

1. Legal Ad

Documents: [1-21-15 LEGAL AD.PDF](#)

2. Agenda

Documents: [1-21-15 AGENDA.PDF](#)

3. Ft. McKinley, Great Diamond Island

Documents: [HP MEMO - FT. MCKINLEY, GREAT DIAMOND ISLAND.PDF](#)

4. 44 Winter Street

Documents: [HP MEMO - 44 WINTER STREET.PDF](#)

5. HP Memo - 420 Fore St.

Documents: [HP MEMO - 420 FORE ST.PDF](#)

6. House Island (Doctors Residence)

Documents: [HP MEMO - HOUSE ISLAND \(DOCTORS RESIDENCE\).PDF](#)

7. House Island - New Construction

Documents: [HP MEMO - HOUSE ISLAND NEW CONSTRUCTION.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments are taken at all meetings.**

On Wednesday, January 21, 2015, 5:00 p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will hold a meeting to review the following items:

I. PUBLIC HEARING

1. Certificate of Appropriateness for Antennae Installation; WATER TOWER, DIAMOND COVE; Diamond Cove Homeowners Association, Applicant.
2. Certificate of Appropriateness for Installation of Solar Panel Array; 44 WINTER STREET; Lin and Elizabeth Parsons, Applicant.

Break for Dinner; Meeting Resumes at 6:45

PUBLIC HEARING continued

3. Certificate of Appropriateness for Exterior Alterations; 420 WHARF STREET, Jonathan Cohen and Steve Bauman, Applicant.
4. Certificate of Appropriateness for Porch Expansion; FORMER DOCTOR'S RESIDENCE, HOUSE ISLAND; Vincent and Christina Mona, Applicant.

II. WORKSHOP

1. Preliminary Review of Proposed New Construction (Guest House/Energy Building); HOUSE ISLAND; Vincent and Christina Mona, Applicant.

III. CONSENT AGENDA

**Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date:
<http://www.portlandmaine.gov/historic.htm>**

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Scott Benson, Vice Chair
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk
Bruce Wood

HISTORIC PRESERVATION BOARD AGENDA **January 21, 2015 5:00 p.m. - Room 209, Portland City Hall**

Public comment is taken at all meetings.

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

3. REPORT OF DECISIONS OF JANUARY 7, 2015:

1. Certificate of Appropriateness for New Construction; 11 Orchard Street; Elise Ansel, Applicant. The Board voted unanimously (7-0) to approve the application, subject to conditions.
2. Certificate of Appropriateness for Site Alterations, including Expansion of Parking; 147 Congress Street; Congress 127 Apartments, LLC, Applicant. The Board voted unanimously (7-0) to table the application pending receipt of a revised proposal.

4. ELECTION OF OFFICERS

The Board voted unanimously to approve the following slate of officers: Scott Benson, Chair and Bruce Wood, Vice Chair.

5. PUBLIC HEARING

1. Certificate of Appropriateness for Antennae Installation; Water Tower, Diamond Cove; Diamond Cove Homeowners Association, Applicant.
2. Certificate of Appropriateness for Installation of Solar Panel Array; 44 Winter Street; Lin and Elizabeth Parsons, Applicant.

Break for Dinner; Meeting Resumes at 6:45 p.m.

6. WORKSHOP

1. Certificate of Appropriateness for Exterior Alterations; 420 Fore Street (including Wharf Street elevation), Jonathan Cohen and Steve Bauman, Applicant.
2. Preliminary Review of Proposed Porch Expansion; Former Doctor's Residence, House Island; Vincent and Christina Mona, Applicant.
3. Preliminary Review of Proposed New Construction (Guest House/Energy Building); House Island; Vincent and Christina Mona, Applicant.

7. CONSENT AGENDA

Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date: <http://www.portlandmaine.gov/AgendaCenter>

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

**PUBLIC HEARING
FORT McKINLEY, GREAT DIAMOND ISLAND**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: January 15, 2015

RE: January 21, 2014 Public Hearing

Application For: Certificate of Appropriateness for installation of wireless antennae on existing water tower

Address: Diamond Cove (at Fort McKinley, Great Diamond Island)

Applicant: Diamond Cove Homeowners Association

Contractor: Jim McKenna, Redzone

Introduction

Matthew Hoffner of the Diamond Cove Homeowners Association has requested a public hearing for installation of three wireless network antennae on an existing water tower near Ingalls Road and the Parade Ground at Fort McKinley, Great Diamond Island. The water tower sits on a slight rise southeast of Ingalls Road and the Parade Ground, from which the top of the tower is visible surrounded by deciduous trees. The application also includes a concrete pad for equipment on the ground near the base of the water tower, for which a cedar stockade fence is proposed as screening.

The applicants have provided a site plan, a written description, and photos showing existing conditions as well as renderings of the proposed antennae and fence. The proposal has been reviewed by the Design Review Board of the Diamond Cove Homeowners Association, which unanimously approved it. The antennae are described by the applicants as being necessary to bring high-speed internet service to the residents of Diamond Cove.

Subject Structure, Background

The water tower is a substantial, rust-colored cylinder with a conical top and a rusty steel ladder ascending one side. It apparently dates from around the Second World War, and while it is part of the Fort McKinley complex, no detailed documentation appears to exist about its historical significance. According to the applicant it is forty-two feet from Ingalls

Road. When the trees are leafy only the top quarter or so is visible above the trees from the Parade Ground.

Proposed Scope of Work

As the proposed scope of work is fairly well described and depicted in photos, there is no need to describe it in detail here. The visual impact of the project can be summarized as follows:

- Three antennas are proposed, spaced around the rim of the tower, rising 52" – 54" from the rim. If approved they will be lower in overall height than the peak of the conical top but visible against the sky because they are near the edge. (See attached photo.)
- A fenced area at the foot of the water tower that will be approximately 10' by 10'. Pictured as being surrounded by the existing deciduous trees, the proposed fence is shown as an unfinished stockade fence approximately 6' high. According to the applicants' narrative, evergreen shrubs or trees might be added to further screen the fence.
- Overhead power is proposed to connect the water tower with the nearest existing utility pole (CMP #2, on the applicant's site plan,) across Ingalls Road at the corner of the lot for Unit 16H. No additional poles are proposed.
- Several wires will run from the fenced area to the tower, and then up the side, behind the existing ladder and enclosed in conduit that will match the rust-colored steel.

Staff Comments

While the water tower in question looms over the closest parts of the parade ground, it is somewhat removed – a fixture behind the trees that is a logical choice for meeting the wireless needs of the community. The simple geometry is altered by the addition of the antennae, even though they don't rise higher than the highest peak of the tower.

The Board may want to consider:

- Whether the antenna color should match the color of the water tower or should be another neutral color.
- Whether to require any alterations or vegetative screening to the fencing around the equipment pad proposed at the base of the water tower.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 12-3-14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed wireless antennae and fenced utilities pad **meet (fail to meet)** the historic

preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments

1. Description of the proposed antennae and equipment pad
2. Site plan
3. Applicants' photos of existing conditions
4. Applicants' photo renderings of the proposed antennae and fence
5. Structural report on the existing water tower
6. Application description of project



Application from Diamond Cove Homeowners Assoc.

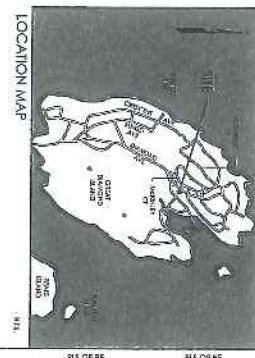
Internet Service Upgrade

Background:

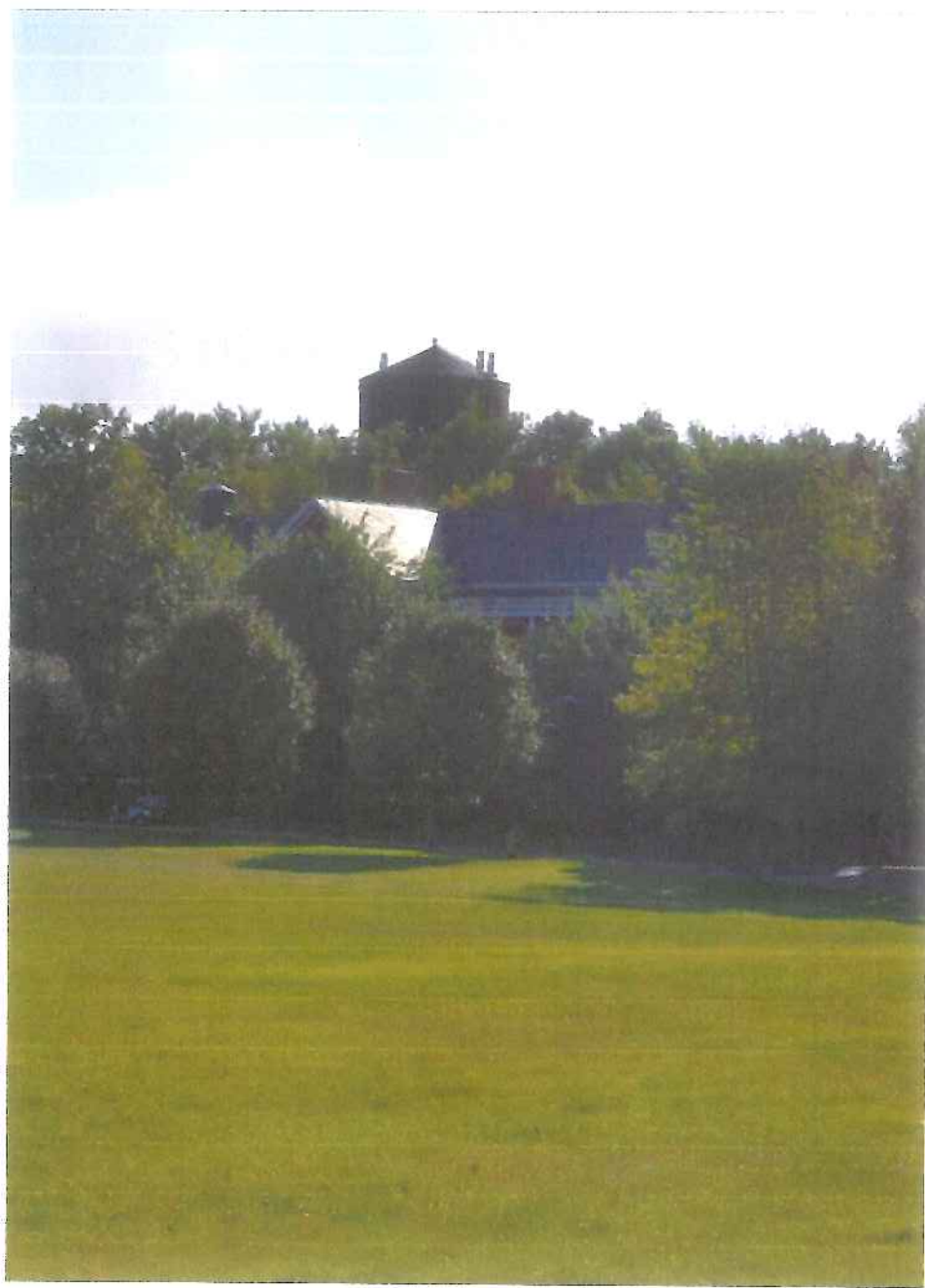
- Internet Service at Diamond Cove is currently only provided by Fairpoint DSL (no Time Warner on island)
 - Because of the length of the circuit, service is extremely slow with download speeds at 1Mbit/sec or lower (vs. 10-15Mb/sec on the mainland)
- For the last 2.5 years, we have investigated every option we can develop to bring high speed internet to the island
 - Engineering studies, negotiations with Fairpoint and TW, thorough investigation of all new technologies that would eliminate the need to run a new underwater cable
 - The need for faster speed becomes more acute every year- Inn at Diamond Cove to open May 2015
- Recent technology advances would allow a unique radio signal to beam a high capacity bandwidth signal to DC where it would be re-transmitted to community residents. Service is now available in Portland from RedZone Wireless.
 - Radio signal needs clear line of site to DC
 - Highest point on DC is from the top of the *abandoned* water tower
 - Engineering studies have confirmed the suitability of the location from a telecommunication standpoint and also the structural integrity of the tower to support antennas.
 - Expect download speeds of up to 20Mb/sec
- A community survey was done at DC asking if residents support the cost and the location of the equipment to fix internet speeds.
 - 88% support the project cost and location
- ConnectME has awarded DC a grant to subsidize the cost of the installation
- Maine Island Institute has written to ConnectME in support of the project as it has significant implications for other Maine island communities with similar issues
- Final permitting is underway with the city that would allow construction that will take approx. 60 days.

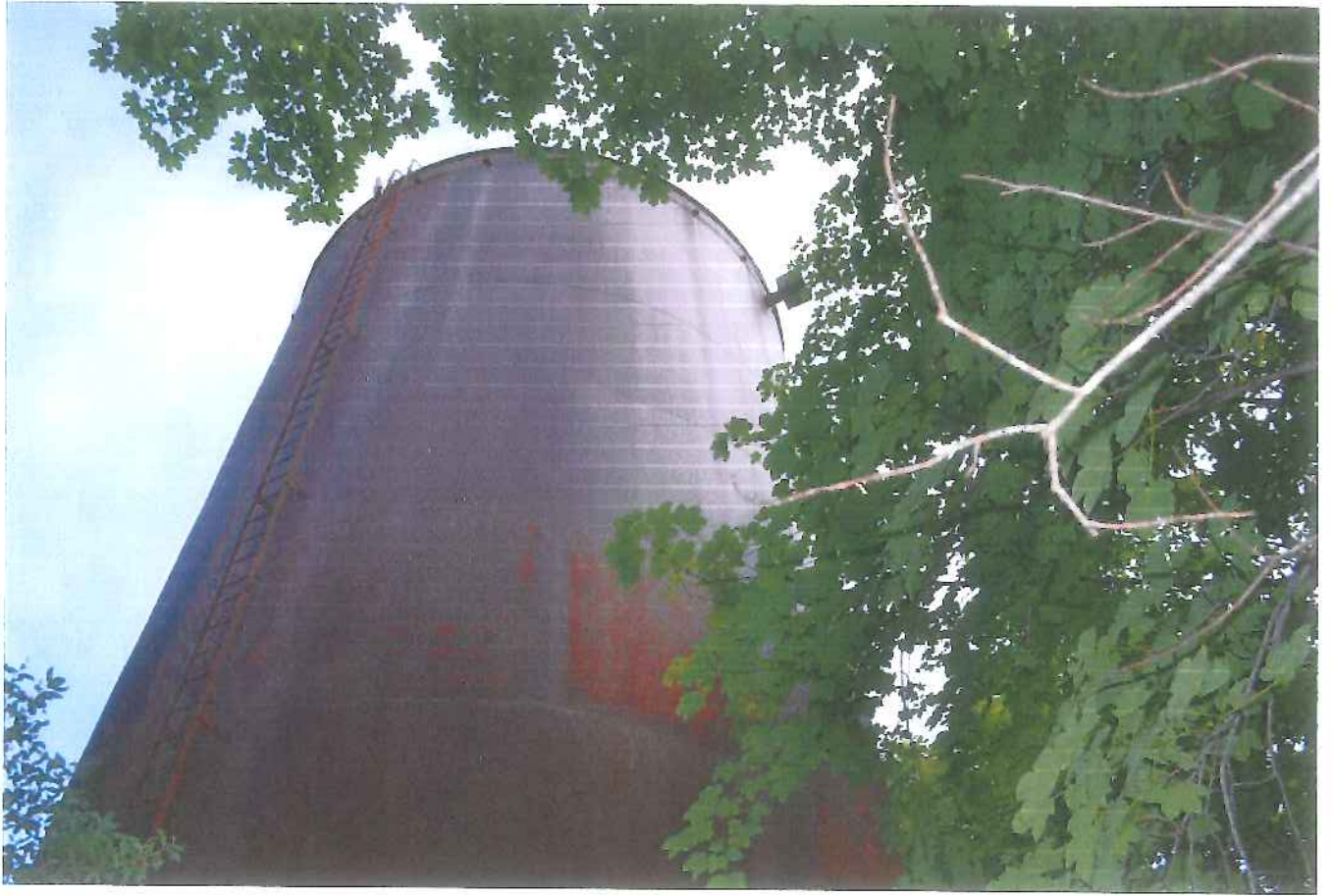
Site Location

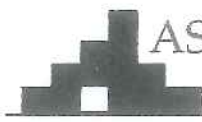
- The abandoned water tower sits on the highest point within DC on property owned by the community association. The tower sits 42 feet off the closest road (Ingalls) amid a significant amount of brush and trees.











**ASSOCIATED DESIGN
PARTNERS INC.**

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November 18, 2014

14374

Jim McKenna
President & CEO
RedZone Wireless, LLC
Rockland, ME 04841

RE: Structural review of existing water standpipe, Great Diamond Island, Maine.

Dear Jim,

At your request, I have performed a limited structural evaluation of the existing steel water standpipe located on the north end of Great Diamond Island, ME. I understand that RedZone Wireless LLC is proposing to install three new cellular antenna arrays on top of the existing stand pipe. The purpose of my evaluation is to determine if the existing stand pipe can support the loads applied from the proposed antenna's, along with the 2009 IBC minimum design loads. Warren Gerow, PE from Associated Design Partners Inc visited the site on 11/18/14 to observe the condition of the tank, take field measurements, and collect photographs.

Structure Description

It was represented to me that this standpipe was originally constructed circa WWII to serve the military establishment located on the north end of the island. The standpipe is no longer used for water storage, and I understand it has stood empty for some time now. The steel and concrete elements of the standpipe show signs of weather induced deterioration and corrosion typical of exterior structures of this age that have not been maintained to a serviceable level. This structure is not classified as an "occupied building", and represents a relatively low hazard to people and property.

The dimensions of the tank are 30ft +/- in diameter x 60ft +/- tall. The walls consist of 1/2" thick welded steel plate, and the roof consists of welded steel plate in a cone shape. Inside the tank the floor is also welded steel plate. The thickness of the roof and floor plate could not be verified at the time of our visit, and is assumed to be the same thickness as the wall plate for the purpose of this evaluation. All of the exposed steel is un-coated and shows signs of pitting and surface corrosion. At the perimeter of the base of the standpipe there are (8) 3/4" diameter steel anchor bolts that are set into a steel sleeve cast into the concrete base. The anchors are corroded and no longer provide positive anchorage.

I understand that the proposed antenna arrays consist of the following equipment:

RFS Polarized Antenna	APXV9TM14-ALU-I20
Sector mount 10 ft Wide boom	SF-TP10-B
Radio Head 2x40	Alcatel/Lucent 9442 RRH/700U
Microwave Dish	SC3-W100AMPT
Associated Cables and Hardware	Number 12 Size 1/2

There will be three arrays installed, and 120 degree sectors around the standpipe. Each array will weigh approximately 560 lbs.

Structural Analysis

In order to perform the analysis we made a site visit to measure and document the size, span, and geometry of the standpipe. At this time our analysis is limited to an abbreviated analysis of the standpipe structure for dead, snow, wind, and earthquake loads. To facilitate the analysis, the following assumptions have been made:

- Grade of steel for the standpipe plate is A36.
- The anchor bolts do not provide base sliding or overturning resistance.
- My analysis is based on the provisions of IBC 2009, ASCE 7-05, AISC 9th ed, and AWWA D100-11 Standard for Welded Carbon Steel Tanks for Water Storage.
- Friction factor = 0.45 for steel base sliding on concrete.

In my opinion, the existing standpipe in its current condition can support the minimum design loads (snow, ice, wind, seismic) and additional dead loads from the proposed antenna arrays, without becoming overstressed. My opinion is based on the results of my analysis, and assumptions as stated herein. Attached are calculations in support of my findings. My calculation indicate that the dead load of the tank alone is sufficient to resist the ASCE 7-05 design forces for overturning and sliding forces from wind/seismic events. Atmospheric Ice loads were also applied to the antenna array, equipment, and standpipe surfaces in the analysis.

Though there are local elements of the standpipe that are corroded and deteriorated near the perimeter of the base, it is my opinion that the standpipe can serve the intended purpose of providing a mounting surface for the proposed antenna arrays without modifications, as there is a very low risk to the public or properties surrounding the standpipe. The design of the mounting system and hardware for the proposed antenna array is not by Associated Design Partners Inc, and should be completed by a Maine Licensed professional engineer.

Summary

My opinions and interpretations are based on field measurements, observations, assumptions, analysis, and code research as outlined here-in.

Ultimately, as described in the IBC building codes, interpretation for code compliance rests with the Authority Having Jurisdiction. Therefore, this report should be presented to the local municipality's Code Enforcement Office so that they can review our analysis findings and opinions and have opportunity to either approve or reject based upon their jurisdictional authority.

Sincerely,



Aaron S. Wilson, PE
Vice President

Atts: Structural Calculations,
Equipment data sheets.
Photos



Date: 11/19/2014

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:

INGALLS RD DIAMOND COVE ME

CHART/BLOCK/LOT: _____

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.

Project to bring high speed internet to Diamond
Cove — Antenna to receive the signal from
Portland and Antennas to re-transmit
the signal to the D.C. Community.

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

**PUBLIC HEARING
44 WINTER STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: January 15, 2015

RE: January 21, 2015 PUBLIC HEARING

Application for: Certificate of Appropriateness for Installation of Solar Electric Panels

Address: 44 Winter Street

Applicants: Elizabeth and Lin Parsons

Contractor: Revision Energy

Introduction

On behalf of owners Elizabeth and Lin Parsons, Revision Energy has requested a public hearing on plans to install an array of fourteen photovoltaic panels on the south-facing roof plane of 44 Winter Street. Over the last two years the owners have completed extensive interior renovations that were reviewed administratively. The work included the installation of five new skylights on the roof in question, replacing two older units. (Unrelated projects also reviewed by staff include a backyard fence and landscaping, improvements to the driveway on the north side of the house, and window sash replacements to replace previously installed, inappropriate windows.)

It is clear that proposals for solar installations are becoming more common, and each one gives staff, the Board, installers, and building owners the opportunity to weigh and discuss how to utilize solar technology sensitively in the context of historic districts. Several solar projects have been proposed for the West End in the last several years. Proposals with greater visual impacts have been reviewed by the Board – such as photovoltaics at 103 Spruce Street (approved with conditions on 3/6/13,) and photovoltaic panels proposed for the rear of 85 Park Street (withdrawn after the Board expressed reservations about the proposal as submitted.) Some months ago staff approved a proposal to install solar panels several houses away from 44 Winter, on the roof of a long shed dormer at 30 Winter Street. In this case, visibility of the proposed panels was predicted to be minimal because of the proximity of the neighboring building, the height above grade, and the shallow pitch of the dormer roof. At this time the installation has not yet taken place. Other recent solar projects with limited visibility include

90 Gray Street and 75 Market Street. Staff looks forward to further exploration of the opportunities and issues involved in solar projects, with the hope that eventually some basic guidelines will be clarified and recorded for guidance in considering future proposals.

In addition to the owners of the property, Brandon Bernard of Revision Energy will be in attendance to present the proposal and answer questions. The applicants have submitted a packet which includes a roof layout plan, photos of the property, and product information.

Subject Property

Constructed in 1847 as a single-family home, this brick Greek Revival house is now a two-family. It was a contributing building in the old Spring Street Historic District before its incorporation with the same status into the West End District. Despite alterations to the front stoop and portico, the frieze, and the loss of other trim details, the style is recognizable in the proportions, the plain stone lintels, and the street-facing gable end that is right on the sidewalk. The five skylights that were installed in the last two years are clearly visible on the charcoal-colored, asphalt-shingled, south roof.

The house sits in the middle of a block of multi-family housing in varying conditions – at some addresses, deferred maintenance has compromised appearances. The applicants presumably hope their investment in their property will inspire some of the neighboring owners. Immediately south of the building, a vacant lot is used for parking, which leaves a gap in the street wall and exposes the entire side of the house. This parking is currently owned by nearby Mercy Hospital; predicted changes at the hospital property may affect this lot, but any specific predictions concerning its future are purely speculative at this point. Across Winter Street to the east of the subject property, is another, larger surface parking lot, while a block to the north, the back of the hospital occupies the east side of the street. South of the large parking lot is the back wall of 100 State Street, a large apartment complex.

Proposed Site Alterations

Photos of the roof and the applicants' roof plan illustrate the design of the system fairly well and a conversation with Mr. Bernard clarified some details. The panel modules are a consistent size (39.37" x 65.57") but to increase capacity four are arrayed horizontally (two stacks of two) between the skylights, atop the bottom row of ten. With fourteen panels in the array, Mr. Bernard says the generating capacity of the system would be enough to equal the total electricity demand of both dwelling units.

Important to note are the total height of the panel faces from the roof surface: 5"; and the distances of the array from the edges of the roof. The frames and mounting hardware are dark colored, with the roof brackets positioned underneath the panels. Also located beneath the array is the junction box, and most of the conduit, which is standard grey and 1" in diameter. It runs out to the rake at the rear of the roof about 3.5' up from the eave; this 16" of conduit is not covered. From that point the conduit will wrap around the rake and down the rear wall, invisible from Winter Street. It is likely the roofing is a darker color than the gray of the proposed conduit.

Staff Comments

Given the inevitable visibility of the proposed installation, staff suggests that if the Board can settle the threshold question of permitting some arrangement of solar panels on the roof of this property, the next questions to scrutinize and answer will concern how to present an ordered array with details and materials that are as unobtrusive, recessive, and compatible as possible. Like skylights, solar panels are becoming a common feature on buildings that are updated for practical, modern uses. While there are landmark buildings and contexts in which no visible panels or skylights might be tolerated, in many other situations we are used to seeing modern technology and architectural products on old buildings. Judging how to arrange and detail such installations so that they blend sympathetically with the structure - without distracting from, clashing with, or obscuring the geometry and character-defining features of the host structure - is the challenge of reviewing such proposals. In this case, the subject property has been altered significantly over the years. While it retains a good measure of historic character, neither the property nor the context can be considered pristine.

The Board may want to consider whether a scaled down array may be more appropriate. If the four horizontal modules proposed to be stacked between skylights were eliminated, would the roof appear less cluttered and more ordered? More roofing would be visible, and the row of solar panels would be visually distinct from the row of skylights. Reducing the number of panels by four would reduce the capacity of the system by 28.5%. We don't know whether solar panels were anticipated when the skylights were installed in 2013, but to the extent that it is possible to create a master plan when renovations are planned

Another detail that may be worth mentioning is the possibility of requiring the rooftop conduit to be at least as dark as the color of the roofing on which it sits, or finding a completely invisible route to the house below.

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 by the applicant for the 1-21-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations at 44 Winter Street **meet (fail to meet)** the historic preservation ordinance's review Standards for Review of Alterations (subject to the following conditions.....)

Attachments:

1. Contractor's roof plan and Design Notes
2. Product information supplied by contractor
3. Photos of the subject property and surrounding streetscape



Design Notes:

Roof Dimensions:

Roof Area: 36' x 14'-6"

Roof Tilt: 40°

Photovoltaic Array:

14 Modules, as shown

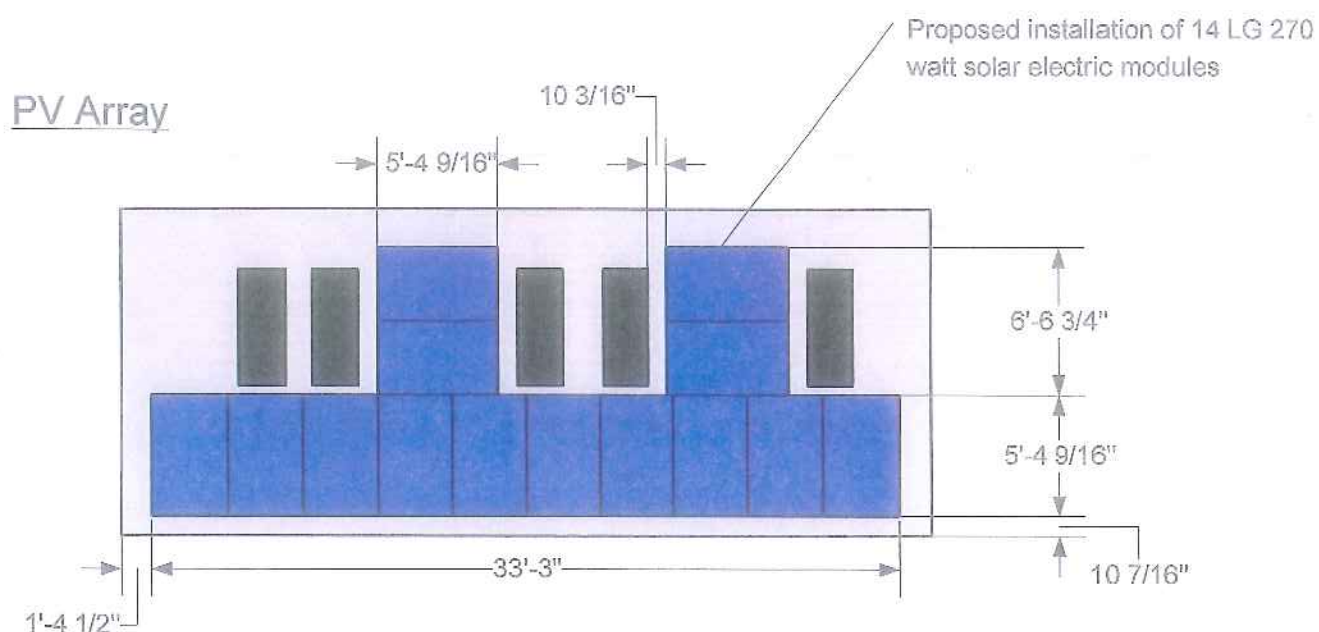
Dead Load of Solar Array: 2.75 psf

Wind Rating of Mounting System: 120 mph

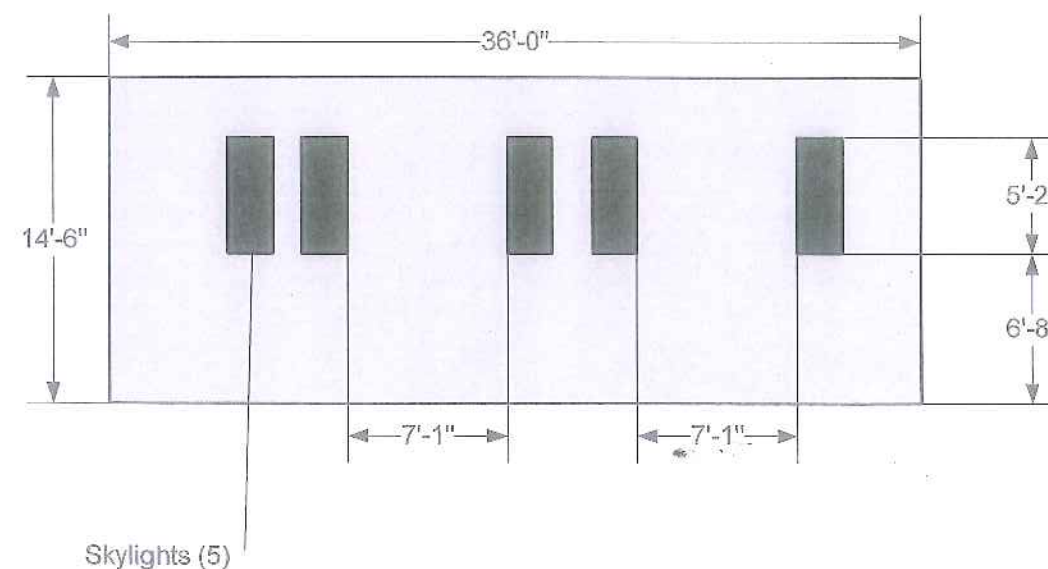
Module Type: LG 270W High Efficiency Mono X All Black

Module Dimensions: 64.57" x 39.37" x 1.38"

PV Array



Roof Dimensions



Skylights (5)



142 Presumpscot Street
Portland, ME 04103

3.78 kW Solar Photovoltaic System – Roof Layout

Elizabeth Parsons
44 Winter St, Portland ME

DATE
12/29/2014

DRAWN BY
L. Brostek

PAGE
1 of 1

DWG# 1

Rev. 0

IRONRIDGE XR ROOF MOUNT PLATFORM

KEY FEATURES

- ◆ Extruded aluminum components are lightweight for easy handling yet strong enough for most roof mount applications
- ◆ Choice of XRL (lightweight) and XRS (standard) rails
- ◆ Both XRL and XRS rails come with slots for attaching L-feet and top slots for attaching panel clamps
- ◆ XRS rails has slot for bottom mounting clamps
- ◆ Hidden internal splice bars are aesthetically pleasing
- ◆ Internal splices provide superior strength and flexibility with L-feet placement
- ◆ Adjustable L-feet have vertical extension slots for easy adjustability of up to 1-3/8"
- ◆ Standoffs provide increased airflow and ventilation and enable precise placement of flashings
- ◆ Standoffs come in four standard heights: 3", 4", 6", and 7"
- ◆ XR platform compatible with popular flashings including QuickMount and Oatey
- ◆ Panel clamps for both top and bottom mounting
- ◆ Panel clamps for most popular photovoltaic modules
- ◆ Mid-clamp design maximizes panel density
- ◆ Ground clips eliminate the need for copper wire between modules
- ◆ The XR Roof Mount components are covered with an industry-leading 10 year limited product warranty and a 5 year limited finish warranty
- ◆ All XR Roof Mount components are PE certified



The IronRidge XR platform is a reliable, comprehensive, and feature rich photovoltaic mounting solution. Anchored by the XRS (Standard) and XRL (Light) rails, the XR platform includes all of the components necessary for supporting virtually any commercial or residential roof mount installation, regardless of surface material or roof grade.

The XRS and XRL rails are manufactured from extruded aluminum to maximize spans while minimizing weight for improved handling. The graceful curves of the XRS rail will please even the most aesthetically demanding customers. Rails can be extended with the IronRidge patent-pending internal splice bars, providing a strong support connection and ultimate flexibility in footing attachment locations. Installers have a variety of options in attaching IronRidge rails to the roof, including adjustable L-feet, aluminum standoffs, and tilt legs for optimizing power. In addition, IronRidge accommodates modules from most major manufacturers. Top-down panel clamps securely grip the outside frame of the module, freeing the installer from the constraints of panel mounting holes. The XRS rail has an additional side slot to enable the option of bottom mounting. Lastly, grounding clips pierce the anodized rails, creating a ground path through the equipment and eliminating the need to run copper wire between every module.

IronRidge provides a complete technical support system that includes step-by-step installation guides, engineering certification documentation, easy-to-read span charts, and on-line configurator software.

See reverse for product specifications and ordering information. Please contact your local distributor for configuration assistance.

SPECIFICATIONS

- ◆ XRL/XRS Rail – 6105-T5 extruded anodized aluminum
- ◆ XRL/XRS Splice Bars – 6105-T5 extruded aluminum
- ◆ Standoffs – 6105-T5 extruded aluminum
- ◆ L-feet: 6105-T5 extruded aluminum
- ◆ Clamps: 5052-H32 aluminum
- ◆ Hardware: 18-8 Stainless Steel

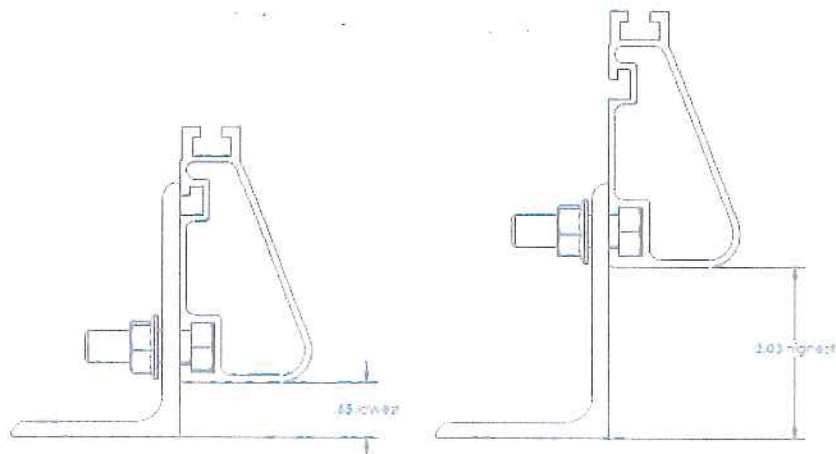
XRS PROPERTIES

- ◆ Area = .807136 inches²
- ◆ Centroid relative to output coordinate system origin
 - ◆ X = 0.5556
 - ◆ Y = 1.4097
 - ◆ Z = 120.000
- ◆ Moments of Inertia of the area (at the centroid)
 - ◆ Lxx = 0.8430
 - ◆ Lxy = 0.1117
 - ◆ Lxz = 0.0000
 - ◆ Lyx = 0.1117
 - ◆ Lyy = 0.1822
 - ◆ Lyz = 0.0000
 - ◆ Lzx = 0.0000
 - ◆ Lzy = 0.0000
 - ◆ Lzz = 1.0252
- ◆ Polar Moment of Inertia
 - ◆ At Centroid = 1.0252⁴
- ◆ Principal Moments of Inertia
 - ◆ Ix = 0.1638
 - ◆ Iy = 0.8614
- ◆ Principal-Axis Angles
 - ◆ Angle = 99.343 degrees
- ◆ Moments of Inertia (output)
 - ◆ LXX = 11625.205
 - ◆ LXY = 0.5204
 - ◆ LXZ = 53.8153
 - ◆ LYX = 0.5204
 - ◆ LYY = 11623.1909
 - ◆ LYZ = 136.5369
 - ◆ LZX = 53.8153
 - ◆ LZY = 136.5369
 - ◆ LZZ = 2.8784

ORDERING INFORMATION

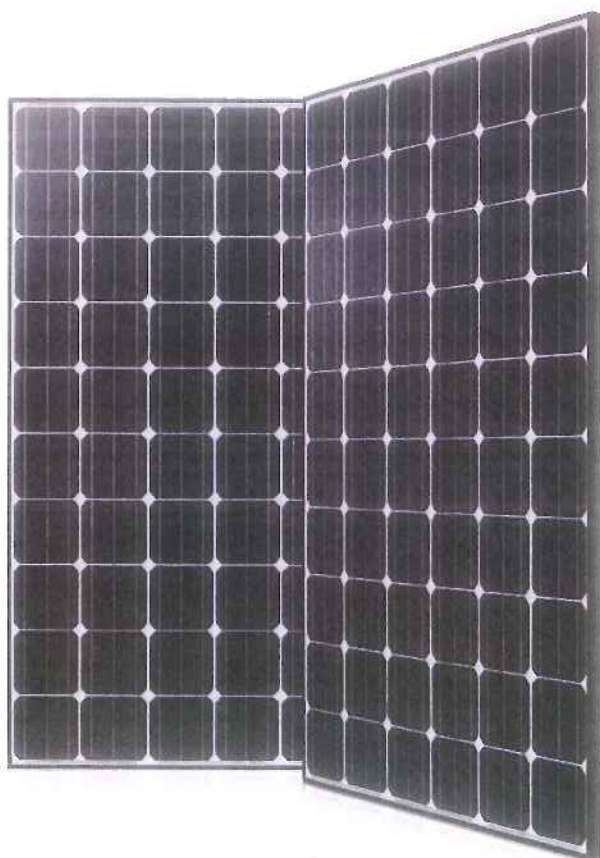
XR Rails		
Part Number	Description	Weight
51-7000-144a	XRS Standard Rail (1) – 12 feet	11.364 lbs
51-7000-168a	XRS Standard Rail (1) – 14 feet	13.258 lbs
51-7000-192a	XRS Standard Rail (1) – 16 feet	15.152 lbs
51-7000-216a	XRS Standard Rail (1) – 18 feet	17.046 lbs
51-6000-144a	XRL Light Rail (1) – 12 feet	6.288 lbs
51-6000-168a	XRL Light Rail (1) – 14 feet	7.336 lbs
51-6000-192a	XRL Light Rail (1) – 16 feet	8.384 lbs
51-6000-216a	XRL Light Rail (1) – 18 feet	9.432 lbs
29-7000-010	XRS Splice Kit (1)	0.442 lbs
29-7000-000	XRL Splice Kit (1)	0.151 lbs
Panel Clamps		
Part Number	Description	Weight
29-7000-xxx	End Clamps (4) – depends on panel	.251-.290 lbs
29-7000-10x	Mid Clamps (4) – depends on panel	.213-.251 lbs
29-7000-117	Under Clamps (4)	0.324 lbs
Footing Attachments & Flashings		
Part Number	Description	Weight
29-7000-017	L-feet Kit (4)	0.872 lbs
51-600x-500	3"-7" Standoffs – Specify L-feet or Tilt leg	.533-.710 lbs
31-1000-001	Oatey Galvanized Flashing 11830 (12)	8.750 lbs
31-1000-000	QuickMount QMSCA12 (12)	13.390 lbs
51-7200-0XX	Tilt Legs (7" – 40")	.0658 lbs/inch
51-7210-000	Tilt Leg Bracket	1.576 lbs
Grounding		
Part Number	Description	Weight
29-4000-001	WEEB DMC-Clip (100)	0.258 lbs
29-4000-002	WEEB Grounding Lug (100)	12.356 lbs
29-4000-003	WEEB Bonding Jumper (100)	17.614 lbs
29-4000-006	WEEB ACC-PV Wire Clip (100)	0.625 lbs

L-FOOT DIMENSIONS



MonoX™

LG270S1C-A3



LG Electronics, Inc. (Korea Exchange: 06657.KS) is one of the globally leading companies and technology innovator for electronics, information and communication products. The LG Electronics currently employs more than 91,000 people worldwide in 117 companies. In fiscal year 2011, 48.97 billion USD of revenue was achieved.

LG is one of the world's largest manufacturers of mobile phones, flat screen TVs, air conditioners, washing machines and refrigerators. As a future-oriented company, LG enables others to use technology consisting of renewable energies. LG's high quality solar products are being manufactured in LG's leading production facility in South Korea.



ISO 9001:2008 ISO 14001:2004
Photovoltaic Modules



Light Weight

Light and Robust

With a weight of just 16.8 kg, LG modules are proven to demonstrate outstanding durability against external pressure up to 5400 Pa.



Convenient Installation

Convenient Installation

LG modules are carefully designed to benefit installers by allowing quick and easy installations throughout the carrying, grounding, and connecting stages of modules.



100% EL Test

100% EL Test Completed

All LG modules pass Electroluminescence Inspection. This EL inspection detects cracks and other imperfections unseen by the naked eye.



Extra Power

Extra Power

To minimize losses due to mismatch, LG produces 3 groups of solar modules which are sorted by its current class. This enables MonoX™ to maximize the system's output by around 2% based off the theoretical calculation.



25+ Year Warranty

Reliable Warranties

LG stands by its products with the strength of a global corporation and sterling warranty policies. LG offers a 10-year product limited warranty and a 25-year limited linear warranty (L1).



+3% Power Tolerance

Positive Power Tolerance

LG provides rigorous quality testing to solar modules to ensure consistency of the rated power outputs of all modules with a positive power tolerance of up to +3%.

Mechanical Properties

Cells	6 x 10
Cell vendor	LG
Cell type	Monocrystalline
Cell dimensions	156 x 156 mm / 6 x 6 in
# of busbar	3
Dimensions (L x W x H)	1640 x 1000 x 35 mm 64.57 x 39.37 x 1.38 in
Static snow load	5400 Pa / 113 psf
Static wind load	2400 Pa / 50 psf
Weight	16.8 ± 0.5 kg / 36.96 ± 1.1 lb
Connector type	MC4 connector IP 67
Junction box	IP 67 with 3 bypass diodes
Length of cables	2 x 1000 mm / 2 x 39.37 in
Glass	High transmission tempered glass
Frame	Anodized aluminum

Certifications and Warranty

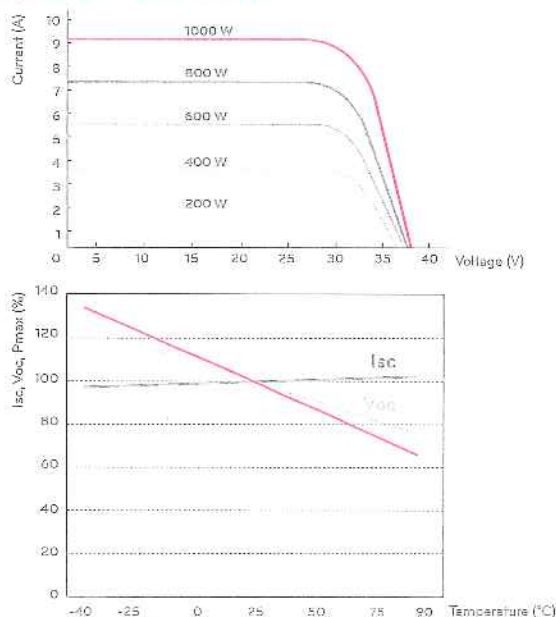
Certifications	IEC 61215, IEC 61730-1/-2, IEC 61701, DLG-Fokus Test "Ammonia Resistance", UL 1703, ISO 9001
Product warranty	10 years
Output warranty of Pmax (measurement tolerance ± 3%)	Linear warranty*

* 1) 1st year: 97%; 2) After 2nd year: 0.7% annual degradation; 3) 80.2% for 25 years

Temperature Coefficients

NOCT	45.0 ± 2 °C
Pmpp	-0.43 %/°C
Voc	-0.31 %/°C
Isc	0.04 %/°C

Characteristic Curves



Electrical Properties (STC*)

LG270S1C-A3	
Maximum power at STC (Pmpp)	270
MPP voltage (Vmpp)	31.5
MPP current (Impp)	8.58
Open circuit voltage (Voc)	38.5
Short circuit current (Isc)	9.17
Module efficiency (%)	16.5
Operating temperature (°C)	-40 ~ +90
Maximum system voltage (V)	1000 (IEC), 600 (UL)
Maximum series fuse rating (A)	15
Power Tolerance (%)	0 ~ +3

* STC (Standard Test Condition): Irradiance 1000 W/m², module temperature 25 °C, AM 1.5

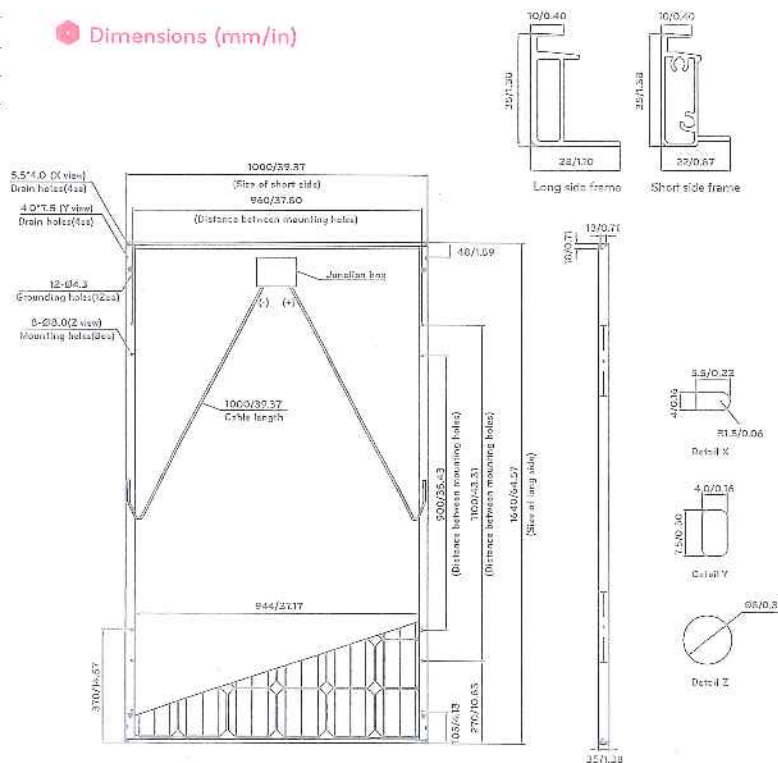
* The nameplate power output is measured and determined by LG Electronics at its sole and absolute discretion.

Electrical Properties (NOCT*)

LG270S1C-A3	
Maximum power (Pmpp)	198
MPP voltage (Vmpp)	29.0
MPP current (Impp)	6.84
Open circuit voltage (Voc)	35.7
Short circuit current (Isc)	7.39
Efficiency reduction (from 1000 W/m² to 200 W/m²)	< 4.5 %

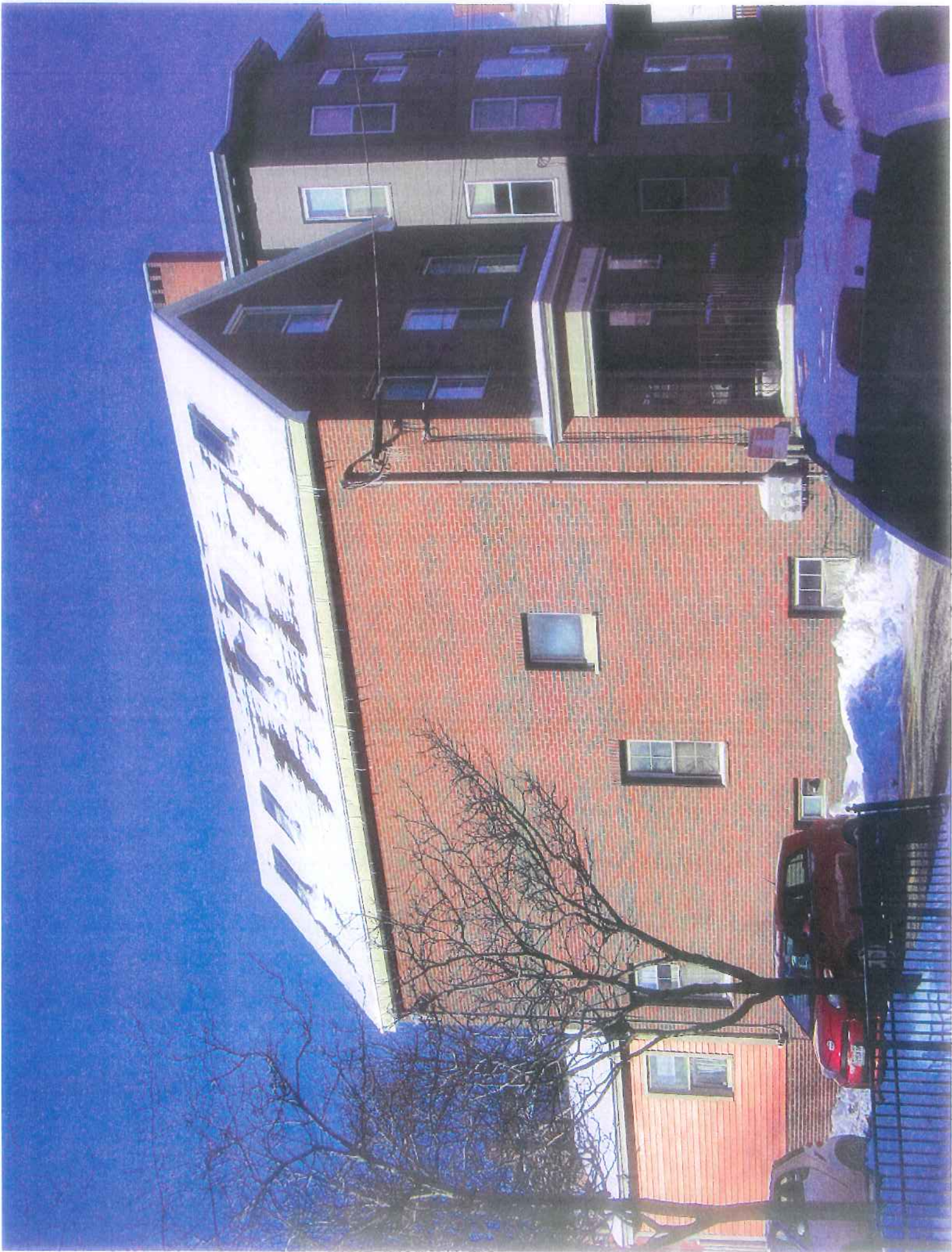
* NOCT (Nominal Operating Cell Temperature): Irradiance 800 W/m², ambient temperature 20 °C, wind speed 1 m/s

Dimensions (mm/in)



* The distance between the center of the mounting/grounding holes

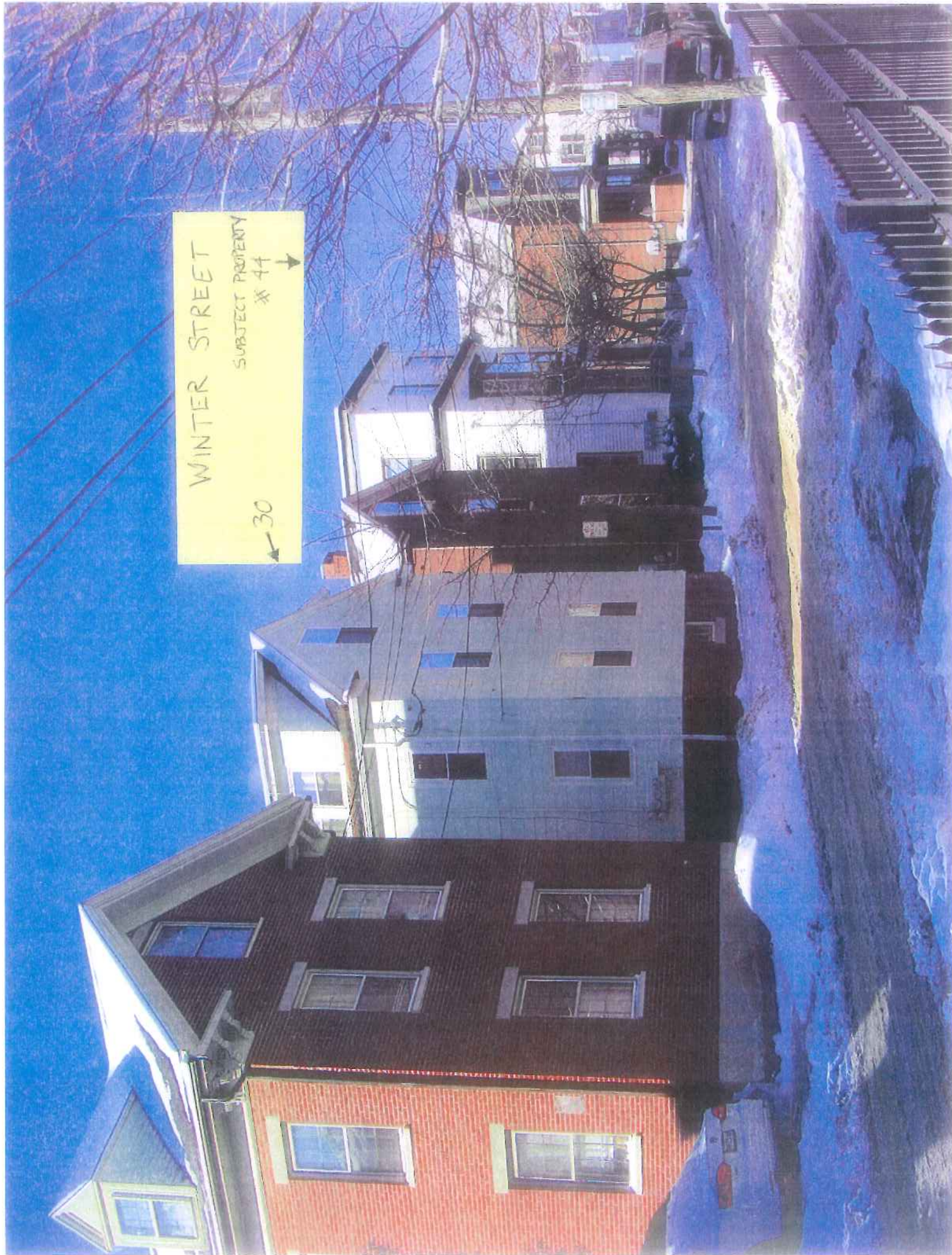






WINTER STREET
SUBJECT PROPERTY
* 44

← 30



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

**WORKSHOP
416-420 FORE STREET/29 WHARF STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: January 15, 2014

RE: January 21, 2015 Workshop – Preliminary Review of Proposed Exterior Rehabilitation, Including Window Replacement and Comprehensive Storefront Renovation

Address: 416-420 Fore Street (Rear Elevation identified as 29 Wharf Street)

Applicants: 416 Fore Street LLC

Architect: Bill Hopkins and Katherine Detmer, Archetype Architects

Introduction

Architects Bill Hopkins and Katherine Detmer, on behalf of 416 Fore Street LLC., have requested a workshop to present plans for the exterior rehabilitation of the John Potter Block at 416-420 Fore Street. The rear elevation of the building is known as 29 Wharf Street. The building recently changed hands and the new owners seek to upgrade both the interior and exterior of the early 19th century commercial block. Proposed exterior alterations include replacement of all upper floor windows and the comprehensive remodeling of the storefronts on Wharf Street. The ground floor of the Fore Street façade will remain unchanged except for repainting and the addition of new awnings.

The project architects have provided computer-generated images of the Fore Street and Wharf Street ground floor elevations, demo plans and elevations of the proposed ground floor treatments. Also enclosed are specifications for the proposed replacement windows. No wall sections or details of the new storefront treatments have been submitted to date; staff understands that these might be available at Wednesday's meeting.

Subject Structure and Current Conditions

Although the Federal form of the John Potter Block of 1828 is easily recognizable, the building has undergone significant alterations over time so that little original fabric remains.

The commercial block escaped the Great Fire of 1866, but was initially remodeled soon thereafter with the introduction of large Italianate windows on the second floor necessitating small square windows on the third floor. (See enclosed 1924 photo.) Later, the second floor windows were shortened again. Careful observation of the brickwork reveals the history of enlarging and shortening the openings that extended above the granite lintel.

Sometime after 1924, the height of the Fore Street storefront bays were increased, as evidenced by additional granite lintels installed above the original granite lintels that separated the ground floor from the upper floors. Apparently, the taller storefront openings were to accommodate large service doors. (These service doors have been replaced with more traditional storefront treatments.)

Originally the second and third floor windows would have had similar proportions to those on the neighboring building at 414 Fore. They have granite lintels and sills and inappropriate 1/1 sash. (Originally, the building would have had 6/6 sash.) A dormer has been added along with several skylights on the roof. The roof cornice is narrow and unadorned as it was when originally built.

The Fore Street storefronts are separated from the upper stories by single bands of granite lintels which do not quite line up with each other due to the aforementioned garage door inserts. The ground floor openings themselves have all been enlarged with the exception of the easternmost window on #418 which originally would have had multipaned sash instead of the plateglass seen on all the other display windows.

The Wharf Street elevation has fared even worse over time. In past decades, as this section of the Old Port became popular for restaurants and entertainment businesses, there was ever-increasing pressure on the Wharf Street elevations of Fore Street buildings to function as the "front" elevation for business purposes and at the same time accommodate back-of-house mechanical units, exhaust fans, fire escapes, etc.. Much of the unsightly condition you see today at 29 Wharf is the result of work done before the ordinance went into effect in 1990. Some of it, however, is attributable to unpermitted work undertaken by tenants in recent years.

The ground floor level of the Wharf Street elevation was altered at some point in time with the introduction of wide steel beams, no doubt to accommodate storefronts where there had been none before. Today, the storefront facades are set back from the building wall plane and feature a motley variety of door and window openings.

Board members might recall that a fire broke out in one of the building's Wharf Street restaurants in 2013. The ground floor has been vacated since that time.

Proposed Exterior Alterations, Staff Comments

The application calls for the following alterations:

- Window replacement. As proposed, all upper floor windows are to be replaced with Universal Series 400 aluminum replacement windows. (No original or historic windows remain.) Second floor windows to be 6/6; smaller third floor windows to be

3/3. While a catalogue cut has been provided, specifications re: muntin width, glazing, etc. have not. Specific details about the proposed windows will need to be confirmed.

- Repair/repainting of Fore Street storefronts, installation of awnings. The computer-generated image provides general information about the awnings and suggests that they are to be installed within the individual openings, as appropriate. However, specific information regarding fabric, valance style, any plans for including signage on the awnings, etc. has not yet been provided.
- Removal of miscellaneous conduit, exhaust vents, spotlights, mechanicals, window infills, etc. from Wharf Street elevation. The Board might wish to confirm whether some of the existing elements are expected to remain. If some of the mechanical equipment is proposed to be relocated to the roof, details for the relocation will need to be submitted.
- Comprehensive remodeling of Wharf Street storefronts. Plans call for widening each of the storefront openings (see demo plan for extent of widening) and bringing the storefronts forward to be flush with the building plane. The new storefronts feature large storefront windows above paneled bulkheads and single-light doors. The doors feature a panel at the base, corresponding to the treatment of the storefront windows. Although not clear from the elevations or computer-generated images, staff understands that the applicant proposes to install sign panels over the steel I-beams. Gooseneck lamps are proposed above the sign panels. The applicant is seeking a sign/lighting treatment similar to that of Central Provisions.

As with other aspects of the project, more detailed drawings will be required for final review and approval. With respect to the proposed sign/lighting scheme for the storefront, staff suggests that consideration be given to incorporating painted signs within the I-beams themselves. This has been done in other locations to positive effect. Also, if gooseneck lights are proposed, staff would recommend fixtures that are smaller and simpler in design than those installed at Central Provisions. (These were installed without advance staff or Board review.)

Note: It is not clear from the plans whether there are any plans for alterations to the roof, including the dormer. The Board might wish to inquire about this.

General Comment

Significant for its age (1828) and the fact that it survived the Fire of 1866, 416-420 Fore Street has suffered from layers of misguided renovations over time. Today, the commercial block's historic and architectural significance is difficult to discern. A comprehensive rehabilitation can restore much of the building's lost character and help reinforce this transitional block of Fore and Wharf Streets.

Although there are a number of details and specifications that have yet to be provided (Wednesday's session is a preliminary workshop), based on what has been submitted it appears that the proposed project represents a substantial upgrade that is sympathetic to the historic

roots of the building. The replacement of the upper story windows with 6/6 sash will be a significant improvement and the new storefronts incorporate features such as the paneled bulkheads under the windows that are typical of traditional storefronts. In circumstances like this, where the original storefronts are long gone and there is little historic fabric to be preserved at the ground level, the ordinance does not preclude a contemporary design solution for the new storefronts. Given the age of the building, however, and the fact that its scale and form still so clearly communicate its early roots, staff encouraged the project architects to pursue a fairly traditional treatment for the new storefronts to reinforce its early 19th century character and the historic character of the surrounding streetscape. With attention to detail, this storefront renovation could help set a new standard of work on Wharf Street.

Applicable Review Standards

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

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (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.*

Attachments:

1. Current photos of Fore Street and Wharf Street elevations
2. 1924 photo of Fore Street elevation
3. Computer-generated images and elevations
4. Window specifications

Dancing Elephant II Indian Restaurant





4/6
Kore



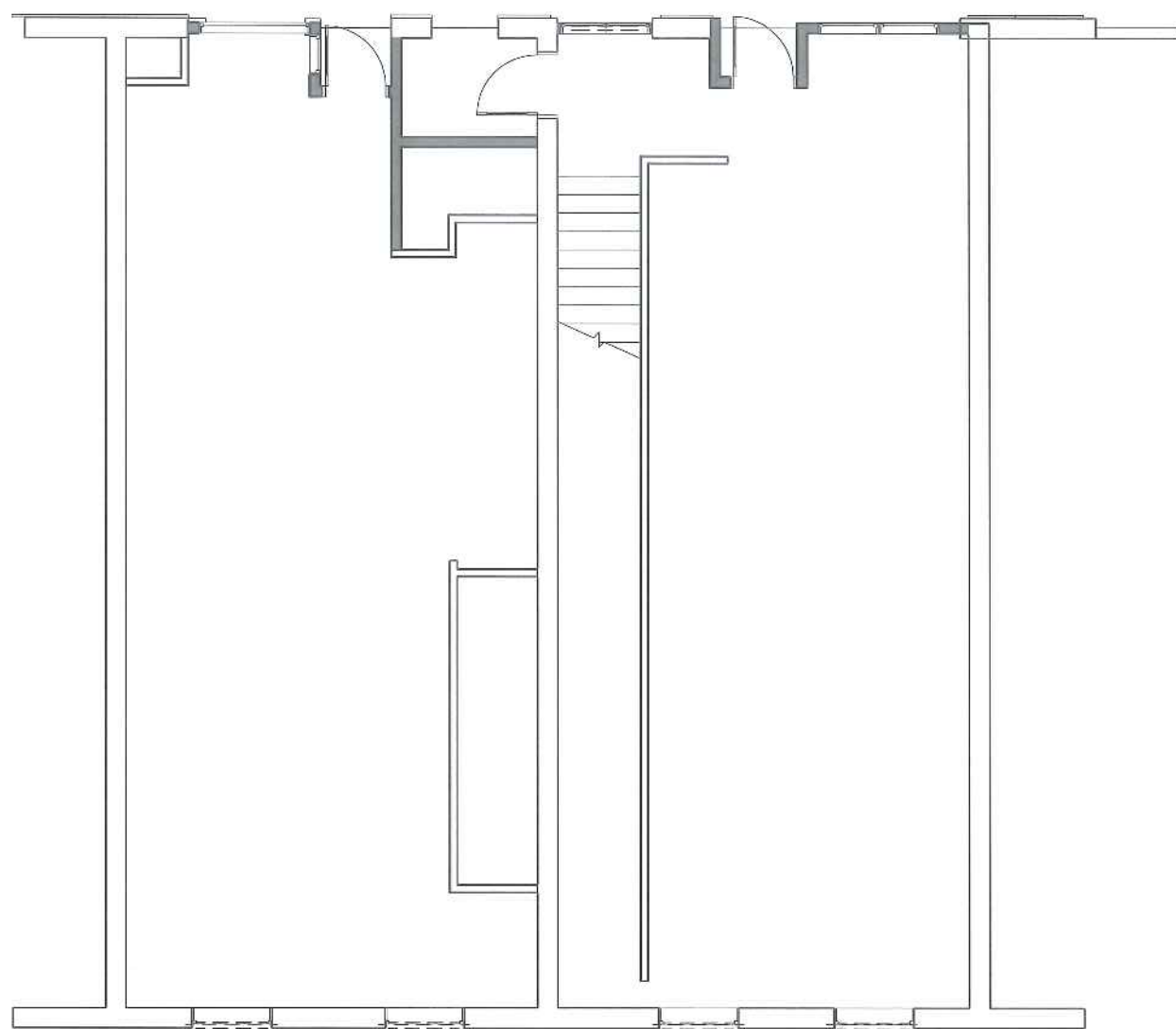


FORE STREET - EXISTING



FORE STREET - PROPOSED

A9.03		Date: 1-14-2015		Scale:	Revisions:		Project: 10 Exchange Street		Architect: ARCHETYPE Architects 48 Union Wharf Portland, Maine 04101 (207) 772-0023 ARCHETYPE@ARCHETYPEPA.COM		Consultant:		Prepared For: Owner	
FORE STREET - IMAGES														



NOTES:
-REPLACE ALL UPPER STORY WINDOWS

3RD FLOOR 30'-4"

2ND FLOOR 20'-11" 

FORE STREET -
PLAN 8'-4" 

Prepared For:

Owner

Consultant:

Architect:

RCHETTYPE
architects

48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM

Project:

10 Exchange Street

Portland, Maine

Revisions:

Date: _____

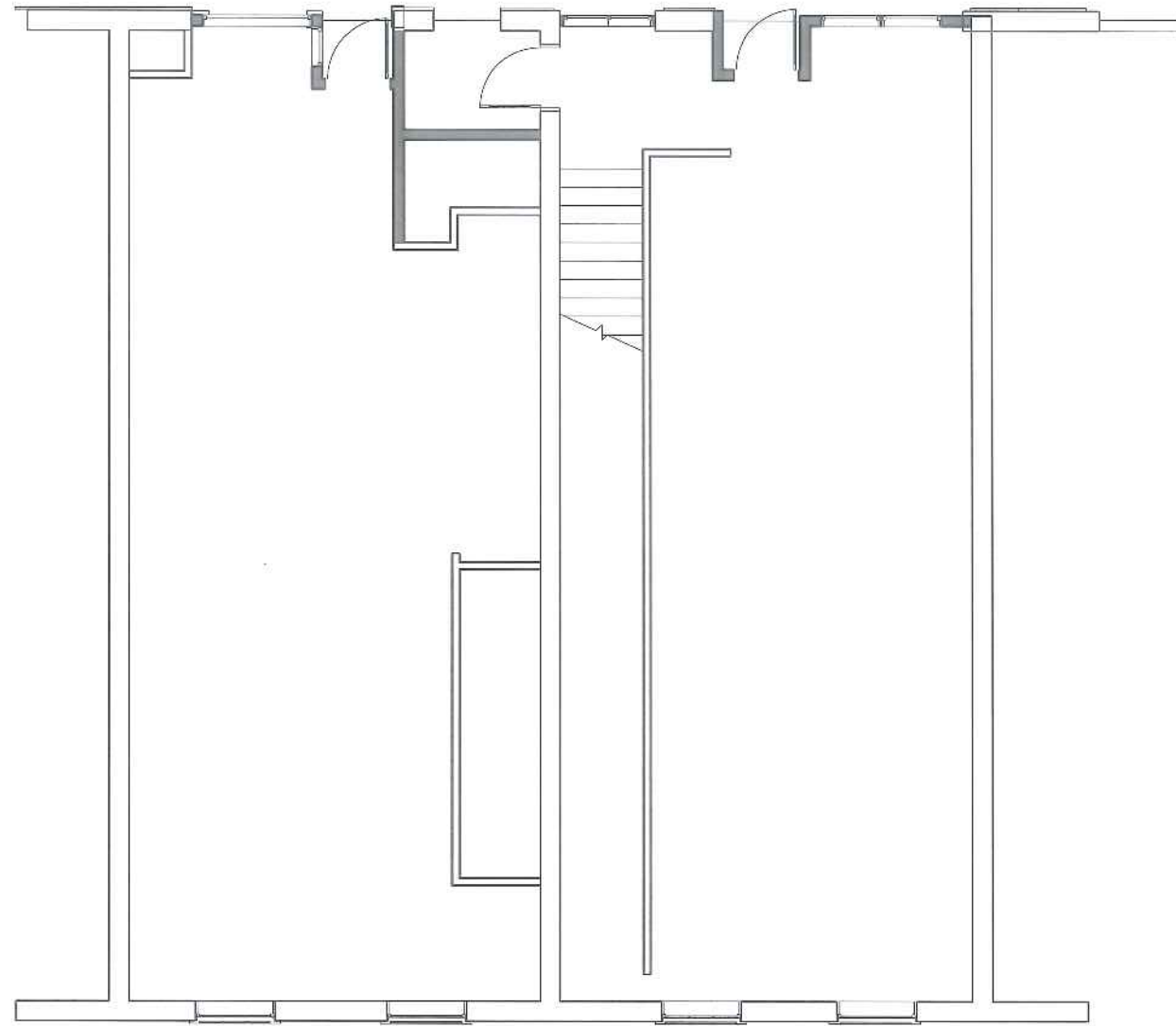
Date: 1-14-2015

Scale:

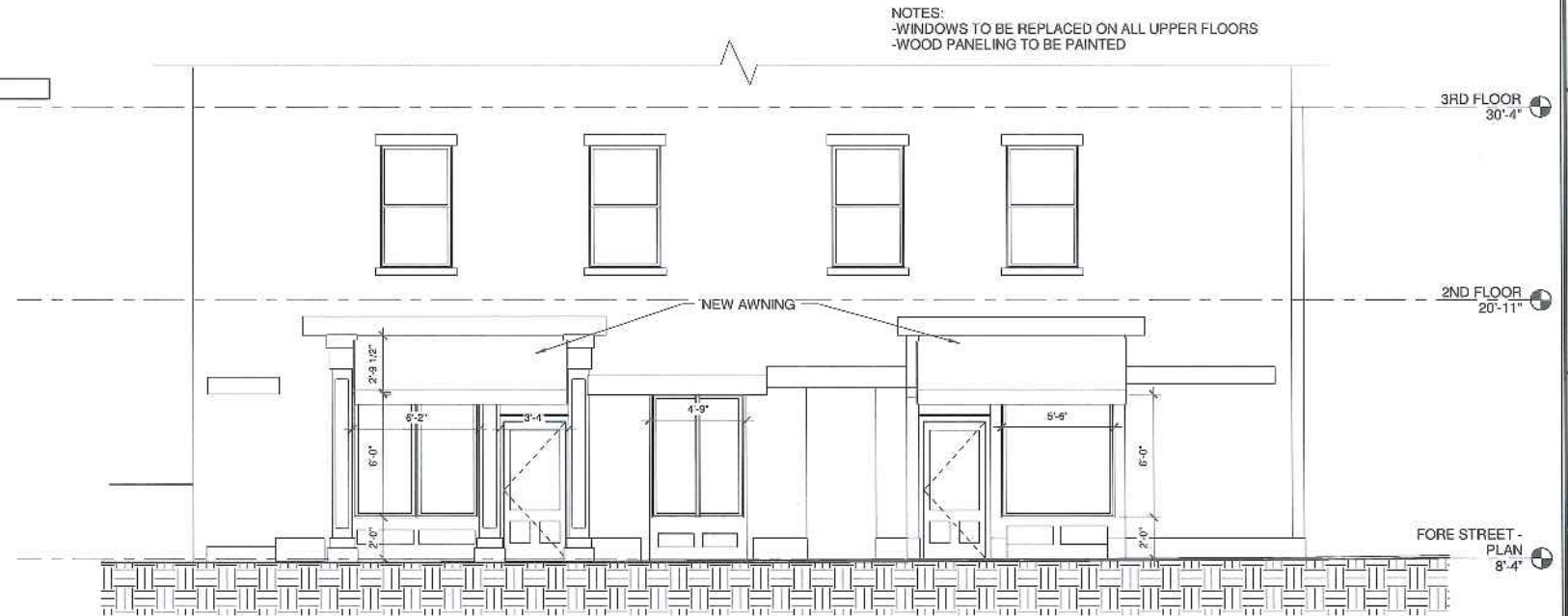
Scale: 1/4" = 1'-0"

4-2015
1/4" = 1'-0"
FORE STREET DEMO
PLAN & ELEVATION

AD1.02



1 | FORE STREET - PLAN
1/4" = 1'-0"

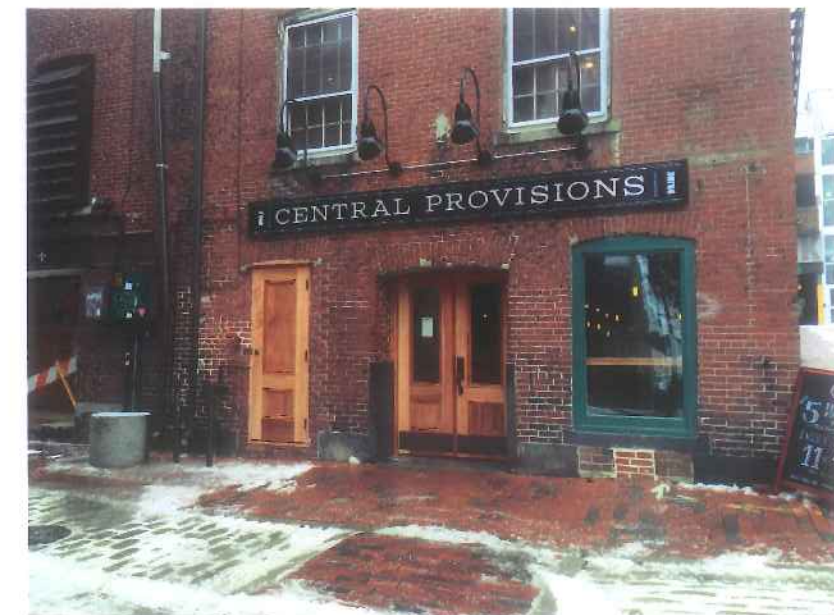
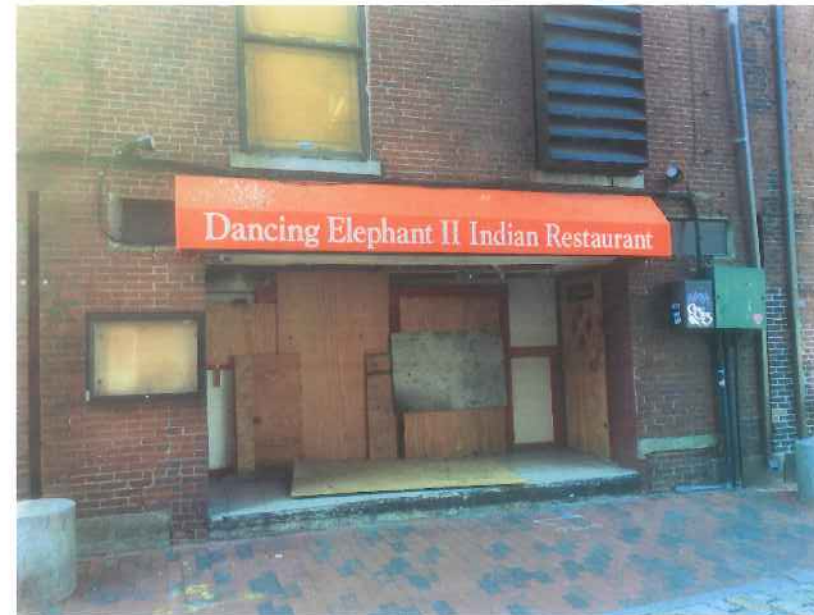


2 | FORE STREET - ELEVATION
1/4" = 1'-0"

Date: 1-14-2015	Scale: 1/4" = 1'-0"	FORE STREET PLAN & ELEVATION	Revisions:	Project: 10 Exchange Street Portland, Maine	Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 725-9022 ARCHETYPE@ARCHETYPEPA.COM	Consultant:	Prepared For:	Owner	Address City, State
A1.02									



WHARF STREET - EXISTING

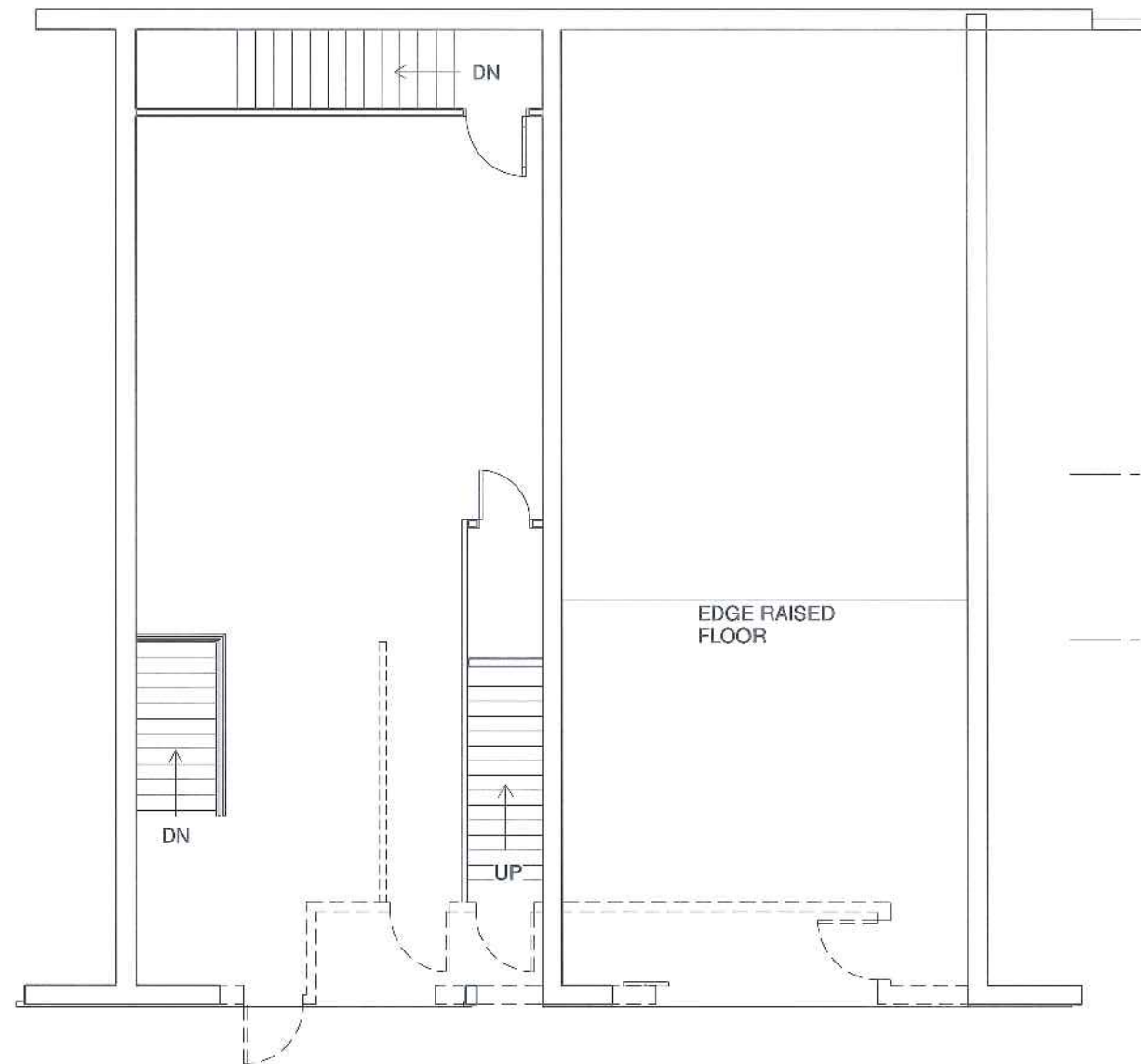


CENTRAL PROVISIONS - EXISTING

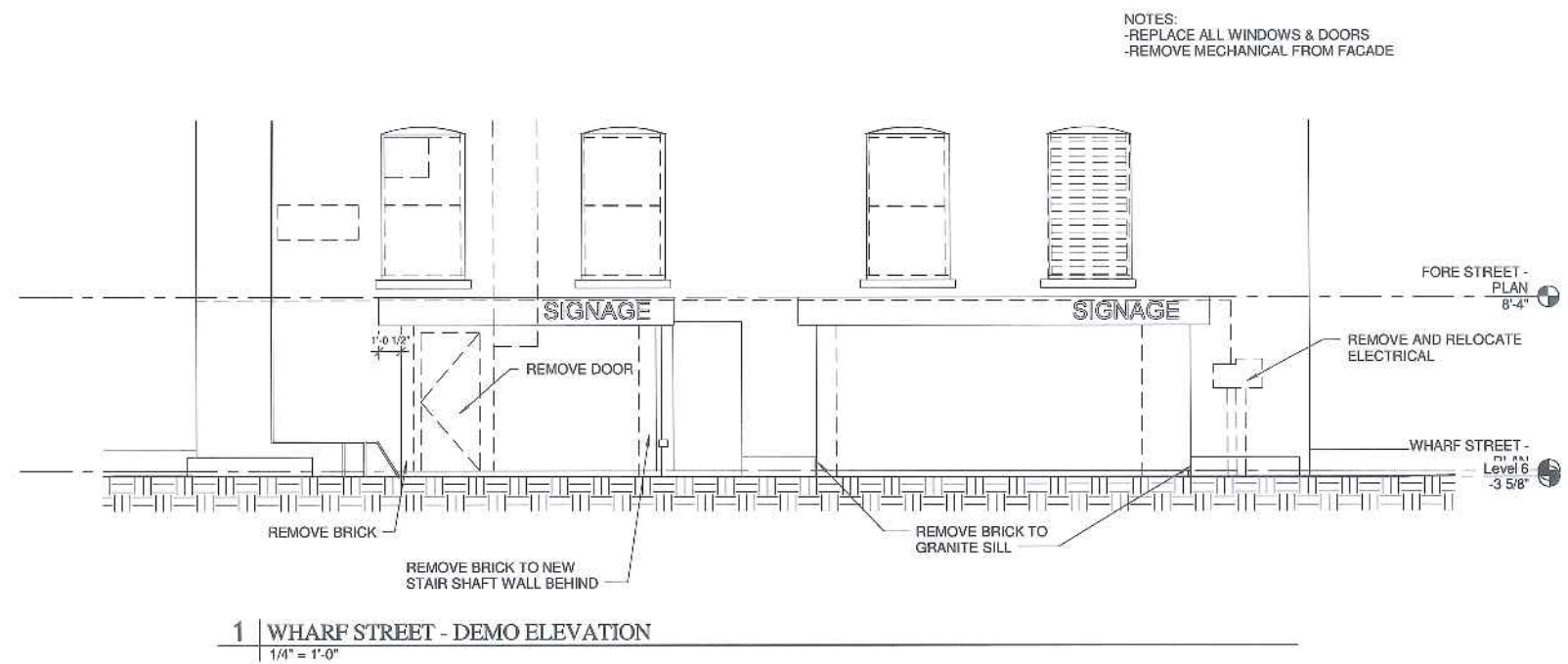


WHARF STREET - PROPOSED

A9.02		Date: 1-14-2015		Scale:	Revisions:		Project: 10 Exchange Street		Architect:  48 Union Wharf Portland, Maine 04101 (207) 724-003 ARCHETYPE@ARCHETYPEA.COM		Consultant:		Prepared For: Owner				
															Portland, Maine		



2 | WHARF STREET - DEMO PLAN
1/4" = 1'-0"



1 | WHARF STREET - DEMO ELEVATION
1/4" = 1'-0"

Prepared For:

Owner

Address
City, State

Consultant:

ARCHETYPE
architects

48 Union Wharf Portland, Maine 04101
(207) 772-6023 ARCHETYPE@ARCHETYPEPA.COM

Project:

10 Exchange Street

Portland, Maine

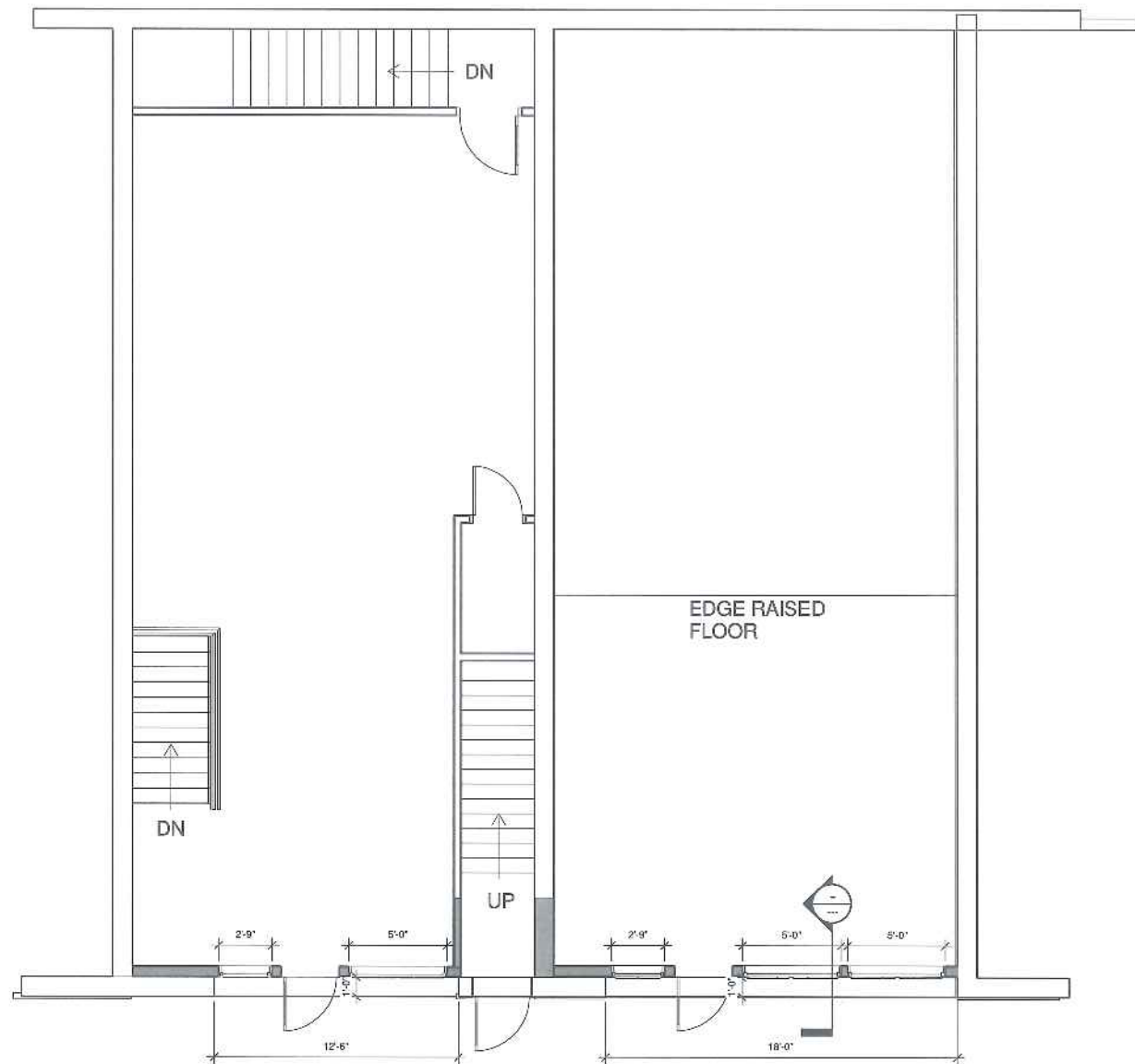
Revisions:

Date:
1-14-2015

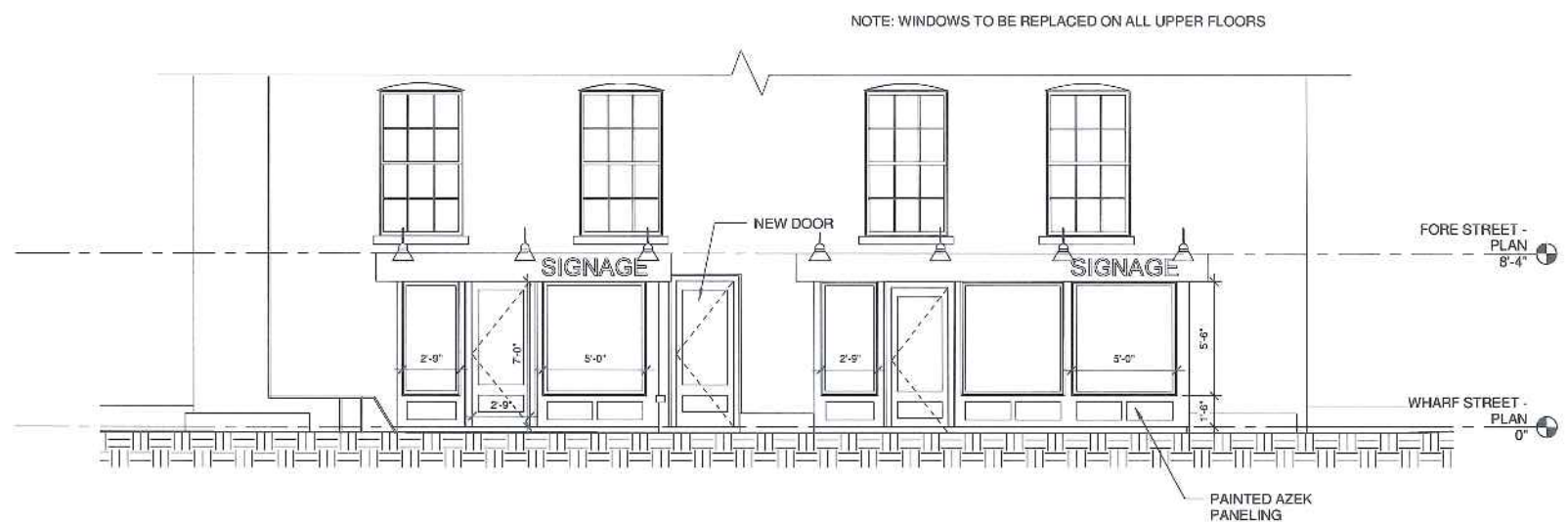
Scale:
1/4" = 1'-0"

WHARF STREET DEMO
PLAN & ELEVATION

AD1.01



1 | WHARF STREET - PLAN
1/4" = 1'-0"



2 | WHARF STREET - ELEVATION
1/4" = 1'-0"

Prepared For:

Owner

Consultant:

Architect
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 753-6002 ARCHETYPE@ARCHETYPEPA.COM

Project:
10 Exchange Street

Portland, Maine

Revisions:

Date: 1-14-2015
Scale: 1/4" = 1'-0"

WHARF STREET PLAN &
ELEVATION

A1.01

SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows



DETAILS

Utilizes complete Thermal Break Sash and Master Frame for optimal insulating value

Features 1" clear insulating glass made with Super Spacer™, the world's only TrueWARM® edge technology

Deep double-step Hospital Sill provides superior ventilating and water performance

Marine Glazing protects glass edge and assures easy repair

Anti-Creep Lock on top sash creates stability for worry-free operation

Telescoping Sash Engineering provides optimum air and water protection

Special Tubular Sash Design gives added strength and long life

Block and Tackle Balances are standard

Curtoidal Hardware assures safe operation (ideal for schools and institutional use)



UNIVERSAL
Window and Door

Thermally Improved Prime Replacement Windows Rated Heavy Commercial

Performance

DC HC-45 @ 60" x 96"

DH HC-60 @ 48" x 60"

Air Infiltration @ 1.57 pscf/10

Water Resistance @ 11.00 pscf/No Entry

Uniform Structural Load
67.5 pscf @ 66" x 84"
97.5 pscf @ 48" x 72"

Operating Force: 42 lbs MAX

Condensation Resistance Factor: 46

Options

Glass:

Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel

Balances:

Ultralift, Superlift, Block and Tackle

Wrapping Systems:

Exterior Finishing Systems
Interior Trim Systems
Receptor Systems

Flange Frame

Head Expander and Sill Angle

Finishes:

Special finishes and custom architectural finishes are available

Child Guard and Vandal Screens

Internal, External and Interior Grids



Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWDA 101/102.97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.

Materials: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.

Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw points. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches. Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conform to, and is in compliance with, ASTM E 773-83 AN E 744-74A, Class CDA.

Spacer: Edgetech's Super Spacer® contains NO-Metal and is one of the most thermally efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.

Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrocoat applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.

Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Ultra-Lift and Sural balances are available at an additional cost.

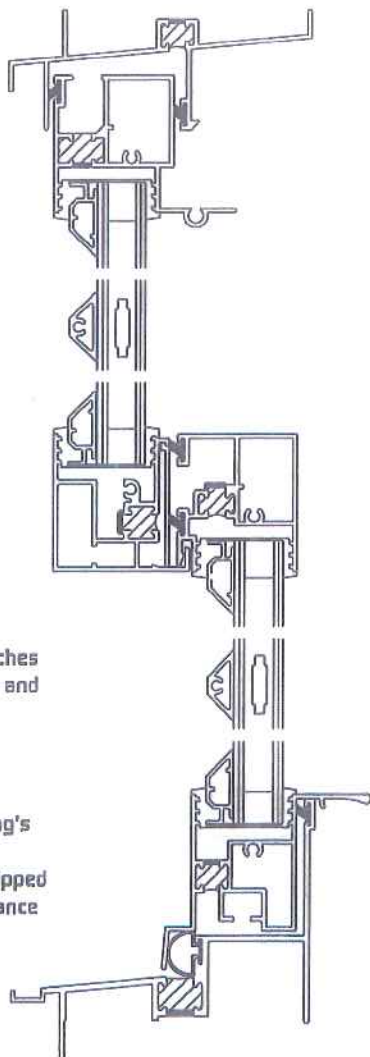
Narrow
Sightlines
Allow
Replication
of Existing
Margins

Dual Grid
Provides
Single Pane
Appearance

Non-reflective
Dark Spacer
Eliminates the
Look of
Insulated
Glass

"Pulley Line" Matches
Original in Profile and
Dimension

Baked-on Finish
Preserves Building's
Appearance.
No "Eyesore" Chipped
Paint or Maintenance
Issues



SERIES 400 HISTORIC

UNIVERSAL WINDOW AND DOOR, LLC.

**303 Mechanic Street,
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com**



For performance factors and specifications, please see individual product sheets on our Series 400, 550, 600, 800 and 1199 windows.

OPTIONS

Glazing: Low-E, Soft Coat, Solar Control, Argon, Tempered,
Obscure, Wire or Spandrel
Ultra Lift or Spiral Balances
Exterior Panning Systems (Square and Colonial types)
Interior Trim Systems
Receptor Systems
Self-Mulling, I-Mullions or Structural Mullions
Roto-op or Under-screen Push Bar Hardware
Flange Frame, Backer Rod Strips, Installation Clips
Special Finishes and Custom Architectural Finishes
Child Guard and Vandal Screens
Internal or External Grids and Internal Colonial Grids

Division 8 Doors and Windows

SECTION 08520 ALUMINUM WINDOWS

Part 1 – GENERAL

1.1 REFERENCES

- A. The general conditions, supplementary conditions and applicable portions of division 1 of the specifications are a part of this section, which shall consist of all labor, equipment and materials necessary to complete all quality control work indicated on the drawings, herein specified or both.
- B. The following minimum provisions standards and tolerances shall apply to all work under this contract. Where stricter standards and tolerances are specified, they shall take precedence over these standards and tolerances. Owner reserves the right to define intent of specifications.
- C. Manufacturer will have been producing the model window used for this project for similar projects for a minimum of five years.
- D. It will be the bidder responsibility to verify all quantities and type of windows.

1.2 SCOPE

- A. The work of this section consists of supply and installation of aluminum windows and related items, as indicated on the drawings and specified herein. Such work includes but is not limited to the following:
 - 1. Double hung windows, double-glazing, thermally broken with tilt-in sash and factory standard balances. Side load will not be acceptable.
 - 2. Screens: Exterior half screens. Finish to match windows. With fiberglass mesh.
 - 3. Factory glazing:
 - 4. Sealant within window system
 - 5. Hardware, accessories and appurtenances.

1.3 SUBMITTALS

- A. Shop drawings showing installation conditions throughout and catalog cuts shall be submitted for approval. Shop drawings shall include elevations of all windows (minimum scale 1/2 inch equals 1 foot), and full size details of every conditions indicating thickness of aluminum, fastenings, the size and spacing of anchor, method of glazing, details of operations hardware, method and materials for weatherstripping, and method of attaching screens.
- B. Submit color chips for selection by architect from manufacturer's standard.
- C. One complete full-size sample window of type proposed for use shall be submitted for approval. Sample shall be complete with hardware, glazing, weatherstripping, anchors, screen and other accessories, and shall be furnished as specified by the architect.

Division 8 Doors and Windows

PART 2 – PRODUCTS

2.1 MANUFACTURER

- A. The windows and doors of this section shall be of a type herein specified by Universal Window and Door LLC.
- B. Similar to Universal DH CW45 – Model # 400 sizes according to the window schedule.

2.2 GENERAL REQUIREMENTS

- A. All windows shall be of the thermally broken type, including sash and frame members.
- B. MATERIALS: Aluminum shall be of commercial quality aluminum alloy 6063 T5 free from defects impairing strength durability. All window members shall be of extruded aluminum and shall have a guaranteed minimum ultimate tensile strength of 22,000 PSI, and a yield of 16,000 PSI. Secondary members such as self-alignment clips, weatherstripping, guides, etc. shall be made of a suitable and compatible material.
- C. HARDWARE: Double hung units shall be equipped with an integral lift handle on bottom sash; top of upper sash to have a continuous integral pull down handle. Both upper and lower sash shall be counter balanced so that they remain open in any position. Balances shall be heavy-duty factory standard type as customary with the manufacturer and suitable for installation required. Balances shall conform to AAMA 902.2.
- D. FINISH: Standard finish shall be factory-applied thermo setting acrylic enamel. Color selected by architect from manufacturer's standard. Finish to conform to AAMA 603.8 standard.
- E. GLAZING: Both sashes shall be channel glazed using 5/8" thick double insulated glass with a flexible "marine" type vinyl-glazing channel. The overall glass thickness of 5/8" with an air space measured 1/2" consisting of 3mm RLE soft coat Low-E / Argon gas / 3mm clear annealed separated with Edgetech "warm edge" super spacer.
- F. Simulated Divided Lite Muntins are to be of External applied trapezoid type and between glass type-configurations shown on drawings.
- G. Both sashes are able to be removable after tilting without the use of special tools.
- H. Top sash to be held by "anti-creep" latch.

PERFORMANCE CRITERIA

All double hung to conform to the following criteria:

- 1. Air infiltration: Not to exceed .03 cfm/ft @ 25 mph. ASTM E283
- 2. Water resistance: There shall be no leakage as defined in the high performance test method with a test pressure of 7.52 PSF. ASTM E547 & E331
- 3. Uniform Load Deflection Test: Under an exterior uniform load of 45 PSF no member in the completely assembled window shall deflect more than 1/175 of its span. Test shall be conducted in accordance of ASTM E330.
- 4. Uniform Load Structural Test: The window shall be subjected separately to an exterior uniform load of 67.5 PSF and an interior uniform load of 67.5 PSF. Tests shall be conducted in accordance with ASTM E330
- 5. NFRC *u*-value of .42

Division 8 Doors and Windows

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Work Included: Provide labor, materials and equipment necessary to complete the work of the Replacement Window Contract, and with out limiting the generality thereof include:
 - 1. Windows to be installed plumb, square, and level with proper shimming and blocking to support window in opening.
 - 2. Windows to be installed in strict accordance with approved shop drawings.

3.2 CLEANING

- A. Clean interior and exterior surfaces of window units of mortar, plaster, paint spattering spots, and other foreign matter to present a neat appearance and to prevent fouling of weathering surfaces and weatherstripping, and to prevent interference with the operation of hardware.

3.3 PRODUCT HANDLING

- A. All materials shall be delivered, stored, handled, and installed so as not to be damaged or deformed.

3.4 GUARANTEES AND TEST DATA

- A. Provide manufacturer's guarantees and independent test results indication compliance with AAMA specifications and performance criteria. Manufacturer's standard guarantee shall be for a minimum of one year.
- B. Insulated glass units shall be provided with a five-year warranty unless otherwise approved by the architect.

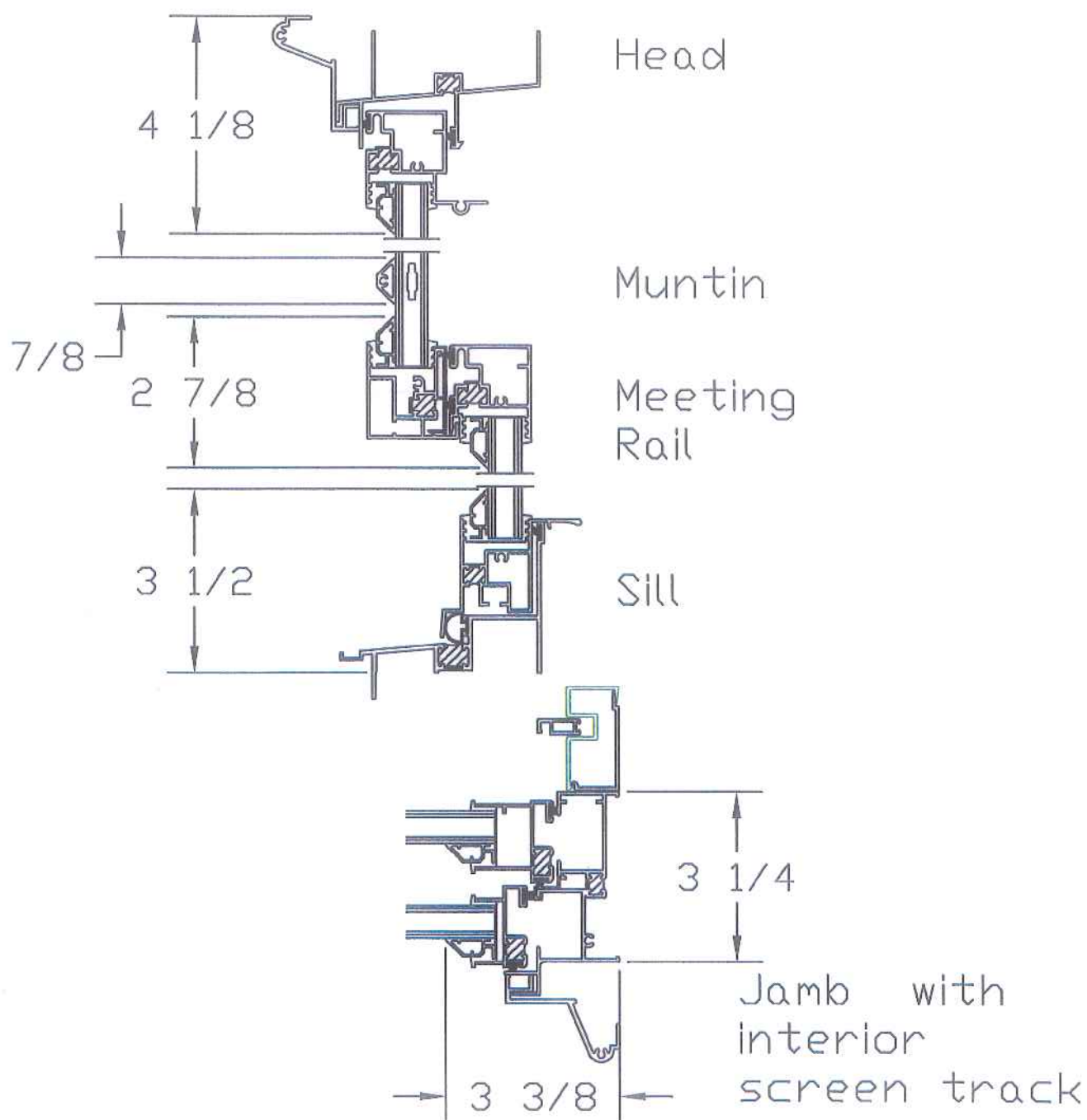
3.5 COORDINATION

- A. Coordinate work with that of all other trades affecting or affected by work of this section. Cooperate with such trades to assure the steady progress of all work under the contract.

Universal Window and Door, LLC

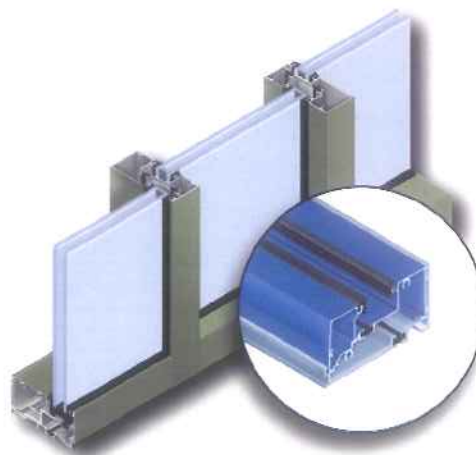
Marlboro, MA 508-481-2850

400 Series DH HC-45 external applied grid
and Euro contour grid between the glass



Series 3000 Thermal MultiPlane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal MultiPlane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, Series 3000 Thermal MultiPlane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



First Community Credit Union, St. Louis, MO
Architect: TR,I Architects

Features

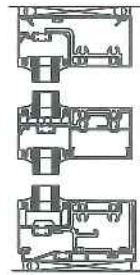
- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi-set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge
- Continuous head and sill assembly option for front set
- Screw spline and shear block assembly
- Outside and inside glazing options
- Complete 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates ZS-2750 vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing



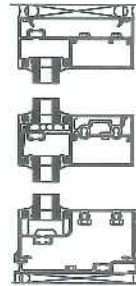
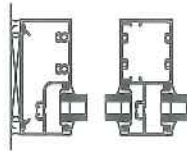
Oldcastle BuildingEnvelope®

Engineering your creativity™

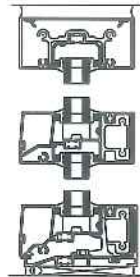
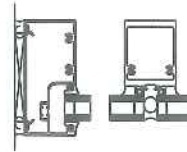
Product Details



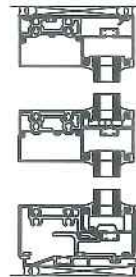
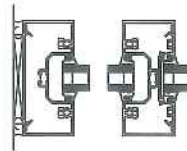
Front Set



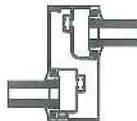
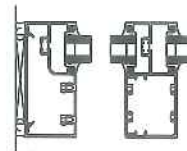
Front Set SSG



Center Set



Back Set



Multi-Set

Performance

Air Infiltration <.06 CFM/SQ FT (6.24 PSF) per ASTM E283

Static Water 10 PSF per ATSM E331

Deflection Load 40 PSF per ASTM E330

Structural Load 60 PSF per ASTM E330

STC

32 (1/4" - 1/2" - 1/4" glazing) - Center and Front Set

37 (1/4" laminated - 1/2" - 1/4" laminated glazing) - Center Set

38 (1/4" laminated - 1/2" - 1/4" laminated glazing) - Front Set

High-performance per AAMA 1503 for Clear 1" Insulating Glass:

U-Factor = 0.54, CRF frame = 69 Front Set

U-Factor = 0.56, CRF frame = 58 Center Set

U-Factor = 0.51, CRF frame = 57 Back Set

NFRC Tested and Certified

Kynar 500® is a registered trademark of Atofina
Hylar 5000® is a registered trademark of Ausimont USA, Inc.



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1990 view



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

**WORKSHOP
FORMER DOCTOR'S RESIDENCE, HOUSE ISLAND**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: January 16, 2015
RE: January 21, 2015 Workshop – Preliminary Review of Proposed Porch Expansion

Address: House Island Public Health Officer's Residence (Doctor's Residence)
Property Owners: Vincent "Cap" and Christina Mona
Project Manager: Lynn Dubois
Project Architect: Mike Richman, Custom Concepts, Inc.

Introduction

On behalf of applicants Cap and Christina Mona, architect Mike Richman and project manager Lynn Dubois have requested a workshop to present plans for the expansion of the existing side porch on the former doctor's residence at House Island. Board members will recall that the Board reviewed and approved plans in December 2014 for the building's exterior rehabilitation, which included the expansion of a rear dormer to accommodate a larger 2nd floor bathroom. The applicants are now seeking approval to extend the existing side porch toward the leading corner of the house (the porch now stops several feet back from the front corner) and add a second floor to the porch as well. The portion of the porch that wraps around to the rear elevation will remain as is. The applicants also propose to shift the position of the existing door on the rear ell.

The applicants' consultants originally requested a workshop session and the item was advertised as such. However, they now plan to provide more detailed drawings at the Wednesday review session sufficient for final review. If the Board is supportive of the proposed alteration, the consultants hope that the Board will authorize staff to formally sign off on the application.

As Board members will recall, there was a fairly lengthy discussion about the siding material at the December meeting. Staff understands that a decision regarding the treatment of the existing siding has not yet been made.

Subject Property

Constructed in 1907 after the federal government assumed control of the quarantine facility, the doctor's residence commands a prominent location on the rise at the middle of the northern lobe of the island. Staff has attached the full architectural description written by Julie Larry for the designation report. Though the existing 6/6 windows and doors are not original (historic photos show 6/2 windows,) and parts (but not all) of other components such as railings have been lost, the existing property retains a high degree of historic integrity.

The side porch, which retains its original configuration, wraps around the southeast corner of the house and extends along a portion of the rear elevation. The side porch does not extend the full width of the side elevation; its leading edge is set back several feet from the front corner of the house.

Proposed Porch Expansion

The project calls for extending the existing porch toward the front corner of the house, stopping just shy of the corner to allow the curving sweep of the roof edge to be read. As proposed, a second level to the porch would be added on the side elevation elevation only (it would not wrap the southeast corner as the first story porch does.) All details of the first floor porch would be replicated on the second floor. The project also calls for the replacement of the two second story windows flanking the chimney with pairs of French doors. The header heights would be maintained with the new doors.

As you will note from the enclosed photographs, the spacing of the balusters on the sections of porch balustrade that remain is very tight. This detail appears to be original. Mr. Richmond has inquired whether it might be acceptable to increase the spacing slightly in the reconstructed porch.

The application also calls for moving the exterior door on the rear ell. As proposed, the door will be positioned to face the stairs. Currently the door is on the right side as you approach the stair landing. Existing finishes and features will be swapped with the relocation.

As noted in the introduction, Mr. Richmond plans to bring additional details to the meeting on Wednesday.

Staff Comments

The threshold question before the Board is whether the proposed expansion of the porch is in conflict with Standard ## 2. Will the proposed porch expansion materially alter or undermine the distinguishing original character of the structure? Is the porch as currently configured a distinctive architectural feature, the alteration of which should be avoided? Or can the porch be expanded as proposed and still preserve the essential character and key features of the building? Currently, the porch is set back from the front façade of the house. The front corner of the house is exposed and, as viewed straight on, the massing of the principal structure dominates the overall composition and the porch is clearly secondary. By expanding the width of the porch and adding a second story, the porch becomes more visually prominent. But will an increase in size and visual prominence necessarily mean that the expanded porch is incompatible with the original design intent for this building?

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.*

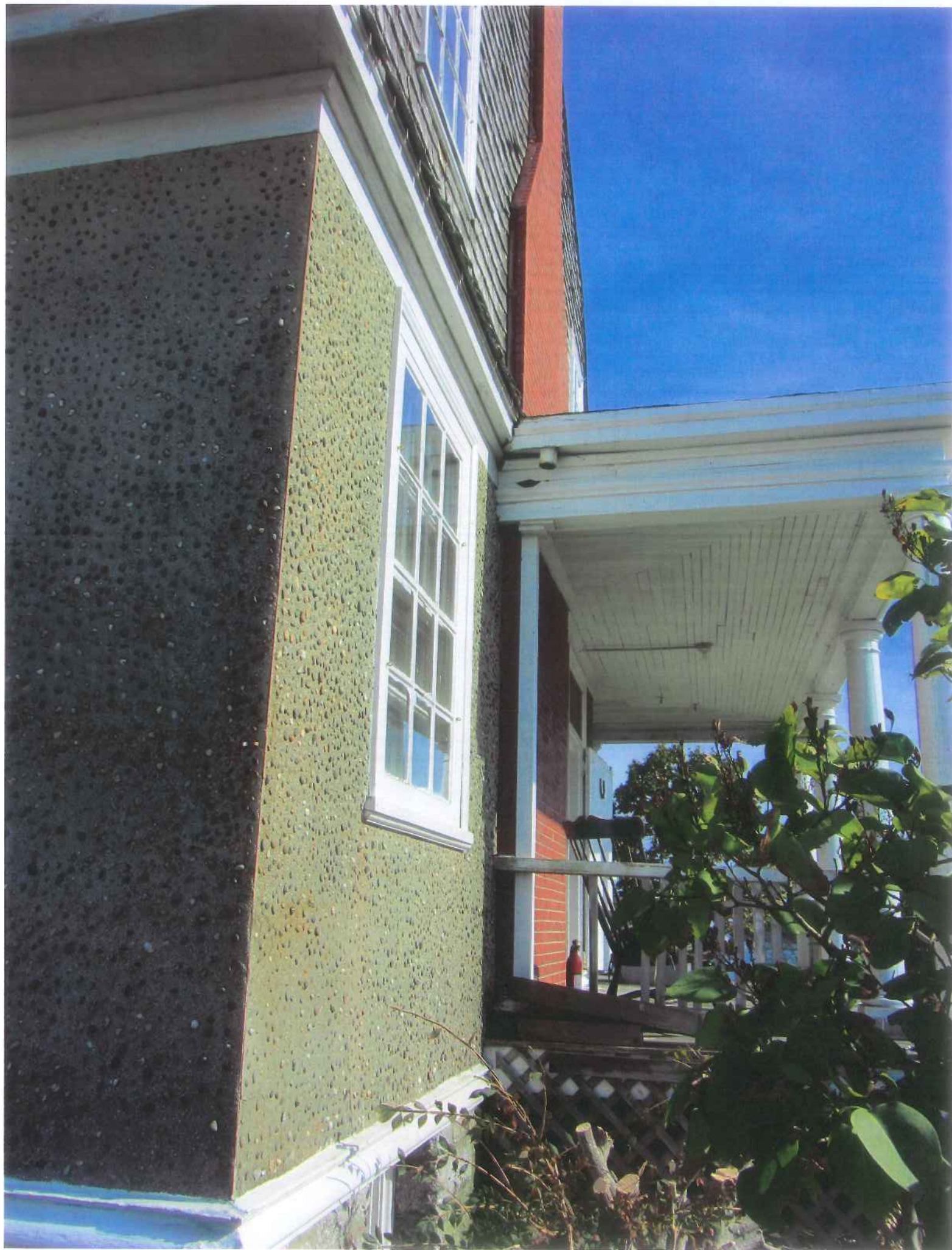
Attachments

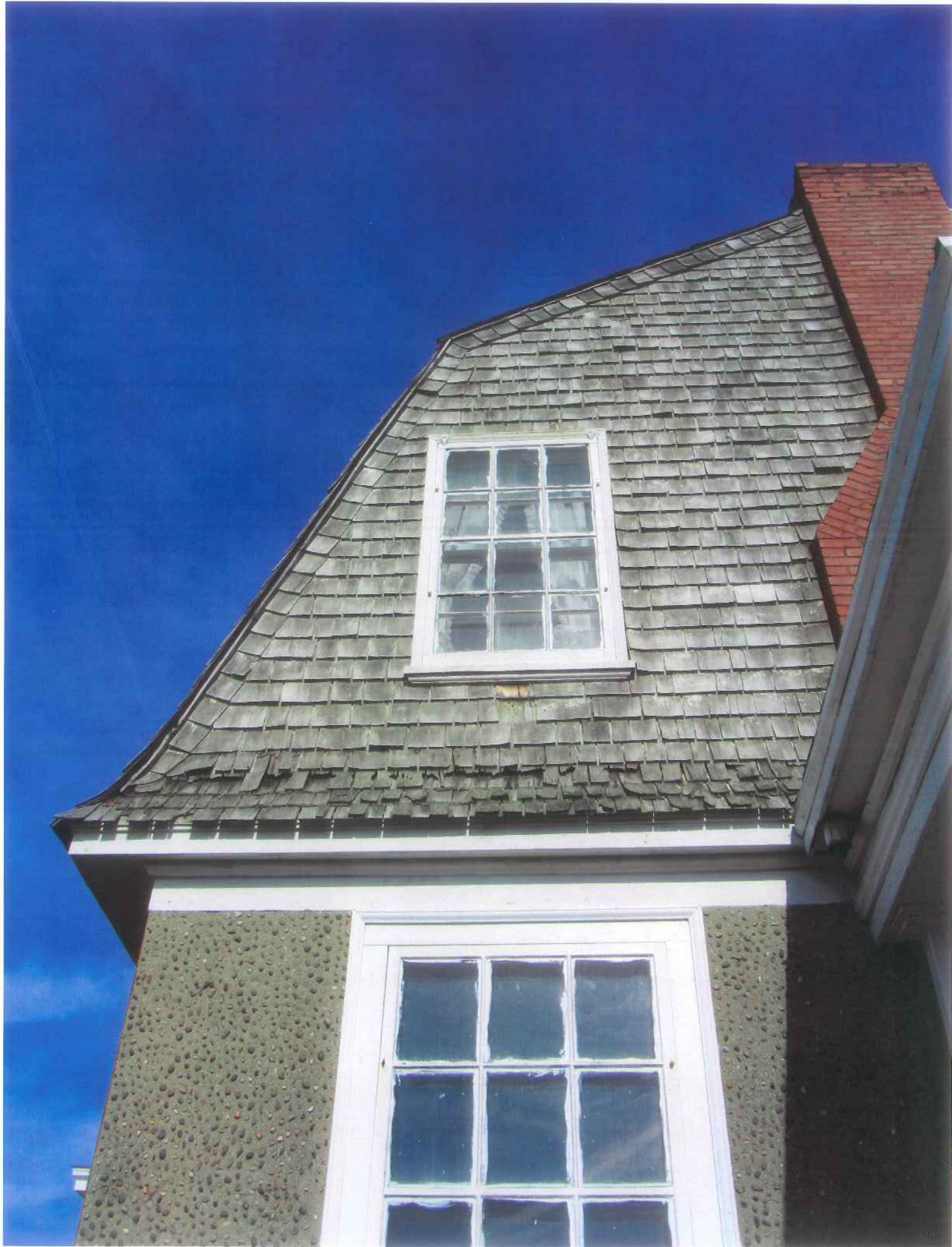
1. Staff photos of existing conditions
2. Description of proposed renovations
3. Architect's drawings – plans and elevations











January 7, 2015

Deb Andrews
Historic Preservation Manager

Hi Deb,

Happy New Year to you and the rest of the staff.

Mike and I have prepared the attached documents for review with the Historic Preservation Board on Wednesday night January 21, 2015.

Building # 2 – Upper Deck

Its been a little while since we last spoke about this, but based on the last conversation, we extended the porch to just shy of the corner as not to lose the sweep that exists on the front overhang, The upper deck would be accessible from the master bedroom suite through 2 French doors, one on each side of the fireplace. The doors would replace and match the header heights of the existing windows. Nothing changes with the construction of the lower porch other than it's extension to the corner.

Building #2 – Relocation of the back door

You will find a revised drawing of the floor plan that shows the movement of the back kitchen door. The need for this change has to do with the flow and functionality of the kitchen. The corner of the existing door placement is needed for the location of the refrigerator. It also allows for entrance into a "mudroom" area with a coat closet versus to the entrance directly into the kitchen.

Building #1 – The building Permit is being submitted without plans for the exterior decks. We are still working on the concepts and will plan to review them with the Board at the February 4th meeting. The window specifications for Building #1 are exactly the same as Building #2, approved at the December 3, 2014 meeting.

Energy Building – this building serves the island in several ways.

1. First and foremost, it has the roof capacity and angle facing south to which solar panels will be placed. A mechanical room in the building will contain the battery equipment fed from the solar panels. This building and system will be the energy source for providing electricity to building numbers 1 & 2 as well as the energy needed to pump the water from the well. Conduits will be placed underground to run the water lines and the electrical lines to each of these buildings.
2. Garage storage for the island vehicles and workshop space for gardening (potting area) and handyman needs

3. Living quarters for a caretaker. Eventually, it is the intent of the Mona's to hire a fulltime caretaker that will live on the island, caring for the grounds, maintaining the buildings, providing security, and coordinating all services such as fuel deliveries and trash removal.

We have designed the building to give a simple barn feel. We have positioned it on the island between buildings 1 & 2. We have also set it in the ground by approximately 3' to bring the entrance to the garage at a more level plain with the land in front of it and to lower the building to be sure the scale does not take away from the primary buildings 1 & 2.

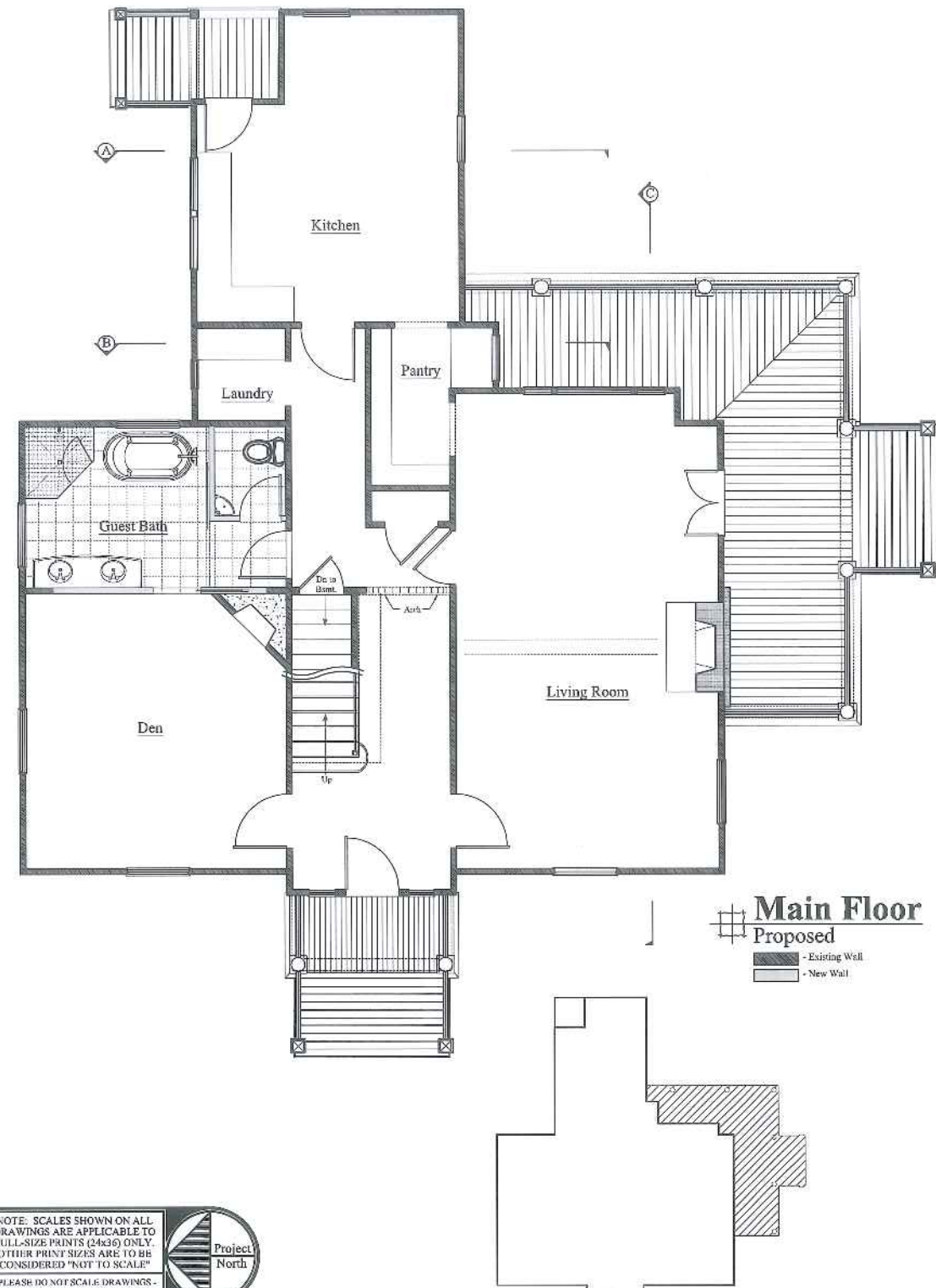
Mike and I look forward to the meeting on January 21st.
Feel free to call anytime with questions.

Best Regards,

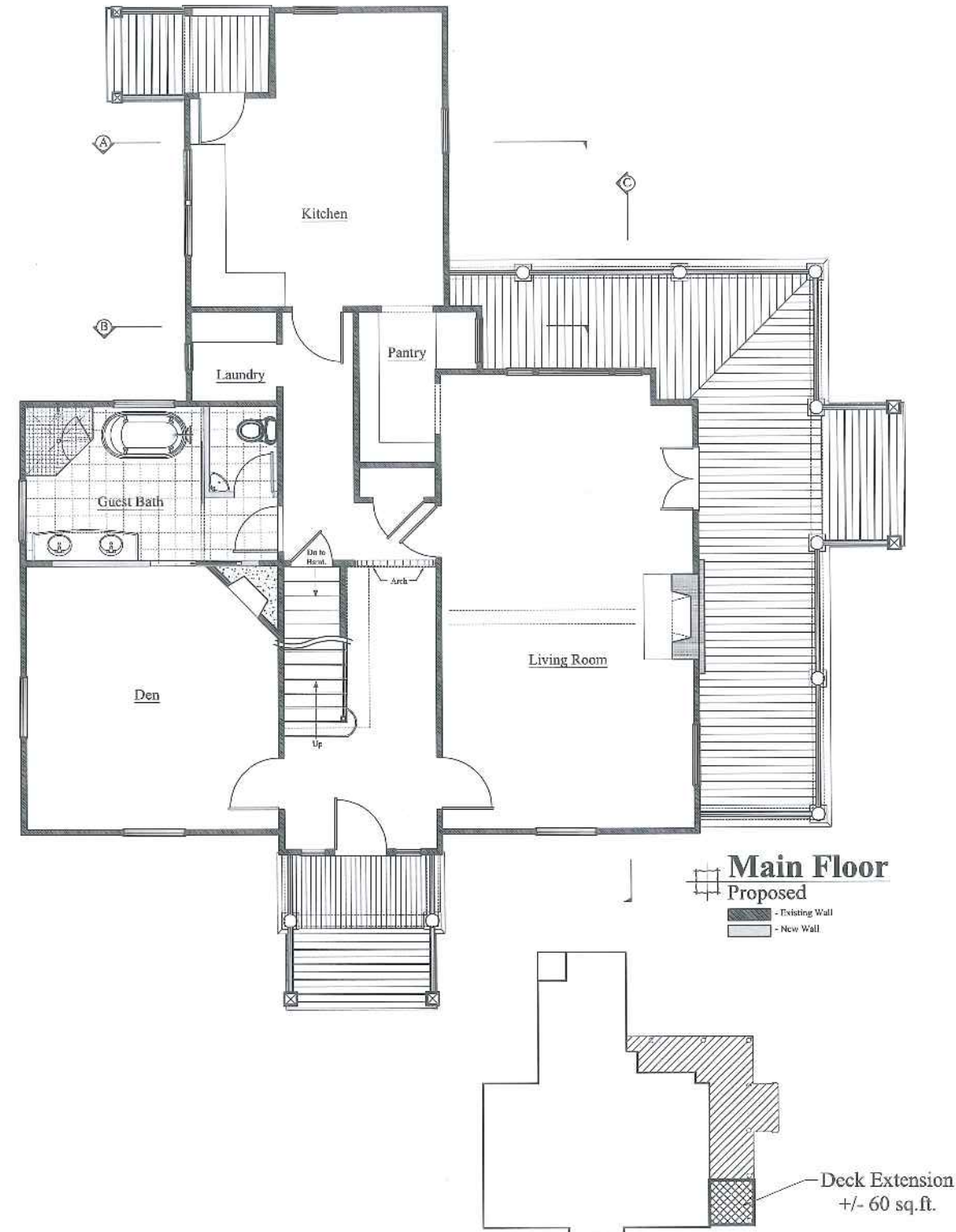
Lynn DuBois
Project Manager
860-604-1357

Mike Richman
Architecture
207-883-0083

Approved



Proposed



NO.	DATE	DESCRIPTION
REVISIONS		

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 18 - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

PROJECT: House Island - Crested's World
DRAWING TITLE: Main Floor
OWNER APPROVAL:

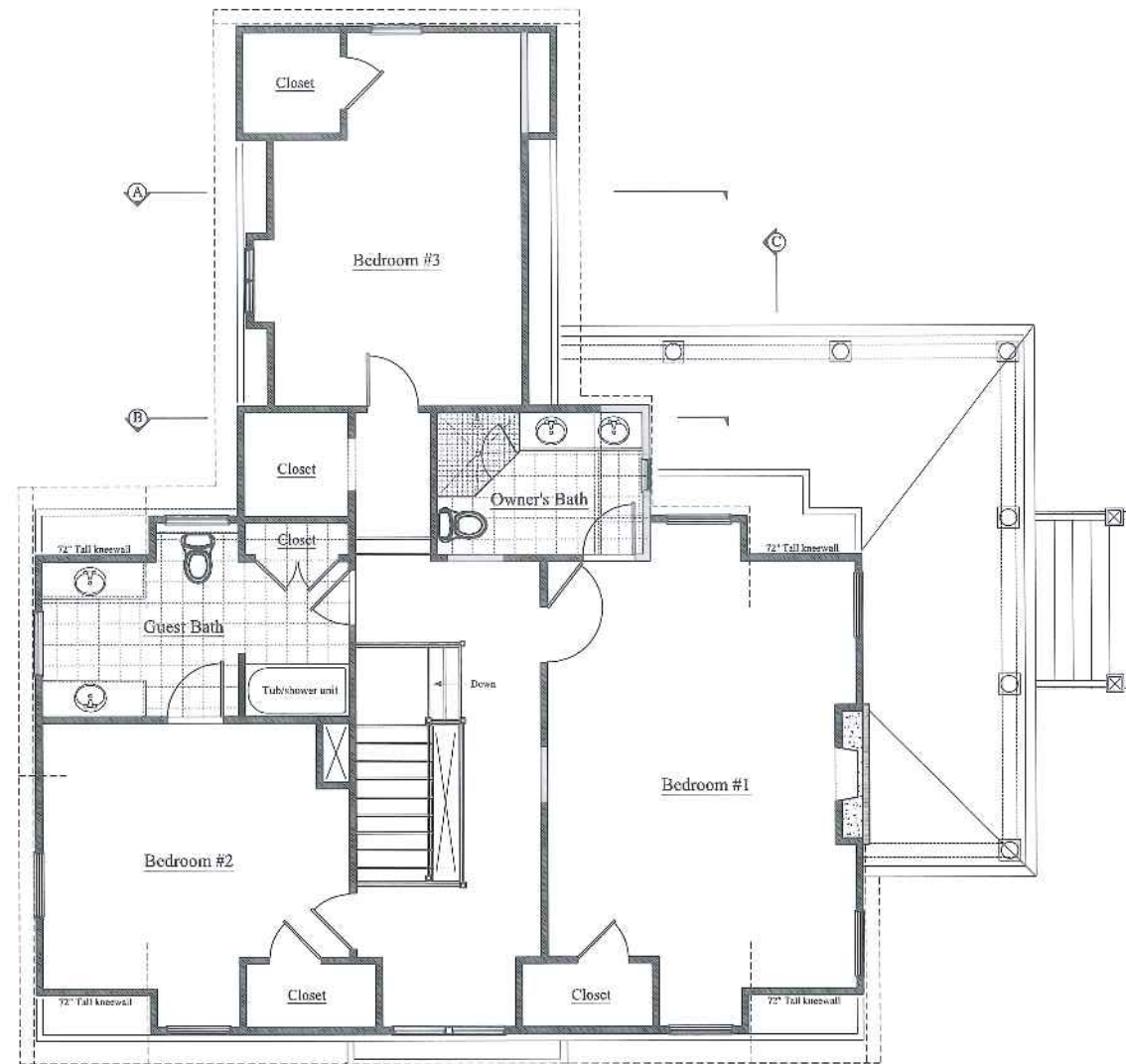
JOB NUMBER: 9269-14
DRAWN BY: MER
SCALE: As noted

Preparation Design Development Construction
Client Review Construction
Contract Documents For Permits Construction

DATE: Jan 7, 2015

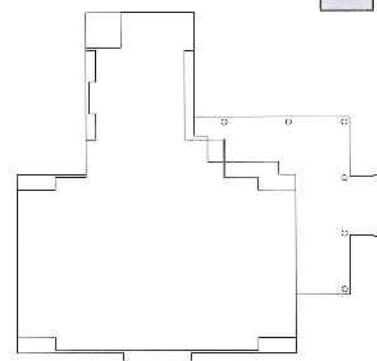
A1

Approved



**Second Floor
Proposed**

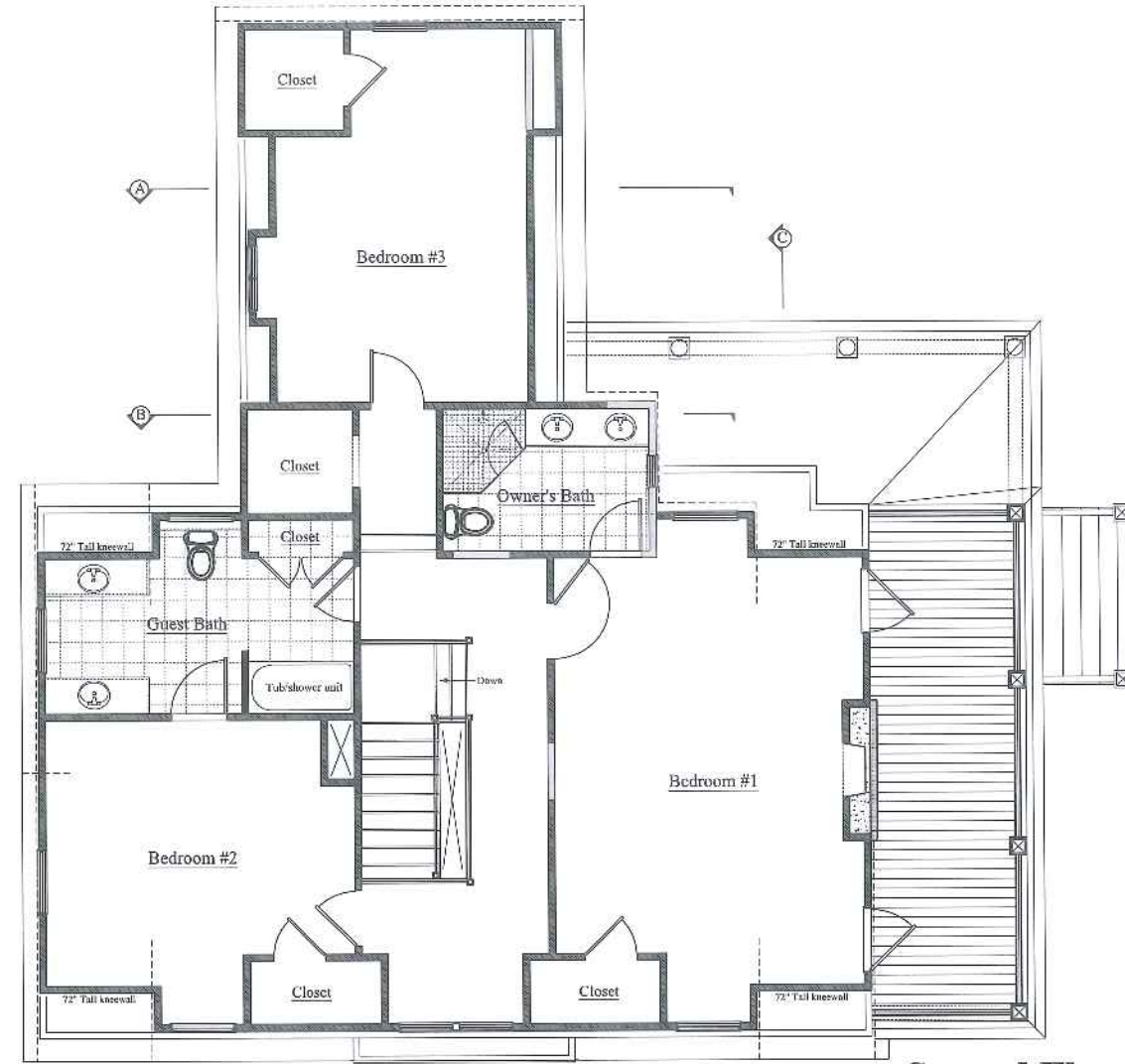
— Existing Wall
— New Wall



NOTE: SCALES SHOWN ON ALL
DRAWINGS ARE APPLICABLE TO
FULL-SIZE PRINTS (24x36) ONLY.
OTHER PRINT SIZES ARE TO BE
CONSIDERED "NOT TO SCALE"
— PLEASE DO NOT SCALE DRAWINGS —
CONTACT ARCHITECT IF REQUIRED

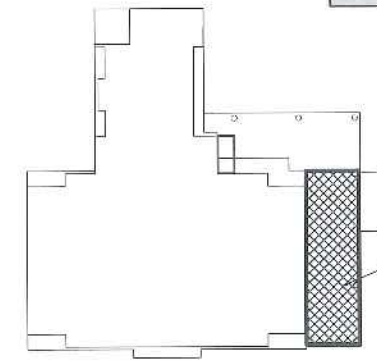


Proposed



**Second Floor
Proposed**

— Existing Wall
— New Wall



Upper Deck
+/- 182 sq.ft.

NO.	DATE	DESCRIPTION
1	12-9-2014	New Master bedroom layout
REVISIONS		

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 18 - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM



DATE: Jan 7, 2015

A2

JOB NUMBER: 9269-14
DRAWN BY: MER
SCALE: As noted
PROJECT: House Island - Christine's World
DRAWING TITLE: Second Floor
OWNER APPROVAL:

Approved



Main Elevation

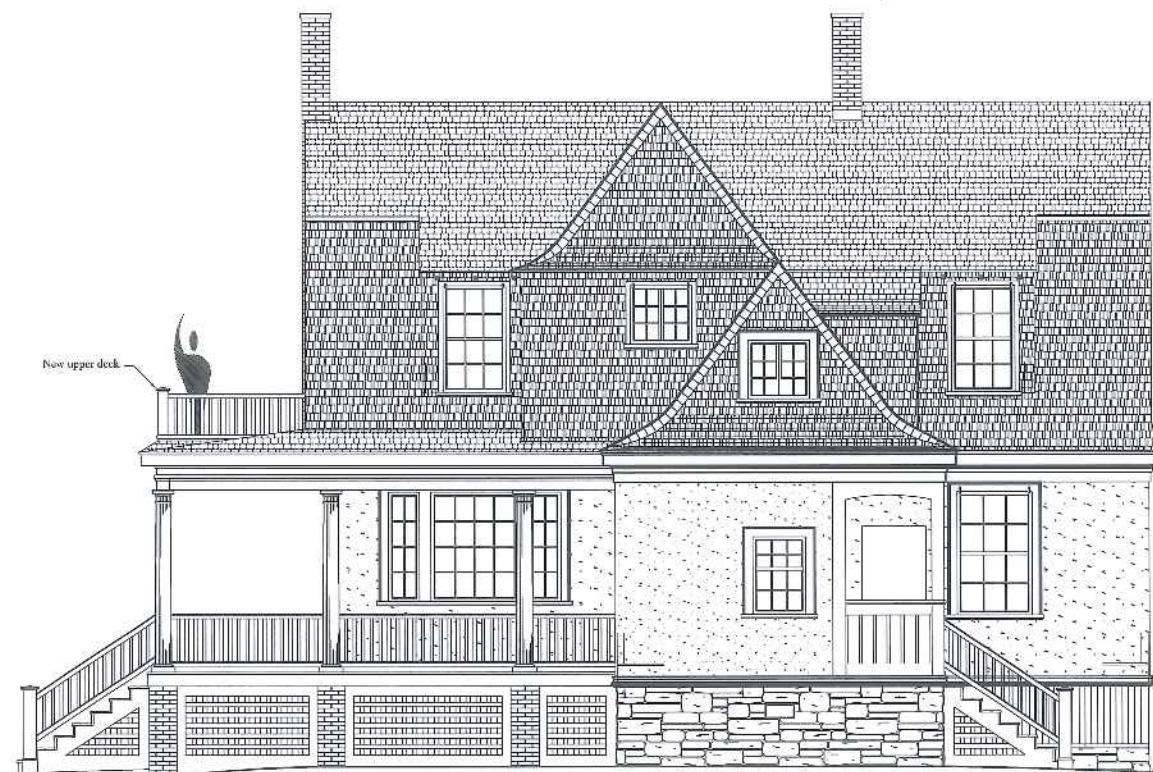


Rear Elevation

Proposed



Main Elevation

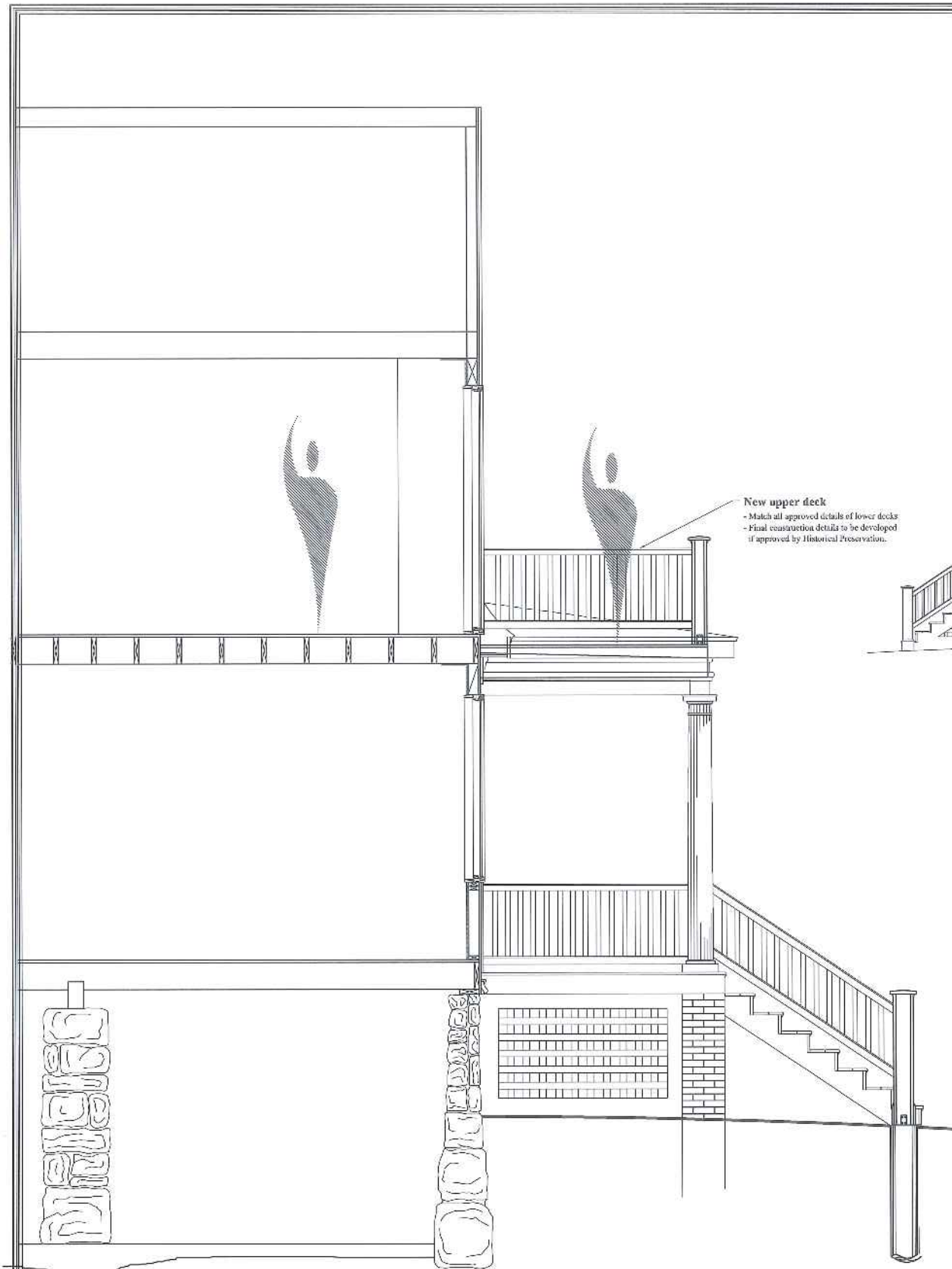


Rear Elevation

NO.	DATE	DESCRIPTION
REVISIONS		

CUSTOM CONCEPTS, INC.
 A R C H I T E C T U R E
 333 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM
 PROJECT: House plans - Cristina's World
 JOB NUMBER: 9289-14
 DRAWING TITLE: Main & Rear Elevations
 DRAWN BY: MER
 SCALE: As noted
 OWNER APPROVAL: 

DATE: Jan 7, 2015
A3



Right Elevation



Right Elevation

Approved

Proposed

NO.	DATE	DESCRIPTION

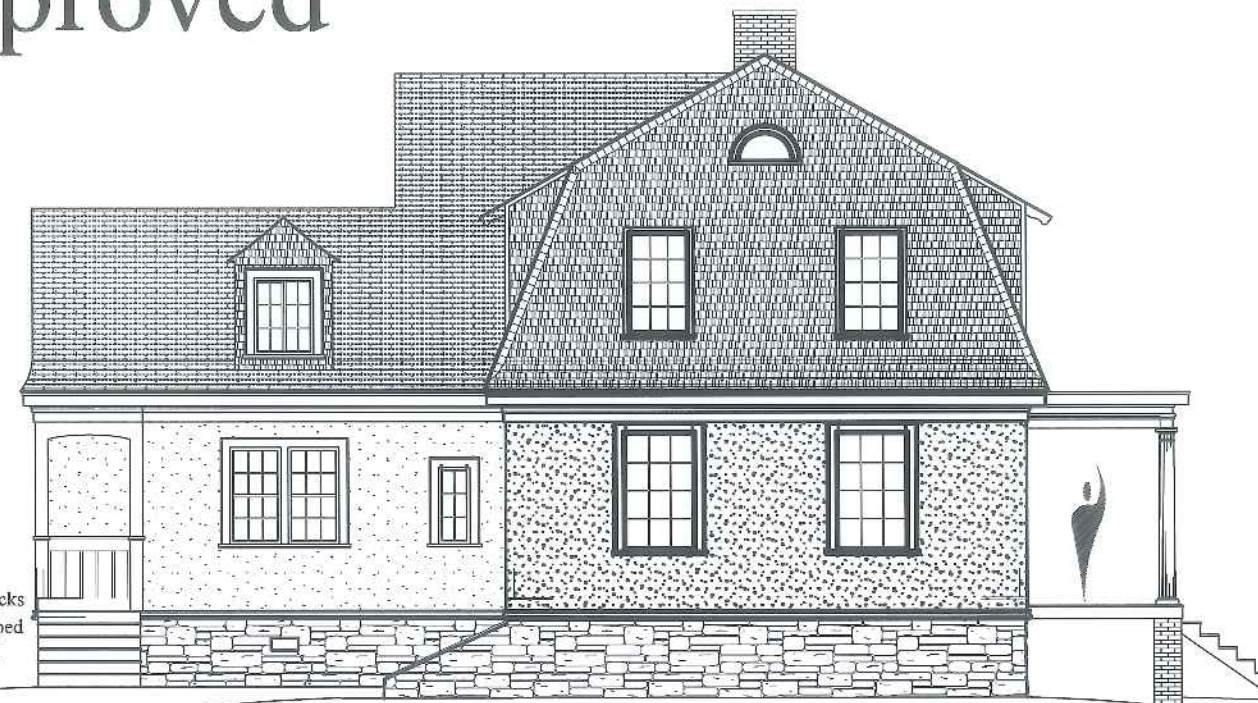
REVISIONS

CUSTOM CONCEPTS, INC.
 A R C H I T E C T U R E
 383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM
 PROJECT: House Island - Cristina's World
 JOB NUMBER: 9269-14
 DRAWN BY: MER
 SCALE: As noted
 OWNER APPROVAL: 

DATE: Jan 7, 2015

A4

Approved

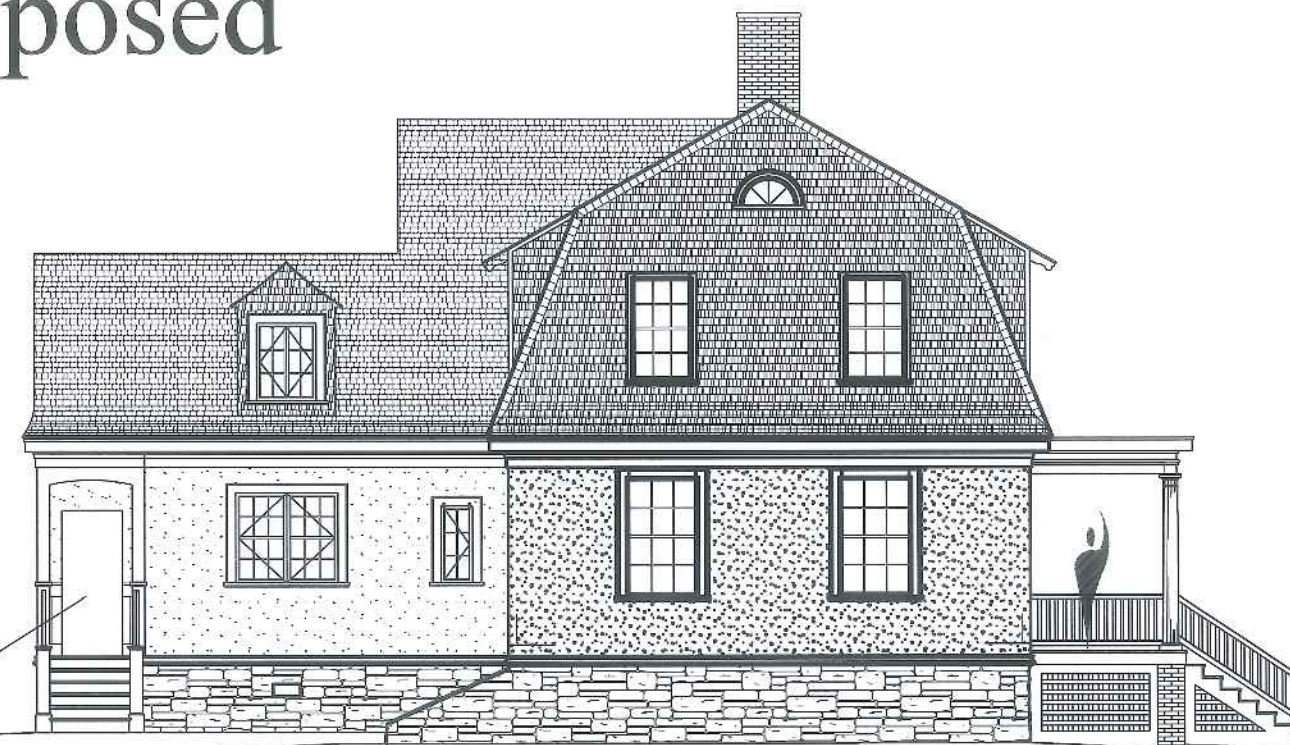


Left Elevation

New upper deck

- Match all approved details of lower decks
- Final construction details to be developed if approved by Historical Preservation.

Proposed



Left Elevation

Proposed

Re-located door

DESCRIPTION	
NO.	DATE
REVISIONS	

CUSTOM CONCEPTS, INC.
 ARCHITECTURE
 383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 PHONE: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM

PROJECT: House Island - Bldg #2 Farmer Doctor's Residence
 DRAWING TITLE: Proposed Typical Section & Left Elevation
 DRAWN BY: MER
 SCALE: As noted

DATE: Jan 7, 2015

A5

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

**WORKSHOP
HOUSE ISLAND**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: January 16, 2015
RE: January 21, 2015 Workshop – Preliminary Review of Proposed New Construction

Address: House Island
Property Owners: Vincent “Cap” and Christina Mona
Project Manager: Lynn Dubois
Project Architect: Mike Richman, Custom Concepts, Inc.

Introduction

Mike Richman and Lynn Dubois, representing applicants Cap and Christina Mona, have requested a workshop to present preliminary plans for new construction on House Island. The applicants hope to build a multi-purpose structure that will meet a number of needs on the island: storage for island vehicles and equipment, a broad roof plane to accommodate a solar array for energy requirements and living quarters for a caretaker. Board members will recall that the applicant’s desire for an additional building was discussed briefly at the Board’s December 3rd meeting.

The project consultants have provided a written description of the building, elevations, floor plans, a site plan of the north end of the island showing the approximate location, scale and orientation of the building relative to existing structures; and a marked-up photograph of the view as one approaches the applicant’s dock. Also enclosed is a sheet comparing the scale and footprint of the new building with that of Building #1 and Building #2.

Proposed Construction

Please refer to the written project description, drawings and site plan provided by Mr. Richman and Ms. Dubois. As the Board has visited the site in the recent past and the character of the island has been discussed during the historic district designation process, staff need not describe in detail existing conditions.

Note that the proposal calls for siting the new building in a slightly depressed area to the north of the doctor's residence. Staff understands that there is a fair amount of screening around the proposed site—mostly in the form of mature shrubs. The orientation of the building has been driven by the desire to maximize the effectiveness of the solar panel array. The west elevation, which is the gable end of the building and features the large garage door, would face the applicant's dock. It is difficult to determine from the photograph provided whether the building would be largely exposed to view as one approaches the dock or whether it would be largely screened. The view from the opposite site of the island and other vantage points are not illustrated. The proposed material palette has been drawn from the existing buildings on site.

Staff Comments

Based on the Board's discussion during the recent deliberations regarding historic district designation, there was general consensus that the north end of the island could reasonably accommodate additional structures. Early photographs show clearly that the island featured a number of other buildings at various points during its history. In supporting the notion of additional development, the Board recognized that the question for future reviews would be the intensity of new development that could be supported while still preserving the island's extraordinary historic and visual character.

As a preliminary workshop, the Board's review should begin with general considerations, such as the scale, form and massing of the building; placement and orientation; overall architectural expression and material palette. These characteristics should be considered in the context of the existing pattern and character of development on the north end of House Island. Focus on specific architectural details should be addressed only after these threshold questions are considered.

Applicable Review Standards

In reviewing this application, the ordinance's Standards for Review of Construction shall apply. The following Standards for Review of Alterations are applicable as well:

- (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.*

Attachments

1. Written project description
2. Elevations, floor plans, site plan and marked-up photo

January 7, 2015

Deb Andrews
Historic Preservation Manager

Hi Deb,

Happy New Year to you and the rest of the staff.

Mike and I have prepared the attached documents for review with the Historic Preservation Board on Wednesday night January 21, 2015.

Building # 2 – Upper Deck

Its been a little while since we last spoke about this, but based on the last conversation, we extended the porch to just shy of the corner as not to lose the sweep that exists on the front overhang. The upper deck would be accessible from the master bedroom suite through 2 French doors, one on each side of the fireplace. The doors would replace and match the header heights of the existing windows. Nothing changes with the construction of the lower porch other than it's extension to the corner.

Building #2 – Relocation of the back door

You will find a revised drawing of the floor plan that shows the movement of the back kitchen door. The need for this change has to do with the flow and functionality of the kitchen. The corner of the existing door placement is needed for the location of the refrigerator. It also allows for entrance into a "mudroom" area with a coat closet versus to the entrance directly into the kitchen.

Building #1 – The building Permit is being submitted without plans for the exterior decks. We are still working on the concepts and will plan to review them with the Board at the February 4th meeting. The window specifications for Building #1 are exactly the same as Building #2, approved at the December 3, 2014 meeting.

 Energy Building – this building serves the island in several ways.

1. First and foremost, it has the roof capacity and angle facing south to which solar panels will be placed. A mechanical room in the building will contain the battery equipment fed from the solar panels. This building and system will be the energy source for providing electricity to building numbers 1 & 2 as well as the energy needed to pump the water from the well. Conduits will be placed underground to run the water lines and the electrical lines to each of these buildings.
2. Garage storage for the island vehicles and workshop space for gardening (potting area) and handyman needs

3. Living quarters for a caretaker. Eventually, it is the intent of the Mona's to hire a fulltime caretaker that will live on the island, caring for the grounds, maintaining the buildings, providing security, and coordinating all services such as fuel deliveries and trash removal.

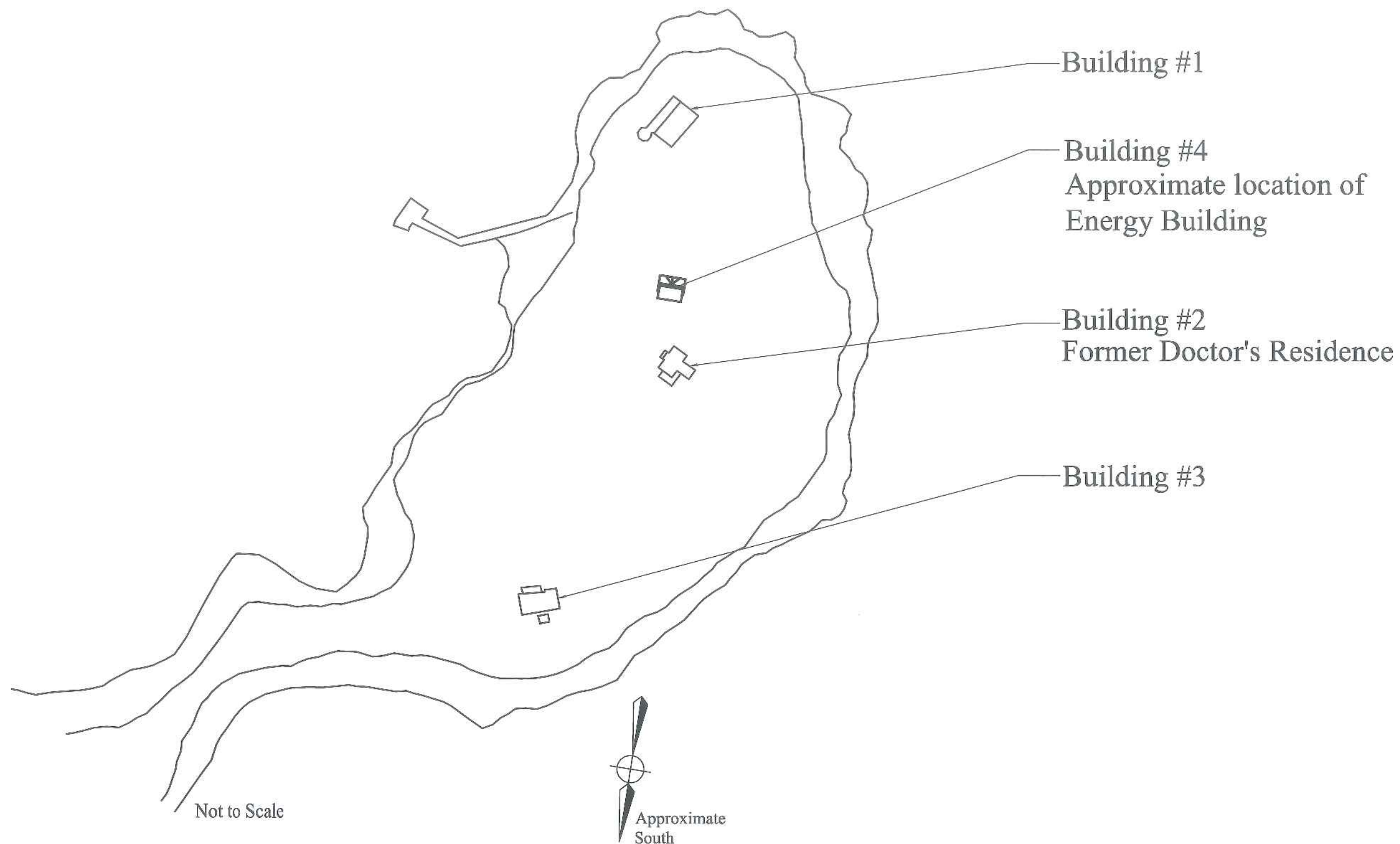
We have designed the building to give a simple barn feel. We have positioned it on the island between buildings 1 & 2. We have also set it in the ground by approximately 3' to bring the entrance to the garage at a more level plain with the land in front of it and to lower the building to be sure the scale does not take away from the primary buildings 1 & 2.

Mike and I look forward to the meeting on January 21st.
Feel free to call anytime with questions.

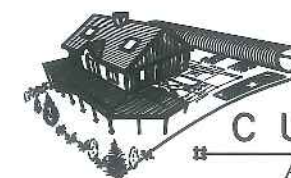
Best Regards,

Lynn DuBois
Project Manager
860-604-1357

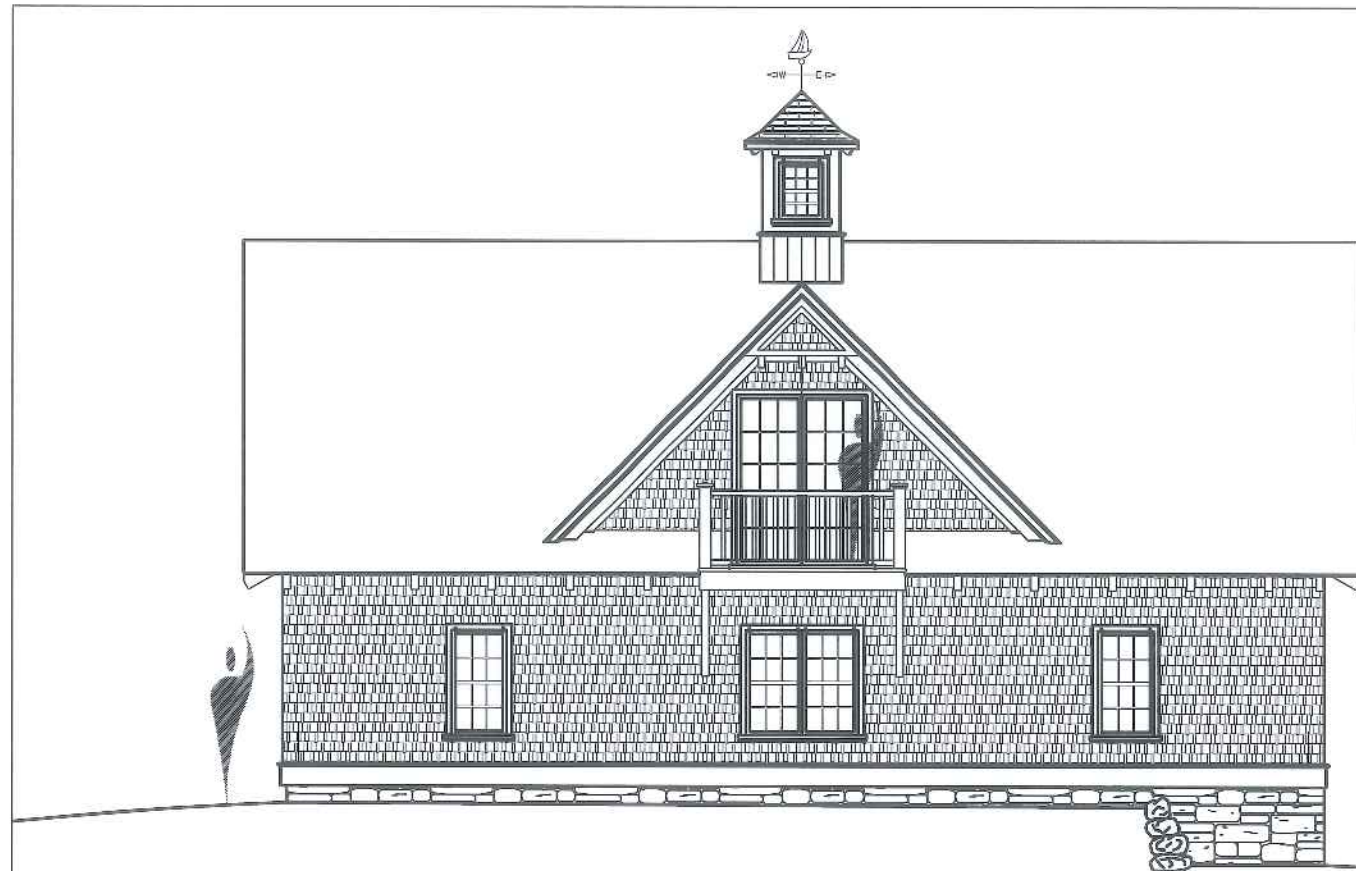
Mike Richman
Architecture
207-883-0083



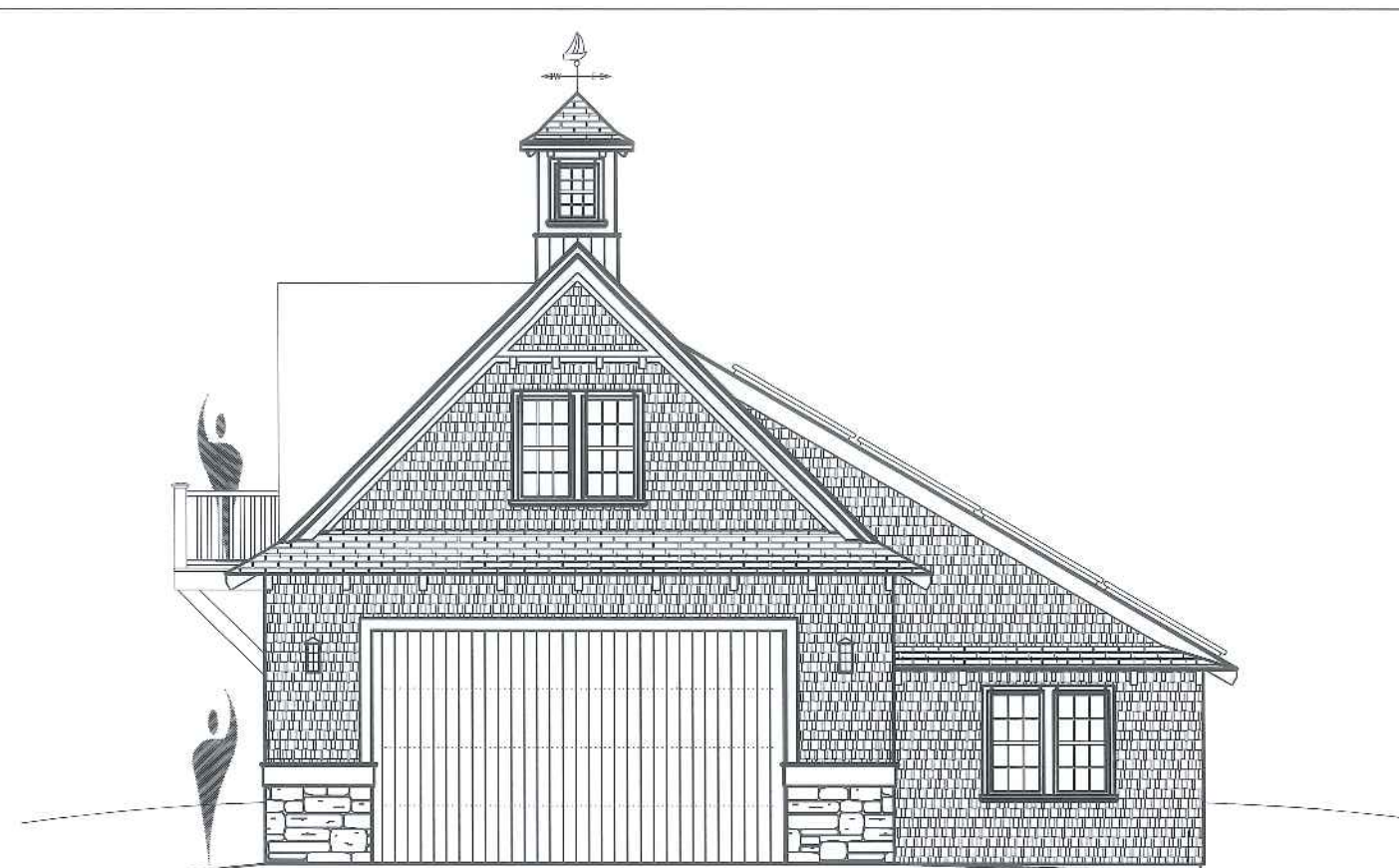
House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Conceptual Site Plan



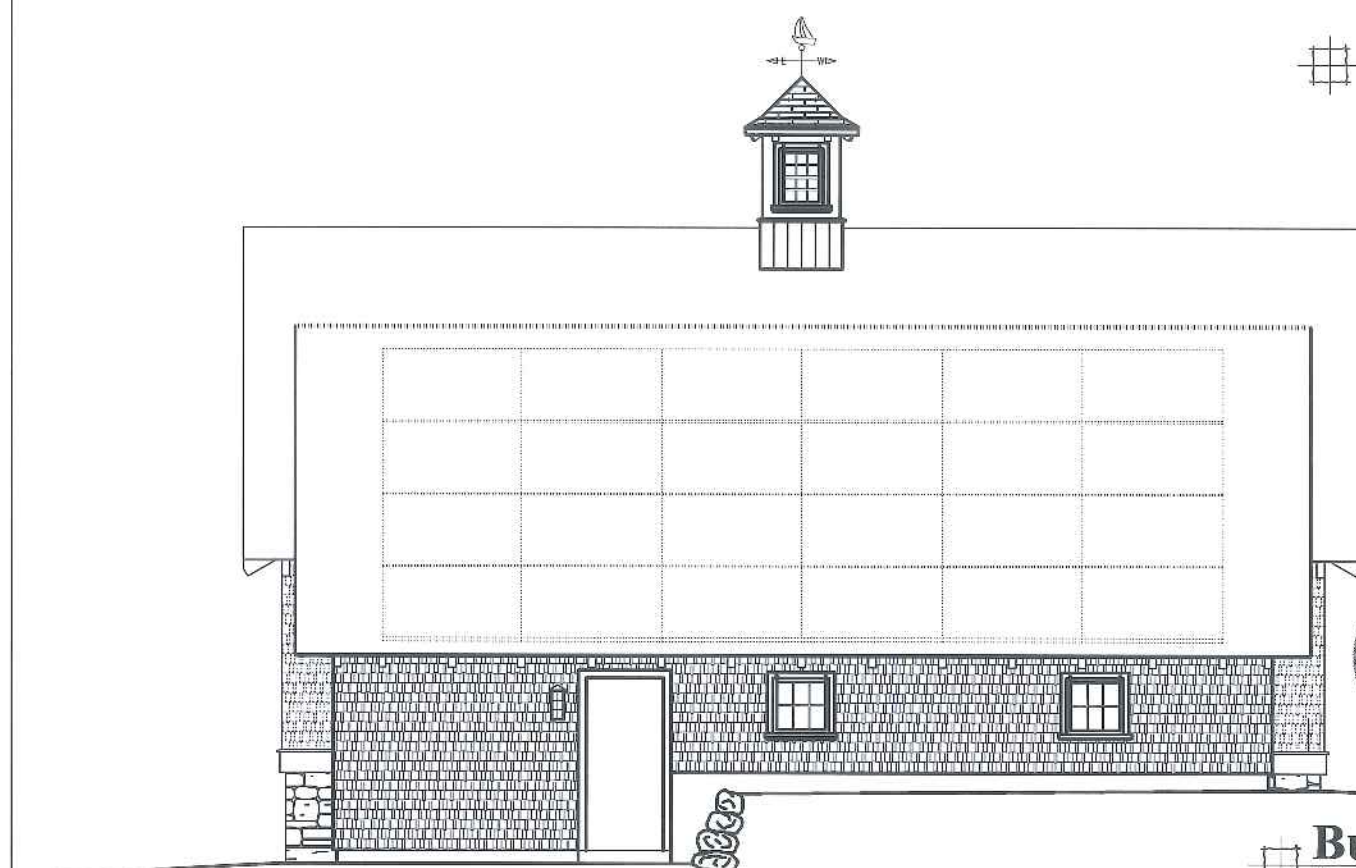
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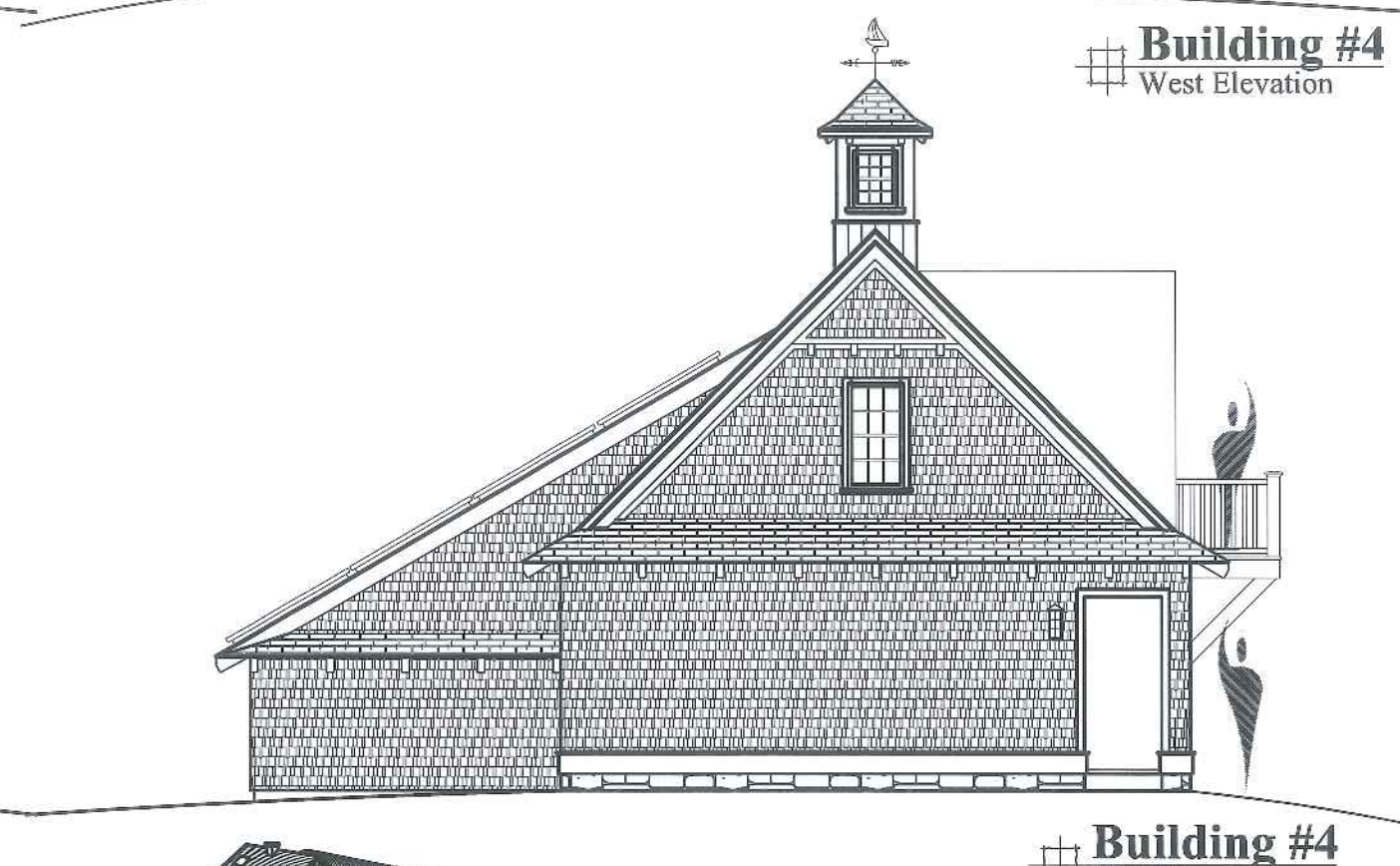
 **Building #4**
North Elevation



 **Building #4**
West Elevation

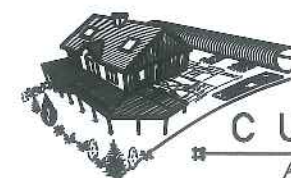


 **Building #4**
South Elevation



 **Building #4**
East Elevation

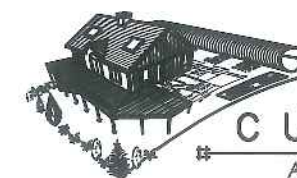
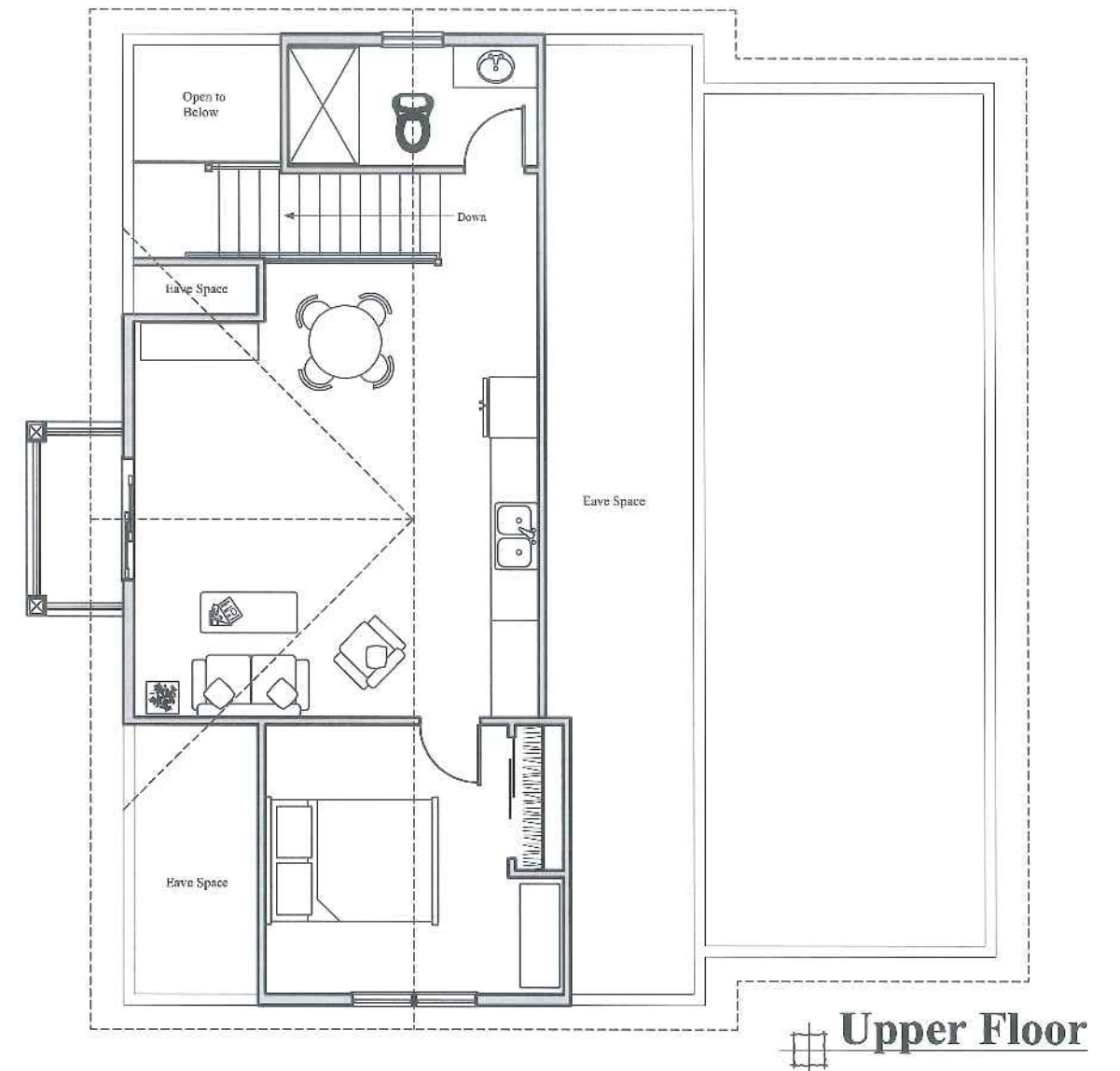
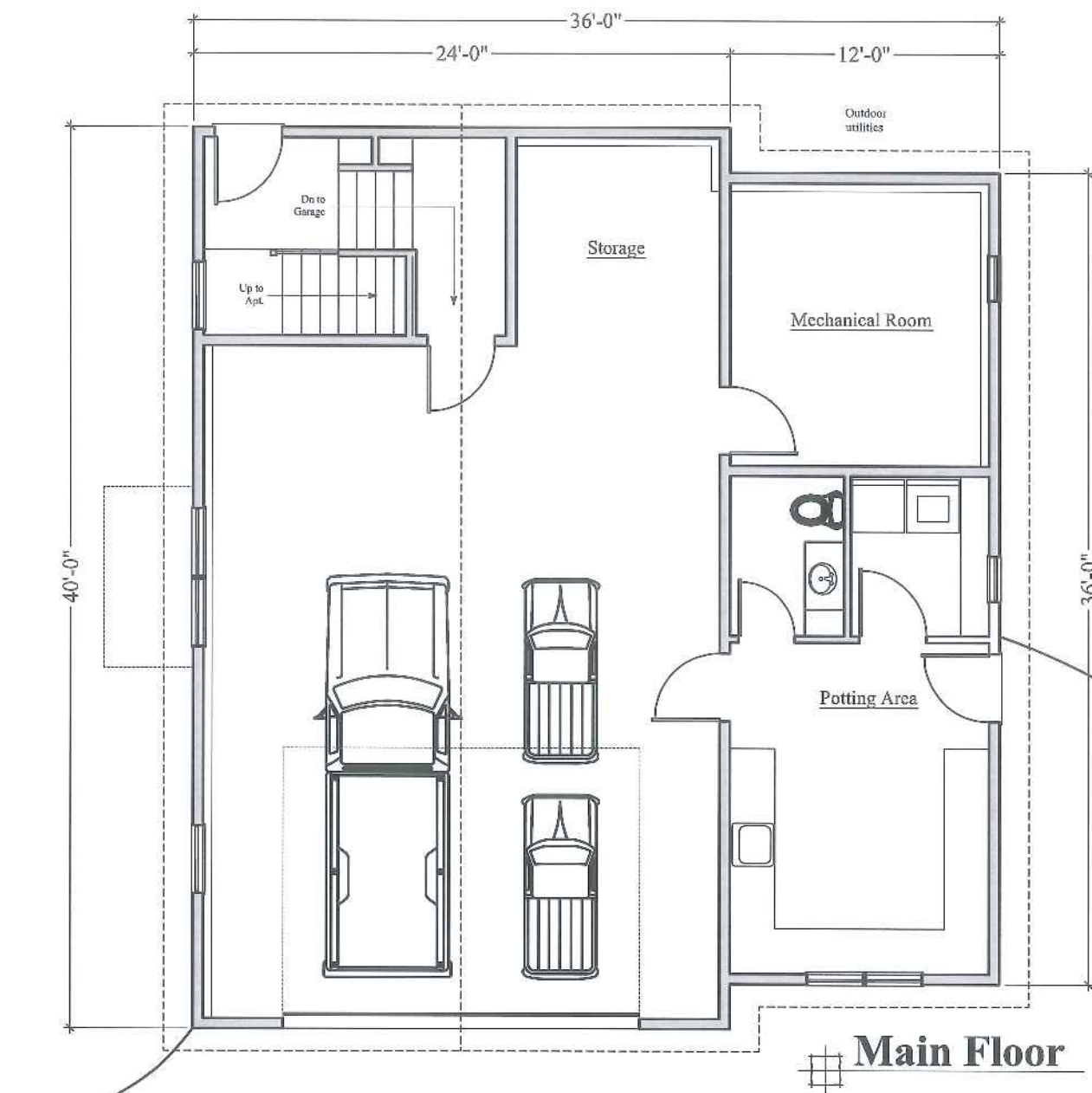
House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Elevations



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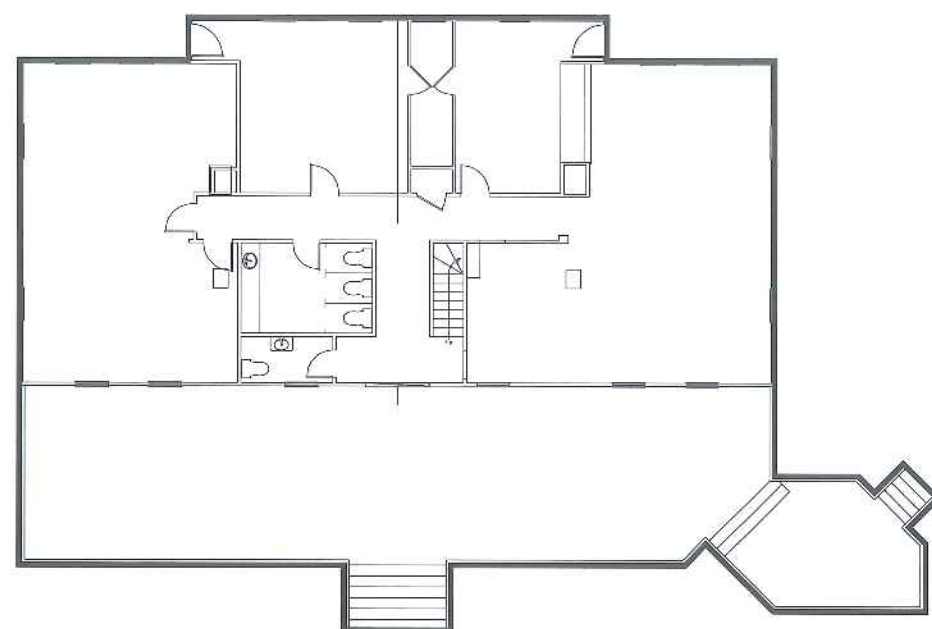
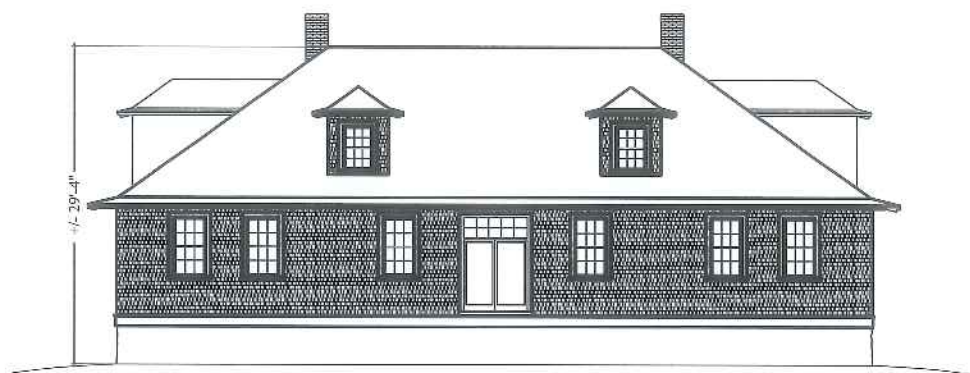
ARCHITECTURE

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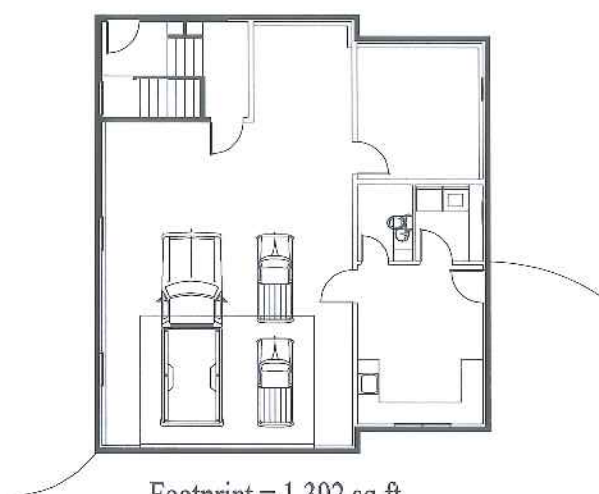
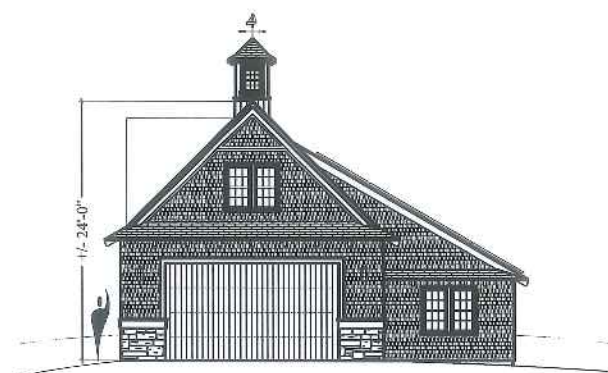
Building #1

Shown for Scale Comparison



Footprint = +/- 3,649 sq.ft.

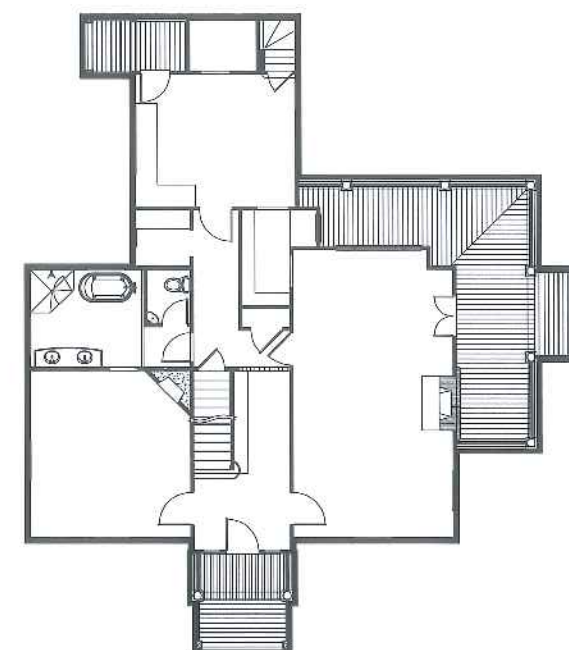
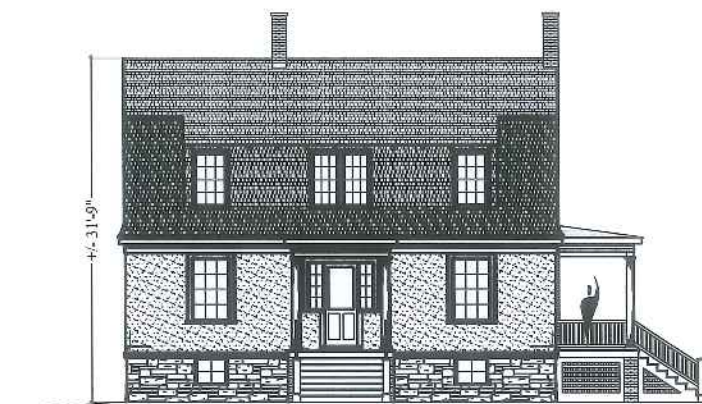
Proposed Energy Building & Caretaker's Residence



Footprint = 1,392 sq.ft.

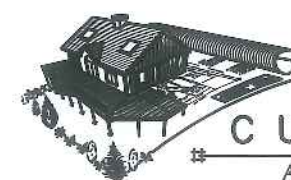
Building #2

Former Doctor's Residence
Shown for Scale Comparison



Footprint = +/- 1,830 sq.ft.

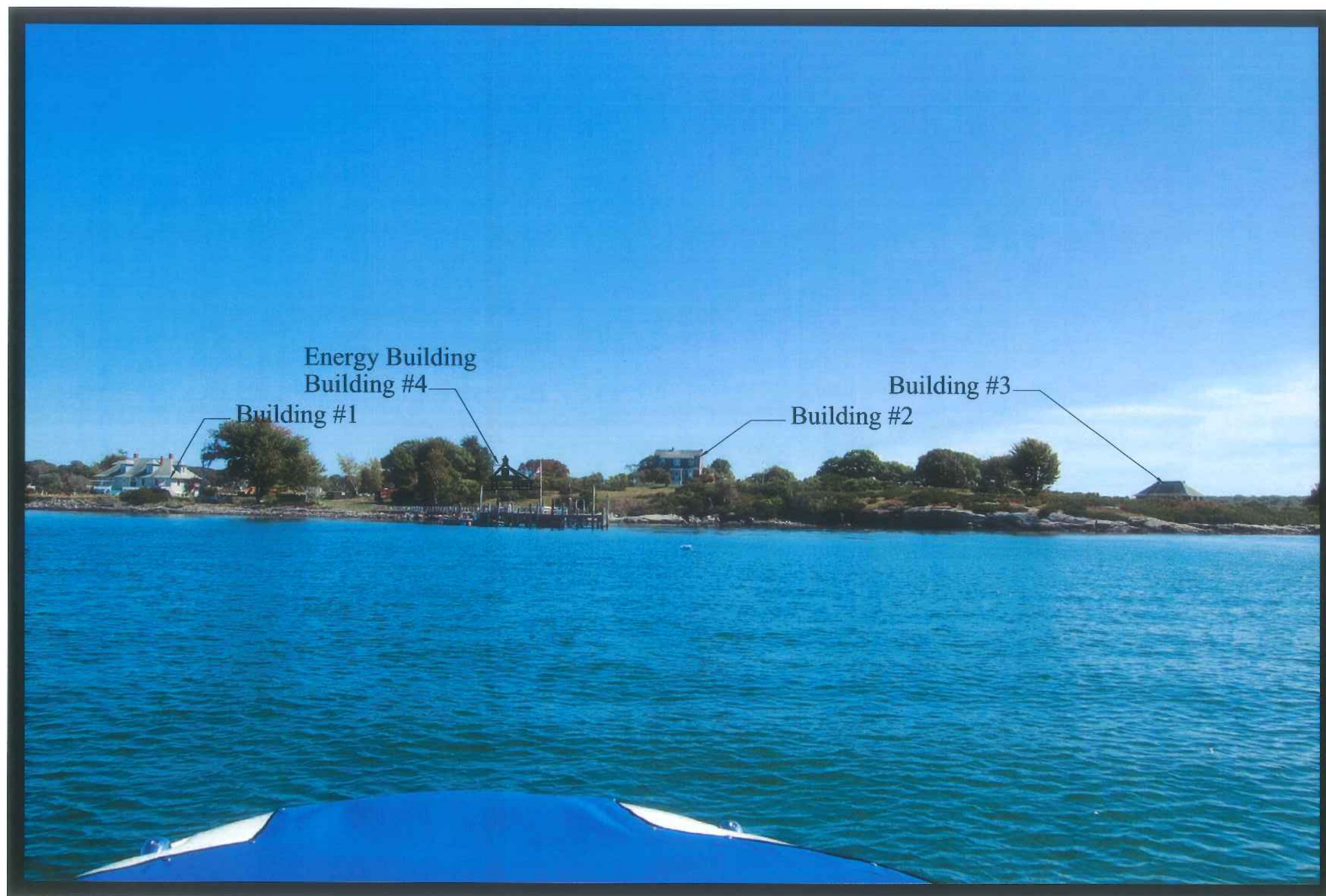
House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Shown for Scale Comparison



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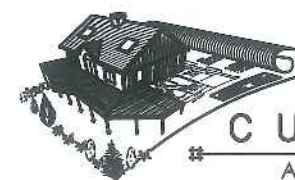
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Not to Scale

House Island - Proposed Energy Building
 Preliminary for Historic Preservation Review
 Conceptual View from the West



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