dimming to 0%<br>Lutron Hi-lume 2-Wire (Triac) dimming to 1%<br>Lutron Hi-lume EcoSystem dimming to 1%,<br>Soft-on & Fade-to-Black<br>Lutron Hi-lume Premier EcoSystem dimming to 0.1%,<br>Soft-on & Fade-to-Black<br>trailing edge dimming |
| MOUNTING OPTIONS          | NC<br>IC<br>ICAT<br>CP<br>RET                                                                                                  | new construction with ceiling fitting plate<br>insulation contact housing<br>insulation contact/airtight housing<br>chicago plenum housing<br>retrofit, no ceiling fitting plate                                                                                                                                                                                                              |
| TRIM & BEZEL COLOR        | WH<br>MC<br>BK<br>BZ<br>WT                                                                                                     | white<br>matte chrome<br>black<br>bronze<br>wheat                                                                                                                                                                                                                                                                                                                                             |
| ELECTRICAL OPTIONS        | EM7<br>FOR 347V<br>OPTION                                                                                                      | emergency battery backup, 90 minutes at 7 watts to LED<br>order separate "347V to 277V" step down transformer<br>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        | POWER     |           |
|--------------|-----------|-----------|
| DELIVERED LM | 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 IP65

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  | $\beta$ | A      | B      | Required wiring box |
|--------------|------|---------|--------|--------|---------------------|
| <b>66975</b> | 3.0W | 89°     | 3 3/4" | 3 1/2" | <b>19538</b>        |

$\beta$  = Beam angle

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 [info@bega-us.com](mailto:info@bega-us.com)

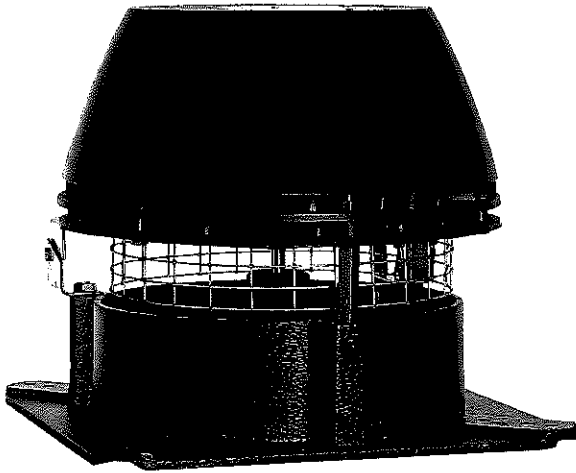
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to [bega-us.com](http://bega-us.com)  
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#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

USA

CAN



|                                                                                     |                                              |                      |
|-------------------------------------------------------------------------------------|----------------------------------------------|----------------------|
|  | <b>Product Information .....</b>             | <b>Chapter 1 + 2</b> |
|  | <b>Mechanical Installation .....</b>         | <b>Chapter 3</b>     |
|  | <b>Electrical Installation .....</b>         | <b>Chapter 4</b>     |
|  | <b>Start Up and Configuration .....</b>      | <b>Chapter 5</b>     |
|  | <b>Maintenance and Troubleshooting .....</b> | <b>Chapter 6</b>     |

Job Name: \_\_\_\_\_

Installer: \_\_\_\_\_

Installation Date: \_\_\_\_\_



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

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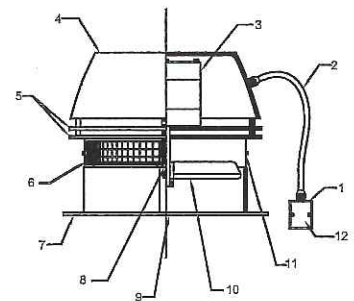
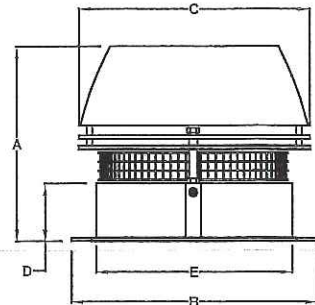
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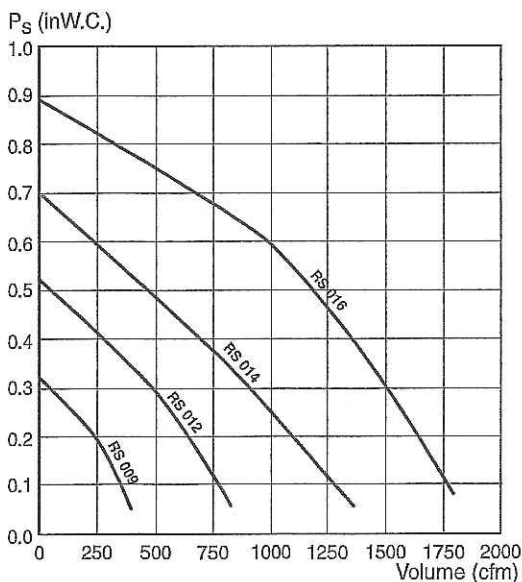
## 2. Specifications

### 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 Rating | Interm.                                   | 575°F/300°C |        |        |      |
|              |                    | Cont.                                     | 482°F/250°C |        |        |      |



### Capacity



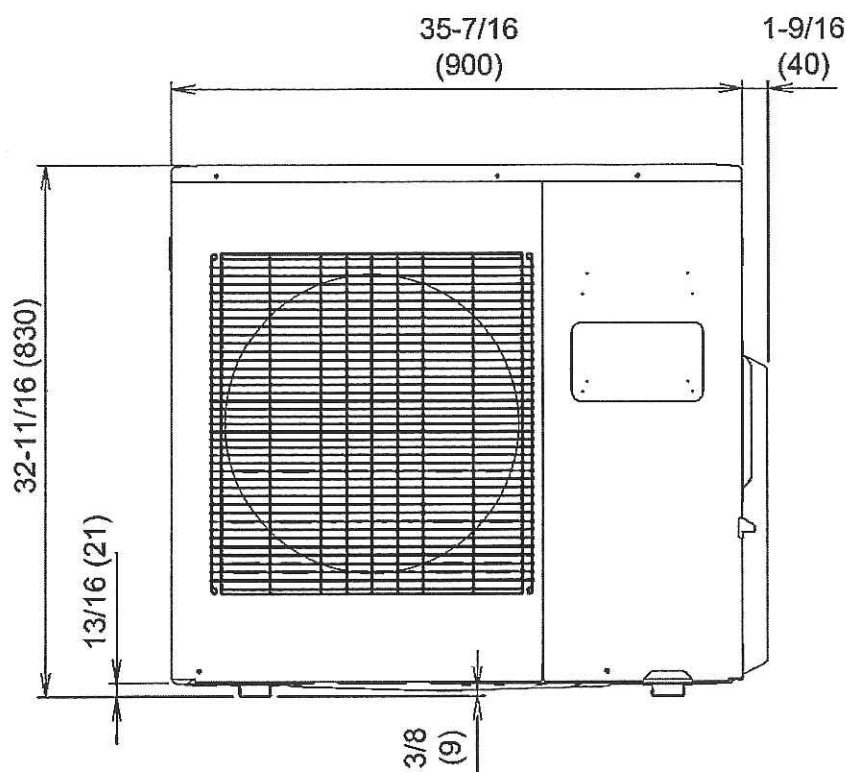
### Sound Data

| 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       |

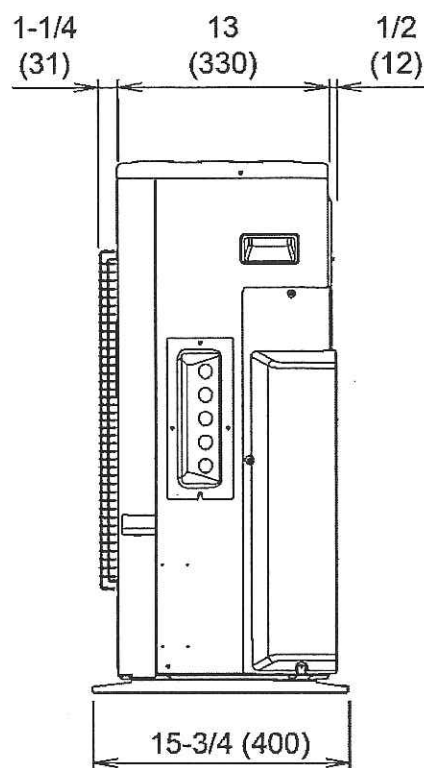


## Dimensions: 24RLXFZH

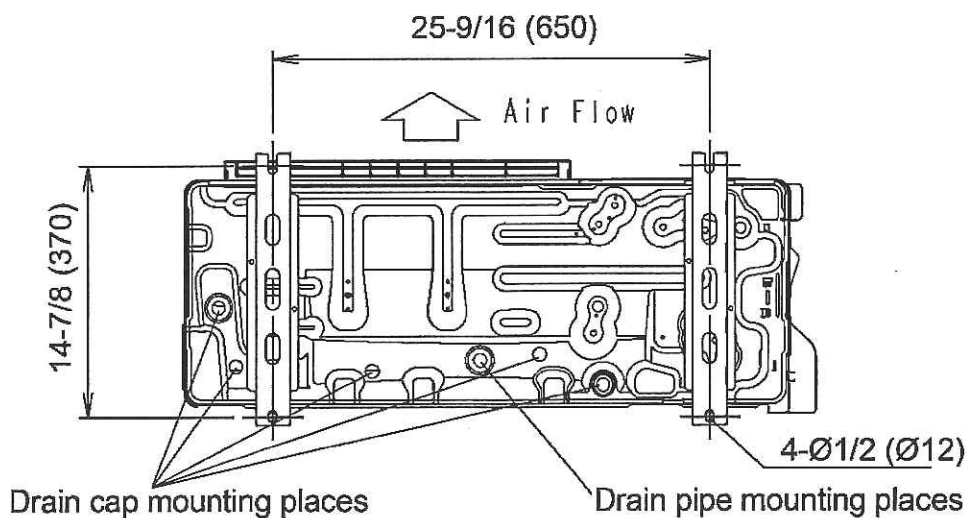
[Unit: in. (mm)]



Front view



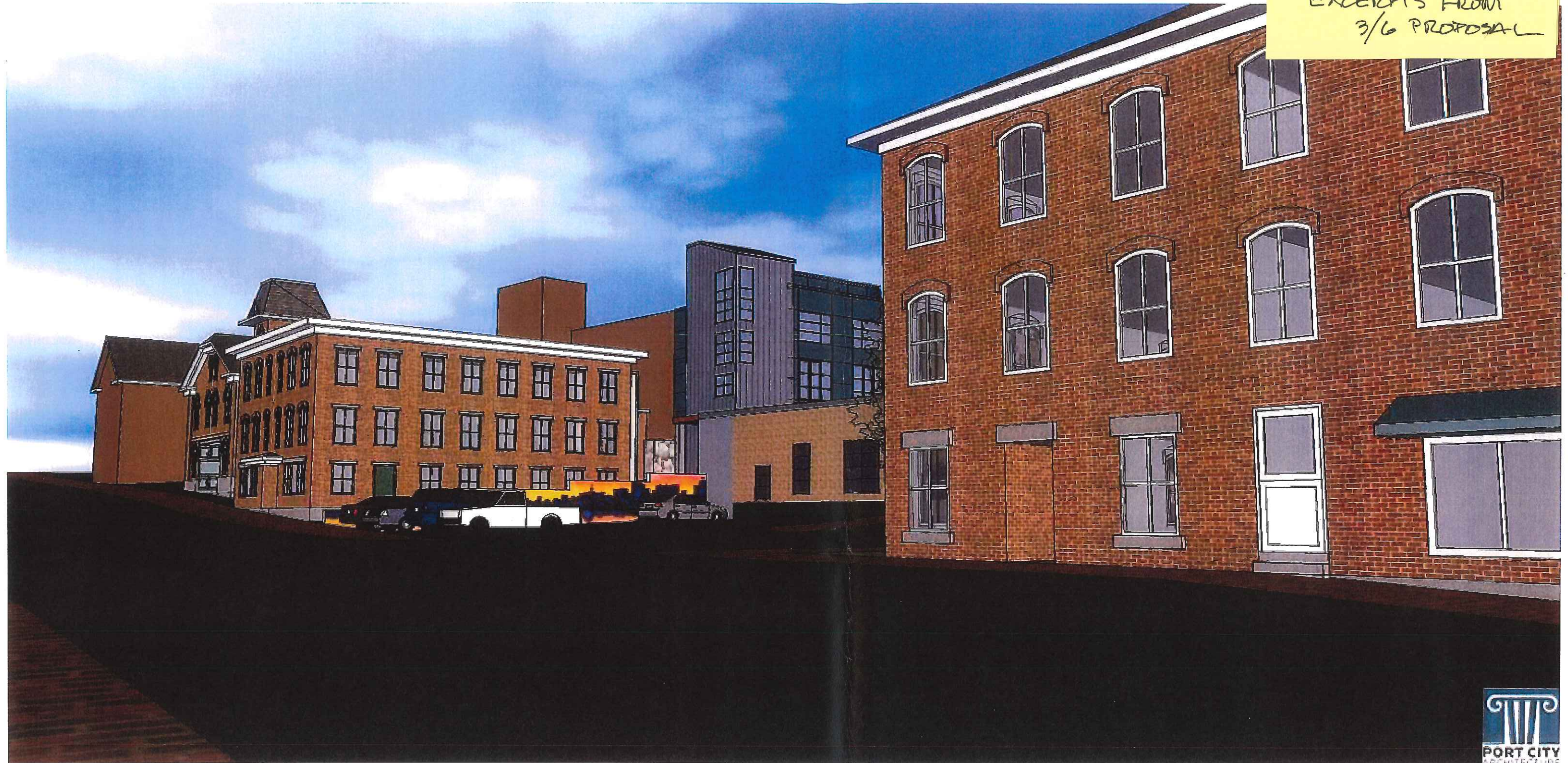
Side view



Bottom view



ATT. 6  
EXCERPTS FROM  
3/6 PROPOSAL









HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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PUBLIC HEARING  
59-61 CARLETON STREET

TO: Chair Sheridan and Members of the Historic Preservation Board  
FROM: Deb Andrews, Historic Preservation Program Manager  
DATE: March 12, 2019  
RE: March 20 20, 2019 PUBLIC HEARING

Application for: Certificate of Appropriateness for Comprehensive Exterior  
Renovation, including Building Additions and Site Alterations

Address: 59-61 Carleton Street

Applicant: The Ronald McDonald House Charities

Project Architect: Scott Simons and Kayla Caron, Scott Simons Architects

### Introduction

Following a preliminary workshop on February 20<sup>th</sup>, architect Scott Simons and representatives of Ronald McDonald House Charities have requested formal review and approval of their proposal for the comprehensive exterior renovation of the residential structure at 59-61 Carleton Street. Board members will recall that the subject structure immediately abuts the existing Ronald McDonald House (RMDH) building complex at the corner of Carleton and Brackett Streets and has been owned by the organization since 2007. The building has been vacant since that time. The proposed renovation will create 13 additional rooms for Ronald McDonald House, providing accommodations for families requiring longer-term stays.

The enclosed final submission reflects a number of design revisions made in response to Board and feedback at the February 20 workshop. The revisions are itemized in a following section of this report. *Note that the architects elected not to submit renderings as well as elevations for the final submission, as the renderings are more difficult to control in terms of providing an accurate depiction of the building. (The misleading nature of the renderings was noted at the February workshop.)*

For reference purposes, excerpts from the 2/20 submission are enclosed as well—see ATTACHMENT 3.



## **Background Information (from 2/20 staff report)**

### Subject Structure

The residential structure at 59-61 Carleton was built ca. 1856-57. A two-and-a-half story structure with its gable end to the street, the building currently has entries on both side elevations. As the 1924 tax photo includes the entry on the south elevation, one can assume that was the building's principal façade and entry. Perhaps the second entry was added later.

A Greek Revival structure, the building originally featured the wide corner pilasters, deep cornice and frieze and six-over-six windows that are characteristic of the style. By 1924, the entry had already been changed with a new door and door hood, but the original Greek Revival pilasters and full sidelights flanking the door remained. The 1924 view also shows a shed dormer set back from the street on the north side. Interestingly, on both side elevations the windows closest to the street are taller than those on the balance of the façade. This condition appears to be original, as the 1924 photo shows.

Over time, the building has been stripped of much of its architectural detail, but still relates to its surrounding residential context in form, scale and orientation to the street. The application of vinyl siding removed or covered the corner pilasters and window trim. Fortunately, some sense of the deep cornice and frieze has been retained in the vinyl iteration. The windows have been replaced with 1/1 vinyl windows and entry steps on both sides of the building have been replaced as well. Original chimneys remain.

The building features a rear ell, which is set back slightly from the plane of both side elevations. A stair addition was added at some point at the back of the rear ell.

The subject structure is separated from its northerly neighbor by a short distance. The area between the two buildings is currently used for parking. On the south side, the building abuts an open parking lot under MMC's ownership. Given the presence of the parking area, the entire south elevation is highly visible.

### Proposed Alterations and Additions

A description of the project is included with the applicant's submission. The description describes the intent of the project and some of its major features. Briefly, proposed exterior and site alterations consist of the following:

- Replacement of vinyl siding with wood clapboards
- Replacement of 1/1 vinyl windows with 6/6 Marvin clad wood sash on main floors; 2/2 windows on dormers
- New stairs and railings in front of the principal entrance on the south elevation.



- On the *north* elevation, removal of an existing first floor window at the front corner of the building and replacement with an egress door and transom.
- Replacement of asphalt roof to match roof of abutting building.
- Expansion of existing shed dormers on south roof plane of principal block and introduction of a corresponding shed dormer on north roof plane. *Design revisions to previous proposal described below.*
- On rear ell, expansion of existing dormers to extend full width of existing roof plane and integrate with new stair tower addition.
- Existing rear stair tower to be replaced with a new addition. New addition to be 5' 6" wider than the existing and will directly annex the brick building behind which is also owned by RMDH. This will allow for direct internal access throughout the complex.
- On the north elevation, porch and raised entry to be removed. A new entry consisting of glazed double doors and wide sidelights will be constructed off the rear ell.
- Parking space between the two wood-frame RMDH structures to be removed and courtyard to be created with installation of pavers and landscaping
- Existing RMDH fencing along sidewalk to continue in front of courtyard and south of subject residence.
- Paint scheme and other materials and finishes to be consistent with other wood frame RMDH structure

### Summary of Board Comments at 2/20 Workshop

Board members were generally supportive of the project, noting that it promised to re-activate a long-neglected historic structure and bring back much of the building's lost architectural integrity. Several aspects of the project were identified as problematic or unresolved, however. The proposal for shed dormers on both roof planes of the principal structure was identified as the most significant concern. Responding to the dormers as shown in the drawings included in the original submittal, Board members found them to be out of scale with the building and visually dominant. Board members will recall that the architects brought a revised dormer design to the workshop that featured a 4 : 12 pitch, rather than the 3 : 12 pitch shown in the original drawings. Board members found this revision to be an improvement, however the architects were asked to explore whether it would be possible to adjust the third-floor ceiling height to allow for a further reduction in scale.



The other major concern was the proposed replacement of a first-floor window on the principal façade—the one closest to the sidewalk—with an egress door. Board members did not support this alteration given the prominent location of the proposed alteration and that given the existing symmetry of the front façade. Again, the architects presented an alternative at the meeting that shifted this egress door to the opposite façade, on an elevation facing the interior courtyard. This alternative was found acceptable by the Board, provided the transom above the door be modified.

Board members also raised questions about the relationship of window sizes. From the renderings, it appeared that the second-floor windows on the ell would be taller than those on the first floor, reversing the typical hierarchy of window sizes. Also, *all* of the windows on the ell (except for the dormer windows) were larger than those on the principal structure. Board members also questioned the size of the windows on the shed dormers, which appeared taller and considerably higher than those in the third-floor gable end. In studying the renderings and elevations, it appeared that the renderings did not accurately depict the intended relationship of the dormer windows to the existing window on the gable end.

Other details identified as warranting design modification included the door surround at the main entry, the porch/stair details and the cornerboard at the rear corner of the ell. The architects were encouraged to modify the door surround and sidelights to be more consistent with typical Greek Revival details; to follow the City's guidelines for porch replacement and to simplify the cornerboard, consistent with the secondary nature of the building ell. Finally, Board members suggested that further consideration be given to how/where the fence would terminate and whether signage on the fence gate could be eliminated.

#### **Revisions since 2/20 Workshop:**

In response to comments and concerns raised by Board members during the preliminary review as well as questions raised in the staff report for the 2/20 workshop, the project architects have modified the proposal as follows:

- The roof pitch of the dormers is 4 : 12, as shown in the revised drawings distributed at the 2/20 workshop session. The exposed dormer wall is now 5'11" tall, as opposed to the original proposed height of 7'8" tall—a reduction of about 13 1/4 inches.
- The dormer windows are now two-over-two, rather than one-over-one.

- Window sizes on the ell now correspond to the sizes on the principal block at all floor levels. All windows, except for those on the dormers, are six-over-six.
- The treatment of the main entry has been revised to be consistent with Greek Revival architectural details. The original Greek Revival door surround has been reestablished, the door itself has been changed to an appropriate 4-panel door, the full-length sidelights are now divided and the porch details have been modified to be consistent with those found on vernacular Greek Revival buildings.
- The shutters have been eliminated.
- The egress door has been relocated to the north elevation, as shown in the revised drawings distributed at the 2/20 workshop session. The transom and trim for this door have been modified to feature more traditional proportions and details.
- The cornerboard at the southeast corner of the ell has been simplified, consistent with the informal nature of an ell.
- While no longer in use, the two chimneys are to be retained and will shroud plumbing stacks.
- On the north elevation, the sidelights flanking the double doors on the rear ell are now subdivided.
- The architects have included information on potential alternative paint schemes, which would provide this building with its own identity.
- An alternative color for the roof dormers has been presented for the Board's consideration.
- The fencing is now shown as returning for a distance back from the sidewalk. Signage has been removed from the gate leading to the building's main entry.

### Staff Comments

The applicant and project architects have been very responsive to the feedback received from the Board and staff at the workshop session. The only aspect of the proposal that has not changed significantly from the alternative design presented at the workshop is the roof pitch and wall height of the shed dormers. The Board might wish to inquire as to whether consideration was given to further reducing the third-floor ceiling height at the outside walls. Ideally, further adjustments would be made to make the dormers more recessive. That said, staff finds that with the design modifications and refinements made since the February 20 workshop, the project meets the ordinance review standards.

With respect to the question of paint color, staff suggests that an alternative paint scheme be selected for this building to successfully integrate it with its larger neighborhood context. Staff does not support introducing another paint color, however recessive, for the dormers.



## Applicable Standards for Review of Alterations

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

## Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the March 20, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations, building additions and site alterations at 59-61 Carleton Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

## Attachments:

1. Project narrative
2. Architect's revised submission
3. Excerpts from 2/20 proposal



## RONALD McDONALD HOUSE

The Ronald McDonald House (RMDH) Charities have a campus in Portland at the intersection of Brackett and Carleton Streets. The campus was established here in Portland in 1987 by a diverse group of community leaders banded together to form Stand By Me, a group which worked tirelessly to spearhead the movement to build the Ronald McDonald House in Portland.

In 2005 they realized their 15 guest rooms were insufficient to meet the increased needs of family stays. They formulated a plan to renovate the existing House and expand into 63 Carleton Street. This was embraced by all neighborhood and government agencies, and after numerous meetings with architects, neighbors, neighborhood associations, the Historic Preservation Board, the Portland Planning Board, and the City Council they moved forward.

Since the spring of 1995, through the hard work and efforts of the Stand By Me Board of Directors, Maine McDonald's Restaurants Owner/Operators, the generosity of the good people of Maine and New Hampshire, volunteers, the medical community, faith-based groups, the business community, foundations, state government personnel, and civic organizations, the 18,399 square foot facility now provides up to 21 families each night with a home away from home to families of critically-ill children receiving treatment at nearby hospitals.

Now, in 2019, the RMDH has once again outgrown their space, and would like to provide 13 additional rooms in the 59-61 Carleton Street House, which they have owned since 2007. These rooms would function similarly to the existing house program, only the focus here would be on families who require longer term stays. These families would need rooms for up to six months, and because of the added duration of the stay, each room has a private bathroom for added comfort.

The original house was a 4-unit apartment building. Shortly after purchase in 2007, RMDH stopped leasing the units to tenants. The space was designated for future expansion of RMDH program, and was gutted in 2012. Since work was done in 2012 to remove fixtures, finishes and partitions, the building has sat unimproved. In order to respond to the existing condition of the building, many upgrades and renovations have been planned to meet the new program needs. The current layout of the existing building, with small rooms and the four apartment units, creates a less than ideal environment for the creation of 13 individual rooms. An existing staircase, not original to the building is located in the back of the space, and makes it difficult to connect to the main house as well as offer common area spaces to families staying in the house.

Although Scott Simons Architects has been working alongside the Ronald McDonald Charities since 1993, SSA has been working closely with the Building Committee and staff on developing the most recent design concepts since 2013. The process began by focusing on the new program of offering long term space to

families to provide a more comfortable and welcoming environment for those who would be regular faces for an extended period of time. The added program will provide individual rooms, common kitchen space, and laundry facilities all within the building. Additionally, it is important to connect back to the main house, much like was done back in 1995, with the 63 Carleton Street House, to foster the sense of community that has been such a valuable part of family stays.

## SITE

The 59-61 Carleton Street House is bordered by their existing facilities on both the north and east. To the west is Carleton Street, and to the south is a parking lot owned by Maine Medical Center. RMDH and Maine Medical have a standing agreement for the use of MMC parking spaces. RMDH has permission to park along their building, and if there is overflow parking needed, they are able to parking in the back of the West Street lot.

The renovation and small addition to the existing house acts to preserve the existing open space as much as possible. The existing driveway between the two small houses along Carleton Street will be removed and the space enclosed for use as private exterior space for families staying at the house. The proposed design envisions small plantings along the perimeter of the interior courtyard. The existing asphalt will be removed and replaced with square pavers. On the proposed site plan, you can see the removal of the small retaining wall and entry to the House on the north façade. In lieu of the existing door, a window has been put in its place, and this modification allows for another room rather than added interior circulation space. **Although the door will be removed, we intend to keep the framing should anyone in the future look to restore the house to its original condition as a double house.** Further into the enclosed courtyard, at the back portion of the house, we have added an exterior door with trim conditions as seen on the South elevation.

There is a small addition proposed at the rear of the existing house to connect to the Main House. This is an essential part of the program because the use of the house, just like the Carleton Street house adjacent, is to have all families come through the secured main entry point and then move into the common living spaces and individual rooms. The existing decorative fence, along Brackett and Carleton Streets will be continued across the current driveway to create the enclosed courtyard, and then continue beyond the house along the Carleton Street property edge. While the fence will have gates for egress purposes, they will not be locations for entry into the houses. Continuing the brick sidewalk, esplanade, and street trees along Carleton are also part of the project. Currently, the site features a crumbling retaining wall and some overgrown plantings, all of which will be replaced with new landscaping. On the south side of the house, adjacent to the parking lot, three shade trees will be planted to replace the two trees removed by the proposed parking configurations.

Overall the site strategy aims to maintain the existing footprint of the building as much as possible. It is important in this residential neighborhood to preserve this scale while also providing some much-needed site improvements.

## BUILDING DESCRIPTION

The overall form of the renovated House intends to maintain the existing residential scale. Door and window openings in the front portion of the house will be maintained as much as possible including shutters as seen in the historic images attached. Only two proposed openings in the front portion of the house differ, one is the removed doorway on the interior courtyard, and the second is the exterior egress point being added on the north façade, which provides the secondary egress for the internal fire stair.

In order to maximize the rooms available for family stays, we have reconfigured and expanded the existing dormers on the third level. Currently, the front portion of the house has two single-window dormers on the south side and the rear portion has a full dormer on the north side. We are proposing the addition of two shed dormers to add appropriate head-height clearance in the guest rooms. To show deference to the historic structure, the dormers are held back from the roof edge 3'-0" along Carleton Street and then back from the existing side walls 8". The new dormers will be sheds, similar to the slope of the original dormers, but will run along the length of the building. Across the street, a neighboring residence has a similar shed dormer.

At the rear of the building, you can currently see the addition of a stairway, not original to the building, and clearly visible from the change in siding color. There is a small alley between the existing masonry of the Main House and the Carleton Street house, measuring about 5'-6" wide. This is the infill area we propose to fill with a connector to tie the two buildings together. This infill piece will connect levels 1 and 2 in both buildings. The Main house does not have a third level, but the roof will provide space for mechanical equipment, positioned for least visual impact from the street and adjacent parking area.

**Although the two chimneys on the main portion of the house will no longer be used, we are proposing to keep their form visually and use them to hide plumbing stacks.**

## MATERIALS

The exterior of the building will be clad in wood clapboards, **and we have included a slide of potential color palettes.** The windows will be Marvin double hung & replacement sash Aluminum Clad Wood Windows for durability and longevity. The windows will include simulated divided lights as noted in the exterior elevations as well as shutters in the front portion of the building. Asphalt Shingles will be used on the roof, to match the adjacent Carleton Street House in both color and style. The new fence along the courtyard and property line will match the existing fence at the intersection of Carleton and Brackett Street in finish and materials. The gates on the fence will also match existing, **but will not feature a logo since they are not intended to signify entry points.** The proposed design intends to bring the corner conditions of the trim and roof edges closer to the historic photo. The hardscape on the interior courtyard will be 8" square pavers, and any existing brick walkways will remain. The concrete sidewalk will be replaced with brick to match along Carleton Street.

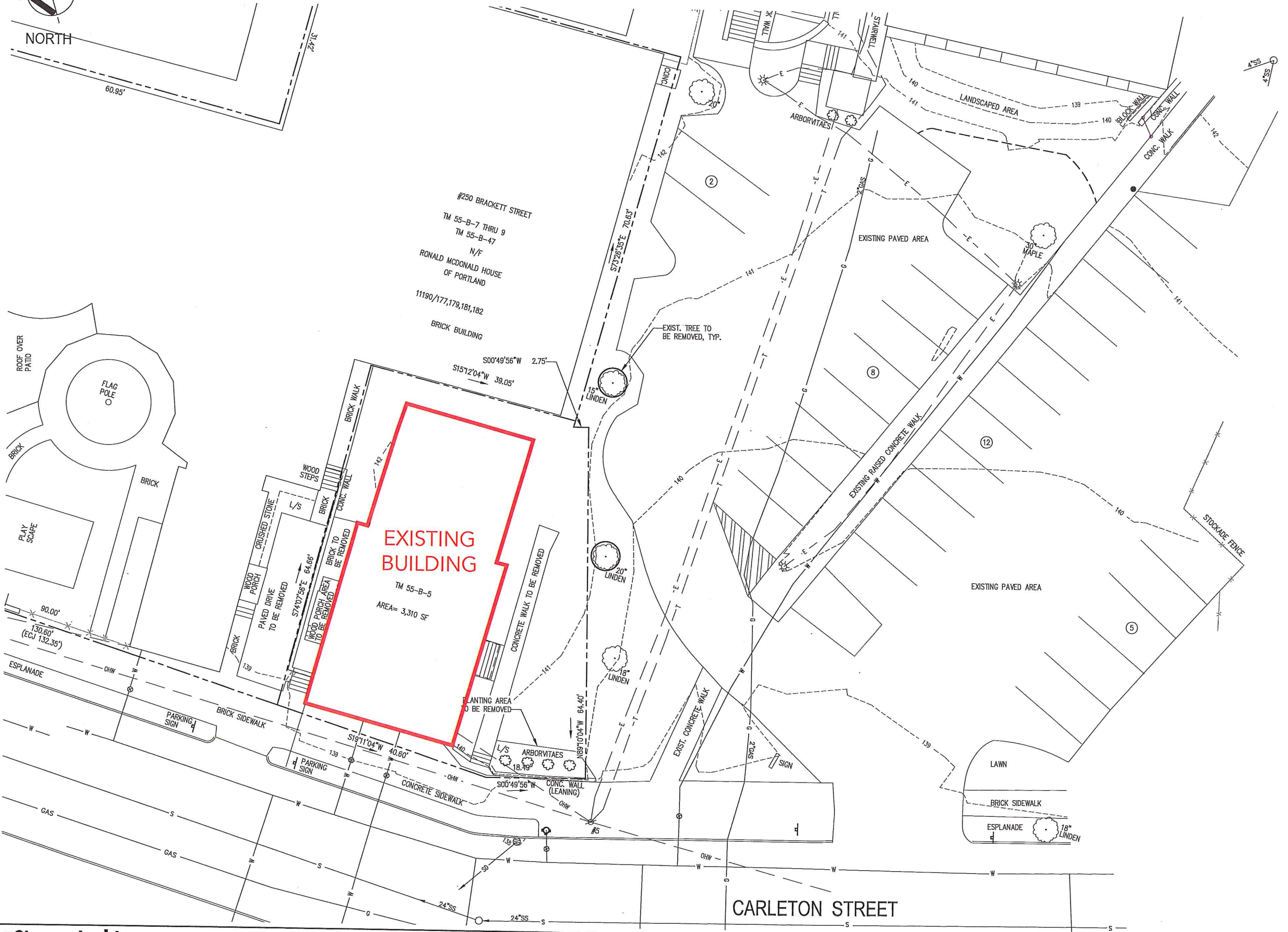
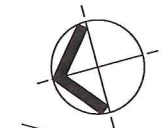
## SUMMARY

With the renovation of 59-61 Carleton Street, RMDH will have a building that better serves their mission today and into the future while also respecting the scale and character of the adjacent residential neighborhood.









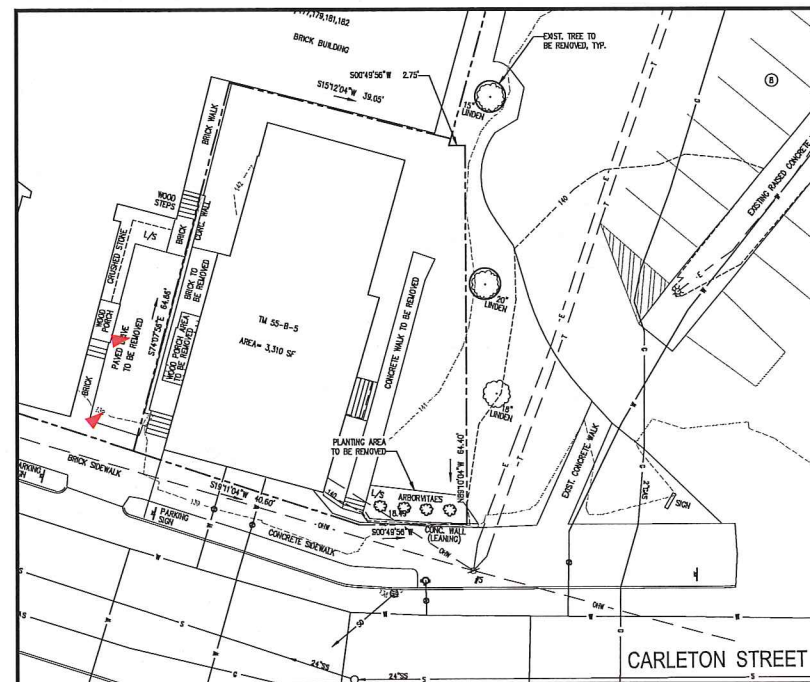








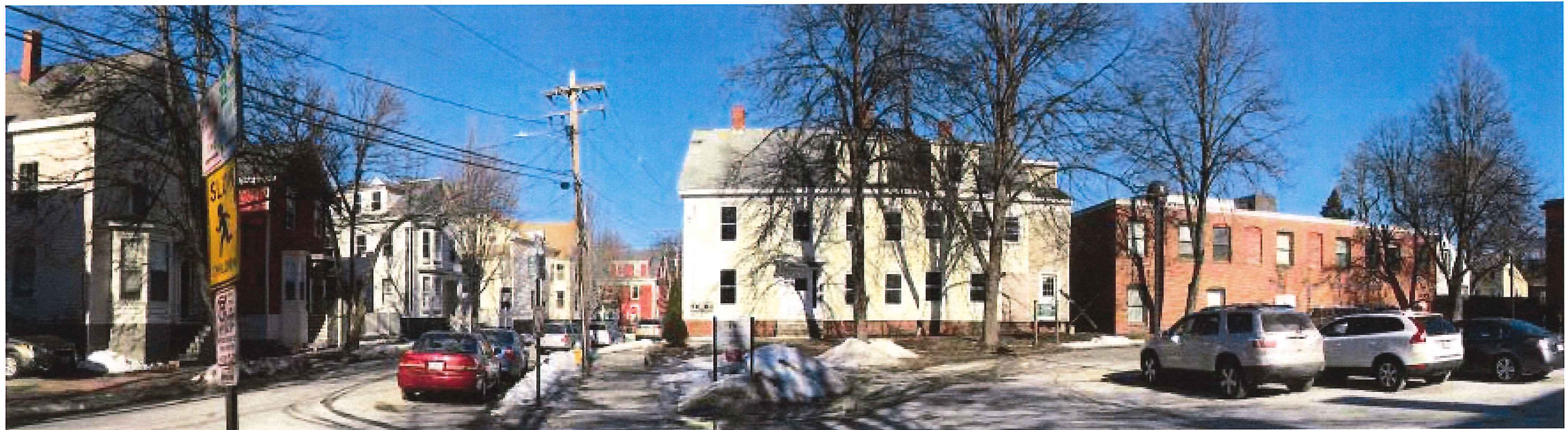


















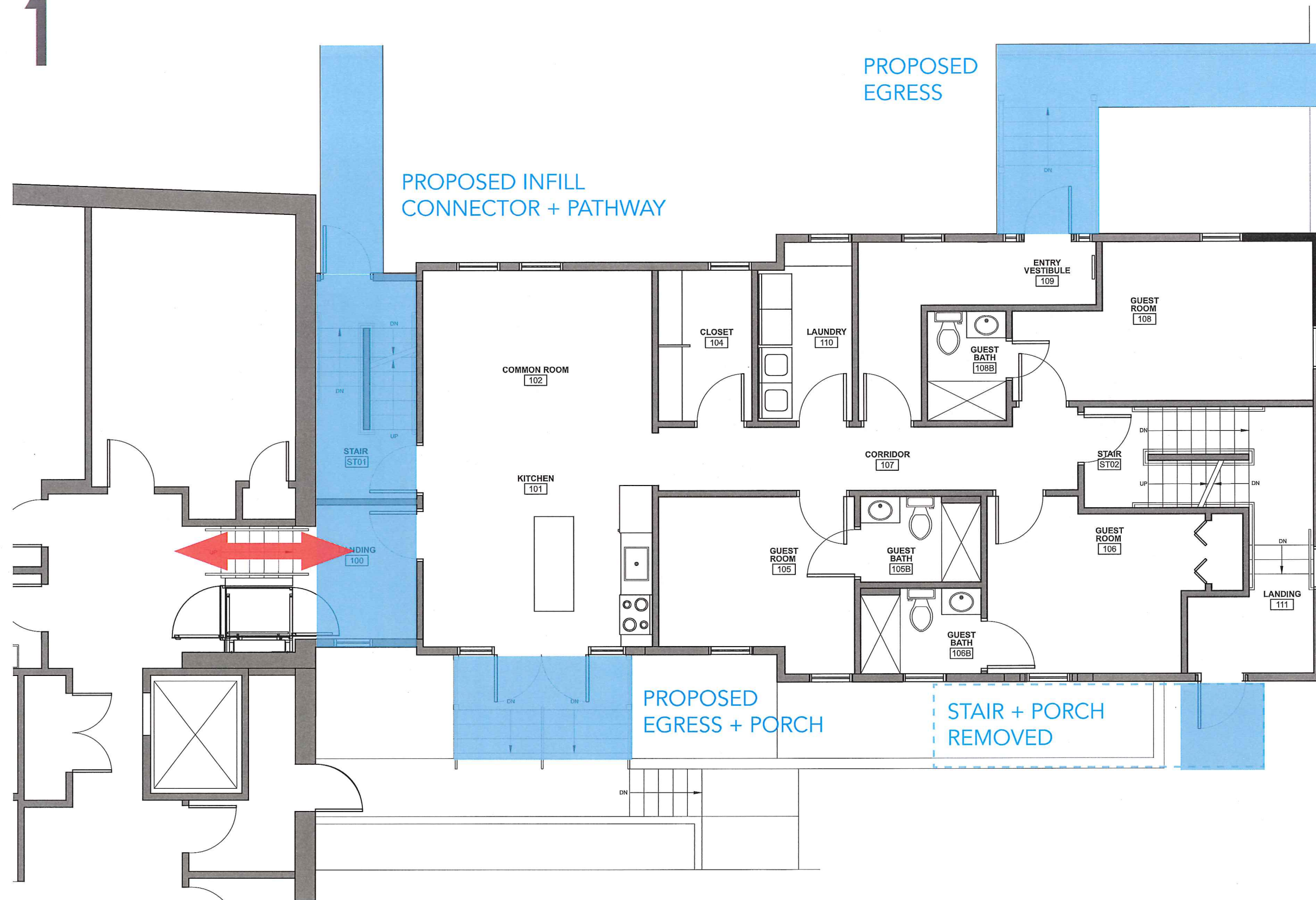




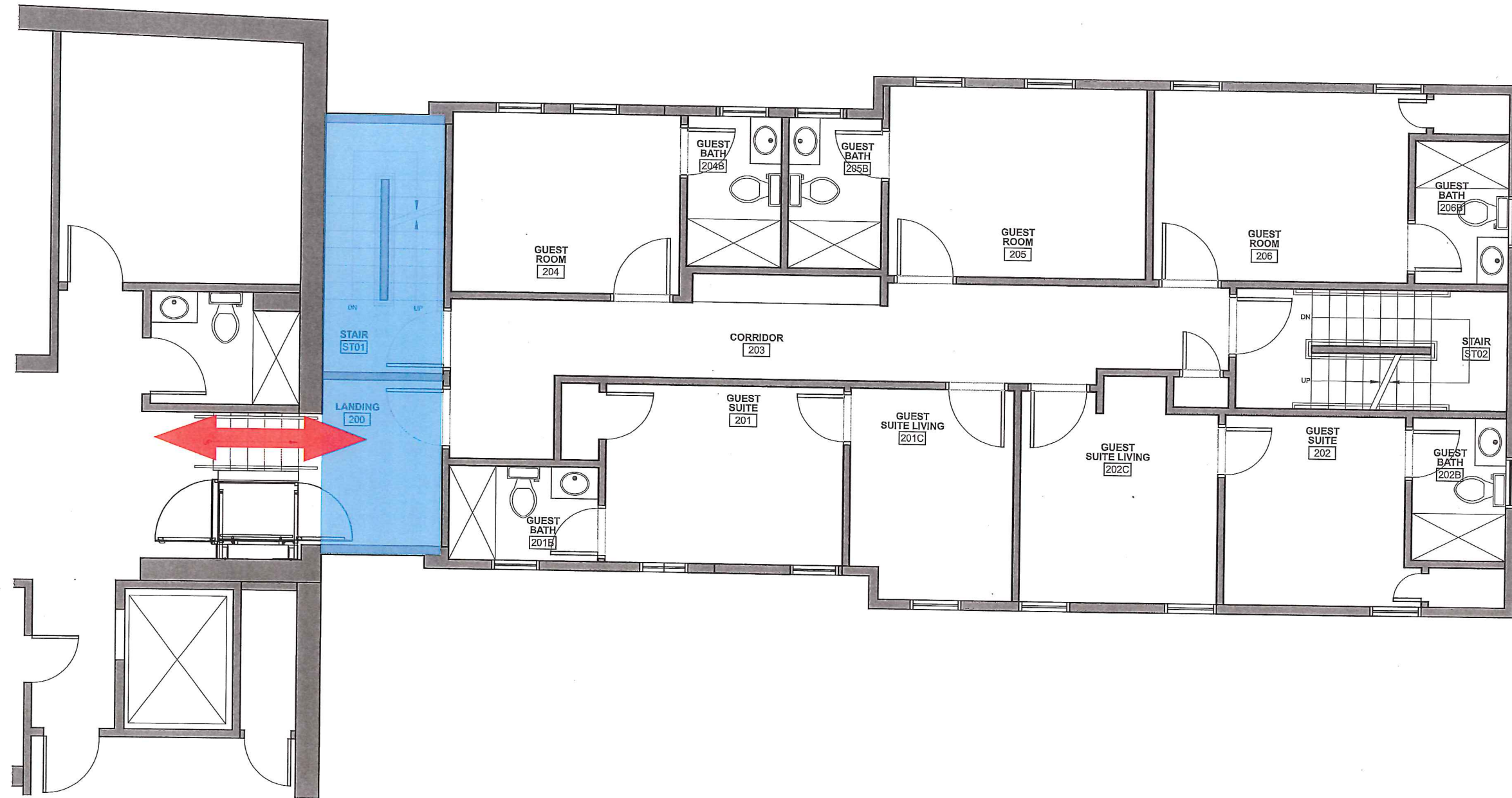




1

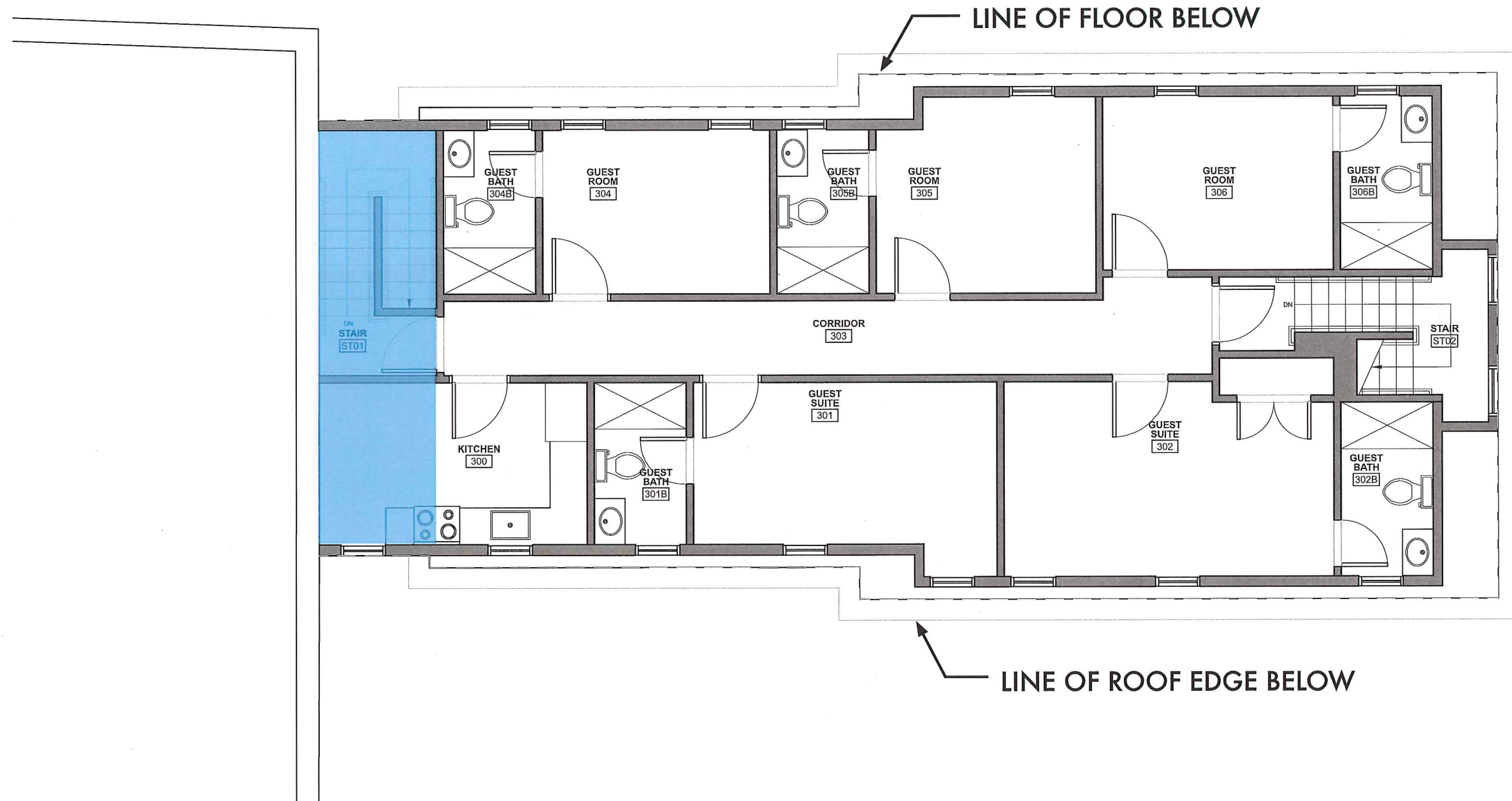








3



















## BUILDING SECTION 1









WHITE WOOD CLAPBOARDS + TRIM



EXTERIOR LIGHTING: HUBBARDTON FORGE



BLACK SHUTTERS,  
SIMILAR TO 63 CARLETON

CONTINUE EXISTING BRICK SIDEWALK



EXISTING FENCE TO CONTINUE



TYPICAL GATE (OMIT LOGO ON NEW GATES) ASPHALT SHINGLES







STREET TREES IN THE ESPLANADE: CHERRY PRUNUS



PLANTINGS IN COURTYARD: MOUNTAIN LAUREL  
*KALMIA LATIFOLIA*



LAWN TREES NEAR PARKING: HONEYLOCUST *GLEDITSIA*

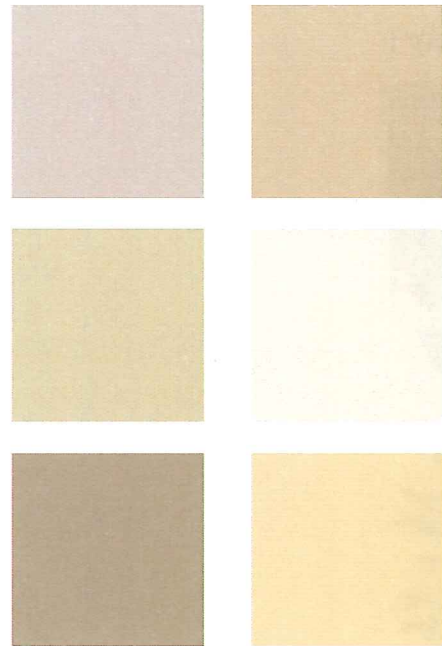
and



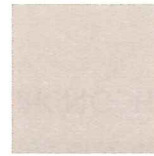
TUPELO *NYSSA SYLVATICA*



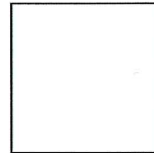
GREEK REVIVAL  
HISTORIC COLOR PALETTE



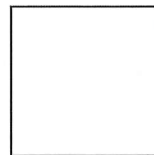
house



trim



house



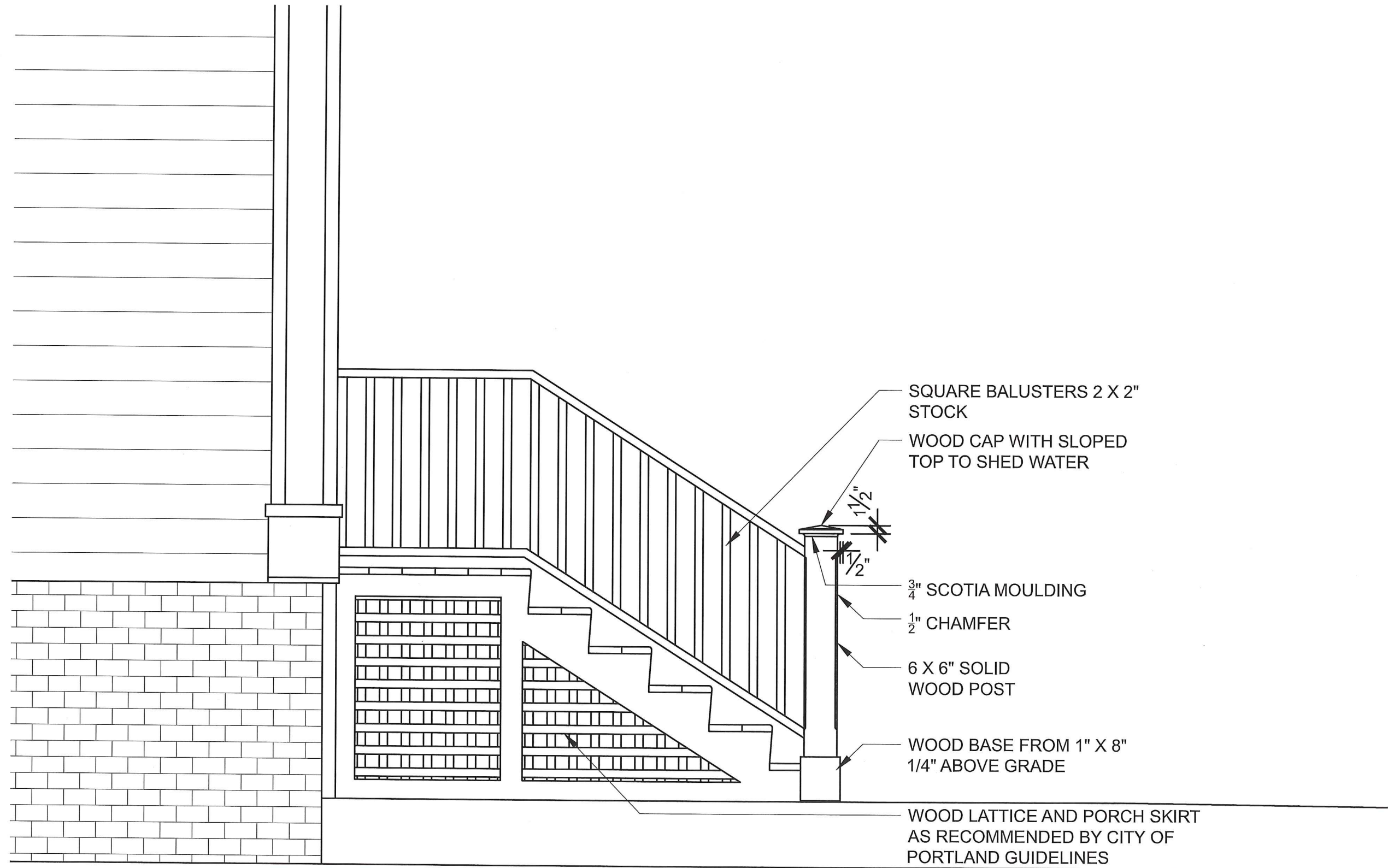
trim



dormers









ATT. 3

RENDERINGS &  
ELEVATIONS PRESENTED  
AT FEB. 20 WKSHP.



DORMER SLOPE EDITED FROM 3:12  
TO 4:12,  
EGRESS DOOR MOVED TO NORTH  
ELEVATION

**ScottSimonsArchitects**  
75 York Street, Portland, ME 04101  
207.772.4656 [www.SimonsArchitects.com](http://www.SimonsArchitects.com)

Rendering: **REVISED 2/20/19**

59-61 Carleton Street  
Portland, Maine  
06 February 2019



DORMER SLOPE EDITED FROM 3:12  
TO 4:12



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



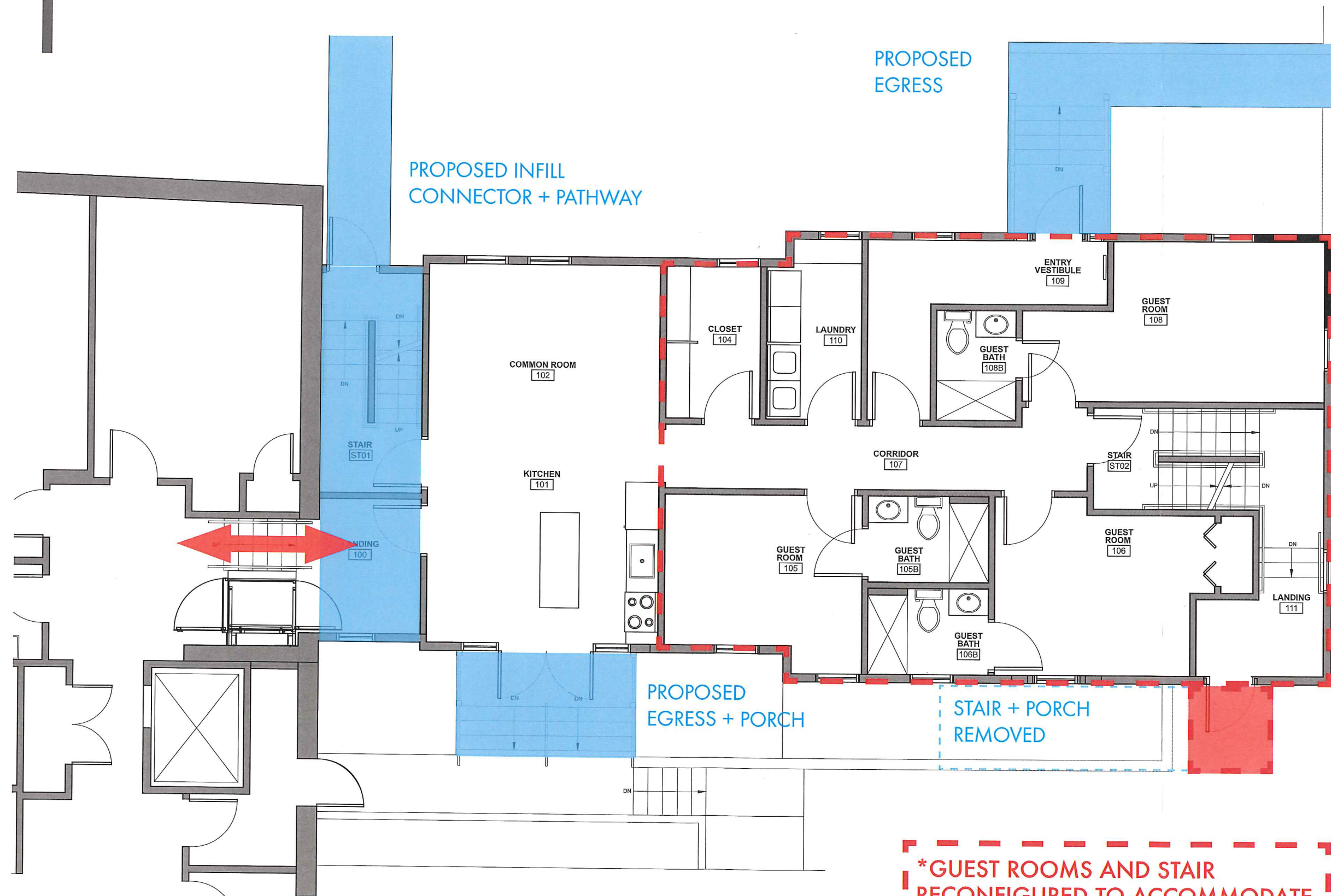
DORMER SLOPE EDITED FROM 3:12  
TO 4:12, NEW EGRESS DOOR  
LOCATION



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



1



\* GUEST ROOMS AND STAIR  
RECONFIGURED TO ACCOMMODATE  
NEW STAIR EGRESS LOCATION



HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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PUBLIC HEARING  
84 COMMERCIAL STREET

**TO:** Chair Sheridan and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Preservation Compliance Coordinator  
**DATE:** March 15, 2019  
**RE:** March 20, 2019 **Public Hearing** – Review of Amended Plans for Building Addition and Exterior Alterations

**Address:** 84 Commercial Street  
**Applicants:** Dry Dock, 84 Commercial Street LLC  
**Property Owner:** 84 Commercial Street LLC  
**Project Architect:** Bill Hopkins, Archetype Architects

### Introduction

Architect Bill Hopkins, representing 84 Commercial Street LLC, is returning to the Board with a revised proposal for a building addition and exterior alterations to the Dry Dock building at 84 Commercial Street. Board members will recall that the applicant received approval last October for construction of two building additions (a kitchen/office addition and a retail addition), expansion of existing rear decks and other related exterior and site alterations. At a workshop on February 20, 2019, Mr. Hopkins presented a significantly scaled-back version of the first design, with design revisions prompted by the recently adopted Waterfront development moratorium.

The elimination of the entire retail addition on the east side of the property and the moratorium mandated limitations on the floor area allowed in the kitchen addition mean the new kitchen block will be a more visible structure on the same footprint, that can only enclose part of the second story as floor space. Board comments at the February workshop focused primarily on enhancing the utilitarian addition as a suitable complement to the original brick building.

Revised renderings are enclosed as ATTACHMENT 1. Revised floor plans, site plan and elevations are enclosed as ATTACHMENT 2. For reference purposes, staff has enclosed both excerpts from the originally-approved plans and the plans presented in February - see ATTACHMENTS 3 and 4.

### Background

When the Historic Preservation Board approved Mr. Hopkins' design proposal for the two



additions last October, the development team had not yet submitted their site plan application for the project. In December, the developer applied for site plan review, but found they were unable to move forward with the review due to the recently imposed waterfront moratorium that applies to all pending or proposed projects involving non-marine-related uses.

Following discussion with the Planning Authority, a decision was made to allow the applicant to move forward with an application for a scaled-back project which would include the construction of the kitchen addition and a portion of the addition's originally-approved second floor to provide ADA-compliant bathrooms for the restaurant, but not the retail addition to the east. These aspects of the original proposal were determined not to conflict with the terms of the moratorium, which is intended to prevent the creation or expansion of non-marine-related uses. Under the agreement, the square footage of the new addition must not exceed the square footage of the Dry Dock building's storage space in the basement, which has had to be vacated due to regular flooding.

It is unclear at this time whether the applicant will choose (or be allowed) to pursue other aspects of the originally-approved project once the moratorium has ended and any new land use regulations are put in place for the waterfront. As such, the Board should review the enclosed proposal as a final, complete project, rather than the first stage of a larger project.

### **Revised Proposal Presented at February 20 Workshop**

In the revised plans, the retail addition was eliminated altogether, exposing the east elevation of the kitchen addition to full view. The kitchen addition had the same footprint as before, but included only a portion of its originally-proposed second floor. (The area on the second-floor area will be occupied by new bathrooms.) The second-floor fenestration was modified as well, with the windows facing Commercial Street being revised to a series of horizontal openings. The treatment of the addition's Commercial Street ground floor façade remained as originally approved. Recessively colored fiber-cement panel siding was proposed, with simple coping at the roof edge.

A number of the originally proposed exterior alterations to the existing structure were included in the revised program. While expansion of the decks is not allowed under the moratorium, the applicant proposes to drop the level of the first-floor deck as originally proposed, add the roof over the existing second-floor deck, move the stair connecting the two levels and replace the railings with new cable railings. The rear elevation of the existing building will also be opened up and infilled with glazing as originally planned.

On the Commercial Street side, it was expected that the blocked side entry to the single-story projecting bay would be infilled with a new door and transom as originally proposed. It was assumed that the ATM machine currently in front of this entry would be removed, though the images supplied showed the ATM still in place. (Apparently the door was no



longer thought to be required to meet codes.)

## Board Comments – February 20 Workshop

Several Board members expressed regret that the approved plans with the retail addition on the east (Fall 2018) could not be realized; all acknowledged that the design of the kitchen addition becomes much more critical in the absence of the retail addition because it is so much more visible than proposed last Fall, and must relate solely to the original restaurant building, not to the contemporary retail addition as well. Comments (paraphrased by staff) focused primarily on the east and north (Commercial Street) faces of the kitchen addition and the adjacent east face of the brick block:

- Board members made clear they expected to see the ATM removed and the door restored on the east side of the restaurant, regardless of the interior floor plan.
- Mr. Hopkins noted in his presentation that the exit door from the kitchen addition (facing Commercial Street) would be moved to the east end of that face, not remain where shown in the workshop packet next to the one-story bump out on the brick restaurant.
- In response to a Board question about the possibility of lowering the street facing exit door, the architect said it would have to remain at the interior floor level because of the projected height of storm flooding, and because the interior floor layout would not permit interior stairs – thus exterior stairs would still be necessary.
- It was suggested that the above mentioned exterior stairs facing Commercial Street be constructed of all metal instead of having a tall concrete base for the landing like the exposed foundation. Metal stairs and landing were suggested to reduce their size, and convey a more industrial or warehouse aesthetic for the utilitarian kitchen addition.
- It was suggested that the site area in front of the addition be improved and defined in some way to allow one to sense the difference between semi-public, privately owned site and the public right-of-way.
- In terms of the massing of the addition, Mr. Hopkins confirmed that the height of the addition was the same as in the plans approved last year. Because of the prohibition on increasing floor area, however, the front section of the addition was proposed as only one story high.
- There was concern on the part of several Board members that the addition should be a well-defined, simple mass to complement the restaurant. Members hoped to see the addition being a full two stories in the front section – with quiet, simple geometry. (There was doubt as to whether a net increase in floor area would be allowed under the moratorium, so changing the second floor faces toward the street would depend on the area given up in the basement and the ability to shift the floor plan upstairs.)
- The Board wanted to see the relationship between the addition and the older restaurant further explored and strengthened – through some combination of materiality, tonal palette, and architectural details such as greater verticality in the



windows.

- The exact color of the fiber-cement cladding was deemed worthy of study, but in general, a subdued, matte finish was favored – contrasting with the restaurant, but recessive in nature.

## Revised Proposal for 3-20-19 Public Hearing

The revised proposal for consideration on March 20 responds to a number of the Board's concerns:

- The ATM is to be removed, and the east door from the restaurant is to be reintroduced.
- The street-facing exit door from the kitchen addition has been moved to the east corner, and the landing and stairs are proposed in simple black metal.
- The block of the new addition is a simple rectangle, with only the front section to be enclosed interior space (for the bathrooms.) On the second floor the rear section is open to the sky, with open "windows" facing east and south serving as scuppers to drain the roof.
- Most of the windows facing the street match the height and vertical orientation of the existing windows on the east wall of the old restaurant building.
- On the north, street-facing façade, three of the second floor windows are vertically oriented, and aligned with the existing windows on the second floor, east side of the restaurant. The bathrooms, now in the northeast corner of the addition's second floor, still have small, high windows that are more horizontally oriented though their width matches the patterning of the larger windows.

## Staff Comments

As noted in the staff memo for February 20, although most of the elements proposed in the revised plan were part of the original approved plan, the elimination of the retail addition substantially changes the overall visual relationship of the kitchen addition to the existing Dry Dock building and to its larger context. When the elimination of the retail addition made the proposed kitchen addition fully exposed and visually prominent, more consideration was needed of the massing, tonality, cladding, and fenestration. And although windows are not necessary for the kitchen on the addition's ground floor level, the absence of windows on the first floor of the east elevation affects the overall design expression. As noted in February, the Board should not consider the possibility of a future retail addition when reviewing the revised proposal, as it is unclear whether the applicant will ultimately pursue that component of the project, even if forthcoming regulations allow it.

Wednesday's review is a public hearing, so the Board is being asked consider whether the current proposal meets the ordinance review standards in terms of achieving compatibility with its context. Overall, the proposal before the Board for the March 20 public hearing incorporates changes addressing a number of Board concerns, but some questions may



remain on details.

- The massing of the addition is improved with the simple rectangular shape.
- On the first floor of the east elevation, the addition has only the patterning of the fiber-cement panels to add visual interest. Would Board members prefer to see additional design elements, or is the quiet pattern the most appropriate?
- On the second floor of the addition, one high window on the front face changes the pattern of the three larger windows on that face. Would it be preferable to leave the small window out of the front face, and just present the three larger windows on that elevation?
- The small plaza in front of the addition is shown with pavers that contrast with the public brick sidewalk (no specification or sample has been supplied.) Note that on the site plan (Sheet A1.00) the pavers are shown correctly, extending to the front corner of the building. In the renderings the pavers do not extend all the way to the front sidewalk; staff believes the site plan shows the design intent.
- Staff has asked the architects to bring samples of the Nichiha siding, to aid the Board discussion of the tonality of the finish.

The proposed alterations to the rear decks and stairs were approved as part of the proposal last year – these elements are unchanged, with the footprint and the railings not changing in the current proposal. The applicants still plan to add a roof over the second floor deck, as in the original proposal.

## **Applicable Review Standards**

Given the nature of the project, the Board will be reviewing the proposed additions under the Standards for Review of Alterations and the Standards for Review of New Construction

### Standards for Review of Alterations

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



## Standards for Review of Construction

In considering a certificate of appropriateness involving new construction [*including additions*], 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*

## **Motion for Consideration**

On the basis of plans and specifications submitted by the applicant for the March 20, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations, building addition and site alterations at 84 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations (subject to the following conditions.....)

## **Attachments:**

1. Revised renderings
2. Revised floor plans and site plan
3. Excerpts from the February 20 workshop proposal
4. Excerpts from original approved proposal









PORTLAND SCIENCE CENTER

NOW ON EXHIBIT  
SPACE  
The Ring Zoo

CBA

ART

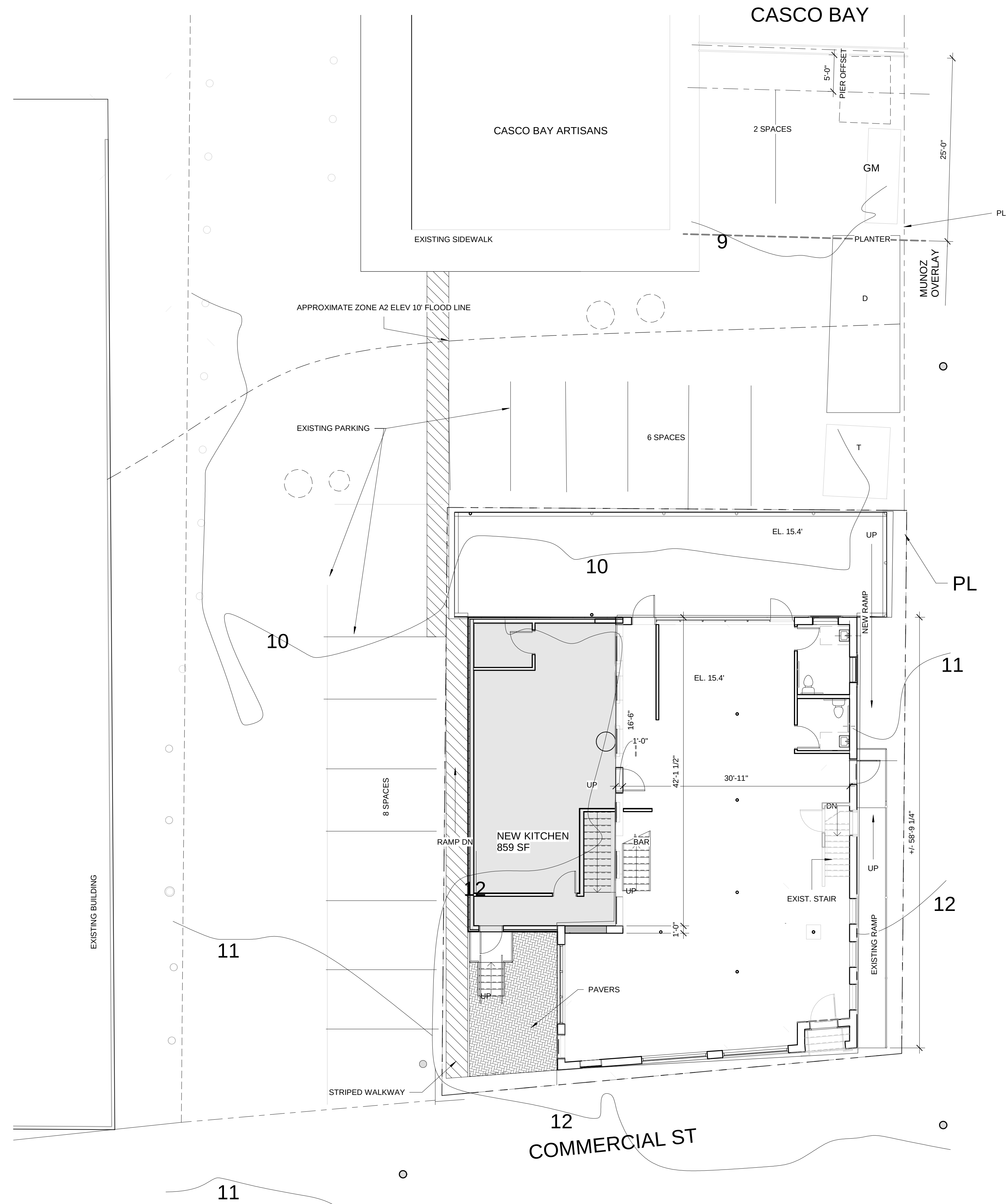
DRUM ROCK  
RESTAURANT  
TAVERN

Parking  
Pay & Display







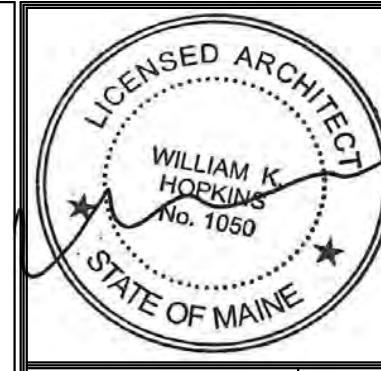
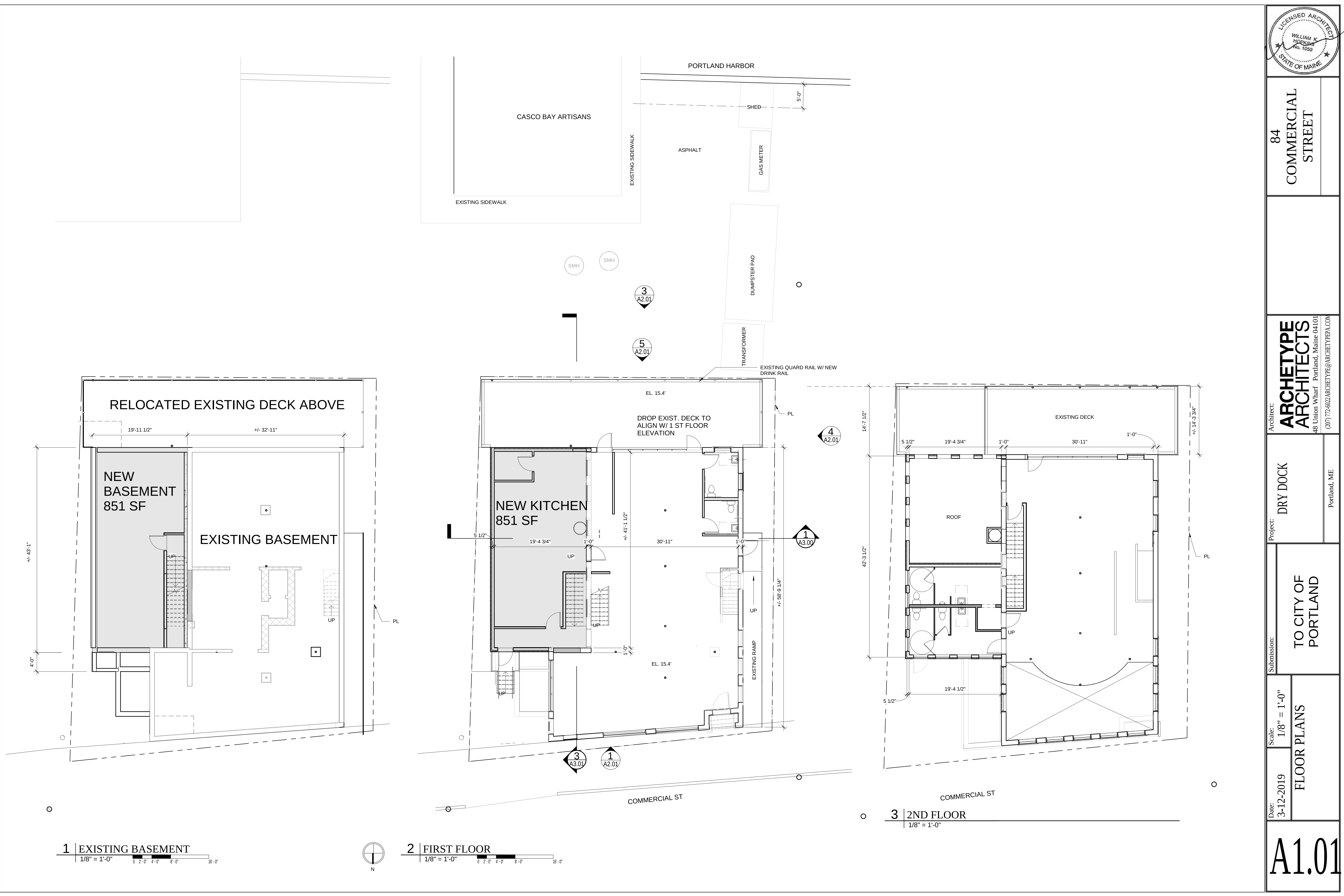


1 | SITE PLAN  
1/8" = 1'-0"

3/14/2019  
8:14:49 AM

|                                                                                                                            |                        |
|----------------------------------------------------------------------------------------------------------------------------|------------------------|
|                                                                                                                            |                        |
| Prepared For:<br>84<br>COMMERCIAL<br>STREET                                                                                |                        |
| Consultant:<br>ARCHETYPE<br>ARCHITECTS<br>48 Union Wharf Portland, Maine 04101<br>(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM |                        |
| Architect:                                                                                                                 | Project:<br>DRY DOCK   |
| Revisions:<br>LEVEL II SITE<br>SUBMISSION                                                                                  |                        |
| Date:<br>3-12-2019                                                                                                         | Scale:<br>1/8" = 1'-0" |
| SITE PLAN                                                                                                                  |                        |
| A1.00                                                                                                                      |                        |





84  
COMMERCIAL  
STREET

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

Project:  
DRY DOCK  
Portland, ME

Submission:  
TO CITY OF  
PORTLAND

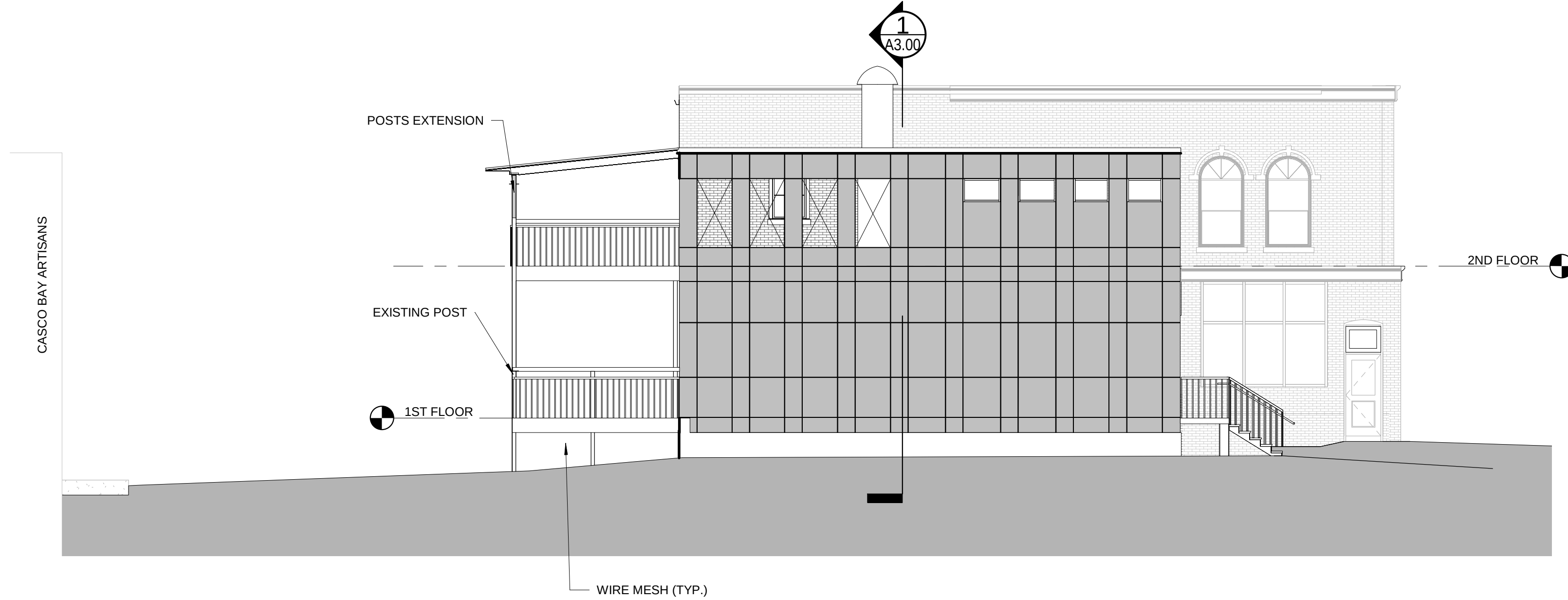
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3-12-2019  
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1/8" = 1'-0"  
FLOOR PLANS

A1.01

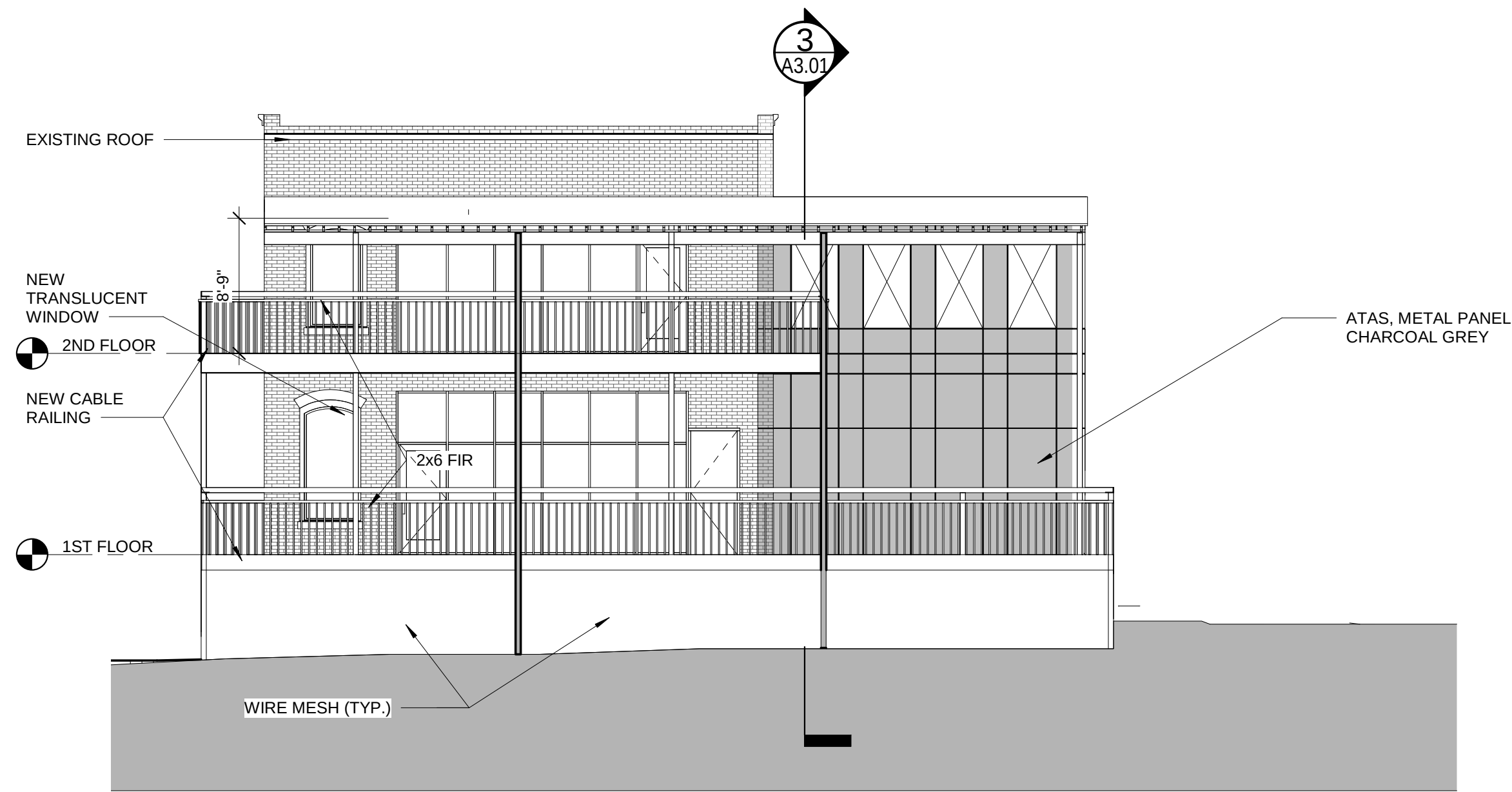




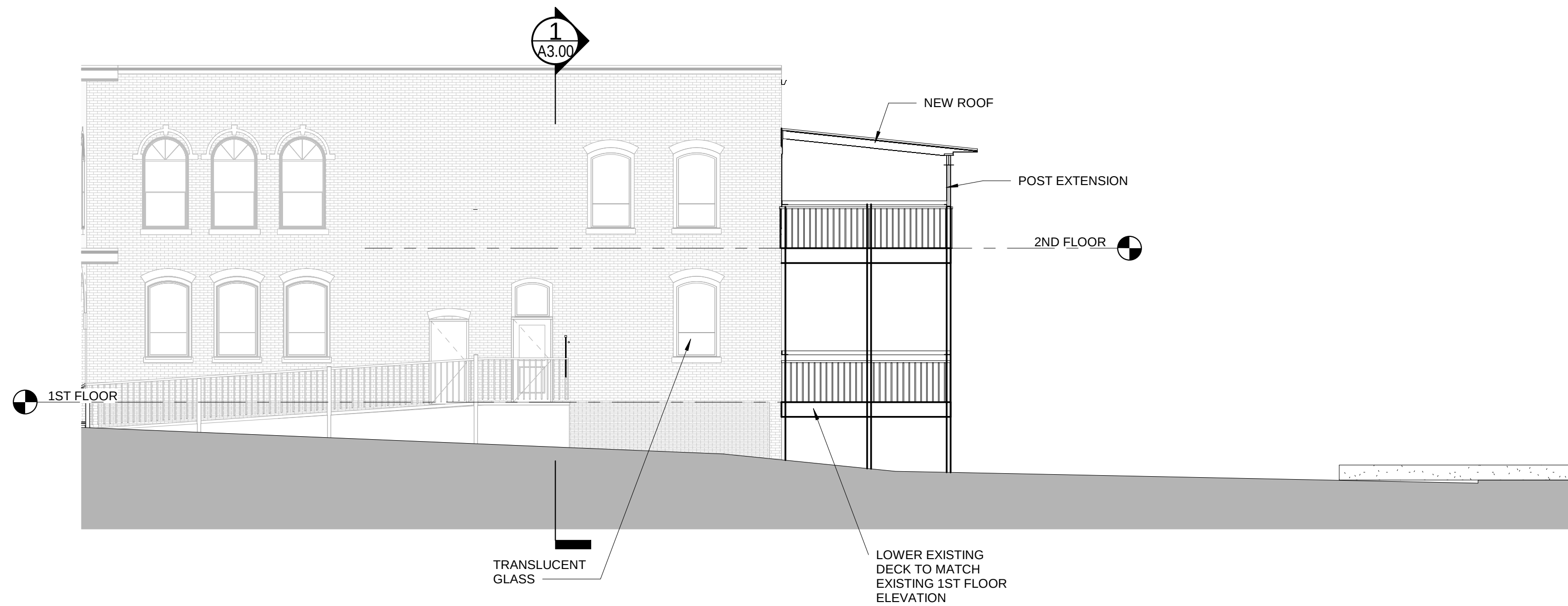
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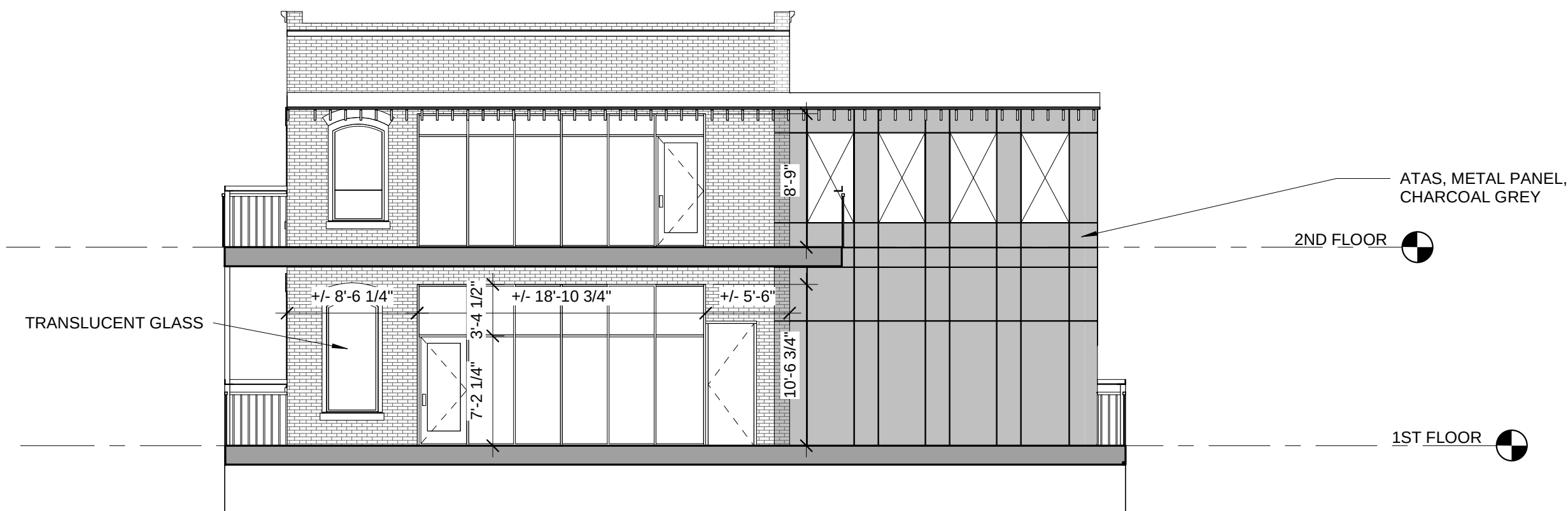
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1/8" = 1'-0"



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



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



5 | UPPER DECK ELEVATION  
1/8" = 1'-0"

|                                                                                                                                   |                          |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|                                                                                                                                   |                          |
| 84<br>COMMERCIAL<br>STREET                                                                                                        |                          |
| Architect:<br><b>ARCHETYPE<br/>ARCHITECTS</b><br>48 Union Wharf Portland, Maine 04101<br>(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM |                          |
| Project:                                                                                                                          | DRY DOCK<br>Portland, ME |
| Submission:                                                                                                                       | TO CITY OF<br>PORTLAND   |
| Date:<br>3-12-2019                                                                                                                | Scale:<br>1/8" = 1'-0"   |
| BUILDING<br>ELEVATIONS WITH<br>WINDOWS                                                                                            |                          |
| A2.01                                                                                                                             |                          |





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A 3D IMMERSED EXPERIENCE  
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68  
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TAVERN

Parking  
Pay & Display























