

Historic Preservation Board Agenda

1. Agenda

Documents: [AGENDA.DOC](#)

2. HP Memo - 11 - 13 Lewis Street

Documents: [HPMEMO1113LEWISSTREET124.PDF](#)

3. HP Memo - 172 Falmouth Street

Documents: [HPMEMO172FALMOUTHSTREET124.PDF](#)

4. HP Memo - 46 Market Street

Documents: [HPMEMO46MARKETSTREET124.PDF](#)

AGENDA

HISTORIC PRESERVATION BOARD AGENDA

April 16, 2014 – 5:00

Room 209, 2nd Floor, City Hall

Public comments will be taken at all meetings

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

3. REPORT OF DECISIONS OF MARCH 19, 2014:

** This meeting was a workshop only – no decisions were made. **

4. ON-SITE WORKSHOP

i. Preliminary Review of Proposed Site Alterations; EVERGREEN CEMETERY, VICINITY OF 672 STEVENS AVENUE; City of Portland Parks & Cemeteries Division, Applicant.

Break for Dinner; Meeting Resumes at 6:45 in Room 209, Portland city Hall

5. PUBLIC HEARING

i. Certificate of Appropriateness for Lighting and Canopy Installation; 638 CONGRESS STREET; 638 Congress Street Partners LLC., Applicant.

6. WORKSHOP

i. Preliminary Review of Proposed building Addition; 722 CONGRSS STREET; Natalie Dibenedetto.

7. CONSENT AGENDA

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

**PUBLIC HEARING
11 – 13 LEWIS STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: November 26, 2013

RE: December 4, 2013 Public Hearing

Application For: Certificate of Appropriateness for Exterior Alterations

Address: 11 - 13 Lewis Street

Applicant: Joe Delaney, Project Architect

Contractor: Papi and Romano

Introduction

Joe Delaney of Whipple Callender Architects, representing property owner Phil St. Germain, is applying for a Certificate of Appropriateness for exterior alterations to this four-unit apartment building. Included are changes involving:

- the front and side entrances, porches, and stairs
- a new, enclosed fire stair to be added to the right side of the ell behind the front, main block of the building
- windows, with several different treatments depending on the location
- the front, two story bay, which will be rebuilt using matching or reused components
- removal of the last remaining chimney
- replacement of existing vinyl siding with painted wood clapboards on two faces

Subject Property

Constructed in 1878, this two-story home originally had a gable roof and attic rooms, but a fire in 1968 resulted in the present flat roofed form that now contains four rental apartments. As the applicant's introduction indicates, the owner has considered recreating the gable roof and third floor rooms, but doing so would increase non-conformance (less than 1,000 square feet of site area per unit,) so bulk restrictions in current zoning prohibit this.

The two story front bay is decorated with Italianate brackets, segmented top sash, and original moldings. The front porch on the right side features colonial revival columns and turned balusters. Projecting onto the front sidewalk are precast concrete steps with iron railings.

The building steps back on the right side, and a long rear ell has unpainted, two story egress stairs attached just behind the front mass, with a first floor entrance stair and landing for the rear unit further positioned further back. With the exception of the front bay, the entire building is vinyl sided, and most of the original 6/6 double hung windows have been replaced with 1/1 sash and aluminum storm windows. The sashes in the front bay are most likely original, and the woodwork there is still uncovered. The only chimney is about one-third of the way back from the front, near the cave on the left side.

Proposed Alterations

Though the basic shape and appearance of the property will remain the same, the proposed alterations are varied and they affect multiple parts of the structure – sometimes with different treatments depending on distance from the public way, visibility, or other circumstances. For purposes of outlining the proposals, this memo will address one element at a time.

Front Bay:

- The bay details will be retained and repaired, or reproduced in wood with an exact match if damage is significant. This includes the existing brackets and surrounding moldings and panels.
- Existing window sash will be restored to work in the existing jambs.
- New copper flashing is proposed for the bay cornices, with a rubber membrane for the invisible second floor roof.

Roof:

- A new cornice is also proposed for the edge of the primary roof, with new flashing and rubber membrane roof.

Siding and Trim:

- Remove the existing vinyl siding on the front façade as well as on the first two (closest to Lewis Street) planes on the right side. New, painted wood clapboards are proposed for these most prominent faces. Siding removal will allow examination of any vestiges of the original trim that remained buried.
- Recreate the wide corner boards and frieze that are visible in the 1924 tax photo
- Recreate the cap and band on the window casings.
- The rear of the ell on the right side, the entire left side, and the back wall are proposed to remain sided with the existing vinyl.

Front Porch and Stairs:

- Reconstruction of the front porch, matching original details
- Removal of a small vestibule facing the street
- Install a new side-facing door to the first floor front unit (see product information)
- Install a matching door for unit 2, facing the street

- Removal of the precast concrete steps
- New wood stairs will cut into the deck to reduce encroachment on the sidewalk
- Steps will have a railing on both sides to match the landing, as well as a metal handrail on the left side.
- Painted wood is the proposed material for all the finish surfaces.
- New Tuscan columns of fiberglass are proposed to match the deteriorated existing columns.

Doors:

- Four new matching, painted, wood “nine light” doors are proposed, with the two front doors positioned in slightly different locations. (See product information.)

Windows: Several different window strategies are proposed:

- Front bay: original windows to be restored
- Left side: (vinyl siding to remain) New 1/1 sash kits by Windsor with black aluminum cladding in existing jambs; saving existing trim
- Left side: Four new small Windsor awning windows to be added, for the bathrooms – reproduce trim to match neighboring windows
- Right side, front section: New, full unit windows by Kolbe – clad in black aluminum, 6/6 simulated divided light (SDL) with spacer bar between glass, with 5/8” putty profile muntins (see 1924 tax photo.) Reproduce original trim
- Right side, front section: New, fifth window on second floor, to match 1924 tax photo, but now missing
- Right side, new enclosed stair wall: New black aluminum clad Windsor 1/1 window units
- Rear sections of the ell: Windsor 1/1 sash kits installed in existing jambs; trim retained
- All existing storm windows to be removed; if storms are needed on front bay, perhaps interior storms

New Enclosed Fire Stairs:

- Located on the right side of the ell, replacing the exterior stair to be removed
- Slightly expanded footprint, with black painted solid panels below walls to grade, to give a solid, foundation-like appearance
- New stairs and a landing lead with Azek polyurethane finish materials and railing system
- New door will match other new doors – nine light, painted wood door

New Rear Entry Stairs and Landing:

- Azek polyurethane finish materials and railing system, matching entry at new fire stairs
- Matching nine-light wood door

Chimney:

- The sole remaining chimney is unused, not needed, and proposed to be removed. Applicant plans to remove all chimneys remaining on the interior to use the space.

Staff Comments

The proposed alterations to this property will make significant strides toward improving its historic appearance, despite leaving some major current aspects unchanged. In some areas the proposed improvements represent a compromise between a full historic renovation and the sort of simpler, lower maintenance choices that are often the norm for investment properties. With so many pieces involved, staff is prepared to continue to work with the contractor and designer on details once an approved permit is in place and new information is uncovered. Exterior lighting is one feature that has not been determined yet; other details will undoubtedly come up for staff to consider, if not for the Board to review as consent items.

Among the questions the Board may be prompted to discuss:

- Whether the variety of treatments on different walls is a reasonable way to proceed given economic realities, and whether the approach is consistent enough for a coherent whole.
- Reusing the existing jambs with new sash kits may become problematic if the existing openings are not square.
- Whether Azek is an appropriate finish material for the rear and middle entries on the right side of the property.
- Whether the variety of window solutions will allow consistency in trim details such as profiles and dimensions of sills and casings.
- Should the designer and owner be encouraged to pursue recreation of the original gable roof, rather than investing in the existing roof and cornice, or are immediate repairs necessary?
- Whether the Board is comfortable with the removal of the only remaining chimney. (For visibility from the street, see attached photographs.)

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial*

evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

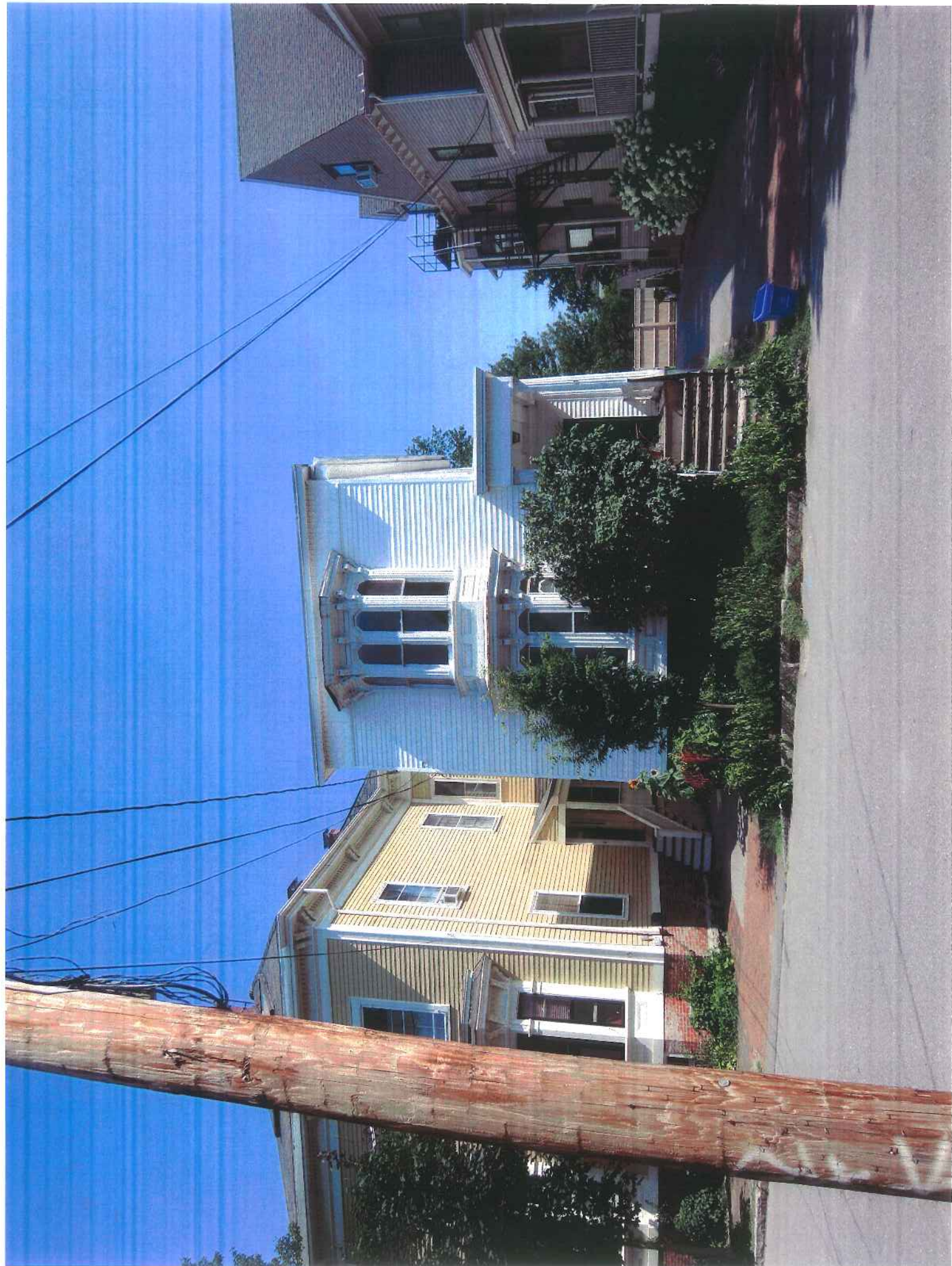
(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration

On the basis of plans and specifications submitted for the 12/4/13 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 11-13 Lewis Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... .
(Board approval is subject to the following conditions...)

Attachments

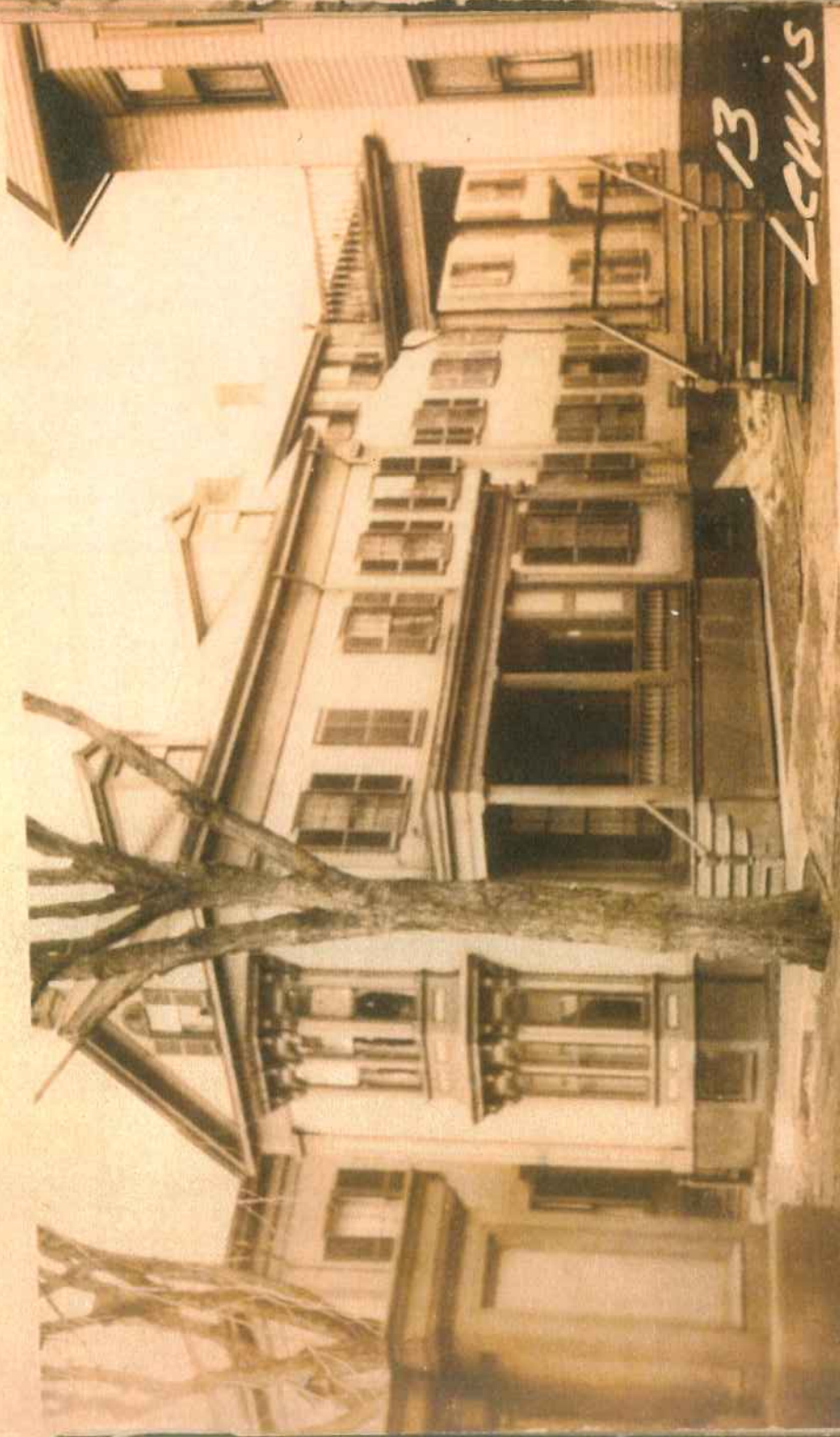
1. Photographs of subject property
2. 1924 tax photo of subject property
3. Final submission, including plans and elevations, architect's summary and code information, product information











W. O. MAGUIRE

Surveyed by

MAY 3 1924
(Remarks on other Side)

1-2



WHIPPLE-CALLENDER ARCHITECTS

The building at 13 Lewis Street is comprised of 4 apartments on a site of approximately 3,200 s.f. in the R-6 zone. The owner wants to alter/ update the existing apartments and this work entails exterior repairs and renovation as well as new interiors.

The building is currently 2 stories with a flat roof. The main house block fronts on Lewis Street and a long back ell runs along the northerly side of the site. While different in shape, the house and ell are similar square footages. A fire event resulted in the removal of the original gabled third floor, which encompassed the entire building footprint. The attached circa 1924 photo indicates the detail of the building and the appearance of the now missing third floor.

The owner had been considering the re-creation of the third floor as a way to add bedrooms to the existing apartments. A preliminary meeting with Zoning revealed a few things; The added bedrooms would not affect parking and the non conformance of the building (less than 1,000 s.f. of site area per apt.) means we cannot re-create the missing roof because it increases the non-conformance with additional building bulk- see 14-436 Bulk Restrictions. There is a possibility that a Variance, an Amendment or a Broad Zoning Initiative would make such an addition possible, but our application does not include an added gabled floor at this time.

The current structure is a 4 unit commercial property. With a 2 hr. rated fire barrier demising wall we will create a pair of two story duplexes. In this arrangement a sprinkler system is not required.

In the course of Phase One work, we will focus upon exterior improvement of the street face and the driveway side of the main house. We plan to maintain existing window and door locations.

Specific features include:

Bay Windows at Lewis Street- The existing two-story bay will be rebuilt and utilize existing brackets, scroll rim and window sash. The recessed panel detail will be re-created to match existing. Existing double hung windows at the bay window will be restored if possible.

Main House Siding- The front and driveway elevations will be sided in painted wood clapboards rather than the existing vinyl siding. Substantial corner trim will be built based upon original photos. Painted wood window trim will be more substantial with drip cap and sill detail. A more substantial cornice detail will be created at the two sides.

Lewis St. Entry Porch- The existing porch will be rebuilt and match existing based on evidence we uncover during removals & existing photos. We propose adding an additional door to provide a new code compliant, dedicated entry door for the front apartment. The existing precast conc. stair will be removed to reduce encroachment on the sidewalk and rebuilt as wood to match existing detail better.

Main House Windows- Historic elevation windows will be new aluminum clad SDL windows to match existing window box dimensions, 6/6 pattern.

Back Ell Windows- Aluminum clad replacement window sash, 1/1 pattern.

Back landings/ stairs- White Azek composite fiberglass rail system w/ synthetic treads.



WHIPPLE-CALLENDER ARCHITECTS

10.15.13

City of Portland Inspections Office
c/o Building Permit Review Officer
389 Congress Street
Portland, Maine 04101

RE: 13 Lewis St., Portland Me.

Outlined below is the info for the General Code and Fire Department requirements:

IRC- 2009- Two (2) unit duplexes separated by a fire barrier

Building Planning-Applicable Sections for Renovation of Existing Apartments

R301.2 Wind/ Structural - The existing building will be renovated and existing exterior wall/ interior finishes will remain to retain existing insulation. New sheetrock is applied over existing finishes.

New walls will be framed and treated as structural components for shear/ uplift. Please refer to plans for specific details. Exterior window openings will remain unchanged. An additional enclosed egress stair shall be added to the south side of the building.

R302.3 Two Family Dwelling Separation- The floor two deck will be rated 1 hr. with the application of new 5/8" GWB at its underside.

R303.3 Bathrooms- Bathrooms will have code compliant operable bathroom windows.

R304 Min. Room Areas- each unit will have a room of more than 120 s.f. and no room shall be less than 70 s.f.

R305 Ceiling Height- No space in the project is less than 8' vs. the 7' min.

R304 Min. Room Areas- Each unit will have a room of more than 120 s.f. and no room shall be less than 70 s.f.

R306 Sanitation- Each unit has bathrooms exceeding the min. dimensions of figure 307.1

R310 Emerg. Escape and Rescue Openings- In the Historic District we are using double hung replacement windows in existing openings to comply with operable escape requirements.

R311 Means of Egress- Each unit will have a dedicated means of egress to the outside. The door will open to a 36" min. deck set 7 3/4" below the interior landing.

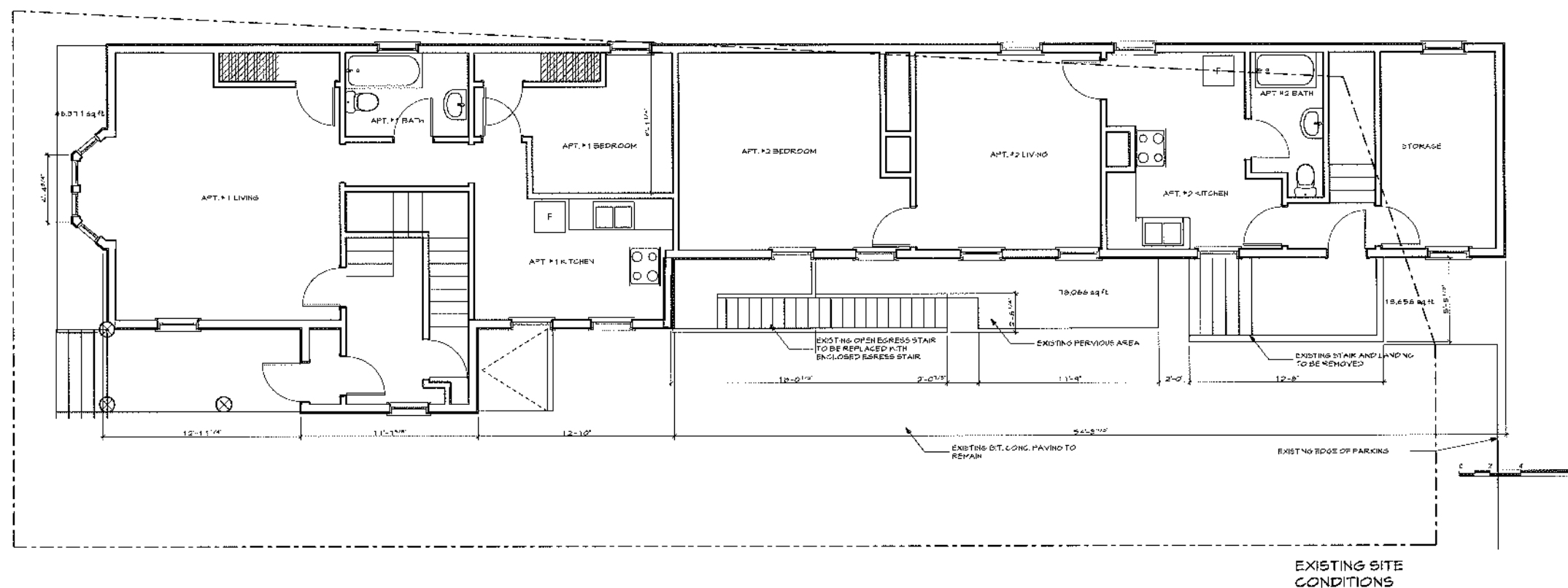
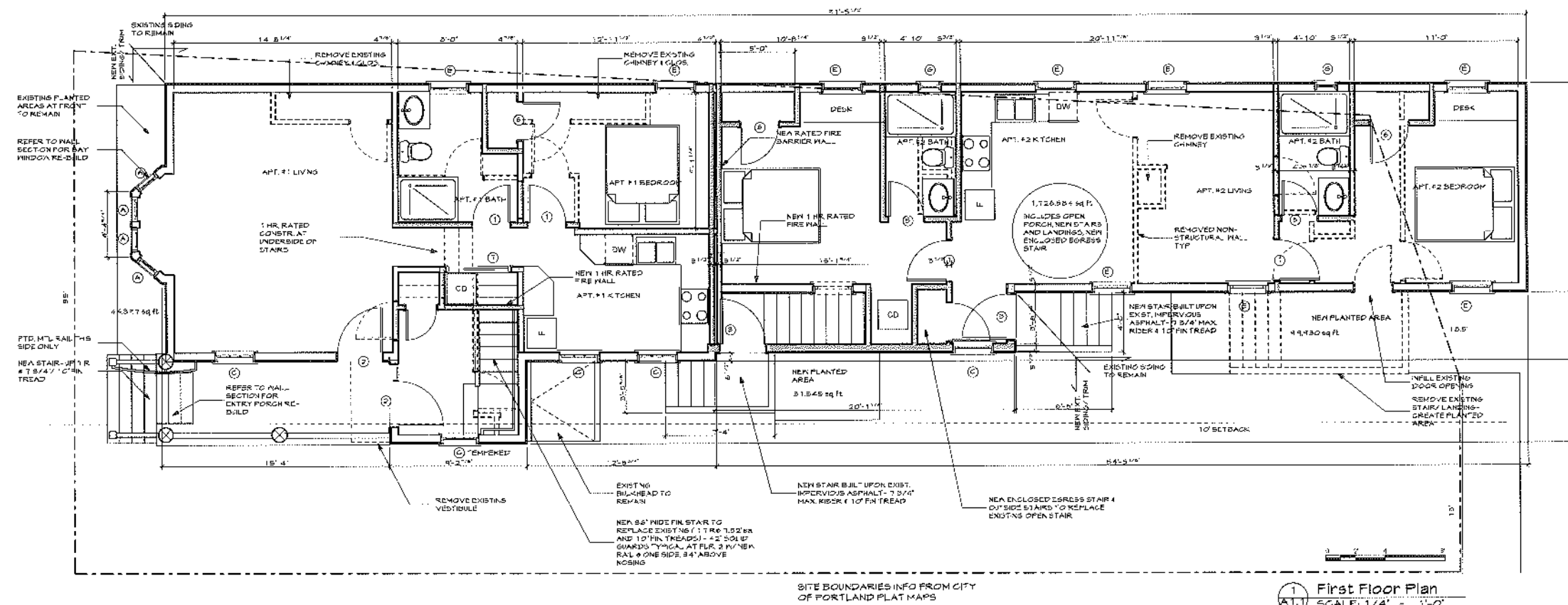
R311.7 Stairways- The new stair shall be 36" finished clear width as detailed.

R311.7.2 Headroom- Headroom shall be 8' min. throughout, in excess of the 6'8" min.

R311.7.4 Stair Treads and Risers- Stairs shall have min. 10" fin. tread and 7 3/4" riser.

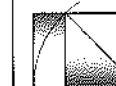
R311.7.7 Handrails- A continuous handrail from top riser to bottom riser will be provided on one side of the stair 34" above the stair nosing.

R311.7.9.2 Bulkhead enclosure stairways- Existing enclosed bulkhead to remain; non- egress less than 8' of height and enclosed with hinged door.



13 LEWIS STREET
13 LEWIS STREET PORTLAND, MAINE

WHIPPLE —
CALLENDER
ARCHITECTS



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DATE: 11.5.13

CHECKED BY: JAD

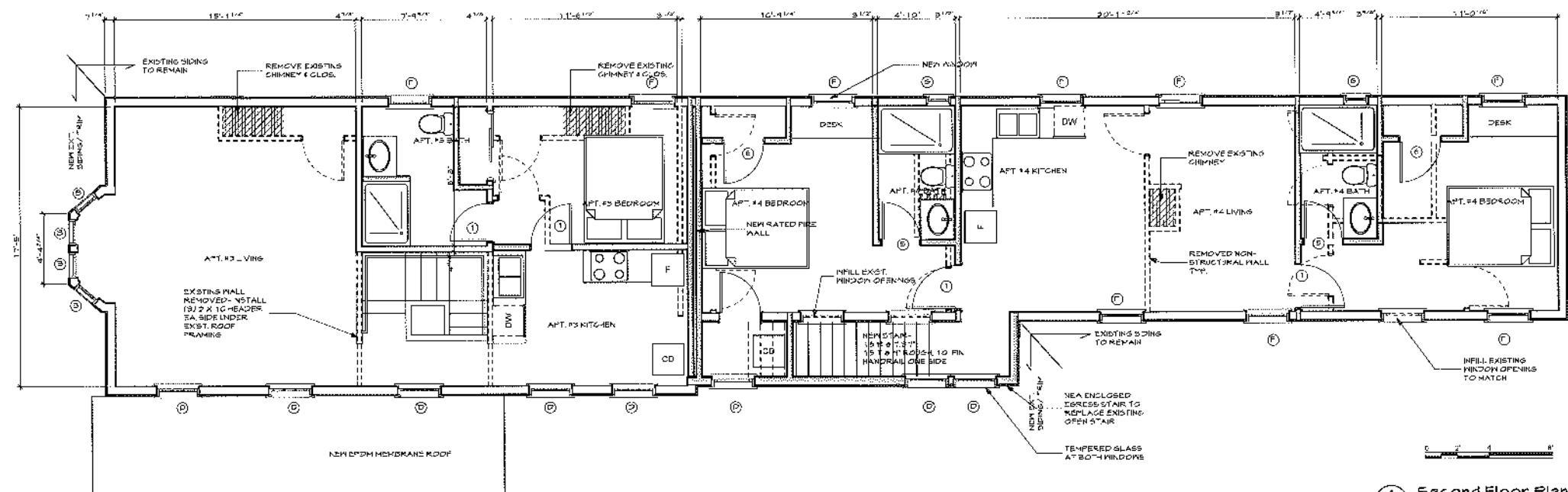
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Initials _____

#H-XXX
SHEET TITLE
FIRST FLOOR PLAN

A1.1

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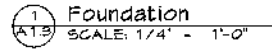


1 Second Floor Plan
A1.2 SCALE: 1/4" = 1'-0"

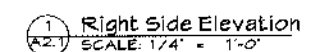
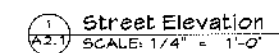
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A1.2

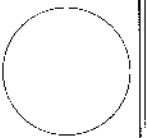
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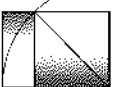
A1.3



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WHIPPLE ...
CALLENDER
ARCHITECTS



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DATE: 11.5.13

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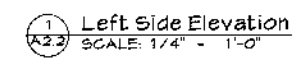
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DATE: _____

REF ID: A66084

EXT. ELEVATIONS

A2.1



A2.2



Welcome Professionals!

Architects, Designers, Builders & more

HOMEOWNERS, YOU'RE INVITED TO OUR CONSUMER WEBSITE ►

SITE SEARCH



LOCAL DEALERS



ADVANCED SEARCH ►

WHAT'S NEW

CAPABILITIES

PRODUCT INFO

GALLERY

OUR COMPANY

ARCHITECT LIBRARY

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[Home](#) » [Product Info](#) » [Windows](#) » [Double Hungs](#) » [Traditional](#) » **Classic Series Traditional Double Hungs**



Choose Product Line

- ☐ All Product Lines
- ☐ **VistaLuxe™**
Extruded Aluminum/Wood
- ☐ **Ultra**
Extruded Aluminum/Wood
- ☐ **Heritage**
All Wood
- ☒ **Classic**
Roll-Formed Aluminum/Wood
- ☐ **Windquest**
All Vinyl
- ☐ **Latitude**
All Vinyl

Choose Product

Windows

- ☐ Casements
- ☐ Awnings
- ☒ **Double Hungs**
 - Traditional**
 - Studio/Picture
 - Transom
 - Bay
 - Traditional Replacement Sash Kit
- ☐ Sliders
- ☐ Radius
- ☐ Geometric

Doors

Classic Series Traditional Double Hungs



Classic Series Traditional Double Hungs, cottage-style with White grilles-in-the-airspace



Classic Series

- Wood interior
- Roll-formed aluminum clad exterior
- Four classic exterior color options
- 20-year ltd ext finish warranty

Classic Series Traditional Double Hungs

- Sloped sill creates a traditional appearance and helps protect against water damage
- Spring-loaded block & tackle mechanical balances for a smooth operation
- PVC jamb liners with compression-foam backing allows sash to be tilted in and/or removed for cleaning

[Photos of this product](#) ►

OPTIONS

EXTERIOR

INTERIOR

SIZES, 2D & 3D DRAWINGS
CLR OPQS, CSI SPECS

PERFORMANCE & ENERGY
DATA, GREEN

INSTALL, MAINTAIN
& WARRANTIES

[Styles/Designs](#) ►

[Glass](#)

[Divided Lites](#)

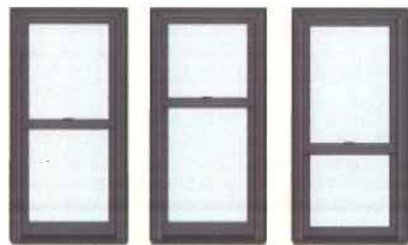
[Glazing Bead](#)

[Hardware](#)

[Screens](#)

Styles/Designs

Double Hung Shapes



Double Hung

Cottage-Style
Double Hung

Reverse Cottage-
Style Double Hung

- Both top and bottom sash slide up & down to operate
- The top sash may be specified as stationary – making the units into "single hungs"

Mull Configurations

KOLBE

PRODUCT FEATURES

Double Hung Standard Features

TRADITIONAL SASH:

- 1-3/8" thick sash
- 9/16" LoE²-270 insulating glass filled with argon gas*
- 3-3/8" jambliner depth

MAGNUM SASH:

- 1-3/4" thick sash
- 7/8" LoE²-270 insulating glass filled with argon gas*
- 4-5/16" jambliner depth

TRADITIONAL & MAGNUM SASH:

- Constructed of unfinished pine
- Glazed to the interior with wood glazing beads
- All exterior wood parts are preservative-treated
- Exterior sash are latex primed on wood units
- Rigid PVC head parting stop with flexible fins
- Fully weatherstripped for a tight seal
- Clay-colored heavy duty sash lock and keeper
- Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Beige PVC jambliners with compression foam backing

Hardware

Clay-colored cam locks and keepers are factory-applied to double hung units as standard. Sash lift handles are an option for units without finger grooves. All double hung hardware is available in Clay (standard), White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Matte Black and Rustic Umber.



sash lock in Clay
(standard)



sash lift handle in White
(optional)

Double Hung Optional Features

GLASS:

- LoE²-240**
- LoE³-366**
- ThermoPlus LoE
- Patterned-, bronze- or gray-lite
- Tempered or laminated
- Other options standard to the industry

DIVIDED LITES:

- Grilles-in-the-air-space
- Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds
- Performance divided lites (PDL) with 5/8", 7/8", 1-1/8", 1-3/4" or 2-1/4" bars
- True divided lites (TDL) with 1/2" LoE² insulating glass for Traditional sash and 5/8" LoE² insulating glass for Magnum sash and 1-1/8" bars**
- Single-pane TDL with 7/8" or 1-1/8" bars**

EXTERIOR FINISHES:

- K-Kron II high performance exterior finish
- Prefinished, heavy gauge roll-formed aluminum cladding

OTHER OPTIONS: (custom options are also available)

- Other wood species including PSC certified wood
- Ovolo and square profile glazing beads and interior grille bars
- Interior prefinishing
- No finger grooves in top, bottom or both sash
- Sash lift handles in Clay, White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black
- Sash locks and keepers in White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black
- White jambliners
- Full screens with aluminum frames in exterior clad colors and fiberglass mesh (additional prep to existing frame is required)***
- StormGuard combination storm/screen units
(Traditional sash only; additional prep to existing frame is required)

NOTES:

All measurements are nominal.

* Argon gas may not be included with units to be installed in or shipped through high altitude areas.

** Not available with aluminum cladding on the sash.

*** BetterVue® fiberglass screen mesh will be used as standard. UltraVue® fiberglass screen mesh and aluminum mesh is also available.

LoE², LoE²-240, LoE²-270, and LoE³-366 are trademarks of Cardinal IG.

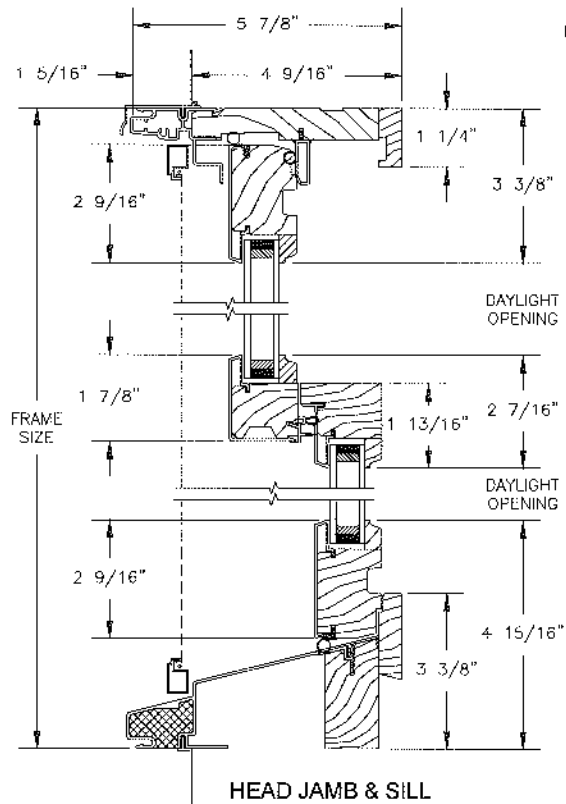
WINDSOR

Pinnacle Series

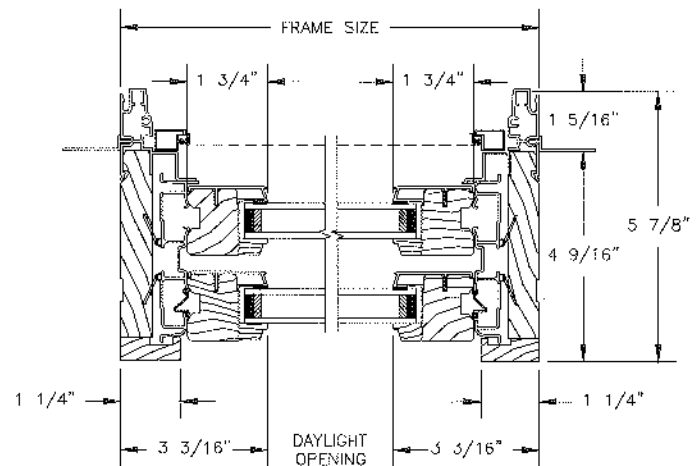
CLAD DOUBLE HUNG

SECTION DETAILS : OPERATING / PICTURE

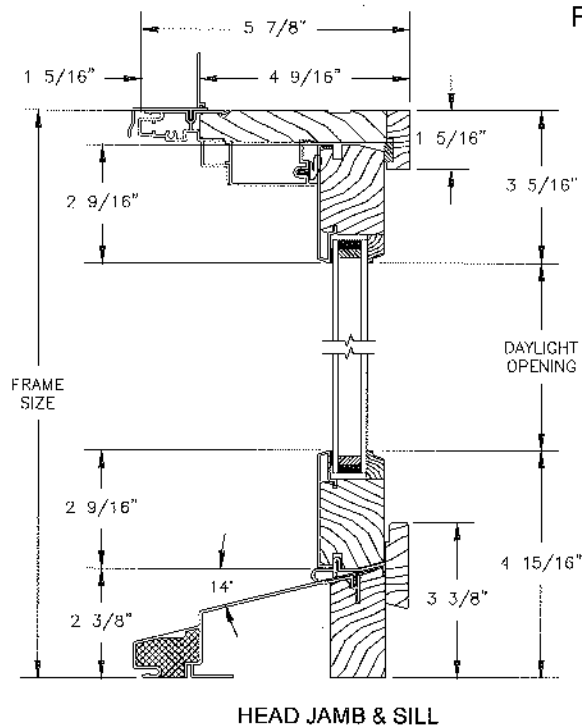
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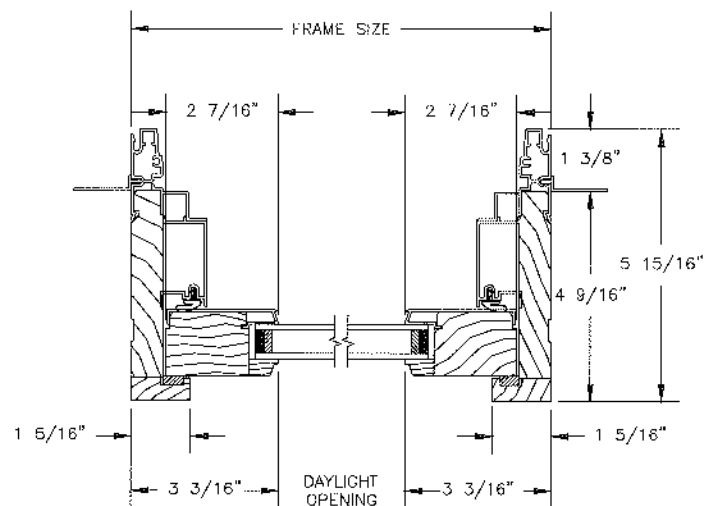
OPERATING



JAMBS



PICTURE



JAMBS

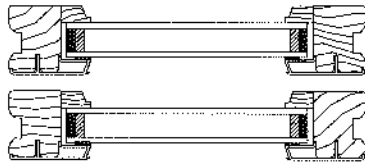
WINDSOR

Pinnacle Series

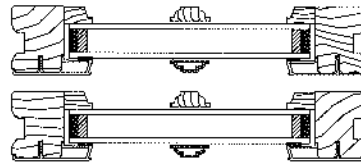
CLAD DOUBLE HUNG

SECTION DETAILS : DIVIDED LITE OPTIONS

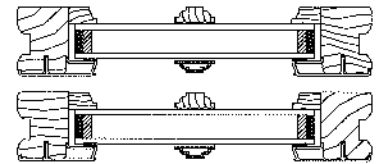
SCALE: 3" = 1'-0"



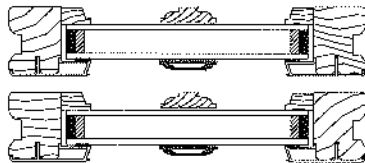
INSULATING GLASS



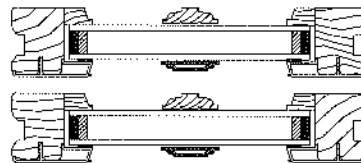
7/8" WDL
WITH INNERBAR



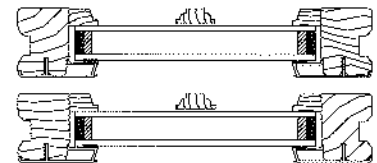
7/8" WDL
WITHOUT INNERBAR



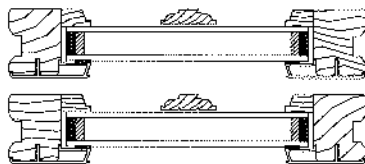
1 1/4" WDL
WITH INNERBAR



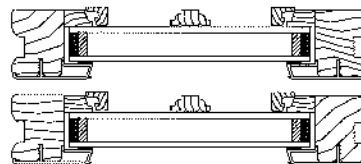
1 1/4" WDL
WITHOUT INNER BAR



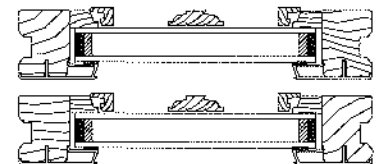
7/8" STICK GRILLE



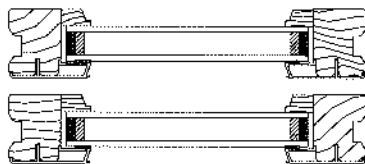
1 1/4" STICK GRILLE



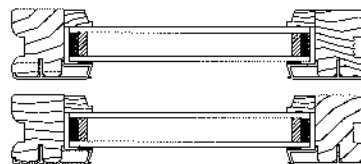
7/8" PERIMETER GRILLE



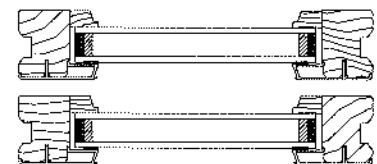
1 1/4" PERIMETER GRILLE



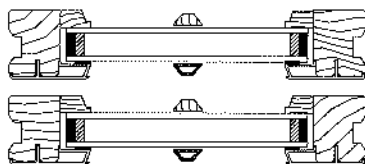
13/16" INNERGRILLE



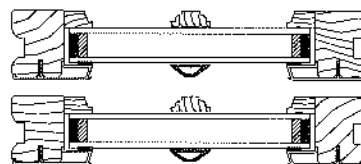
3/4" PROFILED INNERGRILLE



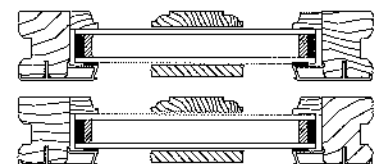
1" PROFILED INNERGRILLE



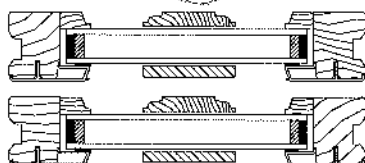
5/8" PUTTY WDL
WITH INNER BAR



7/8" PUTTY WDL
WITH INNER BAR



2" SIMULATED CHECK RAIL
WITH INNERBAR



2" SIMULATED CHECK RAIL
WITHOUT INNERBAR

[Print](#)

[View Insulated Glazing \(IG\) version](#)

Traditional Sash

944

Series: [Exterior French & Sash](#)

Type: Exterior French & Sash

Standard Features

[Available in Any Wood Species](#)

Available in Virtually Any Size

[Textured Glass Options](#)

[Try the Glass Taste Test](#)

[Available with UltraBlock® Technology,](#)

[5-year warranty](#)

Privacy Rating: 1

Panels: 3/4" Double Hip-Raised Panel

Moulding: na

Glass: 1/8" Single Glazed

Caming: na

Customer Service: 1-800-SIMPSON (746-7766)

Email: SimpsonCustomerService@brandner.com

Columns
Pergolas
Capitals
Bases
Moldings
Shutters
Balustrades
Garden Accents
Ornaments
Entryway Systems
Doors and Medallions
Niches

[Home](#) [Contact](#) [Email Us](#) [Columns.com](#) [Our Project Gallery](#) [Downloads](#) [Live Chat Online](#) [My Account](#) [Cart](#)

[HOME](#) > [COLUMNS](#) > [FIBERGLASS COLUMNS](#) > Design #700-7 - Tuscan Order - (Chop & Spray Fiberglass) Column - Plain, Round, Tapered - Includes Fiberglass Tuscan Capital & Base Molding / Plinth

Design #700-7 - Tuscan Order - (Chop & Spray Fiberglass) Column - Plain, Round, Tapered - Includes Fiberglass Tuscan Capital & Base Molding / Plinth

<< Previous in FIBERGLASS COLUMNS Next in FIBERGLASS COLUMNS >>

PRICE: [Request a Quote](#)

Item Number: [FGX-PL-TP-A-TSC-FG-7](#)



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TUSCAN ORDER

CHOP & SPRAY FIBERGLASS COLUMNS
(PLAIN, ROUND, TAPERED)

— COLUMN SIZES —

BOTTOM DIAMETERS: 10" – 36"

OVERALL HEIGHTS: 8' – 34'



[REQUEST A QUOTE »](#)

MATERIAL & MANUFACTURING PROCESS

Composed of high-density fiberglass and polyester resin material. Each column shaft, capital & base molding / plinth is sanded and primed. Custom molds can be created for your unique column specifications. Our Chop-and-Spray Fiberglass Columns are great for commercial projects and residential projects.

COLUMN SHAFT

Fiberglass column shaft mixed with polyester resin. Column shaft is plain/smooth and architecturally tapered (bottom third of the shaft is straight, with the remaining 2/3 tapering to the neck). Paint grade column shaft (includes gel coat). Shaft can be cut down to your desired overall height by trimming the bottom of the shaft only with a circular saw equipped with a masonry blade. Classic astragal (bead) molded onto the column shaft.

CAPITAL, BASE MOLDING & PLINTH

Tuscan capital, base molding & plinth included – made from fiberglass material. Please also note that column components are designed to wrap around the

shaft as decorative sleeves – they do not add height. Please see below for Decorative Capital options and alternative base molding / plinth designs.

FLEXIBILITY:

- Tabbing of column
- Cutting to overall length available
- Great for Commercial & Residential projects
- Interchangeable capitals, bases & plinths

SHIPPING:

- Boxing, collaring & crating available

RESTOCKING:

- Yes, excluding custom and altered products
- Fee will be applied

DECORATIVE CAPITALS	
	
SCAMOZZI	ROMAN IONIC
	
GREEK CORINTHIAN	ROMAN CORINTHIAN
BASE MOLDING & PLINTHS	
	
TUSCAN	IONIC (ATTIC)

AVAILABLE PLAN SHAPES

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

**PUBLIC HEARING (continued)
NATHAN CLIFFORD SCHOOL, 172-180 FALMOUTH STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: November 27, 2013

RE: December 4, 2013 Public Hearing (continued from 11/20)

Application For: Certificate of Appropriateness for Exterior Rehabilitation and Site Alterations

Address: 172-180 Falmouth Street

Applicant: Developers Collaborative
Represented by Kevin Bunker

Architect: David Lloyd, Archetype

Introduction

On November 20th, the Historic Preservation Board reviewed plans for exterior and site alterations at the former Nathan Clifford School property at 172-180 Falmouth Street. The review was scheduled as a public hearing item, as the scope of exterior and site work was limited and the nature of the proposed alterations fairly straightforward.

During discussion, the Board identified a number of questions and concerns about the project as submitted. The concerns focused primarily on the two existing shed-type additions at the rear of the building, which were proposed to be left essentially unchanged. Given the architectural significance of the building and the visual prominence of these features to residents and visitors entering the building from the rear parking lot, Board members expressed the view that these ill-conceived additions should be eliminated or redesigned to better integrate with the historic structure—particularly in light of the applicant's plans for a comprehensive rehabilitation of the property.

Board members also had questions about proposed site lighting, railing details and the proposed program of window replacement. Regarding window replacement, it was noted that the east elevation retained most of its wood windows. The project architect was asked to consider restoring the wood windows on this elevation, rather than replacing them.

Following discussion, the Board elected to table a final decision on the application to provide the project architect an opportunity to submit revised plans and additional details and specifications that responded to the questions and concerns raised during their review.

Enclosed are drawings and specifications submitted in response to the Board's November 20th discussion. For reference purposes, staff has provided general elevations that were submitted for the November 20th meeting.

Revised Plans

Project architect David Lloyd has provided a memo itemizing the changes made in response to Board discussion on November 20th, as well as the applicant's arguments for replacing the windows on the east elevation, as originally proposed.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (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 11-20-13 and 12-4-13 Public Hearings and information included in the accompanying staff report, the Board finds that the proposed rehabilitation of the former Nathan Clifford School and its surrounding site **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, **(subject to the following conditions...)**

Attachments

1. 11/25/13 submission, including memo, revised elevations, details and specifications
2. Excerpts from 11/20/13 submission
3. Photographs

A R C H I T E C T Y P E

November 25, 2013

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

RE: Nathan Clifford School

Dear Deb,

In response to the November 20th Historic Preservation Meeting we are submitting the following clarifications and changes.

1. Site lighting plan and fixtures. Please refer to attached drawings and lighting cuts.
2. We have removed the modern shed like additions on the south elevation and redesigned in kind to the original design elements as recorded on the John Calvin Stevens drawings from 1907. See attached copies of original drawings and modified version by Archetype.
3. We have detailed railings to be added to exterior stairs. Based upon conversations with our historic consultant we have designed a very simple steel rail, painted black. Also please note that the original drawings do not show railings at the bottom run of stairs and there appears to be no indication that rails were ever installed previously. See attached first floor plan and railing details.
4. In regard to your request for reconditioning the wood windows on the east elevation instead of replacing with aluminum, we wish to stay with our original submission which we believe retains many of the wood windows without compromising the functionality of the future residents. Please note that many of the wood windows being retained are not in future residential units. Keeping the wood windows on the east elevation would require us to add interior storm windows on the interior making it difficult for future residents to open and close windows easily. The surviving wood windows are fragmentary only half the originals remain, I expect we could get NPS approval to replace all, instead we are proposing compromise to keep those that are feasible in the project (in spaces where tenants will not be significantly impacted). Of the original windows that remain (only half of the total originals), we are proposing to keep 38 full sash (approximately 42% of the originals that remain) to include the decorative arched windows and oculus - as well as all of the transoms (total of 35). I will also note the Traco windows are a very good visual match to the originals.
5. The existing exterior brick is a belden modular glazed with a PSI around 18,000. Type S is the more appropriate mortar for this. This was questioned by the board. It is our opinion to stay with this Mortar specification. Further testing of the original mortar will confirm this during construction.

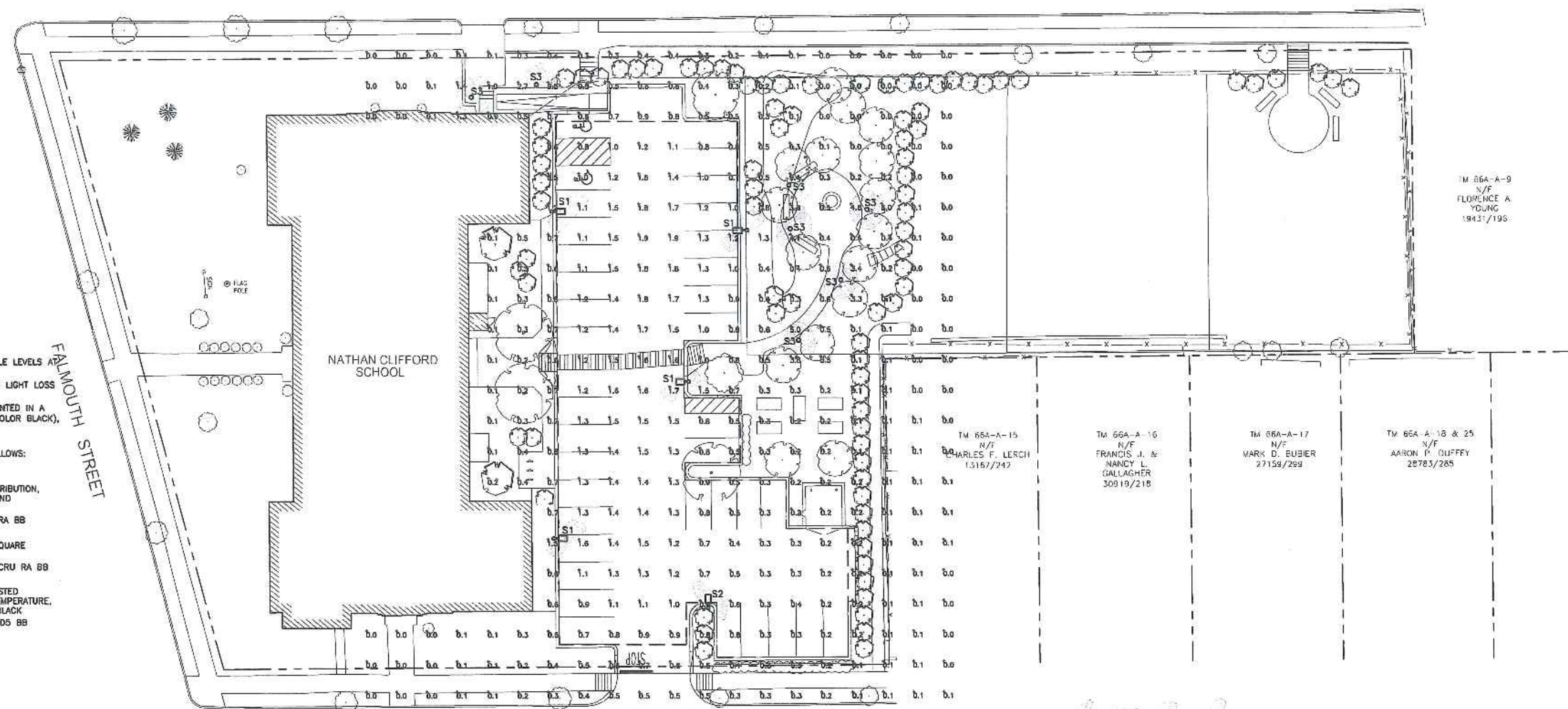
Please call with any concerns.



David Lloyd
Maine Licensed Architect



DEANE STREET



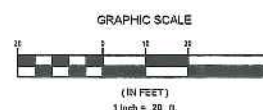
PHOTOMETRIC LIGHTING PLAN NOTES:

1. CALCULATED VALUES REPRESENT MAINTAINED FOOTCANDLE LEVELS AT GRADE.
2. LIGHTING CALCULATIONS WERE PERFORMED USING A 0.9 LIGHT LOSS FACTOR.
3. TYPES S1 AND S2 LIGHTING FIXTURES ARE TO BE MOUNTED IN A 20FT TALL ROUND STRAIGHT ALUMINUM POLE (FINISH COLOR BLACK), TO BE LOCATED ATOP A 3FT TALL CONCRETE BASE.
4. BEACON LIGHTING #
5. CALCULATION STATISTICS FOR THE PARKING ARE AS FOLLOWS:
AVE 1.09 MIN 0.2 MAX 1.9 MAX:MIN 9.5:1
6. TYPE S1:
LOW PROFILE LED AREA LIGHT WITH IESNA TYPE 3 DISTRIBUTION,
A 50-WATT 22 LED ARRAY, 4K COLOR TEMPERATURE AND
PHOTOCELL RECEPTACLE. FINISH BLACK
BEACON LIGHTING #VP-S 22NB-50 4K T3 UNV PCRU RA BB
7. TYPE S2:
SIMILAR TO TYPE S1 EXCEPT WITH AN IESNA TYPE 5 SQUARE
MEDIUM DISTRIBUTION.
BEACON LIGHTING #VP-S 22NB-50 4K T35SQM UNV PCRU RA BB
8. TYPE S3:
42IN TALL FLAT TOPPED LED BOLLARD LIGHT WITH FROSTED
ACRYLIC LENS, 27-WATT, 24 LED ARRAY, 4K COLOR TEMPERATURE,
AND TYPE 5 INDIRECT DISTRIBUTION PATTERN. FINISH: BLACK
BEACON LIGHTING #MTB-F 42 AF 24MB-27 4K UNV IND5 BB

NATHAN CLIFFORD
SCHOOL

FALMOUTH STREET

PAYSON STREET



Bartlett Design
LIGHTING & ELECTRICAL ENGINEERING
842 WASHINGTON STREET, DART, ME 04530
TEL (207) 443-6447 FAX (207) 443-5580



FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS • PLANNERS • SCIENTISTS
5 BURLINGTON WOODS, BURLINGTON, MA 01803

Prepared For: DEVELOPERS COLLABORATIVE PREDEVELOPMENT L.L.C.	Project: NATHAN CLIFFORD SCHOOL REDEVELOPMENT	Revisions:	
17 CHESTNUT STREET PORTLAND, ME 04101	FALMOUTH STREET PORTLAND, MAINE	11.05.13 - REV. PLAN SUBMISSION	
		10.16.13 - REV. PLAN SUBMISSION	
		10.01.13 - PRELIMINARY PLAN SUBMISSION TO CITY	
Architect:		Date:	Scale:
 ARCHETYPE architects		NOV. 2012	1" = 20'
48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		PHOTOMETRIC LIGHTING PLAN	
		E-0.0	



BEACON
design . performance . technology

Type: **S1 & S2**

Ordering
rev 03.21.2013

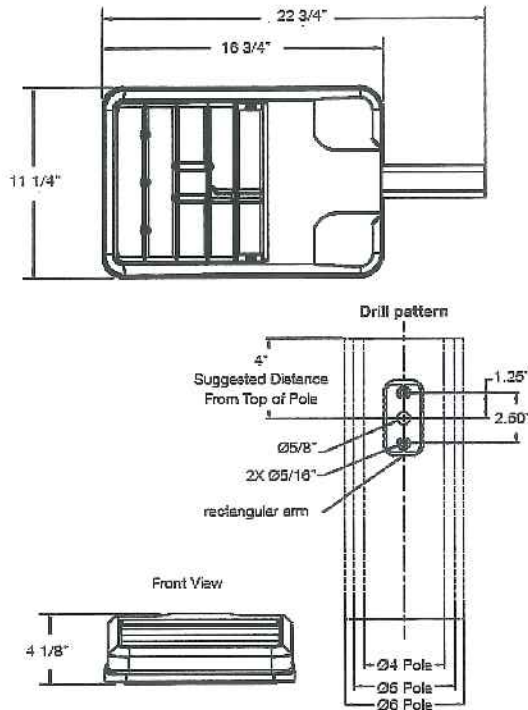
Ordering Code: **VP-S 22NB-50 4K **-UNV-PCRU120 RA BB**

Job Name: **Clifford School Renovation**

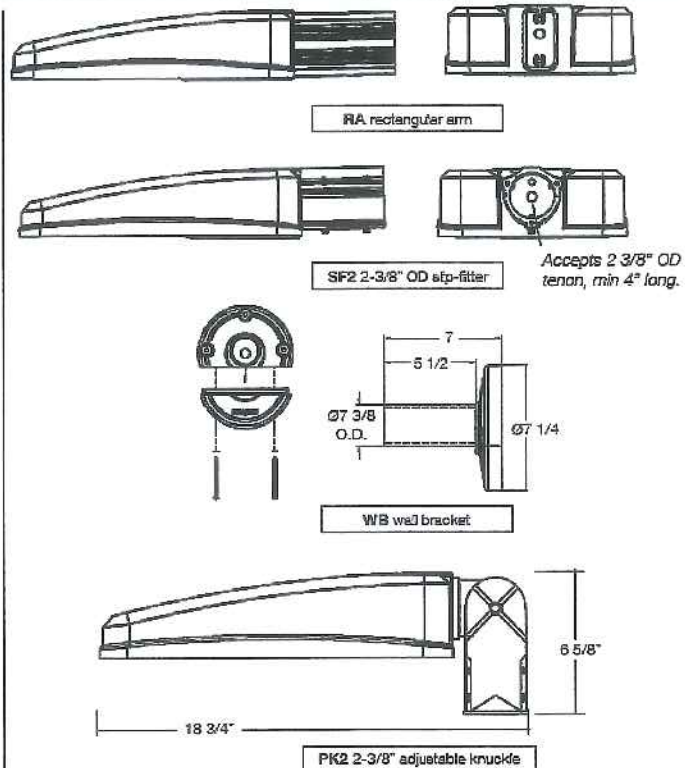
Notes: **** = Distribution Type
S1 Distribution - T3
S2 Distribution - T5QM**

VIPER (SMALL)

details



weight: 15lbs epa: 0.67 ft²



ORDERING EXAMPLE: **VP-S / 30NB-90 / 5K / T5R / UNV / PCRU-TL / SF2 / BB**

model	engine-watts	cct-color-temp	optics	voltage	electrical options	mounting options	color
VP-S	22NB-50	5K 5000K	T2 type II	UNV 120-277	PCRU photocell (specify voltage) ¹	RA rectangular arm	BB black
(small)	22NB-70	4K 4000K	T3 type III	347	PCR3 photocell receptacle ²	SF2 2-3/8" OD slip-filter	BZ bronze
	30NB-70	3K 3000K	T4 type IV	480	PCR4 photocell receptacle ³	PK2 2-3/8" adjustable knuckle	BW white
	30NB-90	5k 5000K (standard)	T5R rectangular	12VDC (consult factory)	TL twistlock photocontrol	WB wall bracket	BG green
			T5QM sq medium		SC shorting cap		BY gray
			T5W round wide		NP no photocontrol		MB met. bronze
					2PF dual power feed ^{4,5}		MT met. titanium
					std. electrical options		RAL
					lifesield™ thermal protection		OTHER
					20k-surge protection ⁶		
					dimming drivers		

¹ 120-277 only ² 347V only ³ 480V only ⁴ not available on 30NB-90 ⁵ not available @ 347V/480V input ⁶ not available @ 347V input

VIPER (SMALL)

GENERAL: The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.

BEZEL OPTICAL SYSTEM: Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

LIFESHIELD™ CIRCUIT: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

PRINTED CIRCUIT BOARD (PCB): Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

HOUSING AND LED THERMAL MANAGEMENT: The Viper™ monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTM-B-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

ELECTRICAL ASSEMBLY: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

ACCESSIBILITY: Although the Viper luminaire is designed to operate for

many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

DRIVERS: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

SURGE PROTECTOR: The onboard surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 925V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

FASTENERS: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

AGENCY CERTIFICATION: The luminaire shall bear a CSA label and be marked suitable for wet locations.

WARRANTY: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

Power/Lumens & Distributions

Engine	Wattage	Delivered Lumens (varies by optic)	Delivered LPW	TM21 Calculated % Lumen Maint. at 100,000 hrs
22NB	50	4700-5020	93-103	95.19%
22NB	70	5750-6200	82-103	85.79%
30NB	70	6400-6850	91-103	95.02%
30NB	90	7700-8250	85-97	85.79%

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

CCT (color Temp) Lumen Output Multipliers	CRI (Color Rendering)
5000K = 1.0	min 67 CRI
4000K = .92	min 70 CRI
3000K = .75	min 80 CRI

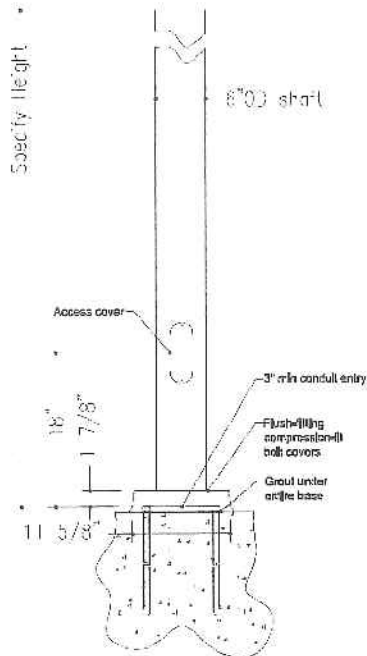
Types S1 & S2 Poles Clifford School Renovation

VAN6

Posts & Arms | 6" Vandal Resistant Post

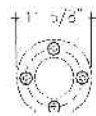
VAN6/S/20'/6Q/OT/BB (Types S1 & S2)

post details



anchor base details

8 3/4" bolt circle



perspective



ordering logic

model	☐ VAN6 6" Vandal Resistant Post
profile	☐ S smooth ☐ F fluted
height	☐ 12 12 ☐ 14 14 ☐ 16 16 ☐ 18 18 ☐ OTHER 20ft
shaft	☐ 6M 6M, .188" wall thickness (3) ☐ 6Q 6Q, .250" wall thickness
pole top	☐ OT open top (for post top arm) ☐ TN teron (standard 3"x3") ☐ APC acorn finial ☐ BAL ball finial ☐ OTHER
options	☐ GF-IU 20AMP GFCI receptacle with painted aluminum cover ☐ OTHER
color	☐ BB black ☐ BT bronze ☐ GR green ☐ WH white ☐ GR gray ☐ RAL RAL

ordering example

VAN6 / S / 18' / 6M / OT / GF-IU / BB

specifications

construction

Post shall be made from a one-piece, seamless extruded aluminum shaft welded to a cast aluminum monolithic base. A welded ground lug is accessible through the hand hole, which shall be located on the post shaft (opposite of the opening) and concealed by a formed aluminum cover. All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6. Cast aluminum bolt covers, which are mechanically attached to the base plate, are optional for this post and should be considered when a base cover will not be used. Standard fluted shaft profile shall be 12-flut flutes.

anchor bolts

1"x24"x3" anchor bolts, double hex nuts and flat washers shall be hot dipped galvanized steel. A bolt circle template shall be provided for installation.

vibration dampeners

Vibration dampener pads shall be provided when required by customer or deemed necessary by Beacon products. Please consult factory for bridge mounted applications.

EPA (effective projected area)

EPA is defined as (surface area X drag factor) and measured in ft². Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (60yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

fasteners

All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required).

finish

Finish shall be Beaconite V polyester powdercoat paint, electrostatically applied and thermocured. All painted surfaces shall be subjected to chemical pre-treatment prior to painting by full immersion process. Finish shall meet or exceed AAMA 2604 standards.

available EPA index

catalog #	wall thickness	nominal height	AASHTO 2001 wind zones (mph)							
			90	100	110	120	130	140	150	
VAN6/S/12/6S	.125"	12'	15.3	12.2	10.0	8.3	6.9	5.9	5.1	
VAN6/S/12/6Q	.125"	14'	12.5	9.9	8.0	6.6	5.5	4.7	4.0	
VAN6/S/16/6M	.188"	16'	18.4	13.1	10.6	8.8	7.4	6.2	5.3	
VAN6/S/16/6Q	.250"	16'	22.3	17.9	14.6	12.1	10.2	8.7	7.6	
VAN6/S/18/6M	.188"	18'	13.6	10.7	8.7	7.1	5.9	5.0	4.2	
VAN6/S/20/6Q	.250"	20'	15.8	12.6	10.1	8.3	6.9	5.8	5.0	
VAN6/S/25/6Q	.250"	25'	10.5	7.9	6.3	5.0	4.1	3.4	2.8	
VAN6/F/12/6Q	.250"	14'	24.9	19.4	15.3	12.2	9.9	7.9	6.3	
VAN6/F/16/6Q	.250"	16'	17.1	12.9	9.7	7.4	5.5	4.0	2.9	
VAN6/F/20/6Q	.250"	20'	14.1	10.3	7.6	5.4	3.9	2.6	1.4	
VAN6/F/25/6Q	.250"	25'	8.3	5.4	3.2	1.6	0.9	0.0	0.0	

CAUTION:

Consult factory for structural approvals prior to attaching banners or other appendages. Warranty void if pole is cut, welded, drilled or otherwise modified outside Beacon factory.



BEACON
design . performance . technology

Type: **S3**

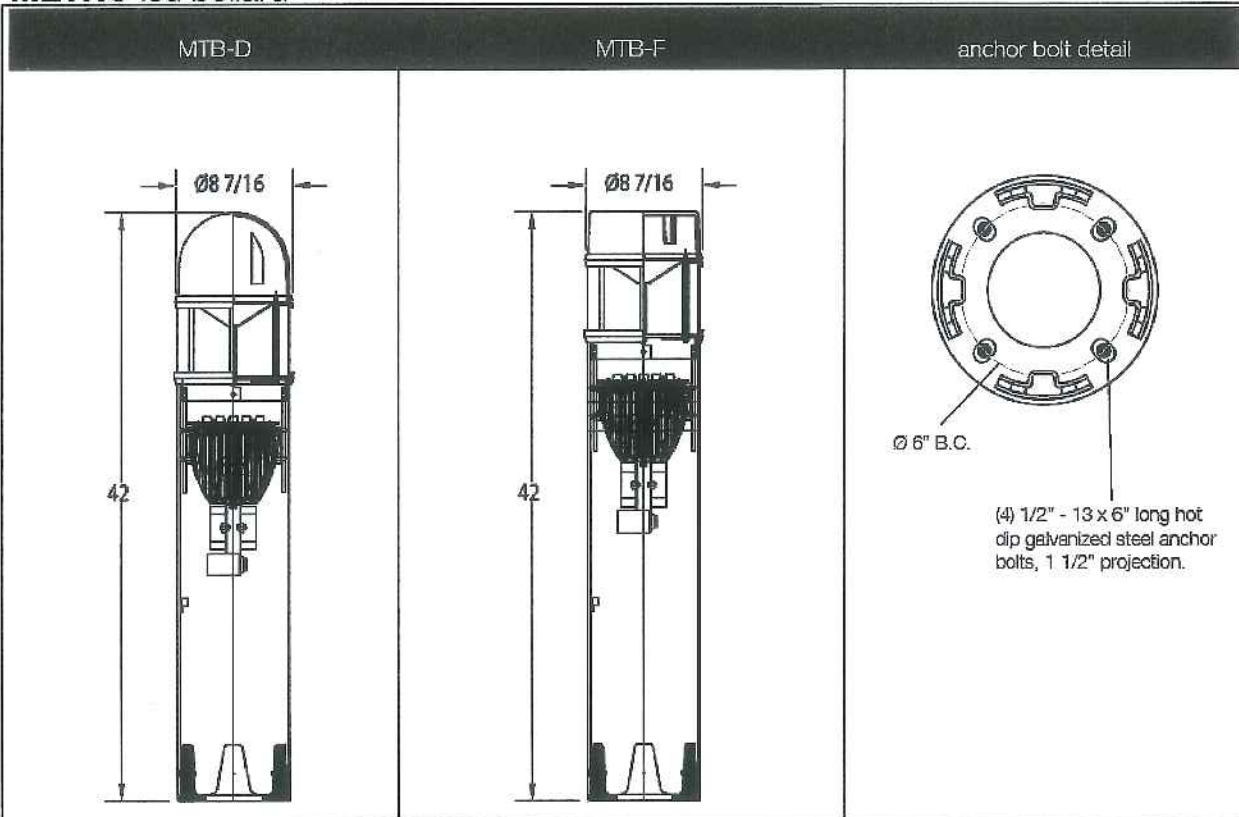
Ordering
rev 03.21.2013

Ordering Code: **MTB-F 42 AF 24NB-27 4K IND5 BB**

Job Name: **Clifford School Renovation**

Notes:

METRO led bollard



ORDERING EXAMPLE: MTB-F / 42 / AG / 24NB-27 / 4K / UNV / IND5 / BB

model	height (overall)	lens finish	engine- watts	cct-color temp	voltage	optics	options	color
MTB-F flat top	42 42"	AC clear acrylic	24NB-27	5K 5000K	UNV 120-277V	IND5 indirect type V (90° standard)	HSS-120 housing side shield 120°	BB black
MTB-D domed top	— custom	AF frosted acrylic	24NB-55	4K 4000K	347V		HSS-180 housing side shield 180°	BZ bronze
				3K 3000K	480V		OCS-BI microwave motion sensor ²	BW white
				5k 5000K (standard)	12VDC ¹			BG green
					— other			BY gray
								MB met. bronze
								MT met. titi- nium
								— RAL
								— other

¹consult factory for 12VDC ² OCS-BI motion sensor time delay operates 1/2 leds & half power

METRO led bollard

Specification

rev 03.21.2013

GENERAL: Each Beacon Metro Bollard is a luminaire with an LED heat sink and an LED engine containing 24 high powered indirect LEDs. Die cast louvers are optional. The LED engine is concealed in shaft to eliminate glare. The optics are narrow beams designed to provide glare free indirect lighting.

UPPER HOUSING: A die cast aluminum dome top secures to a one-piece die cast aluminum top assembly with concealed tamper resistant screws.

LOWER HOUSING: .125" wall 6063-T5 extruded aluminum which connects to the top the mounting tenon with internal bolts, inaccessible after installation.

LENS & OPTICAL SYSTEM: Beacon LED Bollards feature The LED module and heat sink shall be removable and upgradable. The drivers shall be mounted on a removable plate and protected by a 10,000 amp transient surge protector.

The heat sink shall be 356 cast aluminum and be tested with 24 Cree XP-G / 130 lumen LEDs at 4500k. The 24 LED Array shall be 60 watts maximum and be provided with 12 degree wide beam Type V lenses. Each LED shall have one optical lens. The Heat Sink & LED Array shall be mounted to a mounting plate and pointed upwards into an indirect reflector. No direct top mounted optics or aiming of individual LEDs will not be accepted.

ELECTRICAL: Luminaires are equipped with LED drivers that accepts 100V through 277V, 60 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2. Optional 0 to 10 volt dimming drivers are available upon request. All driver components supplied are component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

SURGE PROTECTOR: The onboard surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 10,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 320V and surge rating of 372J. The case shall be a high-temperature, flame resistant plastic enclosure.

FASTENERS: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

MOUNTING: A high strength steel mounting plate, hot-dip galvanized after fabrication, is secured and double-nut leveled to the concrete footing with (4) 1/2" x 8" x 1 1/2" anchor bolts on a 4 3/4" - 6" bolt circle.

AGENCY CERTIFICATION: The luminaire shall bear a CSA label and be marked suitable for wet locations.

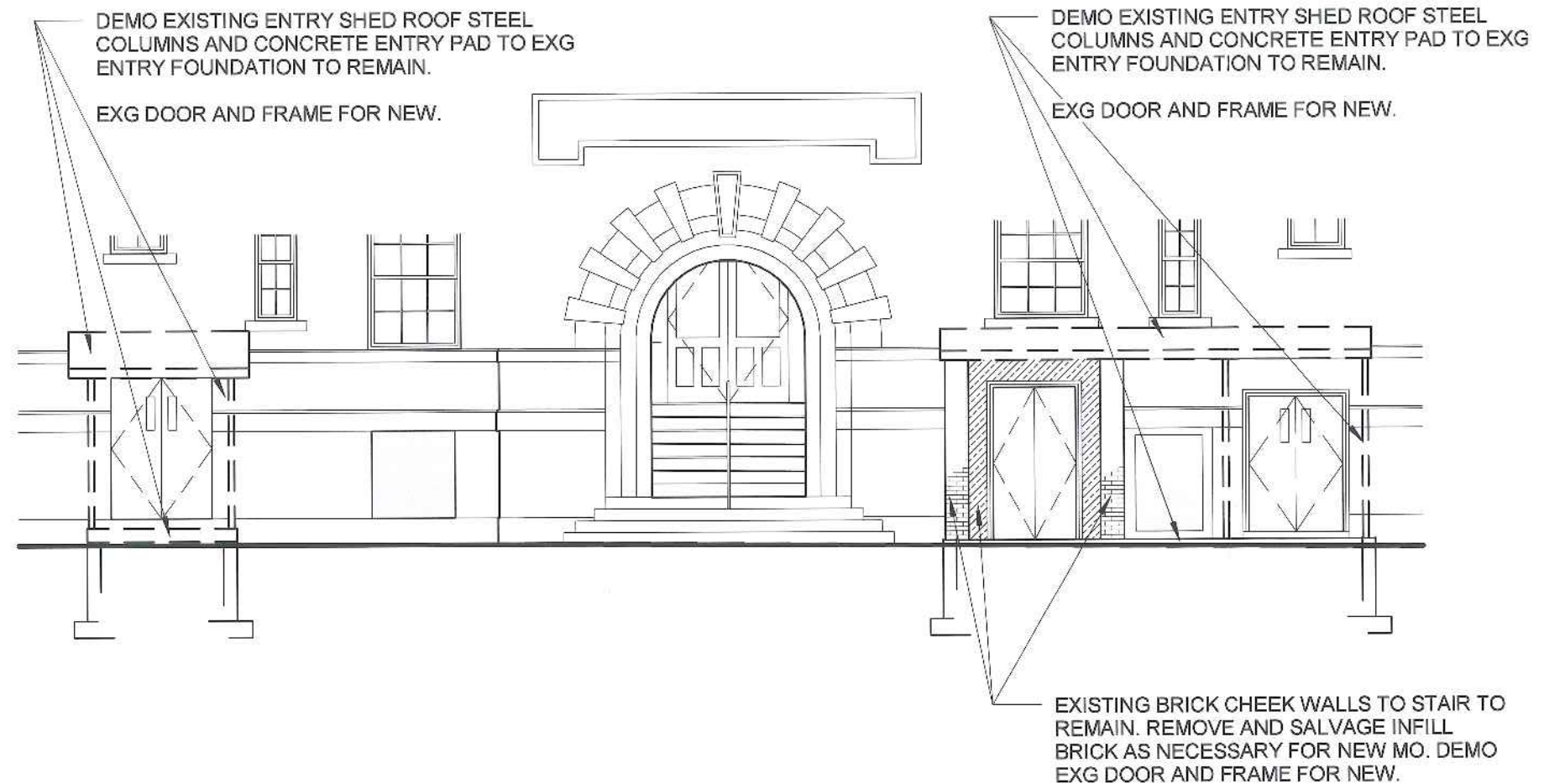
WARRANTY: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.





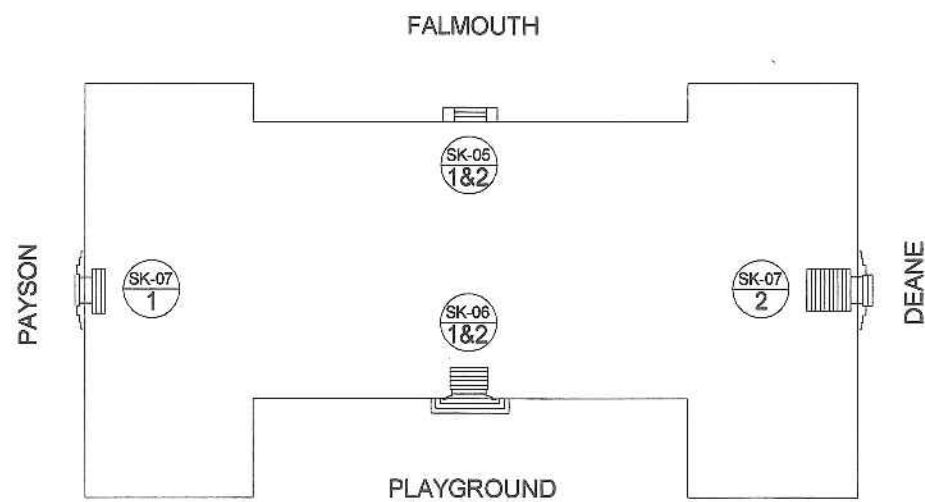
2 | PICTURES OF EXG

1/8" = 1'-0"



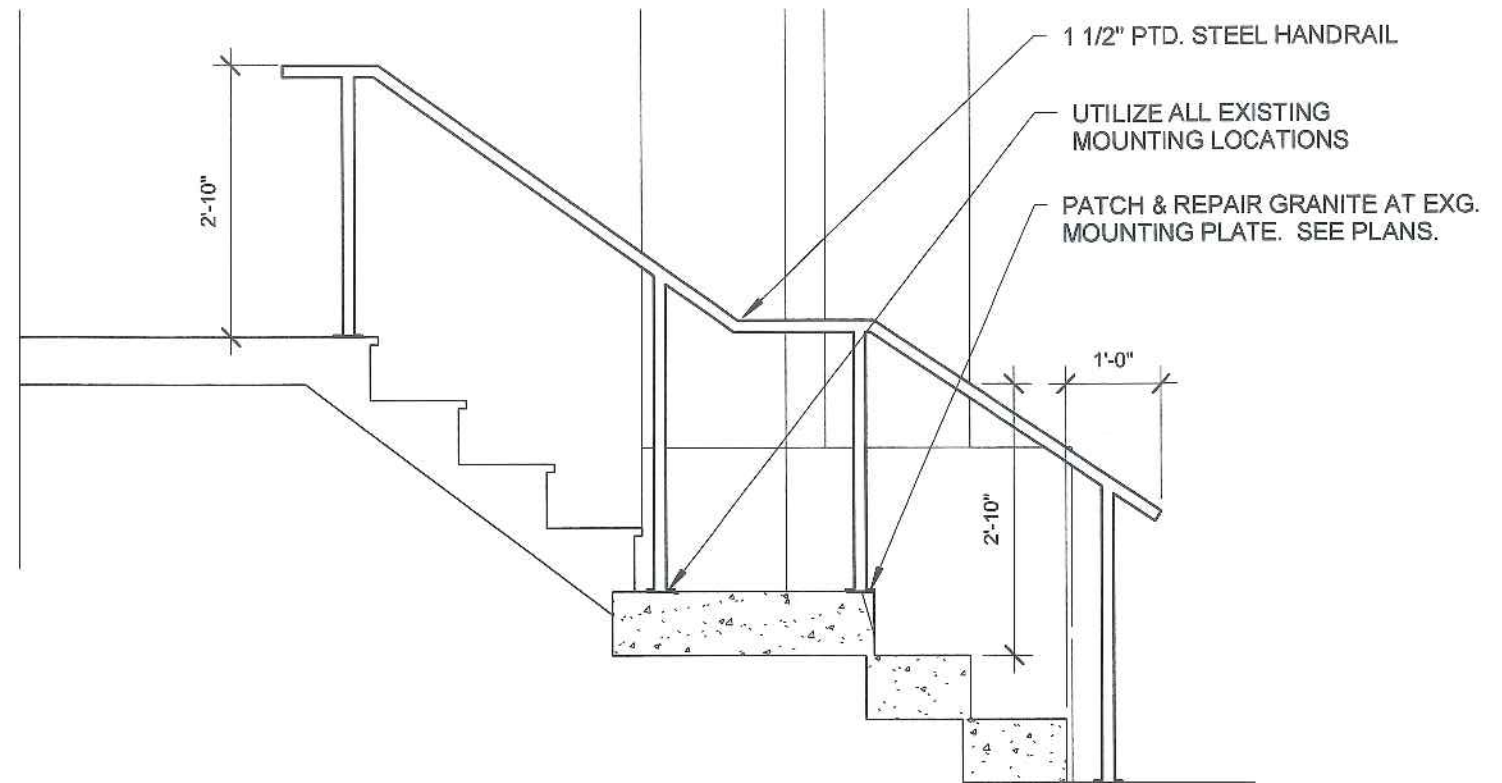
1 | SOUTH ELEVATION - DEMO WORK AT STAIR ENTRY

1/8" = 1'-0"



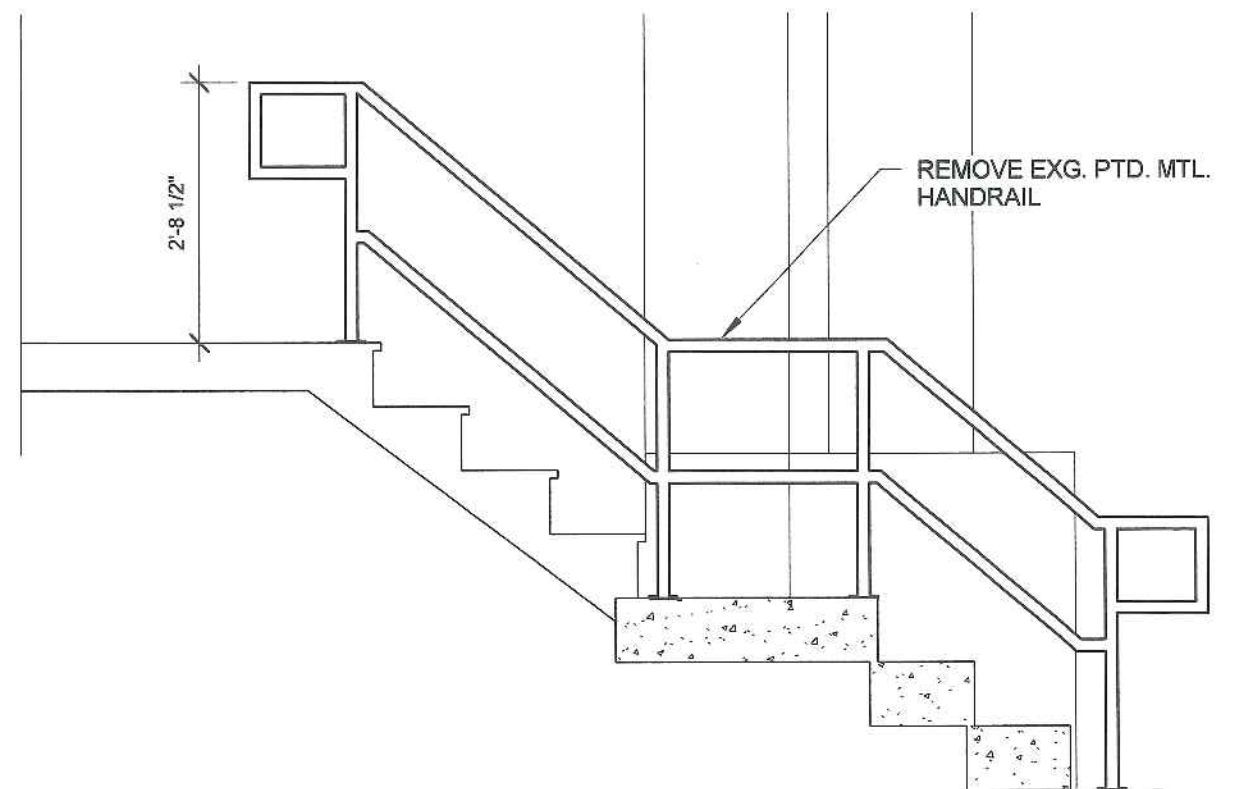
KEY PLAN

1" = 40'-0"



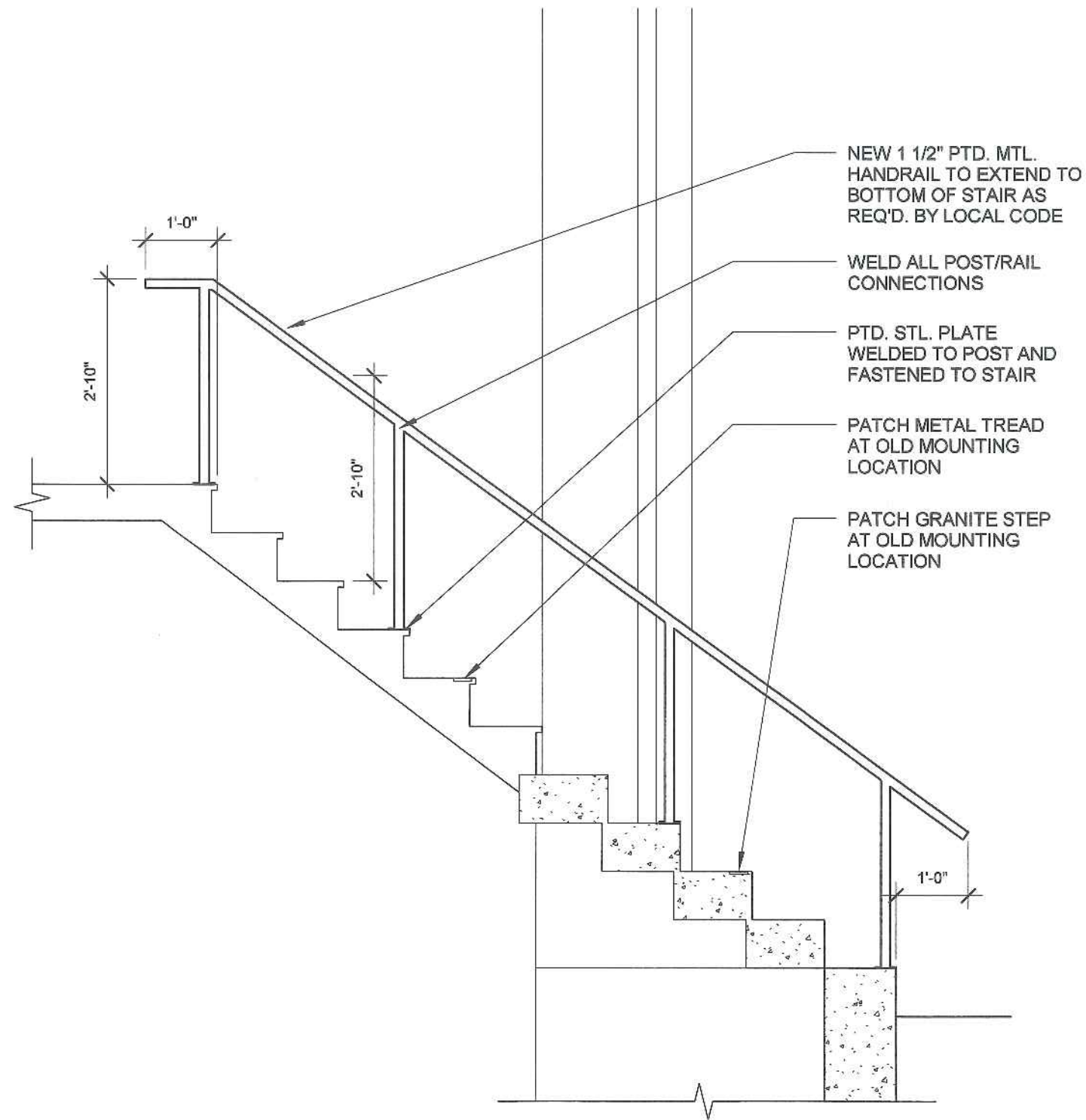
2 NEW HANDRAIL ELEVATION - NORTH

1/2" = 1'-0"



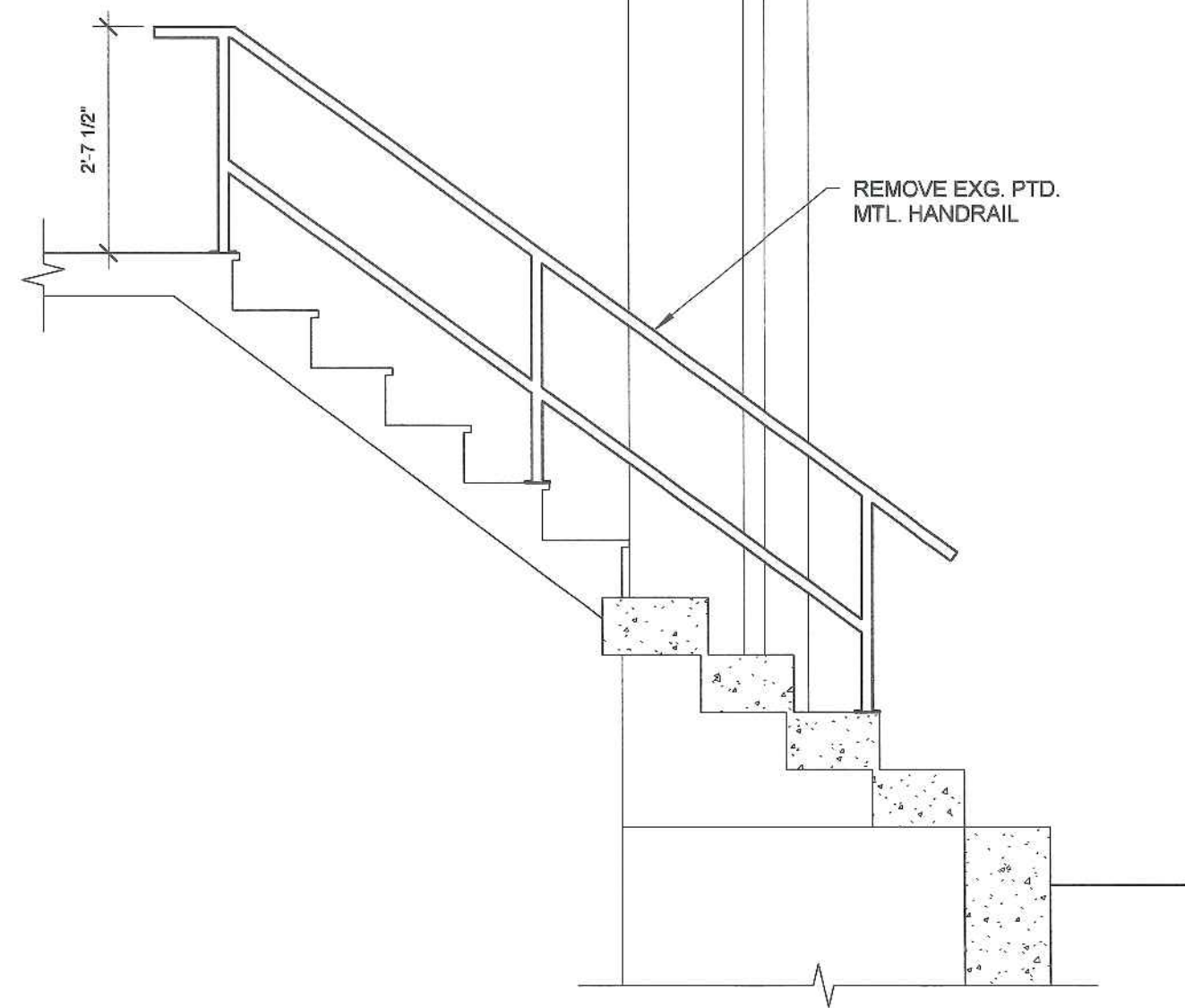
1 EXISTING HANDRAIL ELEVATION - NORTH

1/2" = 1'-0"



2 | NEW HANDRAIL ELEVATION - SOUTH

1/2" = 1'-0"



1 | EXISTING HANDRAIL ELEVATION - SOUTH

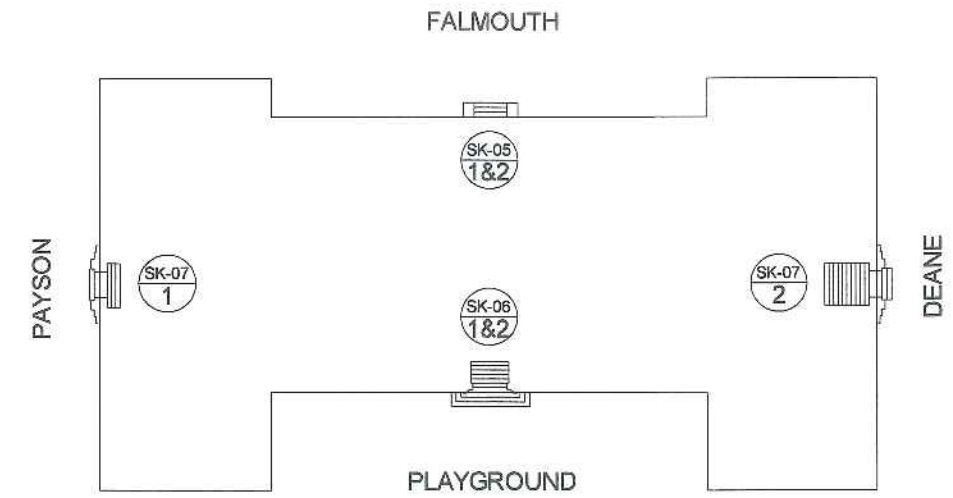
1/2" = 1'-0"

Architect: **ARCHETYPE** Architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Date: 25 NOV 2013
Scale: As Indicated
HANDRAIL DETAILS

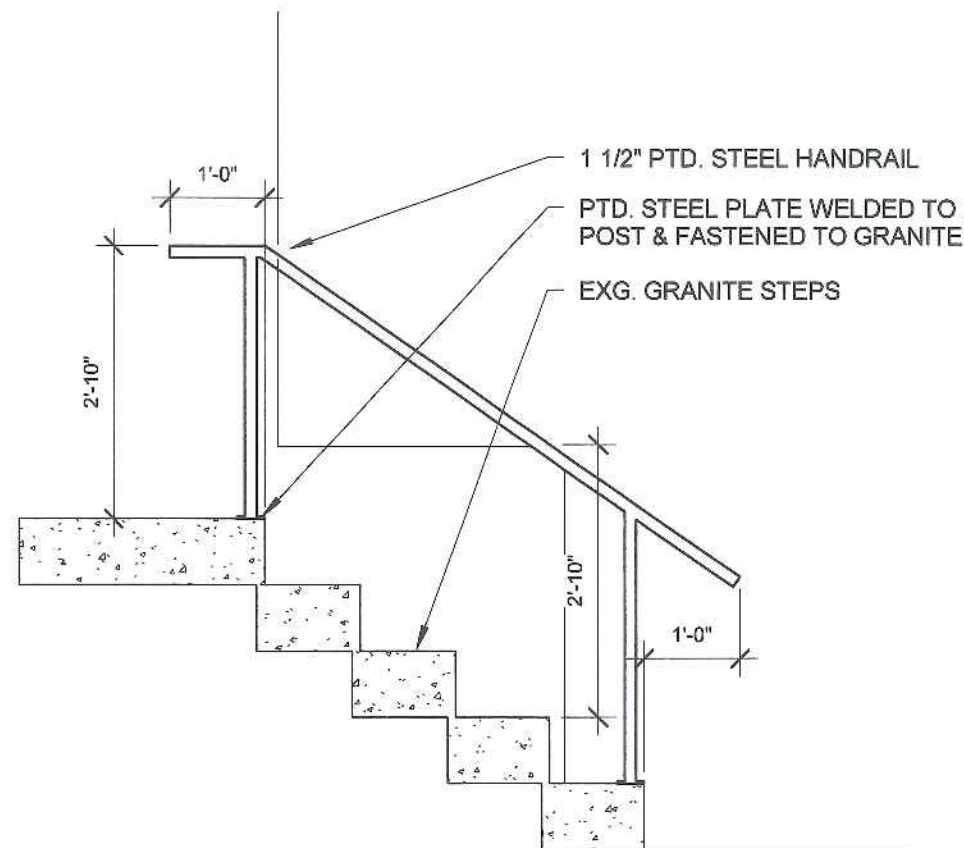
Project: NATHAN CLIFFORD SCHOOL REDEVELOPMENT
180 Falmouth Street Portland, Maine

SK-06

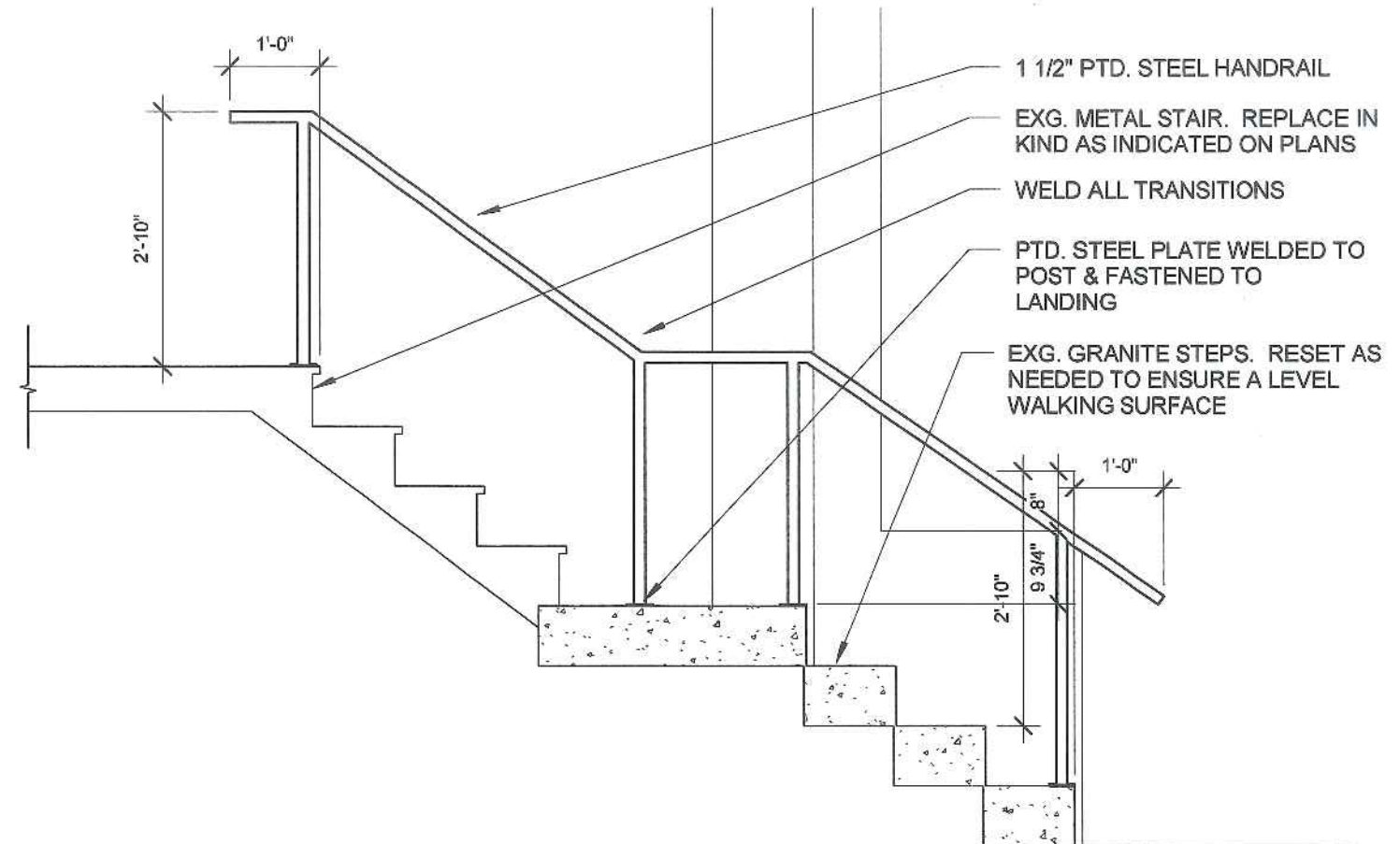


NOTE: THESE HANDRAILS REPRESENT
NEW WORK WITHOUT THE NEED FOR
DEMO.

KEY PLAN
1" = 40'-0"



2 | NEW HANDRAIL ELEVATION - EAST
1/2" = 1'-0"



1 | NEW HANDRAIL ELEVATION - WEST
1/2" = 1'-0"

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Architect:
Scale: As indicated
Date: 25 NOV 2013
HANDRAIL DETAILS

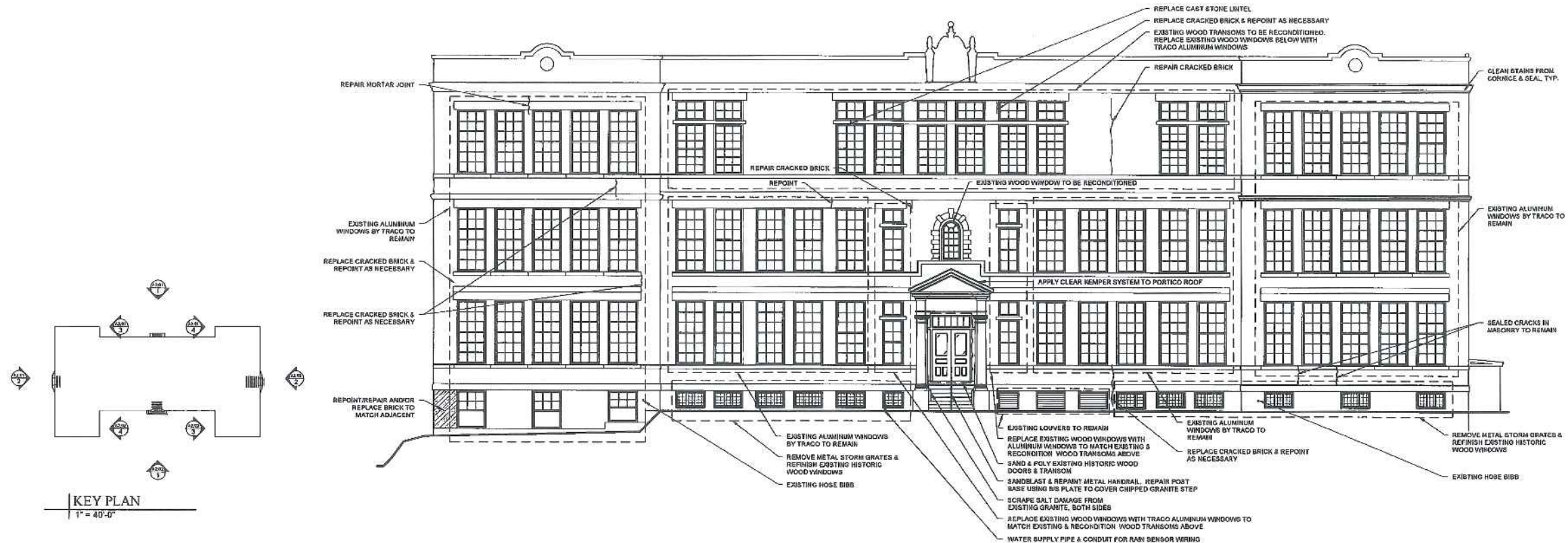
NATHAN CLIFFORD
Project: SCHOOL
REDEVELOPMENT
180 Falmouth Street Portland, Maine

SK-07

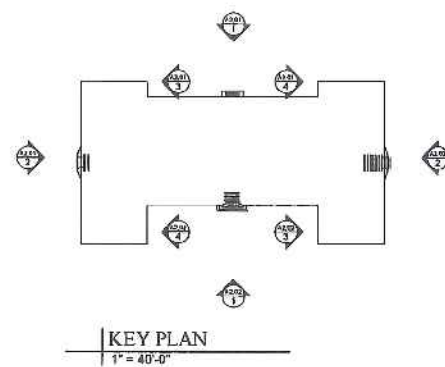
ATT 2

EXCERPTS
FROM

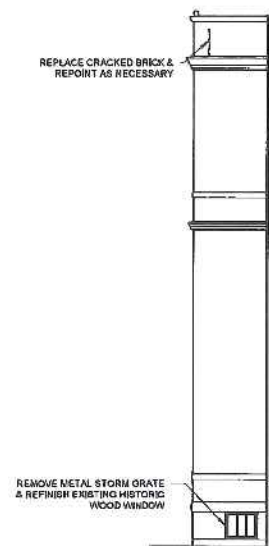
120 SUBMISSION



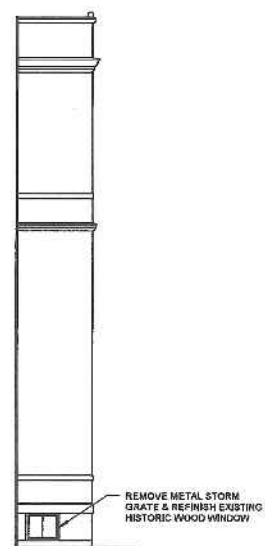
1 | NORTH ELEVATION
1/8" = 1'-0"



KEY PLAN
1" = 40'-0"



4 | NORTH ELEVATION - INSIDE EAST
1/8" = 1'-0"



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



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

Developed
Collaborator

Consultant

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project
NATHAN
CLIFFORD
SCHOOL
180 Falmouth Street
Portland, Maine
REDEVELOPMENT

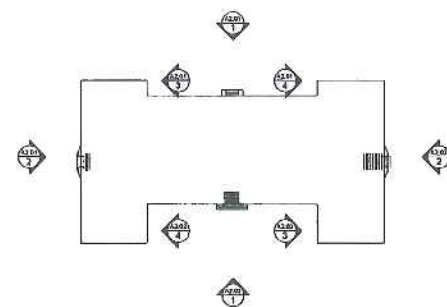
Revisions:

Scale:
As indicated

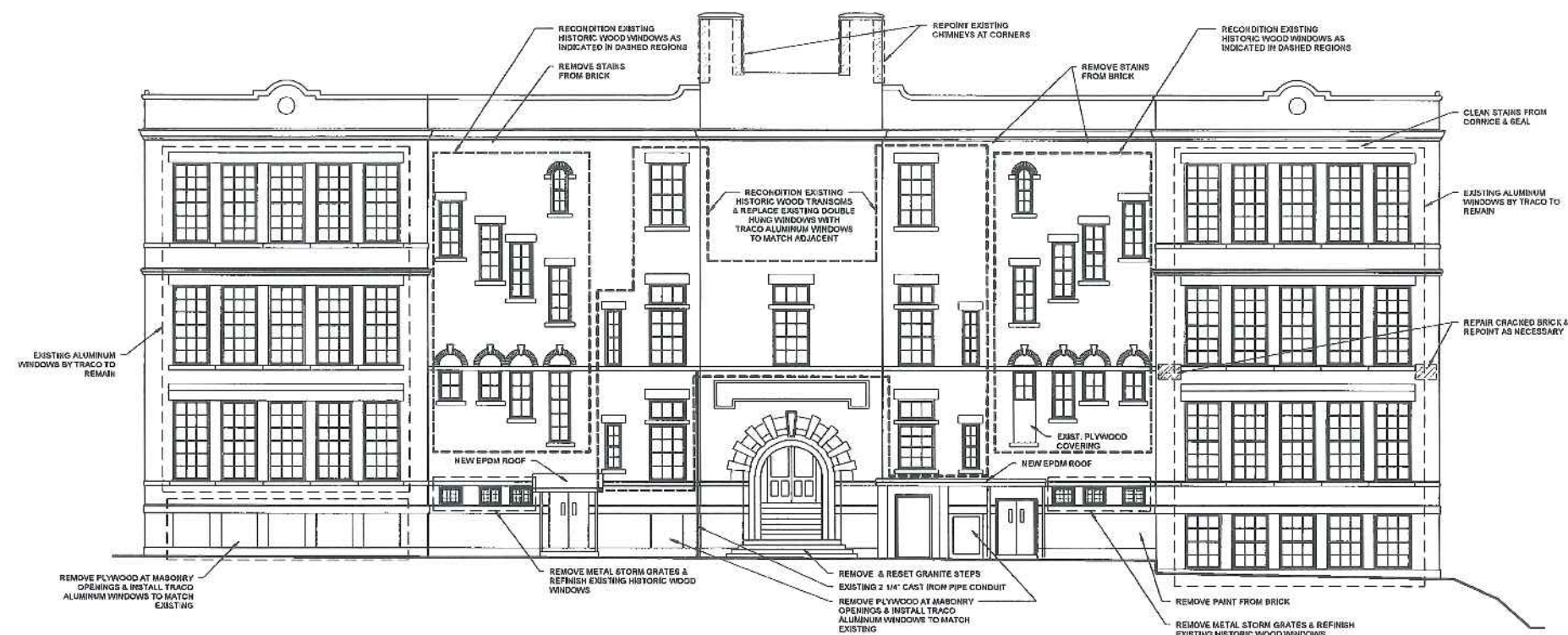
Date:
4 NOV 2013

BUILDING ELEVATIONS

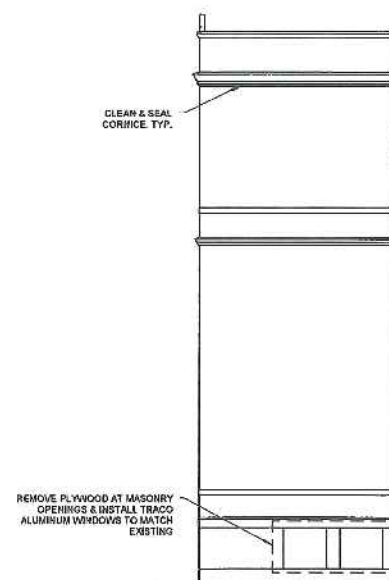
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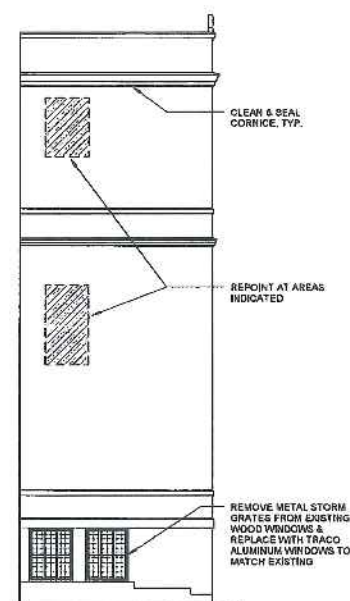
KEY PLAN
1" = 40'-0"



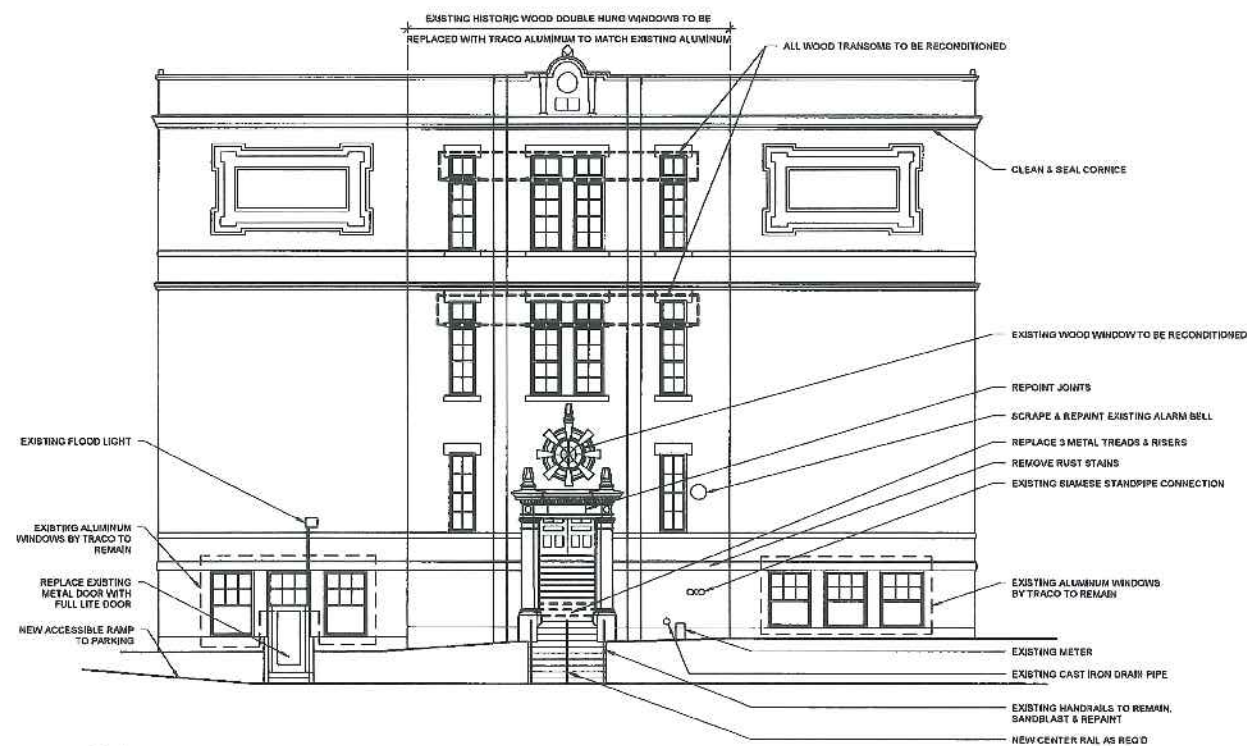
1 SOUTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION - INSIDE WEST
1/8" = 1'-0"



3 SOUTH ELEVATION - INSIDE EAST
1/8" = 1'-0"



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

Scale: As indicated
Date: 4 NOV 2013

A2.02

Revisions:
BUILDING ELEVATIONS

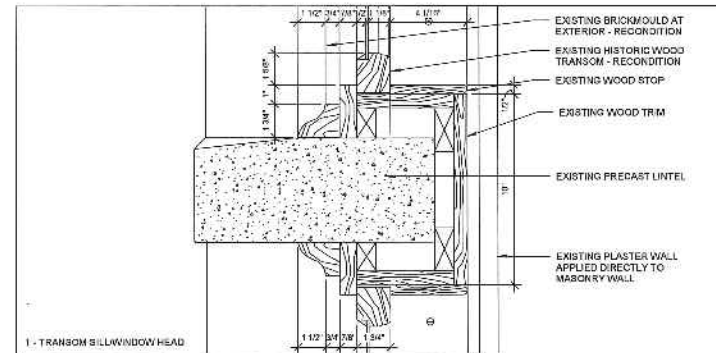
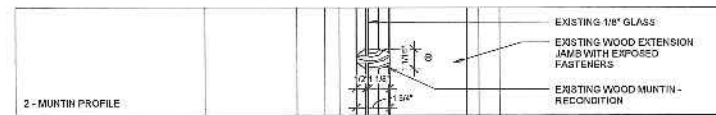
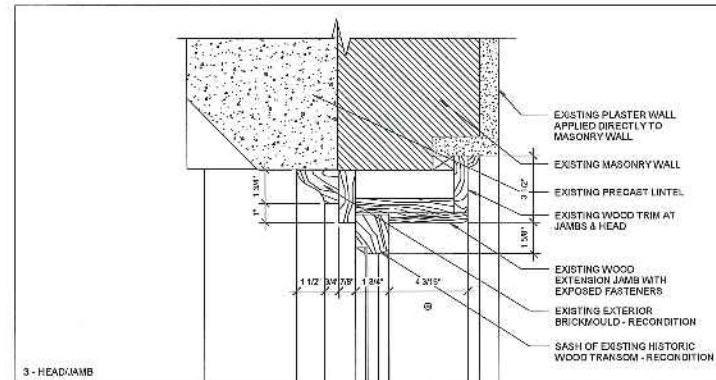
Project: NATHAN CLIFFORD SCHOOL
REDEVELOPMENT
180 Falmouth Street Portland, Maine

Architect: ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

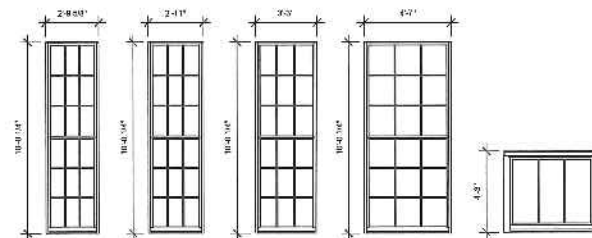
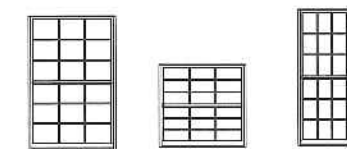
Consultant

Prepared For:

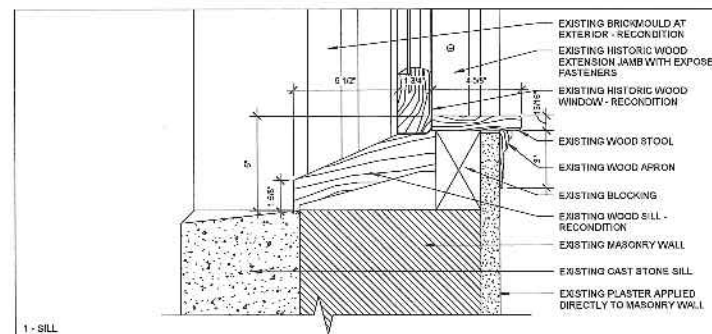
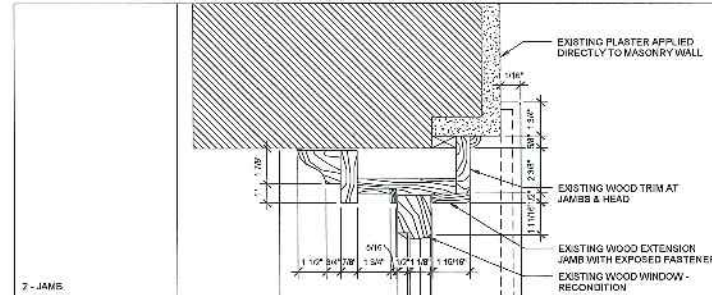
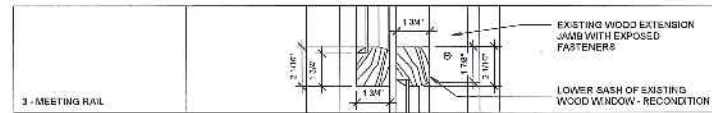
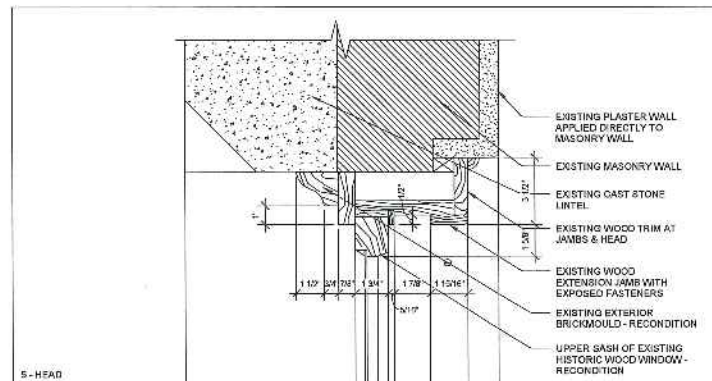
Developers
Collaborative



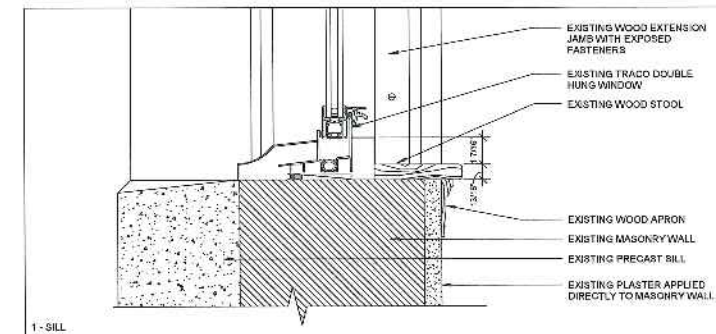
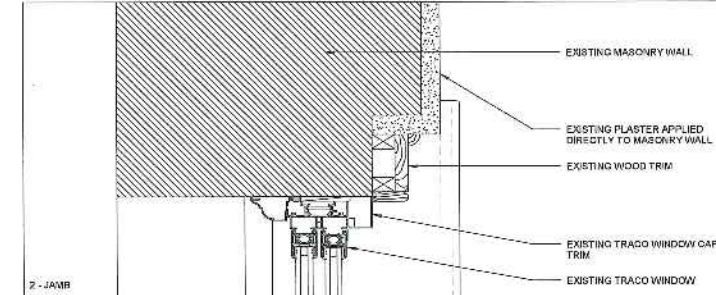
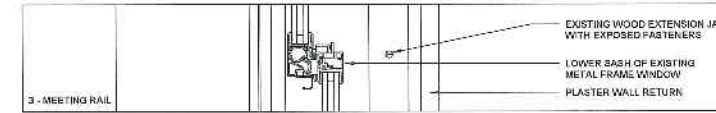
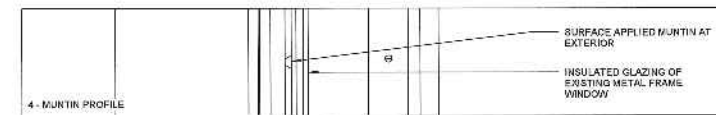
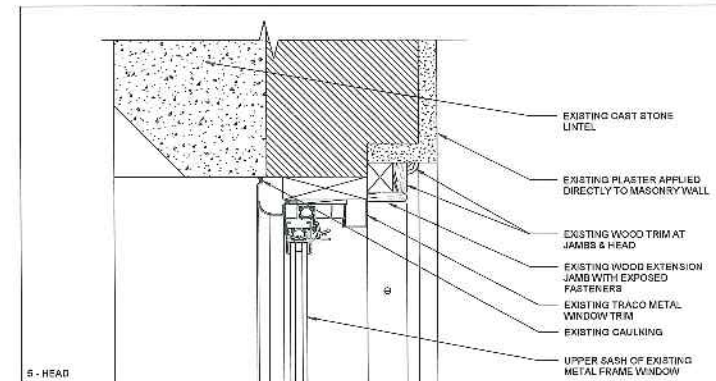
3 EXISTING TRANSOM WINDOW SECTION
3" = 1'-0"



WINDOW ELEVATIONS
1/4" = 1'-0"

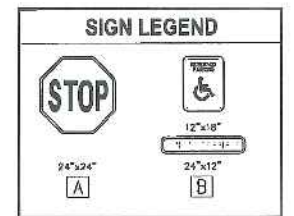


2 EXISTING WOOD WINDOW SECTION
3" = 1'-0"

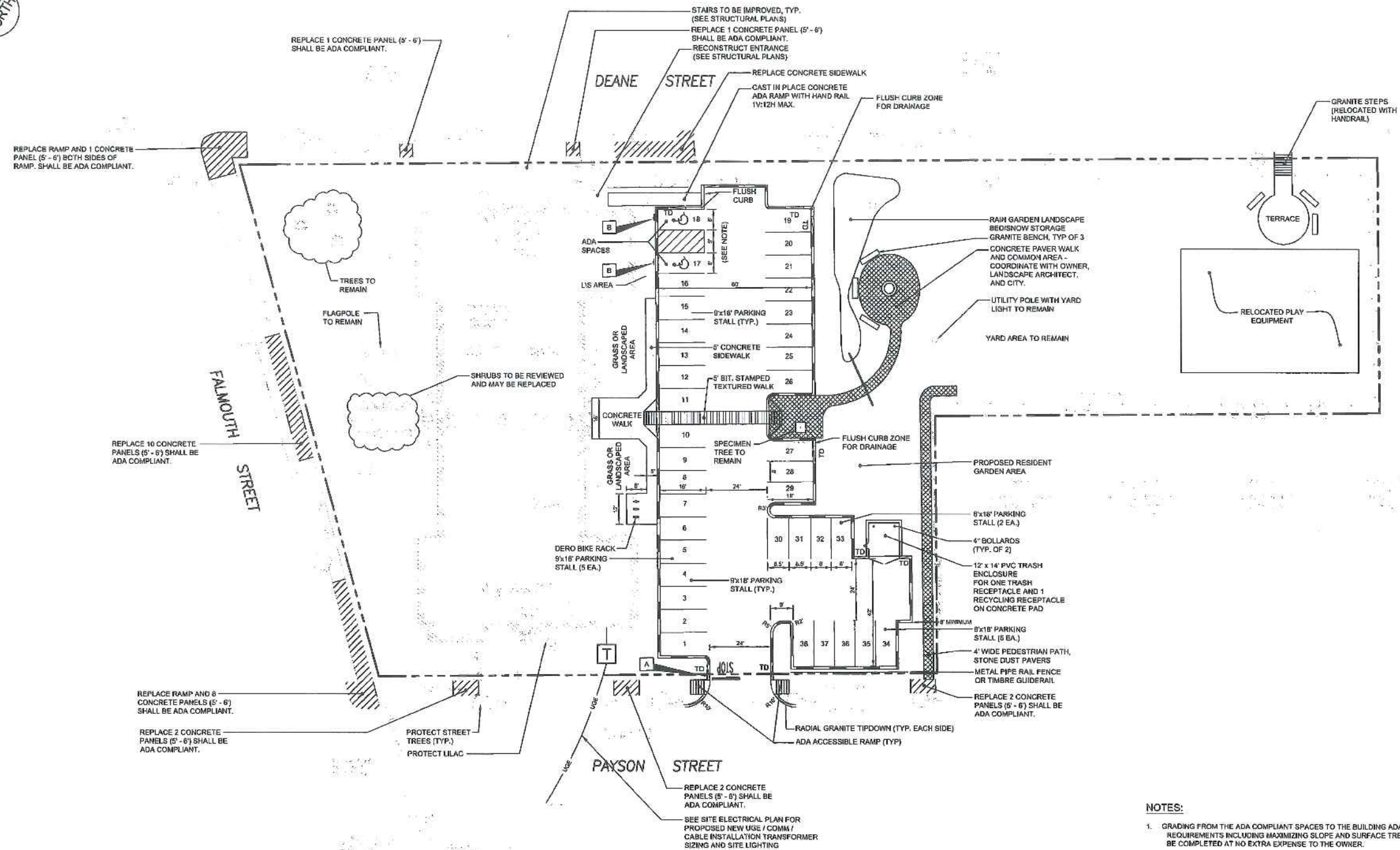


1 EXISTING ALUMINUM WINDOW SECTION
3" = 1'-0"

Prepared For:		Developers Collaborative Address City, State	
Consultant:		ARCHITECT architects 48 Union Wharf Portland, Maine 04101 (207) 753-8122 ARCHTYPE@ARCHTYPEPAC.COM	
Project:		NATHAN CLIFFORD SCHOOL REDEVELOPMENT 180 Talmon Street Portland, Maine	
Revisions:		Scale: As indicated Date: 4 NOV 2013 WINDOW SCHEDULE	
		A8.02	

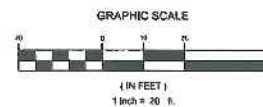


PARKING SUMMARY	
REGULAR 9'x18' SPACES	= 28 TOTAL
COMPACT 8'x15' SPACES	= 7 TOTAL
ADA COMPLIANT 8'x18'	
PLUS 9' SPACES	
	<u>= 2 TOTAL</u>
	37 SPACES



1. GRADING FROM THE ADA COMPLIANT SPACES TO THE BUILDING ADA ENTRANCE SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS INCLUDING MAXIMIZING SLOPE AND SURFACE TREATMENT. ANY REPAIRS TO ACHIEVE COMPLIANCE SHALL BE COMPLETED AT NO EXTRA EXPENSE TO THE OWNER.

Prepared For: DEVELOPERS COLLABORATIVE PREDEVELOPMENT L.L.C.	Project: NATHAN CLIFFORD SCHOOL REDEVELOPMENT	Revisions: 	
		11.05.13 - FINAL PLAN SUBMISSION 10.16.13 - REV. PLAN SUBMISSION 10.01.13 - PRELIMINARY PLAN SUBMISSION TO CITY	
17 CHESTNUT STREET PORTLAND, ME 04101	FALMOUTH STREET PORTLAND, MAINE		
Architect:  ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		Date: OCT. 2012	Scale: 1" = 20'
		SITE LAYOUT, AND UTILITY PLAN	
			



FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS • PLANNERS • SCIENTISTS
5 BURLINGTON WOODS, BURLINGTON, MA 01803

ATT. 3
PHOTOS







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

**PUBLIC HEARING
46 MARKET STREET**

TO: Chair Romano and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: November 25, 2013
RE: December 4, 2013 Public Hearing

Application For: Certificate of Appropriateness for Ground Floor Alterations
Address: 46 Market Street
Northwest corner of Milk and Market Streets
Applicant: Market Milk Partners LLC
Represented by Tom Watson
Architect: Mark Mueller Architects

Introduction

Mark Mueller Architects, representing Market Milk Partnership LLC., is requesting final review and approval of proposed ground floor alterations at 46 Market Street. Wednesday's public hearing follows a preliminary workshop on October 16th. The final proposal includes a number of design revisions made in response to Board feedback at the preliminary workshop session. Subsequent discussions with prospective tenants have also influenced the final proposal.

Enclosed is the project architect's final proposal, including a written description of the project, early views of the subject building and proposed plans, elevations, wall sections and details. For reference purposes, staff has provided copies of the elevations presented at the October workshop. Also provided are photos of several buildings on Middle Street where original solid bulkhead panels have been replaced with glazing. Note: these alterations were done prior to passage of the historic preservation ordinance.

Subject Structure

The subject structure is located at the northwest corner of Market and Milk Streets. Built in 1902, the Elias Thomas Block is distinct from the mid-nineteenth century commercial structures that dominate the Old Port in its brickwork (tight mortar joints create a more uniform masonry field) and its fairly restrained architectural detailing.

The ground floor of the building is elevated above the street over a high bulkhead. Given the change in grade as one moves toward Middle Street, the ground floor at the Milk/Market corner is notably high above the street.

Renovations over time have altered the entrances on the Milk and Market Street elevations. The double-hung window openings on the Milk Street elevation have been altered as well, where standard size windows have been installed within larger openings. Most of the larger storefront windows and transoms are consistent with their original appearance.

Final Design Revisions

As noted in the introduction, the final proposal incorporates a number of design revisions and refinements that were made in response to feedback from the Board during the preliminary workshop, as well as input from prospective tenants. Most significantly, the applicant has withdrawn his request to replace the existing storefront windows with operable windows. During the workshop discussion, Board members voiced a number of concerns about this aspect of the plan, noting that the proposed windows would change the visual character of the building and also introduce numerous unintended complexities to the overall project. While the applicant appeared to be in agreement with Board members on this issue by the end of the workshop, the decision not to pursue operable windows was confirmed when the prospective tenant who had pressed for operable windows elected not to lease the space.

Note that the final proposal does still include a request to replace the solid bulkhead panels below the storefront windows with glazed panels. (Board members also expressed reservations about this aspect of the proposal during the October workshop.) In talks with potential tenants, the property owner has become convinced that introducing more glazing at the basement level is essential to making this space marketable. The treatment of the glazed bulkhead bays has been revised, however, since the original submission. Note that the glazing is now separated by muntins (consistent with the bulkhead configuration shown in the 1924 tax photo) and the framing itself appears to be heavier than in the first proposal. Note also that glazing is not proposed for the shallow bulkhead bays toward the upper end of the Market Street façade.

Additional design revisions made in response to Board feedback include:

- elimination of the awnings and goose neck lamps
- continuation of the glass transom in front of the recessed entrance bay on the Market Street elevation
- redesign of the Market Street entrance, including elimination of the sidelight and alignment of door and transom

Note that the final proposal includes wall sections, details and specifications not included with the preliminary plans, including a detail of the interior wall at the recessed entries.

Staff Comments

The final proposal appears to address most of the concerns and suggestions raised by Board members at the workshop session and, in staff's view, represents a sensitive rehabilitation that meets the ordinance review standards. With respect to the concerns expressed by Board members about introducing glazing in the bulkheads below the storefront windows, staff calls the Board's attention to the buildings on the north side of Middle Street between Market and Pearl Streets—see photos. All of these buildings have elevated first floors and as part of their rehabilitation in the late 1980's, glazing was substituted for the original solid wood panel bulkheads. In staff's view, introducing glazing in the bulkheads did not negatively impact the historic character of the subject structures and allowed the basement levels to be used more productively. In the case of 46 Market Street, the project architect's proposal to subdivide the glazing will help give the bulkhead area more substance and visual weight, which might help to address some

A couple of specific observations with respect to the bulkheads and basement windows: On the Milk Street elevation, staff suggests that a single vertical muntin be added to the two basement windows to the right of the building entrance. This will provide better scale to these window openings and help relate these openings to the bulkhead treatment at the corner. On the Market Street elevation, the subdivisions shown in the large bulkhead bay at the corner might warrant further study.

Applicable Review Standards

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

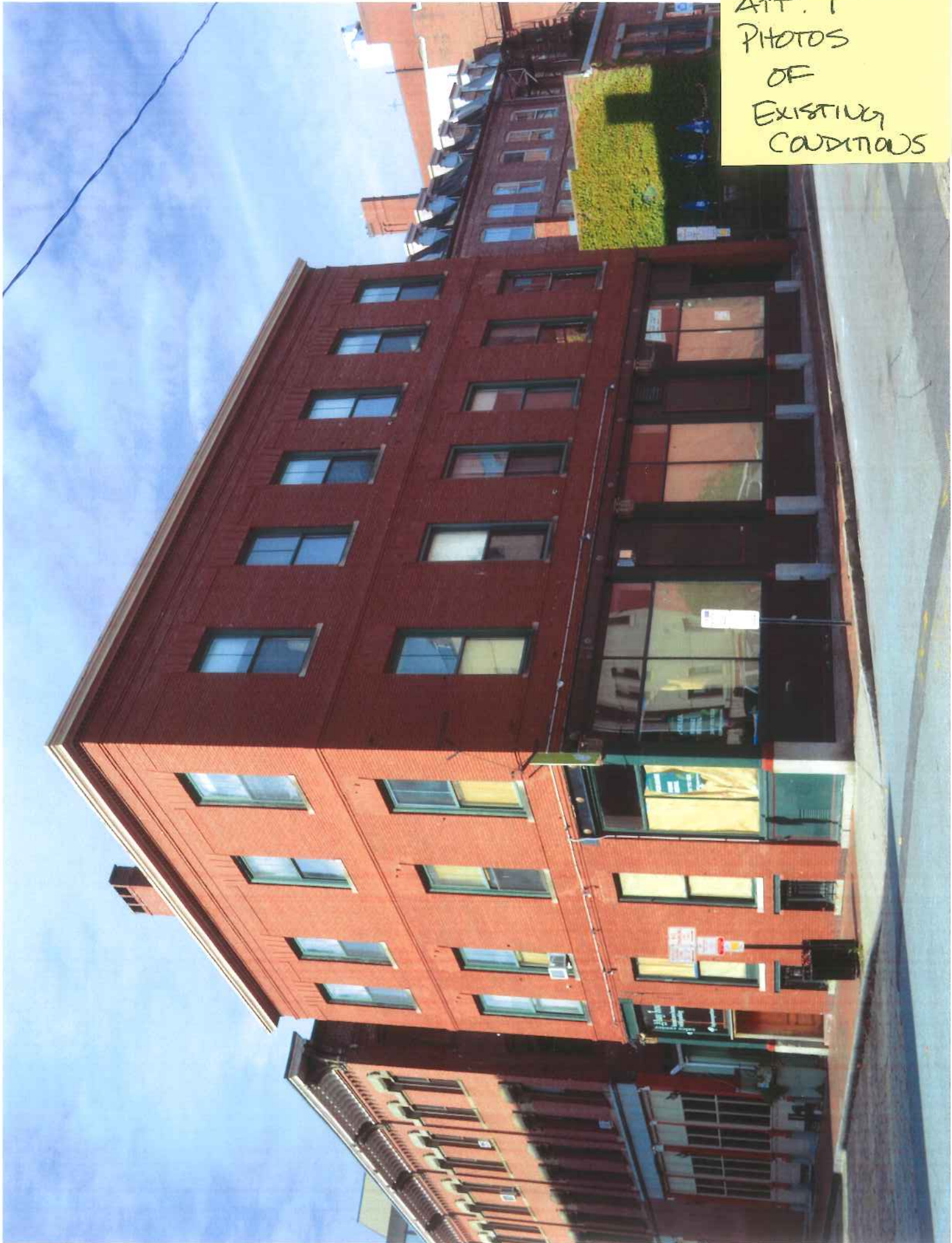
Motion for Consideration

On the basis of plans and specifications submitted for the 12/4/13 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations at 46 Market Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... . **(Board approval is subject to the following conditions...)**

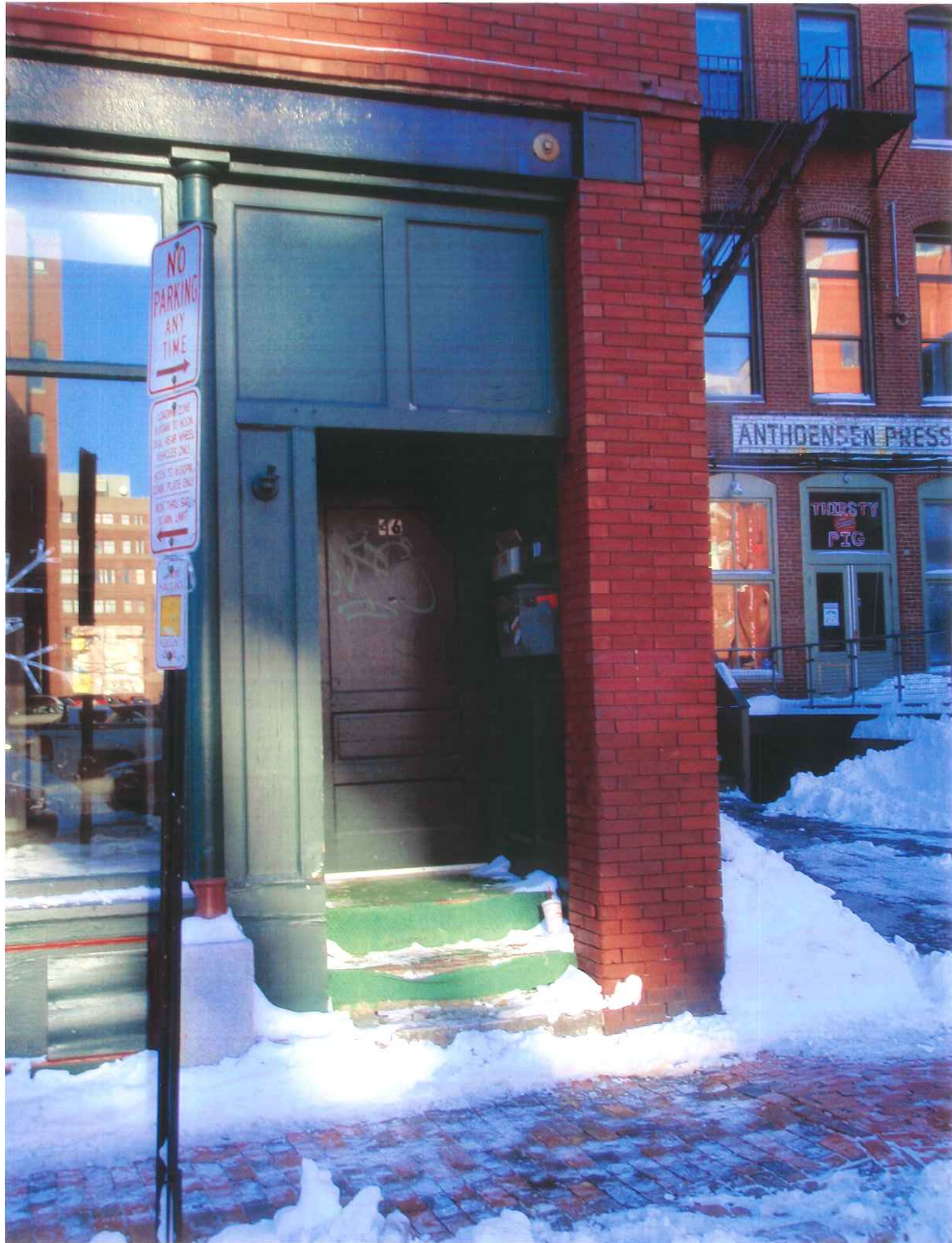
Attachments

1. Photos of existing conditions
2. Final proposal, including plans, elevations, wall sections and details
3. Excerpts from October 16 submission
4. Photos of Middle Street buildings with glazed bulkheads

ATT. 1
PHOTOS
OF
EXISTING
CONDITIONS







Elias Thomas Heirs

ATT. 2
FINAL
PROPOSAL



Dec. 04, 2013



MARK
MUELLER
ARCHITECTS

*46 Market Street
Portland, Maine*

Historic Preservation Application for Appropriateness:

100 Commercial Street, Ste 205 - Portland, Maine 04101

P:207.774.9057 - F:207.773.3851 - Email: rft@muellerarchitects.com



Date: DECEMBER 04, 2013

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

46 MARKET STREET

CHART/BLOCK/LOT: 032/E010/001 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

Our research with Greater Portland Landmarks tell us that the Elias Thomas Heirs Block is a modest three story masonry Colonial Revival building located on the corner of Market and Milk Streets. Large panes of mercantile glazing and transoms are located at street level; double hung windows located symmetrically occupy the upper levels. The building was constructed in 1902.

This proposal, on behalf of Tom Watson of Port Properties Management has several components to the design process. One being compliance with City of Portland building codes and the other is the opportunity for a historic building re-use. Our proposal includes design considerations for the lower street level segment & basement of the building.

The upper levels, with respect to windows are being addressed separately.

We are submitting for a final approval given discussion with the board during our workshop meeting in October and based upon the owners revised scope to only repair the facade. The current proposal is for the inclusion of a restaurant type tenant on the main and lower floors. The emphasis of the new restaurant is to create a better connection with the streetscape. Similar as one might see in Europe or closer at hand, in the North End of Boston.

We propose to achieve this connection by replacing the existing large non historic wooden panels at the facade with period correct glazing to bring in more light and street presence. The facade will be a custom wood facade to resemble the existing facade as closely as existing construction techniques and codes will allow. To accomplish this we will use matching window stop & trim profiles of those used during the original construction. Given the current code requirements, larger profiles will be required as well as slightly recessing the glazing further into the building (approx. 2"). The facade features, including granite piers, columns, steel lintels & transoms will remain, as they are specific character defining features to this building.

Other features of the proposal shall include new entries on Milk Street & Market Street; the Market Street entry would be for required 'ADA' access. Both of entries will include new doors by Marvin Windows and Doors. Any exterior signage for a tenant would be applied under a separate application.

46 MARKET STREET



1990 PHOTO:
MILK ST.



1990 PHOTO:
CORNER OF MILK ST. & MARKET ST.



1924 TAX PHOTO:
CORNER OF MILK ST. & MARKET ST.



PRE 1900'S PHOTO OF MILK ST.



1924 TAX PHOTO:
CORNER OF MILK ST.
& MARKET ST.



PortProperty
MANAGEMENT



HISTORIC PRESERVATION PROPOSAL

HP - 1.0
DECEMBER 04, 2013
46 MARKET STREET

FACADE RENOVATION NOTES:

- (A) EXISTING STOREFRONT TO BE REPAIRED, NEW CLEAR GLAZING, FRAMES & SASHES.
- (B) METAL DECORATIVE COLUMNS WITH GRANITE PIERS TO REMAIN. NEW PAINT AT COLUMNS.
- (C) ENTRY TO BE RECONFIGURED.
- (D) WOOD PANEL STOREFRONT TO BE REMOVED.
- (E) ENTRY STAIRS TO BE REMOVED.
- (F) STEEL FREEZE TO REMAIN, NEW PAINT.
- (G) NO WORK AT BRICK FACADE, TYP.
- (H) EXISTING IRON BARS AT BASEMENT BULKHEAD WINDOWS TO BE REMOVED
- (I) PRESERVE GRANITE BASES, TYP.
- (J) EXISTING DOUBLE HUNG WINDOWS TO REMAIN, TYP.
- (K) EXISTING DOUBLE HUNG WINDOWS TO BE REPLACED WITH WOOD SASH REPLACEMENT KITS, SUBMISSION FOR STAFF REVIEW BY WINDOW REPRESENTATIVE.
- (L) EXISTING SIGNAGE LOCATION (SEPARATE SIGN PERMIT BY TENANT)



Port Property
MANAGEMENT



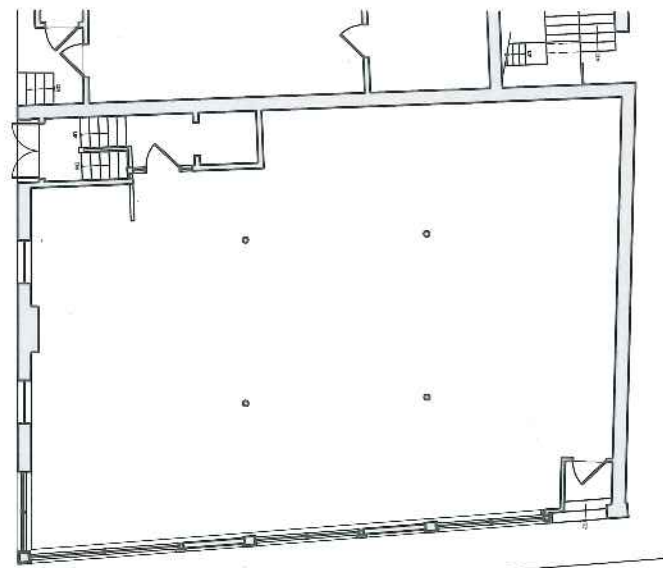
MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION PROPOSAL

HP - 1.1

DECEMBER 04, 2013
46 MARKET STREET

MILK STREET

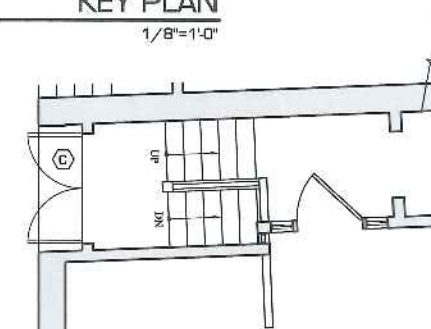


MARKET STREET

KEY PLAN

1/8"=1'-0"

MILK STREET

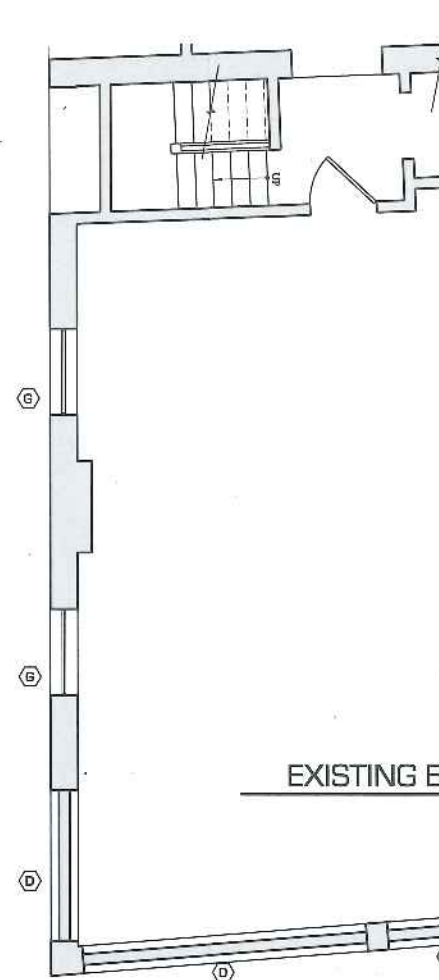


EXISTING GROUND FLOOR PLAN

1/4"=1'-0"

WS1
HP-1.1

MARKET STREET



EXISTING BASEMENT FLOOR PLAN

1/4"=1'-0"

FACADE RENOVATION NOTES:

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- (B) METAL DECORATIVE COLUMNS WITH GRANITE PIERS TO REMAIN. NEW PAINT AT COLUMNS.
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- (K) EXISTING SIGNAGE LOCATION (SEPARATE SIGN PERMIT BY TENANT)

PortProperty
MANAGEMENT

MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION PROPOSAL

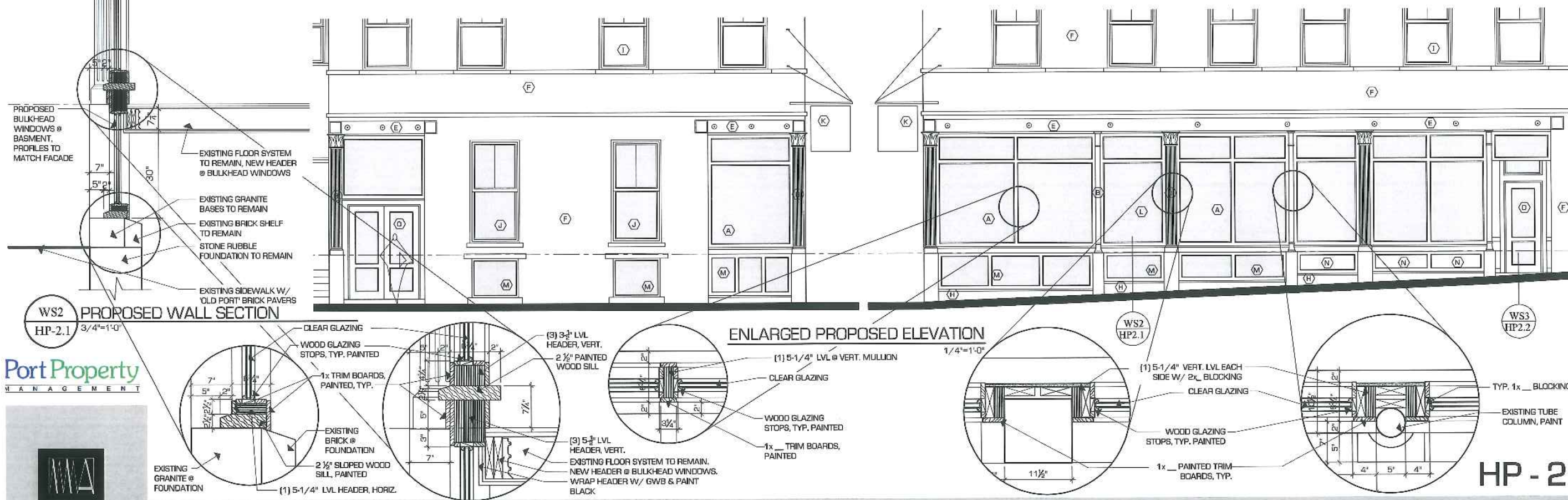
HP - 1.2

DECEMBER 04, 2013
46 MARKET STREET



FACADE RENOVATION NOTES:

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- (D) WOOD PANEL STOREFRONT TO BE REMOVED.
- (E) ENTRY STAIRS TO BE REMOVED.
- (F) STEEL FREEZE TO REMAIN, NEW PAINT.
- (G) NO WORK AT BRICK FACADE, TYP.
- (H) EXISTING IRON BARS AT BASHMENT BULKHEAD WINDOWS TO BE REMOVED
- (I) PRESERVE GRANITE BASES, TYP.
- (J) EXISTING DOUBLE HUNG WINDOWS TO REMAIN, TYP.
- (K) EXISTING DOUBLE HUNG WINDOWS TO BE REPLACED WITH WOOD SASH REPLACEMENT KITS, SUBMISSION FOR STAFF REVIEW BY WINDOW REPRESENTATIVE.
- (L) EXISTING SIGNAGE LOCATION (SEPARATE SIGN PERMIT BY TENANT)
- (M) PROPOSED GLASS STOREFRONT & TRANSOM (CLEAR GLAZING) TO MATCH EXISTING FACADE, FRAME & SASH PROFILES TO MATCH EXISTING PAINT COLOR TO MATCH EXISTING
- (N) PROPOSED BASEMENT BULKHEAD WINDOWS (FIXED SASH), PAINTED.
- (O) PROPOSED PANEL MOTIF TO MATCH PROPOSED BULKHEAD WINDOWS IN STYLE & COLOR
- (P) PROPOSED ENTRY DOOR BY MARVIN, PAINTED.



PortProperty
MANAGEMENT



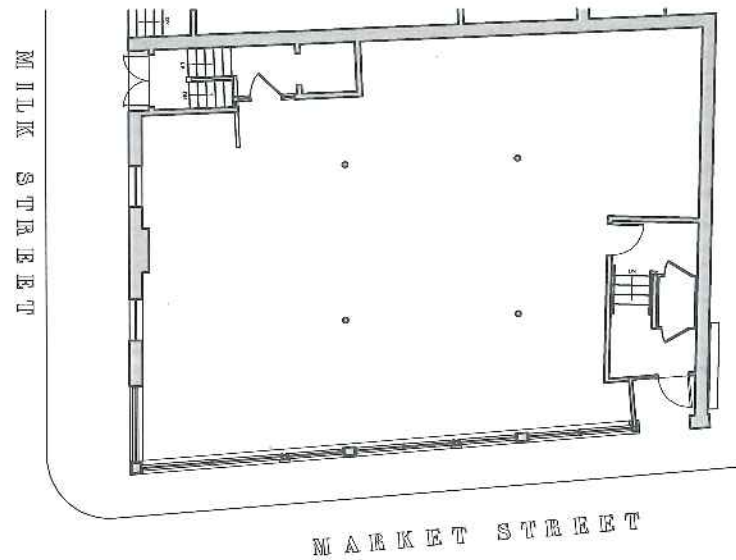
MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION PROPOSAL

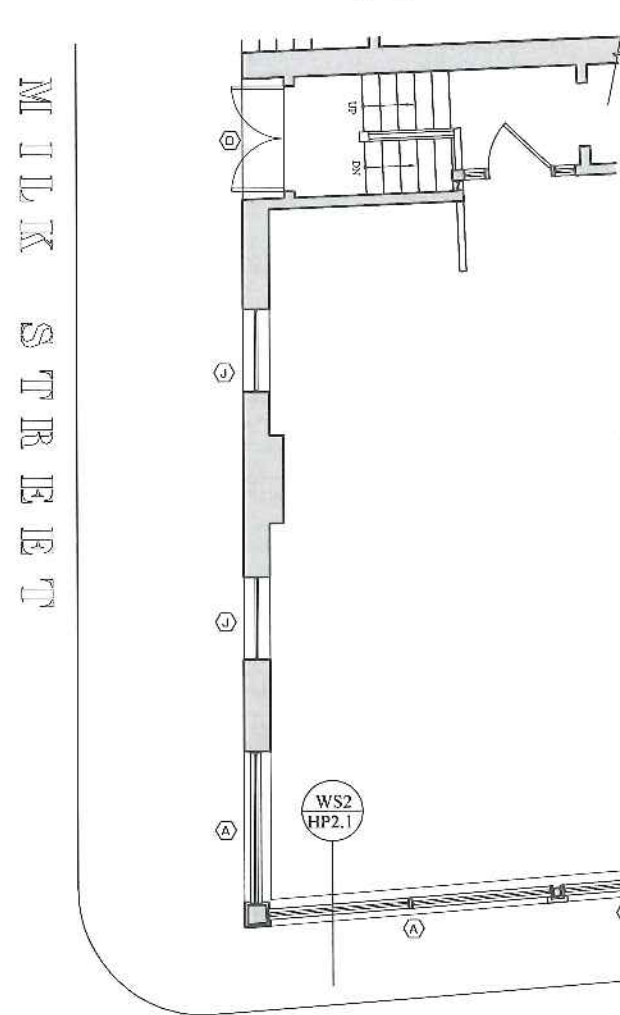
HP - 2.1

REVISED FOR DECEMBER 04, 2013

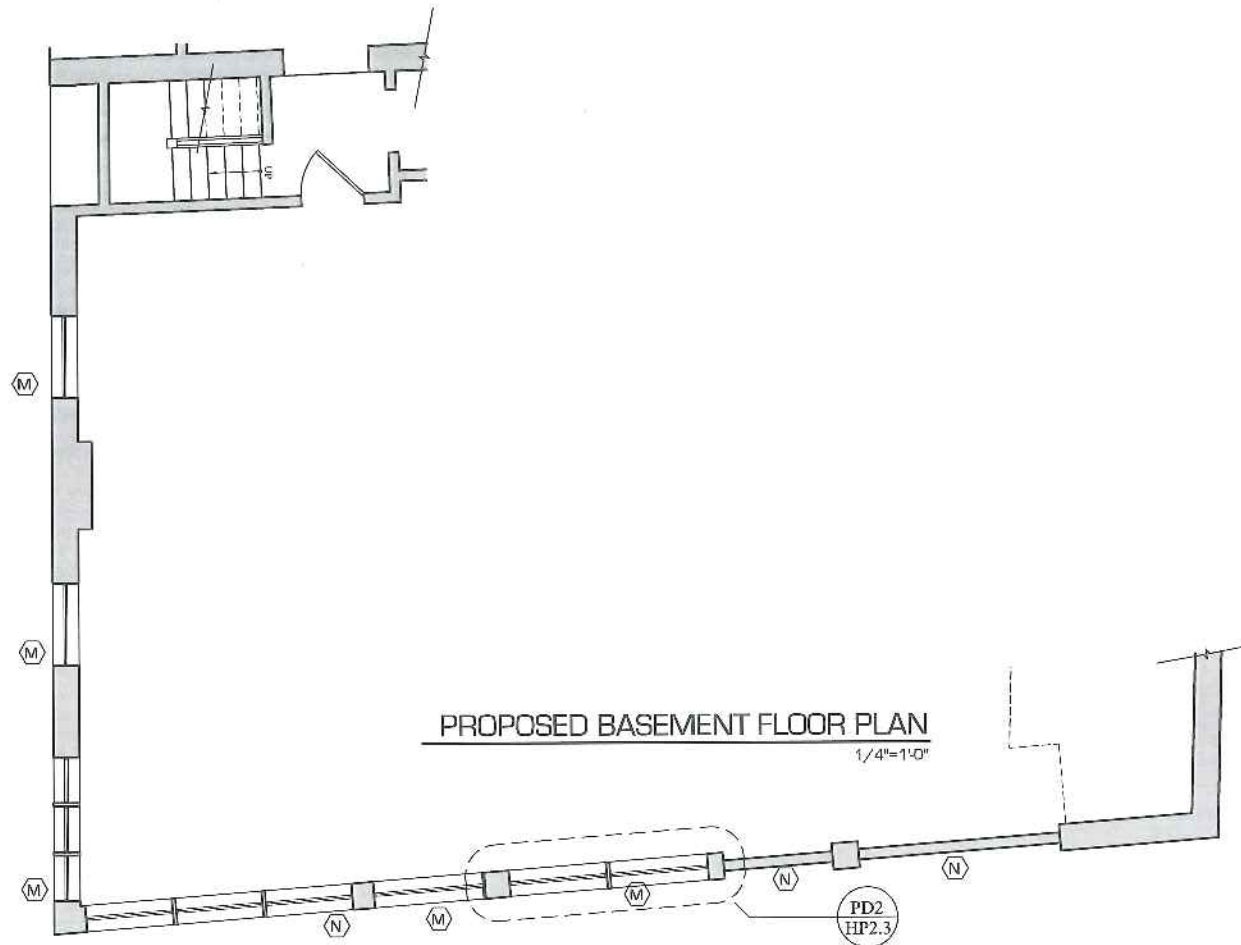
46 MARKET STREET



KEY PLAN
1/8"=1'-0"



PROPOSED GROUND FLOOR PLAN
1/4"=1'-0"



PROPOSED BASEMENT FLOOR PLAN
1/4"=1'-0"

FACADE RENOVATION NOTES:

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- (B) METAL DECORATIVE COLUMNS WITH GRANITE PIERS TO REMAIN. NEW PAINT AT COLUMNS.
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- (O) PROPOSED PANEL MOTIF TO MATCH PROPOSED BULKHEAD WINDOWS IN STYLE & COLOR
- (P) PROPOSED ENTRY DOOR BY MARVIN, PAINTED.

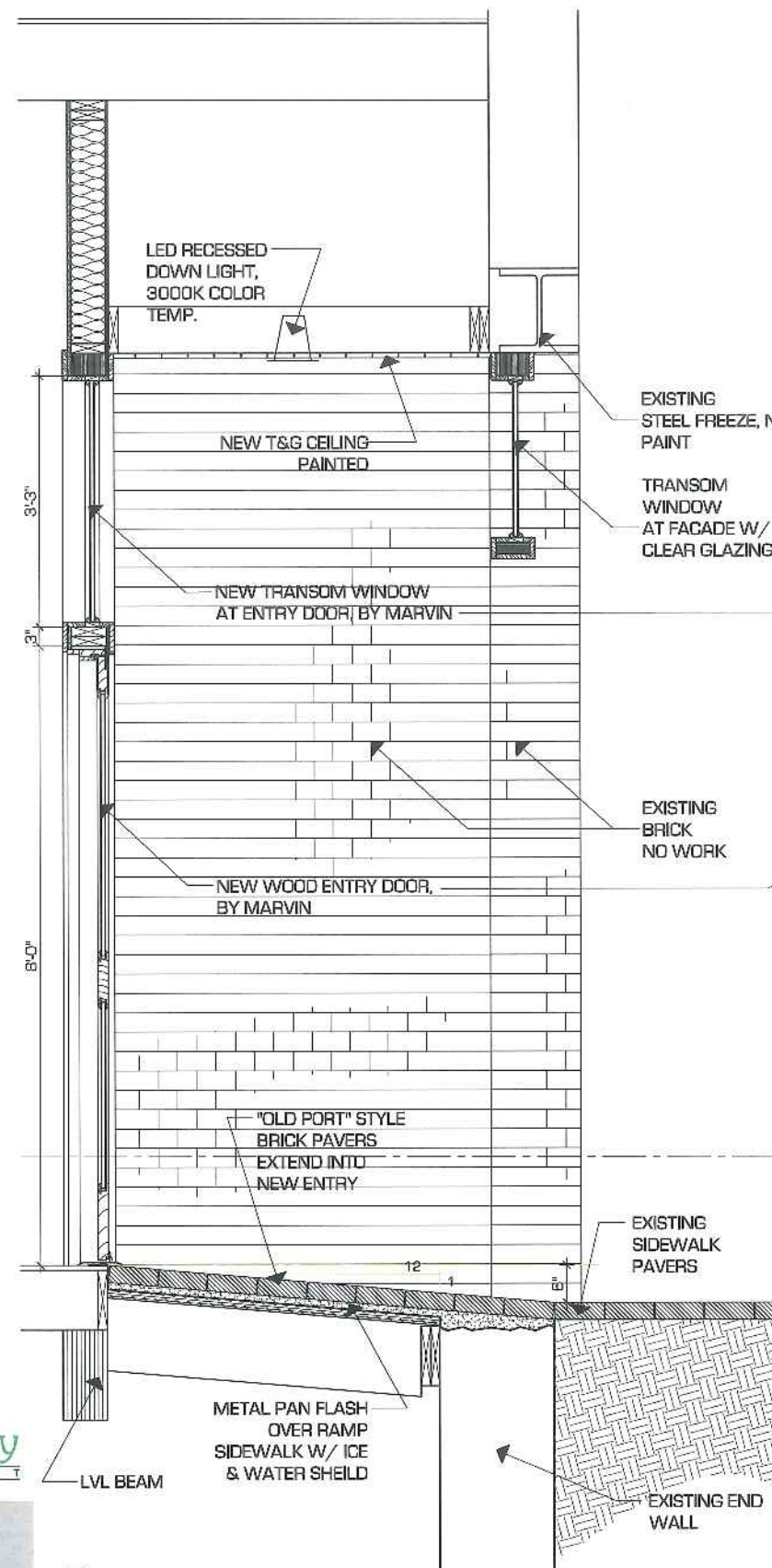
PortProperty
MANAGEMENT



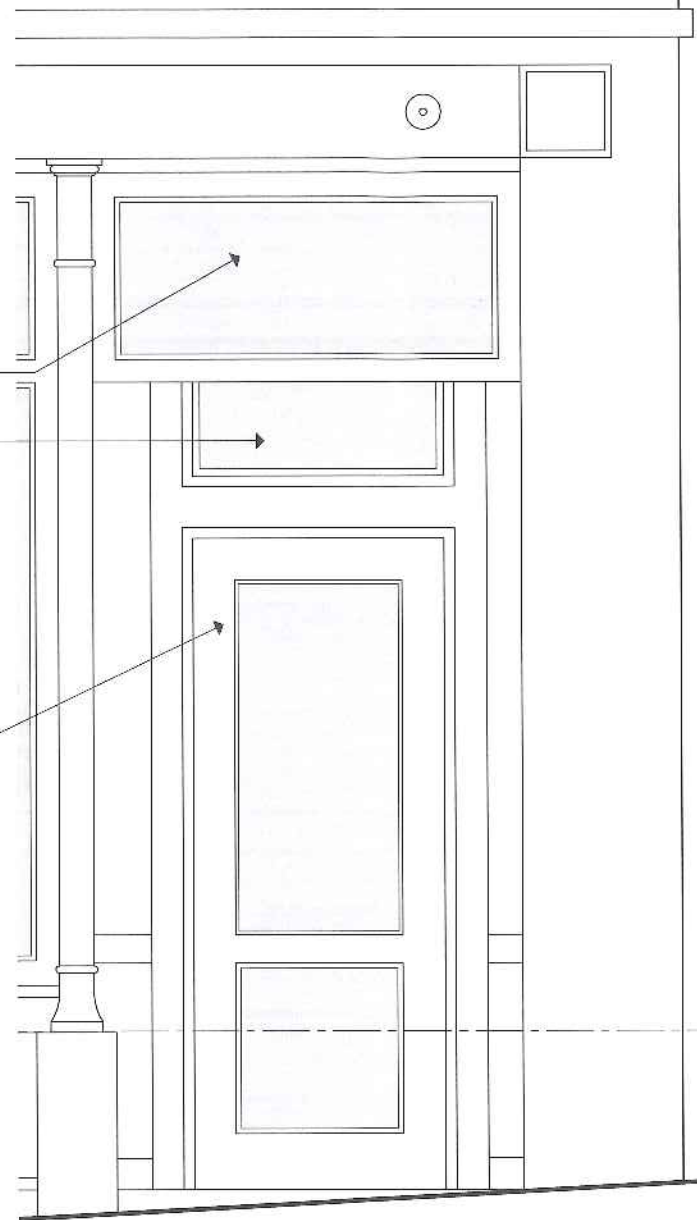
HISTORIC PRESERVATION PROPOSAL

HP - 2.2

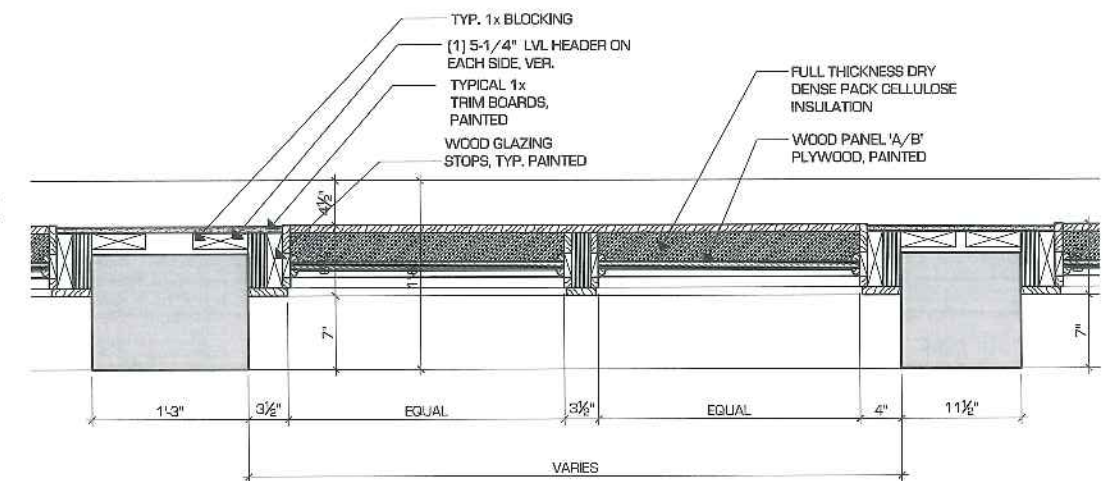
REVISED FOR DECEMBER 04, 2013
46 MARKET STREET



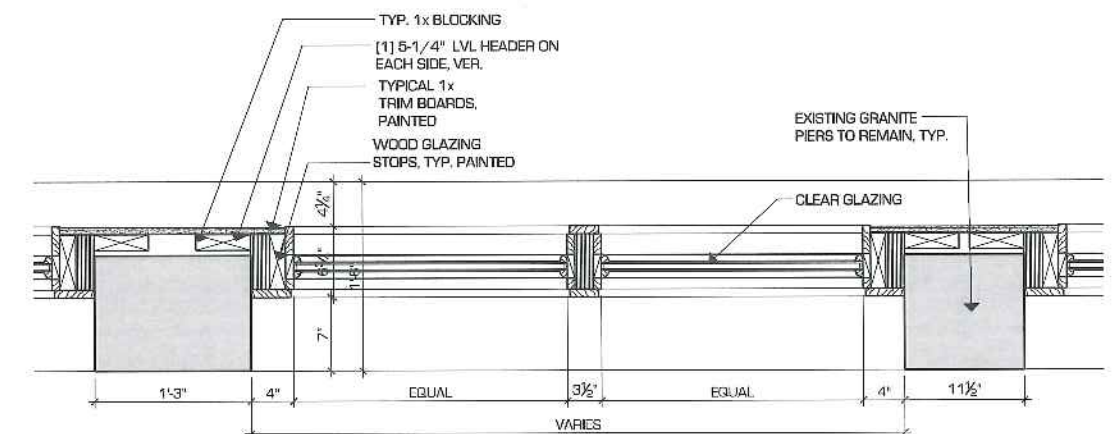
WS3
HP-2.3
PROPOSED WALL SECTION
1"=1'-0"



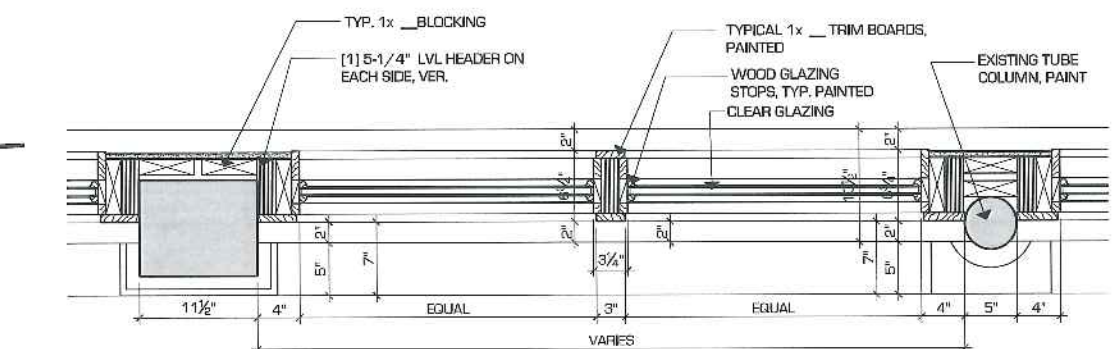
MARKET STREET ENTRY
1"=1'-0"



PD3
HP-2.3
PLAN DETAIL
1-1/2"=1'-0"



PD2
HP-2.3
PLAN DETAIL
1-1/2"=1'-0"



PD1
HP-2.3
PLAN DETAIL
1-1/2"=1'-0"

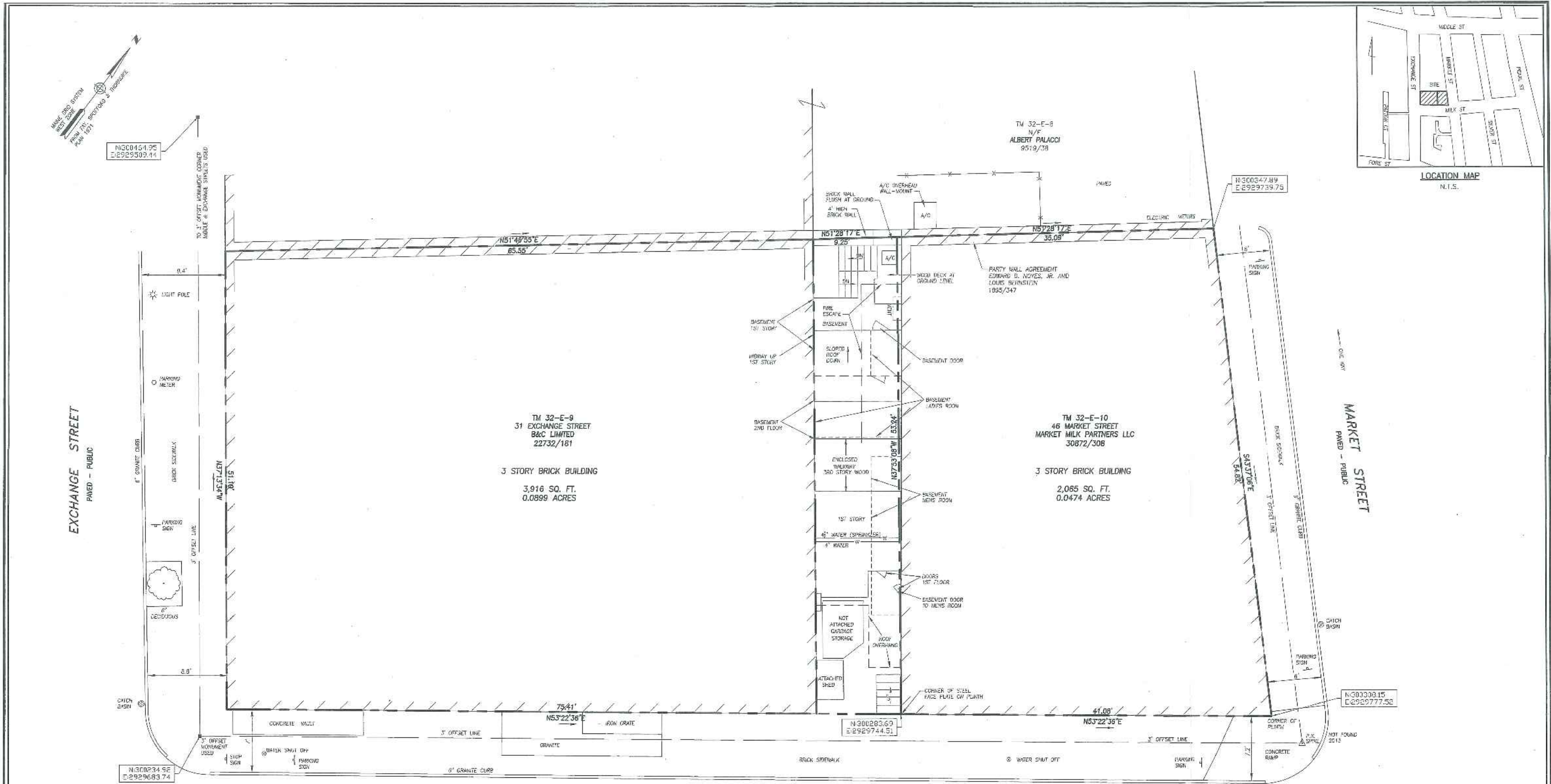
Port Property
MANAGEMENT



HISTORIC PRESERVATION PROPOSAL

HP - 2.3

REVISED FOR DECEMBER 04, 2013
46 MARKET STREET



PLAN REFERENCES

1. LAND TITLE SURVEY OF SQUIRE MORGANS IN PORTLAND, MAINE FOR THOMAS TIBERI, JUNE 13, 1961 BY OWEN HASKELL, INC.
2. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR OLD PORT PARTNERSHIP BY H.J. & E.C. JORDAN CO., INC. DATED DEC. 13, 1983.
3. SKETCH PLAN OF LAND AT MILK, MARKET & EXCHANGE STREETS IN THE FILES OF E.C. JORDAN LABELED #83 AND BEING UNTITLED AND UNDATED.

NOTES

1. OWNER OF RECORD: MARKET MILK PARTNERS, LLC
CORD 30872/308
2. COORDINATES LISTED ARE MAINE STATE PLANE COORDINATES WEST ZONE NAD1983, BASED ON DPW ENGINEERING CONTROL PROVIDED BY DPW ENGINEERING DEPARTMENT.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

8/9/91
DATE
10-29-13
RE-INSPECTED

ORIGINALLY SIGNED
JOHN P.R. CYR
ELLEN C. BREWER, PLS 2367



UPDATED OCTOBER 25, 2013 FOR THOMAS WATSON C/O MARK MUELLER ARCHITECTS

LAND TITLE SURVEY			
OF			
SQUIRE MORGANS			
IN			
PORTLAND, MAINE			
FOR			
THOMAS TIBERI			
OWEN HASKELL, INC.			
390 U.S. SOUTH ONE, FAIRBURY, ME 04105 (207) 774-0424			
PROFESSIONAL LAND SURVEYORS			
Drawn By	OH	Date	Job No.
Trace By	J.W.	6/13/81	2013-185P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 5'	1

Unit Features

Wood 1 3/4" Commercial Door: WCD

Wood 2 1/4" Commercial Door: WMCD

Frame:

- Frame thickness: 1 1/16" (27).
- Frame width: 4 9/16" (116).
- Optional Steel Frame: 1 3/4" (44) panel door only: 16 gauge with unequal rabbets. 4 3/4" (121), 5 3/4" (146), 6 3/4" (171), or 7 3/4" (197) frame width.
- Sill: Standard factory installed thermal barrier saddle low profile .500" (13) by 7.125" (181) sill. Optional: Thermal barrier saddle low profile .250" (6) by 7.125" (181) sill. Offset saddle low profile .500 (13) by 7.00" (178) sill width .250" (6) offset. Standard finish: Mill Finish Aluminum.
 - Optional Finish: Dark Bronze Anodized Aluminum, Gold Anodized Aluminum.
 - Optional: No sill.

Panel:

- Panel thickness: WCD 1 3/4" (44) and WMCD 2 1/4" (57).
- Top rail height:
 - WCD panel: 6" (152).
 - WMCD panel: 8 1/8" (206).
 - Panel core material is solid Pine, or follows the species of the door.
- Stile width, locking and hinge stiles are 6" (153) wide with LVL core.
- Bottom rail height: 11 3/8" (289) is solid pine or follows the species of the door.
- Optional 6" (152) intermediate rail is solid pine or follows the species of the door, is centered 26" (660) or 40 5/16" (1024) from bottom of door sill.

Glass and Glazing:

- Select quality complying with ASM C 1036. Comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Tempered insulating glass IGMA, IGCC certified to performance level CBA when tested in accordance with ASTM E 774.
- Glazing Seal: Tempered insulating glass hermetically sealed placed into an exterior bed of silicone. Uses a beveled wood stop.
- WCD has 3/4" IG with removable interior vinyl glazing stops with clear wood covers, no visible fasteners.
- WMCD Commercial Door has 1" IG with nailed on glazing stops.
- Glazing Method: Tempered Insulating Glass (Altitude Adjusted).
- Glass Type: Clear; Bronze; Gray; Reflective Bronze; LoE²-272[®] with or without Argon; LoE³-366[®] with or without Argon; Obscure; Laminated.

Hardware

- Hinges: 4 1/2" (114) x 4 1/2" (114) square corner ball bearing hinges. Standard finish color and substrate: Satin Chrome (US26D) over brass substrate.
 - Optional: Bronze finish over Brass substrate (US10A), Solid Brass (US3), Stainless Steel (US32D).
- WCD panel: Three hinges per panel up to 85 9/16" (2173) high, four hinges per panel on doors over 85 9/16" (2173) rough opening.
- WMCD panel: Three hinges per panel up to 85 9/16" (2173) and 95" (2413) high, 5 hinges per panel on units over 95" (2413) high.
- No lock no bore is standard.
 - Optional Commercial Hardware Package:
 - Closer, rim device, mortise lock, removable mullion and kick plate.
 - Optional hardware Routs and Preps.
 - Von Duprin Push pad Rim Devices and Trim Sets.
 - Von Duprin Cross Bar Device and Trim Sets.
 - Schlage L Mortise Lock and Trim Sets.
 - Schlage ND Cylindrical locks.
 - Alarm Lock.

Unit Features

Raised/Flat Panel Option:

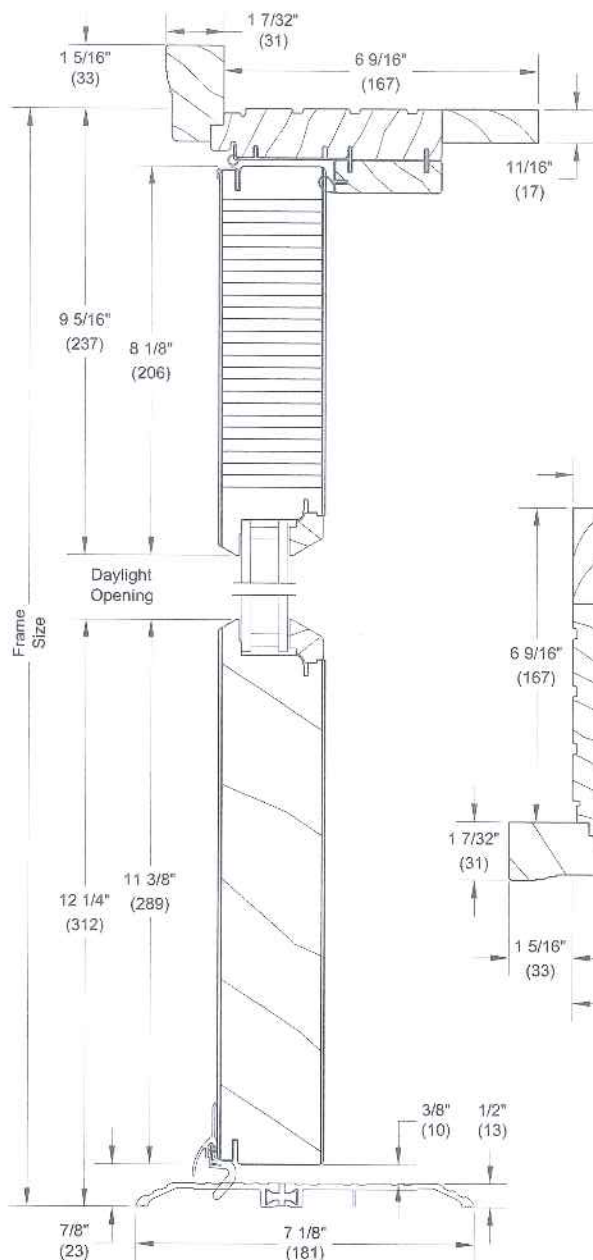
- 6" (152) Intermediate rail is constructed of finger joint, edge-glued pine, or laminated veneer lumber (LVL) core with clear, bare veneers to the interior and exterior.
 - Raised or flat Extira® panel constructed of medium density fiberboard (MDF) core with wood laminate veneer to interior and exterior.
- Two standard placement options are available:
 - Low Placement, 26"(660) on center (OC) of 6"(152) intermediate rail from bottom of door sill for a 10 13/16"(275) visible panel height.
 - High Placement, 40 5/16"(1024) OC of 6"(152) intermediate rail from bottom of door sill for a 25 1/8"(638) visible panel height.

Weather Strip:

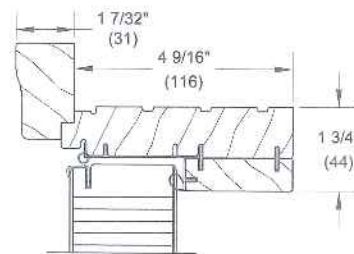
- Beige bulb type weather strip at top rails and hinge stiles.
 - Optional: Black.
- Gray pile type weather strip at locking stiles.
- Clear anodize aluminum panel drip and sweep across panel bottom.
 - Optional: Bronze or Beige.

2 1/4" Commercial Section Details: Operating

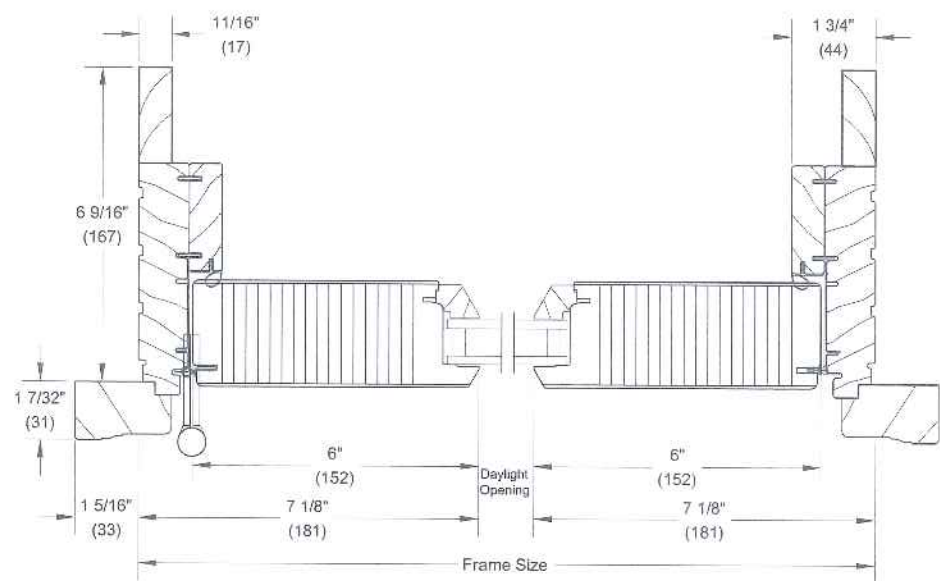
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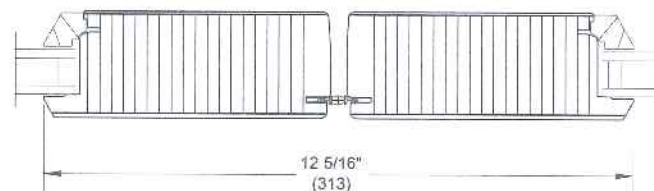
Head Jamb and Sill



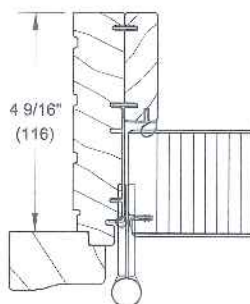
4 9/16" Head Jamb



X - LHR - Jamb



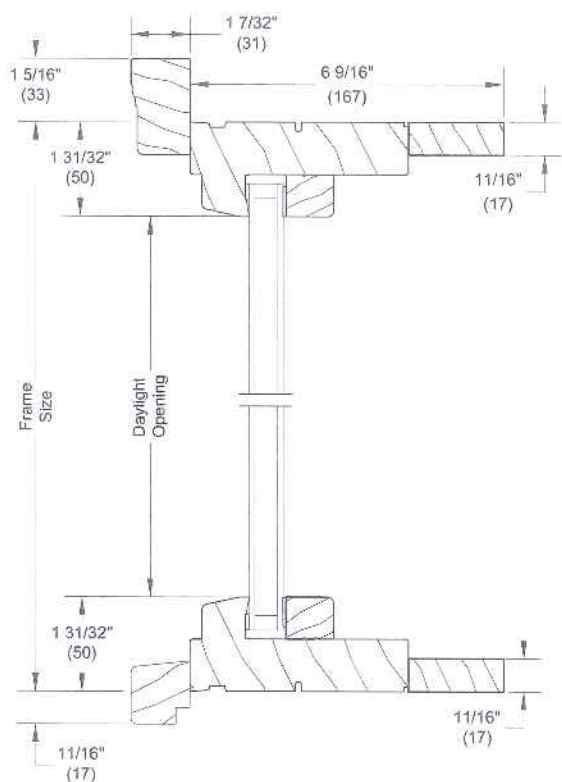
XX - Meeting Stiles



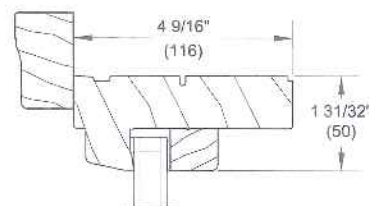
4 9/16" Jamb

1 3/4" and 2 1/4" Commercial Section Details: Direct Glaze Transom

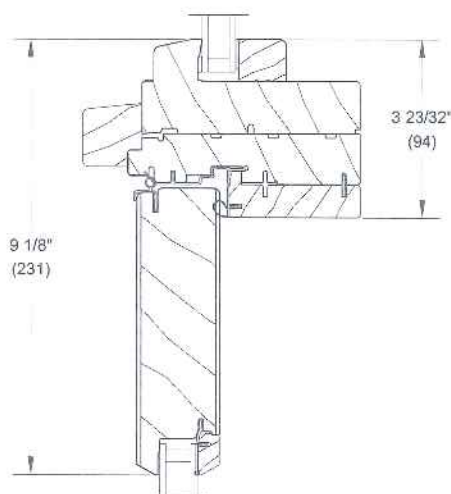
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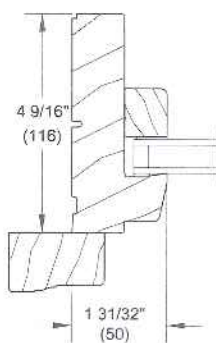
Head Jamb and Sill



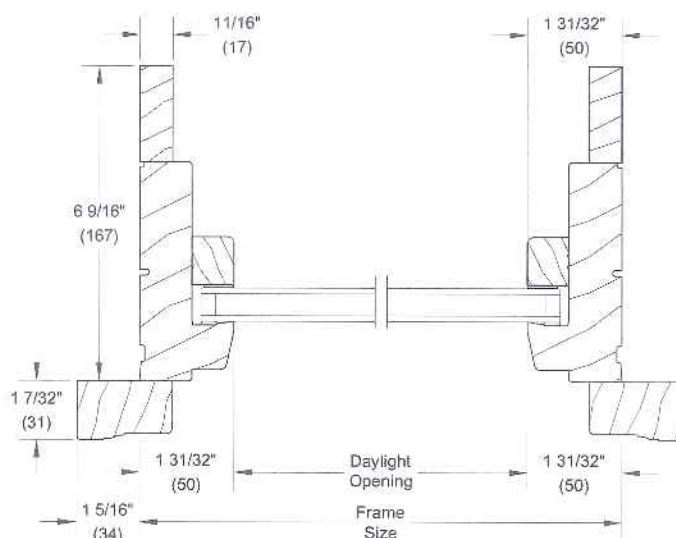
4 9/16" Direct Glaze Head Jamb



Rectangular Direct Glaze Transom
over 1 3/4" Commercial Door w/ 4 9/16" Jamb



4 9/16" Side Jamb



Direct Glaze Transom Jamb

ATT. 3
ORIGINAL
PROPOSAL
REVIEWED 10/16



MARK
MUELLER
ARCHITECTS

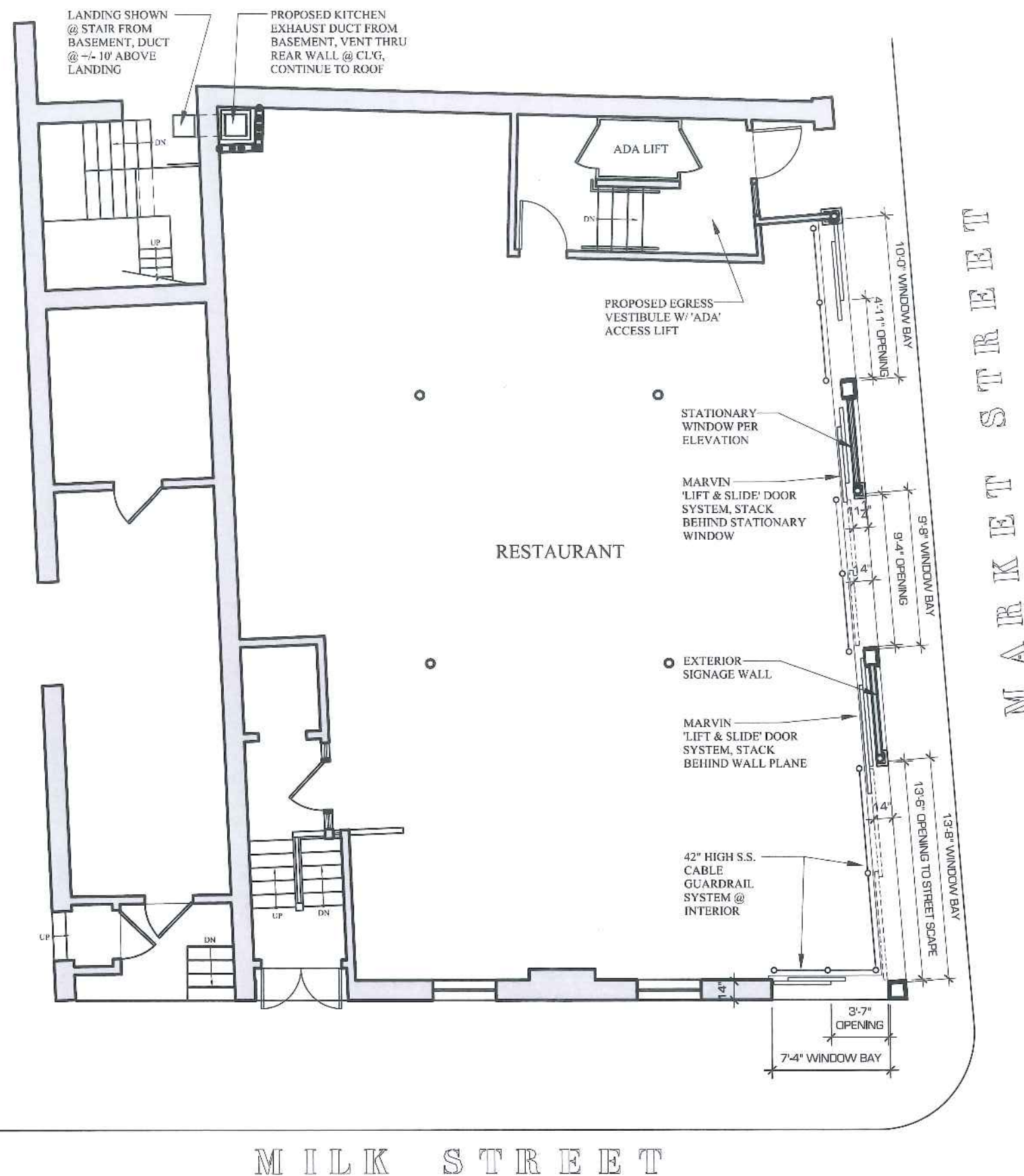
100 COMMERCIAL ST. - SUITE 205
PORTLAND, MAINE 04101
P: 207.774.9057 - F: 207.773.3851
E: rfi@muellerarchitects.com

HP 2

46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013



PROPOSED STREET LEVEL PLAN
SCALE: 1/8" = 1'-0"



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HP 3

46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013

ELIAS THOMAS HEIRS BLOCK

- 1902 -



PROPOSED RENDERING:
MARKET ST.



PROPOSED RENDERING:
MILK ST.



PROPOSED RENDERING:
CORNER OF MILK ST. & MARKET ST.



MARK
MUELLER
ARCHITECTS

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HP 4

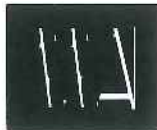
46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013



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EXAMPLES OF
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