1. Legal Ad

   Documents: 12-9-15 LEGAL AD.PDF

2. Agenda

   Documents: AGENDA.PDF

3. Communication

   Documents: REED SCHOOL COMMUNICATION.PDF

4. HP Memo - 511 Congress Street

   Documents: HP MEMO - 511 CONGRESS STREET.PDF

5. HP Memo - 273 Congress Street

   Documents: HP MEMO - 273 CONGRESS STREET.PDF

6. HP Memo - 9 Dana Street

   Documents: HP MEMO - 9 DANA STREET.PDF

7. HP Memo - 121 Center Street

   Documents: HP MEMO - 121 CENTER STREET.PDF

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

On **Wednesday, December 9, 2015** at **5:00** p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will meet in Room 209, City Hall, to review the following items. (Public comments will be taken at this meeting):

1. **PUBLIC HEARING**

   i. Certificate of Appropriateness for Sign Installation; 511 CONGRESS STREET; Roberta Alexander, Applicant.

2. **WORKSHOP**

   i. Certificate of Appropriateness for Exterior Alterations; 273 CONGRESS STREET; East End Lofts, Applicant.

Break for Dinner; Meeting Resumes at 7:15

WORKSHOP (continued)

i. Preliminary Review of Proposed Deck Addition; 9 DANA STREET; Bruce Mills, Applicant.

ii. Preliminary Review of Proposed Exterior Alterations and Building Addition; 121 CENTER STREET (Corner of Center and Free Streets); Valerie Levy, Applicant.

3. **CONSENT AGENDA**

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

HISTORIC PRESERVATION BOARD AGENDA
December 9, 2015, 5:00 p.m.
Room 209, 2nd Floor, 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 NOVEMBER 18, 2015:**

   i. Certificate of Appropriateness for Site Alterations and Entry Porch Redesign; 392 Spring Street; Nancy and Dix Druce, Applicant. *The Board voted 7-0 to approve the application, subject to conditions.*

   ii. Certificate of Appropriateness for Installation of Signs; One Monument Square; Bank of America, Applicant. *The Board voted 7-0 to approve the application, subject to conditions.*

   iii. Certificate of Appropriateness for Site Alterations and Replacement of Existing Building Addition; 32 Thomas Street; Frank Monsour, Applicant. *The Board voted 7-0 to approve the application, subject to conditions.*

4. **PUBLIC HEARING**

   i. Certificate of Appropriateness for Sign Installation; 511 Congress Street; Roberta Alexander, Applicant.

5. **WORKSHOP**

   i. Certificate of Appropriateness for Exterior Alterations; 273 Congress Street; East End Lofts, Applicant.

Break for Dinner; Meeting Resumes at 7:15 p.m.

6. **WORKSHOP (continued)**

   i. Preliminary Review of Proposed Deck Addition; 9 Dana Street; Bruce Mills, Applicant.

   ii. Preliminary Review of Proposed Exterior Alterations and Building Addition; 121 Center Street (Corner of Center and Free Streets); Valerie Levy, 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/historic.htm

Memorandum
Planning and Urban Development Department
Planning Division

To:	Chair Benson and Members of the Historic Preservation Board
cc:	Deb Andrews, Historic Preservation Manager
From:	Christine Grimando, Senior Planner
Date:	December 4, 2015
Re:	Reed School Landmark Designation

I'm writing to request that the City of Portland Historic Preservation Board nominate the former Reed School, at 19 Libby Street, as a local historic landmark. The request is made following the report of a Task Force charged with making recommendations on the future re-use of the site. A key recommendation of the report was that the original structure be designated.

The original, 1926 structure, has been a distinct presence in the Riverton neighborhood since its inception as an elementary school. In 1950 a one-story addition was constructed, and a garage loading area was added in the 1980s. After it ceased to serve as an elementary school, it was the central kitchen for the Portland Public Schools for many years, until those functions were relocated in 2013. The building has since sat largely empty, except for some residual storage, and occasional public safety trainings. There is currently a rezoning of the property and an RFQ slated to be issued in the near future, to facilitate the eventual redevelopment of the property.

Reed School from Homestead Avenue

The Maine Historic Preservation Commission has found both the original, 1926 structure and the 1950 addition, to be eligible for nomination to the National Register of Historic Places. These were found eligible for their combined architectural significance, as examples of two distinct types of school styles built before and after WWII, and for the way in which the building speaks to the neighborhood's post-War development. The final recommendations for the Reed School property suggest the 1950 addition be considered for future designation, but the addition is not included in this request. The original structure received the strongest, consistent support for preservation, and has been identified as the critical historic component of the property. It was suggested, in feedback received at Task Force meetings, that there might be particular structural challenges with repurposing the 1950 addition; the Task Force consequently prioritized re-use of the original structure in their recommendation, and deferred the consideration of the addition to a later time, when more was known about the re-use of the site.

Attachments:

1. MHPC Correspondence (March 19, 2015)

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

19 March 2015

Deborah Andrews
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Ms. Andrews:

Thank you for submitting the National Register Eligibility Assessment form , photographs and other information pertaining to the Thomas B. Reed School in Portland, Maine. These have been carefully examined by our staff.

I am pleased to say that in our judgment, based on the information and photographs submitted to date, this property is eligible for nomination to the National Register of Historic Places. The school is eligible for its architectural significance as a good example of two distinct types of school buildings built before and after World War II. We are particularly impressed that the building retains its original windows and interior finishes. The building is also significant under Criterion A for the manner in which it illustrates the associated neighborhood's post War development.

I am writing and researching National Register nominations as my schedule allows, and it is possible that I will have the time in 2016 to write a the nomination for this property, should the City of Portland decide to pursue listing. However, should you wish to proceed immediately with the development of the nomination for this property please consider hiring an architectural historian to research and prepare the nomination documentation. A list of architectural historian known to work in the state is enclosed

All nominations, before being sent to Washington for final approval, must first be presented to our Commission for approval at one of their quarterly meetings. We will schedule this nomination for presentation once a final draft of the nomination has been received and approved by this office. Once you have identified who will prepare your nomination please have them contact me at (207) 287-2132 or christi.mitchell@maine.gov to discuss scheduling and submission requirements.

In the meantime, the property will be included in the Maine Historic Resources Inventory which will provide the same protection as if it were already listed in the National Register. Please do not hesitate to contact me if you have any questions.

Sincerely,

Christi A. Mitchell
Architectural Historian

Enc.

PHONE: (207) 287-2132 FAX: (207) 287-2335

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
511 CONGRESS STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: December 3, 2015

RE: December 9, 2015 Public Hearing

Application for: Sign approval for a hanging sign – Congress Street Historic District

Address: 511 Congress Street

Applicant: Roberta Alexander

Sign Contractor: Ron Nevers, Sign Concepts

Introduction

Applicant Roberta Alexander, the owner of Soakology, has requested a hearing with the Board to appeal a staff level denial of her sign permit application for her business at 511 Congress Street. Early last summer Ms. Alexander moved Soakology's location from an older building at 30 City Center (formerly 268 Middle Street,) to 511 Congress Street, at the former Maine Savings Plaza. At the end of June a sign application was submitted to the City which included an internally illuminated wall sign over the entrance, and a proposal to install the carved wood sign that Soakology displayed for years at the previous location, on a new blade sign bracket. In several emails over the summer and fall, and in a face-to-face meeting in October, staff and the applicant discussed the proposal, the issues it raised, and various alternative sign ideas.

Staff was initially hesitant to approve either sign, based on concerns about compatibility with the building and the context. Internally illuminated signs are generally discouraged by Portland's Sign Design Guidelines, but over the course of several conversations with the applicant in search solutions to her signage needs, staff concluded that the proposed lighted sign over the entrance was an acceptable presentation for the location. Ms. Alexander has been informed that staff can approve the installation of the proposed illuminated sign over the entrance to Soakology. Concerns about compatibility and hopes for a unified approach to signage led staff to discourage

the exterior installation of the rustic wooden hanging sign in a location where attaching a hanging bracket would be an awkward addition to the modern façade. Staff suggested hanging the old wooden sign prominently inside the large glass storefront windows, and encouraged other identifying signage on the glass, and on the decorative band that runs continuously around the plaza, above the ground floor windows.

Last June, at the beginning of the sign application process Ocean Gate LLC's principal Ed Gardner wrote a letter in support of his new tenant's application for the hanging sign and the illuminated wall sign – a City requirement when a tenant is applying for new signs. During the summer staff contacted Mr. Gardner to encourage a unified and consistent approach to signage at the large building and plaza built in 1974. He was sympathetic to the ideas staff presented about signage on the storefronts around the plaza, but it is unclear what he has discussed with his tenants.

Ms. Alexander has stated that she regards the wooden moose sign as an essential branding image for her business that is much loved by her clients, and one that is necessary to hang prominently to make the new location visible on Congress Street. On Wednesday she will present her proposal to the Board. Included with this packet are the background application materials, photo mock-ups of the proposed signs prepared by the contractor Sign Concepts, and additional photos of the context provided by staff. In addition, staff has included relevant portions of Portland's Sign Standard and Guidelines, noting that as with most Historic Preservation reviews, sign reviews are heavily dependent on consideration of the subject property and the context, and must be reviewed on a case-by-case basis.

Subject Property – Existing Conditions and Context

Still known as "Maine Savings Plaza" to many, 499-513 Congress Street is identified as 511 Congress by the City. Constructed in 1974, it consists of a nine-story tower set well back from the street, and a wedge-shaped, multi-level plaza that is defined by two low wings reaching toward the street. The plaza is one of only a few breaks in the Congress Street street wall. Primary materials are dark brown brick for the tower, and dark bronze colored metal and tinted glass at the low retail wings. The metal band above the ground floor windows, which is continuous except for a break where the grade steps down, has recently been painted in bright colors to enliven the recessive palette of materials. As shown in a photo from the late 1980's, published in the book on Congress Street published by Greater Portland Landmarks, originally this band was originally dark like the rest of the building, and it was the location for white-lettered signs for the retail spaces. (See Exhibit 3.)

Soakology occupies the prominent, street-level space at the front right corner of the complex, at the corner of Brown Street. The glass-doored entrance faces Congress Street and an entrance to the plaza at an angle, and only a low, tapered bulkhead runs under the large windows along the sidewalk. At the corner of Brown Street the building corner is angled like at the entrance to Soakology, but with glass instead of doors.

Like several other ground floor tenants on the plaza, the applicant has added signage to the large windows. This was apparently one of the goals communicated to tenants by the landlord, who has owned the building since 2014: concentrate signs on the large storefront windows. A neighboring

restaurant has installed a number of signs, including a large rectangle over the entrance that obscures the horizontal band. Staff has been unable to locate City sign permits for these neighboring signs, and asked some time ago that the large rectangular sign be removed. Finally, while there are numerous examples of blade signs on brackets up and down Congress Street, there are no such signs on the retail spaces at 511 Congress.

Proposed Signs, Applicable Standards, and Staff Response

As noted above, staff hesitated to approve the proposed 3' x 6' internally illuminated wall sign based on Section E.iv. of the Sign Guidelines:

> *Acceptable forms of internal illumination may include halo-lit signs and dye-cut metal sign panels that illuminate individual letters and symbols only. Neon signs may be acceptable as well where they are custom-designed to be compatible with the building's historic and/or architectural character. As a general rule, standard internally-illuminated box-type signs and individual letters that are internally illuminated are prohibited.*

In working with the applicant to reach an overall solution that would be appropriate, staff decided the context warranted treating this illuminated sign as an exception. It employs the distinctive typeface and logo of the business, in colors that are relatively quiet (particularly the background,) and compatible with the building. Its size and shape fit the panel above the entrance appropriately, and the style does not seem out of place on the modern façade.

In reviewing the carved wood blade sign, which is proposed to project on a simple, dark metal bracket from the approximately 45 degree corner of the storefront near the entrance, staff began with this excerpt from Section 14-652.5 of the Historic Preservation Ordinance:

> *Signs shall be compatible with the subject building and its surrounding context as detailed in the signage design guidelines included in the Historic Resources Design Manual. If there is a conflict between this standard and the requirements of Division 22 (signs) of the Land Use Code, the stricter shall apply.*

The colors of the wood sign are fairly dark and muted, and the lettering is similar to the other signs for the business, but staff was concerned that the total absence of any other blade sign brackets on the clean, modern façade, combined with the carved wood of the sign itself rendered it incompatible with the building. The former location of the business is a three-story Venetian Gothic building attributed to Francis Fassett, built in 1876. (Before Middle Street was cut off in the 1970's and City Center became pedestrian only, this building was part of a row of Middle Street commercial buildings.) While the owner's desire to re-use the iconic sign at the new location is understandable, the buildings are extremely different. The Congress Street complex makes a strong architectural statement that calls for a unified approach to signage. Section A of the Sign Guidelines lists General Design Concerns:

A. General Design Concerns

> *i. Signage on all buildings, historic and contemporary, should be carefully considered, taking into account the scale, character and design of the subject building and its*

surrounding context.
ii. Signs should not dominate building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.)
iii. Design, selection of materials, and workmanship should be of high quality in appearance and character, complementary to the materials and character of the building, and convey a sense of permanence and durability.
iv. In a downtown setting, the design of signage should be oriented and sized to reflect the nature of movement around the building, with an emphasis primarily on the pedestrian and slow-moving traffic.
v. The design of signage should be respectful of the building on which it is located, carefully designed to fit a given façade, and complementing the building's architectural features. Signage of a style that predates the building, such as providing "colonialized" signs on a Victorian storefront, is not appropriate. A sign of contemporary design or materials on a historic building may be acceptable, provided it complies with the guidelines herein.
vi. Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general scale and design, and type of illumination.

Consideration of the proposed signs has been complicated by the fact that the landlord initially granted his permission for the proposed signs, prior to any review by the Historic Preservation Office to evaluate the appropriateness of the proposals. In addition, it appears there was not a master signage plan that was clearly articulated at the time of Soakology's move. Section I. of the Sign Guidelines speaks of Master Signage Plans:

A master signage plan will be required for all major projects (rehab and new construction) as part of the site plan and/or historic preservation review process. Signage on new buildings should be related to, and read as an integral part of, the design and material palette of the building. The master sign plan should allow adaptability for changing tenants and uses over time.

At this point there has not been an opportunity to follow up with Ocean Gate to promote clearly outlined rules or recommendations for signs at the subject property. Staff has recommended signage that focuses on the extensive storefront glass panels, the band above the storefront windows, and (where applicable) the solid panels above entrances.

Staff Comments

Staff suggests the threshold question concerning the proposed carved wood blade sign is whether a blade sign is appropriate for the subject property, given the strong design elements of the complex and the lack of any precedents there. Blade signs certainly exist on Congress Street, including on some storefronts that have been modernized, but staff questions whether it is a type of sign one would normally associate with this particular property. Staff suggests alternatives exist for presenting the business name to multiple viewpoints, and the location is already a fairly prominent

one. The applicant clearly feels, however, that a blade sign is necessary to give the business the visibility it needs.

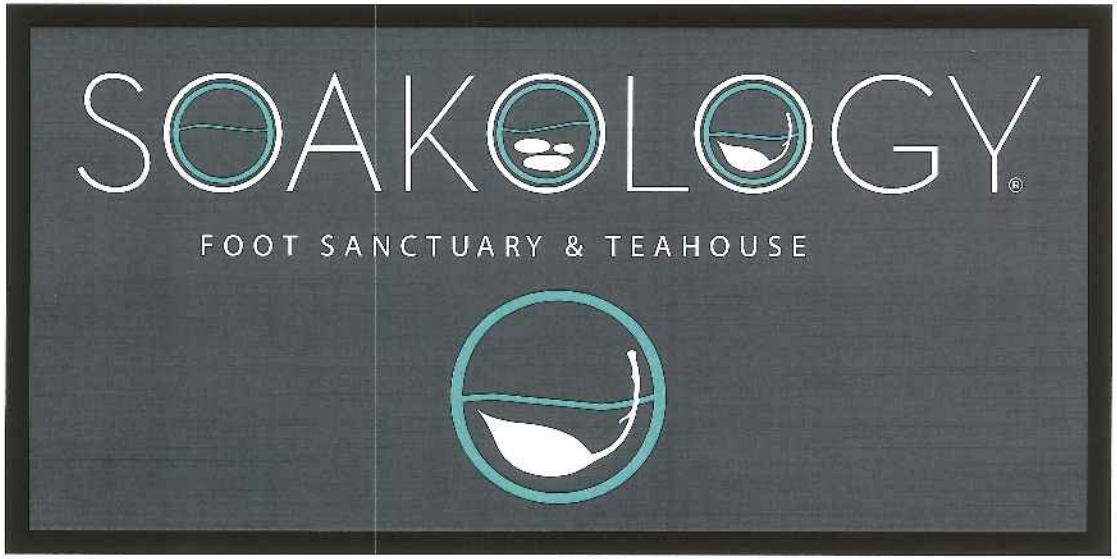
If a blade sign can be envisioned as an appropriate approach to signage at the subject property, then the Board must judge whether the proposed carved sign, however distinctive and well-regarded, is appropriate for exterior display at this location. The Board is reminded of the General Design Concerns listed above, in particular the question posed by Section A.v. and its caution about anachronistic signs. Would a sign closer in character and style to the proposed sign above the entrance be acceptable? Section A.vi. raises the question of whether there is enough of a common pattern to the signs proposed for Soakology, or is the wooden moose too much of a divergence? Finally, staff adds that it has suggested to the applicant that the wooden moose sign could be displayed prominently inside one of the front windows of Soakolgy, with lighting if desired. Ms. Alexander has noted that the glass in the storefront is tinted, and that it is important that the moose have the visibility offered by a blade sign.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 1-9-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed blade sign for 511 Congress Street **meets (fails to meet)** the historic preservation ordinance review standards, specifically Standards……., (subject to the following conditions…….)

Attachments

1. Proposed signs, prepared by Sign Concepts
2. Google photograph of the plaza and buildings at 511 Congress Street
3. Photograph of Maine Savings Plaza (511 Congress Street) from late 1980's
4. Photograph of previous location of Soakology – 30 City Center (formerly 268 Middle Street)
5. Signage Design Guidelines, Introduction page



ATTACHMENT 1

SIGNConcepts
VISUAL COMMUNICATION EXPERTS

Date: 6/11/15	Scale: 1" = 1'
Drawing #: 1	Sales Rep: RN
Rev #: 1	Rev Date: 6/18/15
Apprv'd by:	

Soakology

- 1 - s/f 3' x 6' internally illuminated wall sign
  - extruded aluminum sign cabinet w/ LED lighting
  - polycarbonate face
  - translucent vinyl graphics

ATTACHMENT 1

SIGN Concepts
VISUAL COMMUNICATION EXPERTS

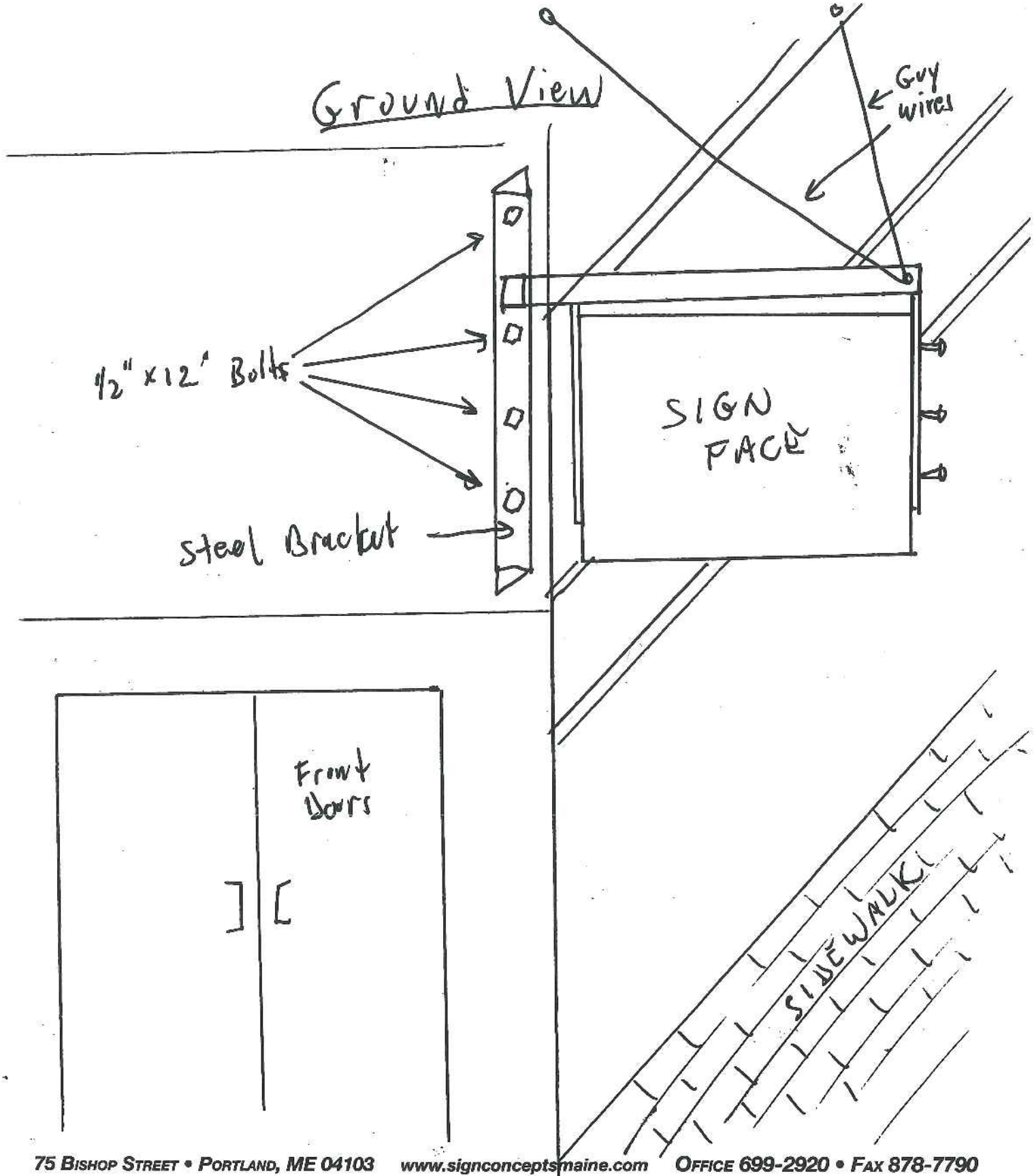
Date: 6/18/15	Scale:
Drawing #: 5	Sales Rep: RN
Rev #: xx	Rev Date: 00/00/15
Apprv'd by:	

Soakology

- install existing 30" x 48" hanging sign using custom fabricated steel bracket

ATTACHMENT 1

SIGN Concepts
VISUAL COMMUNICATION EXPERTS



75 BISHOP STREET • PORTLAND, ME 04103 www.signconceptsmaine.com OFFICE 699-2920 • FAX 878-7790

Google Maps 511 Congress St

Image capture: Sep 2011 © 2015 Google

Portland, Maine

Street View - Sep 2011

ATTACHMENT 2

ic of later Victori-
. With this work
upper stories re-
led maintenance.

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original appear-
ration.

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ra cotta, roofs,
finials.

n storefronts to
eastern store-
y undergoing re-

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519 CONGRESS
MECHANICS HALL

Type A

The only change to the upper two stories of Mechanics Hall is the installation of aluminum storm windows over the original two-over-two sash. The storms are ill-fitting and obscure the beauty of the original windows. Fortunately, the basic opening, the fan lights in the arches, and the transom/spandrel panels between floors remain in place. Installation of interior storms would do much to improve the appearance of the upper facade.

The Carter Bros. storefront (complete with its raised-letter and gold-leaf window signage) is one of the very few virtually unaltered historic storefronts on Congress Street. Accordingly, there should be a continued commitment to its preservation. Carter Bros. also provides the physical evidence to direct a future restoration of the eastern storefront. Until such a complete restoration can be undertaken, the Fotoshops storefront should remain basically as is. It is a comprehensively-designed storefront, representative of its construction period and executed in quality materials. Nevertheless, the outstanding architectural significance of the building warrants a return of this storefront to its original appearance.

The handsome, multi-panel main entry doors may or may not be original to the building, but in either case have acquired significance in their own right and are worthy of preservation. They should be retained and pulled closed during non-working hours to reveal the entrance's historic appearance.

SHORT TERM

Replace upper story storm windows with interior storms to reveal original sash. Original wood window frames should be repaired as needed;

Remove plastic projecting sign, repair mounting holes in stone.

LONG TERM

Restore eastern storefront to match that of Carter Bros.

MAINE SAVINGS PLAZA

Type B

Maine Savings Plaza is a rather skilled statement of mainstream modern architecture and urban design. Executed in high-quality materials, the plaza's buildings are quiet and somber, breaking no new ground, but removed from controversy.

Although too many breaks in Congress Street's streetwall would destroy the sense of enclosure characteristic of a traditional "main street," in this instance the plaza and jagged low building walls form an interesting break in the street line. The plaza, however, is rather sterile and uninviting, as were most public plazas of its period. A new landscape treatment should be considered with trees and other greenery to give the plaza a more human scale. Color is also lacking. Consideration might be given to awnings, banners, or overhead canopies to brighten the scene.

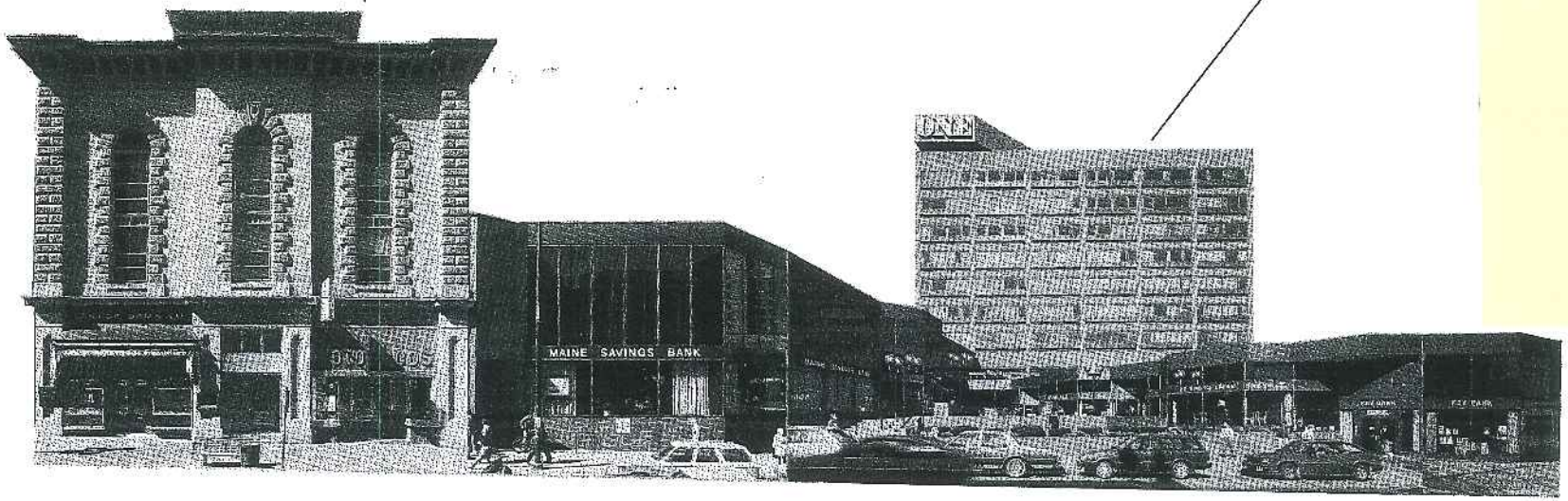
SHORT TERM

Provide planters with trees of significant size on the plaza;

Install brightly-colored awnings at low wings and in plaza.

LONG TERM

Continued maintenance.



ATTACHMENT 3

ATTACHMENT

4

Signage Design Guidelines

Introduction

Signs, awnings, canopies and other similar devices are among the most noticeable visual elements of the urban commercial environment. These devices are not only a practical business requirement for a property owner or tenant but also can significantly enhance a storefront, building façade and street environment. Signage designed, constructed, and installed throughout Portland's historic districts should be executed and placed in a manner which is respectful of the character of the building on which it will be located and the character established by surrounding buildings and environment.

Signs, as components of a building façade, are relatively temporary as businesses or tenants change with some frequency over time. The design and installation of signage should recognize this temporary nature of uses and should always be approached with an attitude of reversibility. All signs should be designed and installed in a manner that, upon their removal, the character defining features of the building remain intact and that the exterior materials of the building are not permanently or irreparably damaged.

Regulation of Signage in Historic Districts

Any new sign and any change in the appearance of an existing sign located on Landmark structures or within Historic Districts or Historic Landscape Districts shall be subject to review and approval under the provisions of the historic preservation ordinance (Article IX of the Land Use Code) and shall require a Certificate of Appropriateness.

The following guidelines provide guidance in the interpretation and application of the historic preservation ordinance review standard (Sec. 14-652.5). The guidelines are general in nature and are intended as guidance in designing appropriate signage for a wide range of building types and styles, as well as contexts. Each application will be reviewed on a case-by-case basis, with the objective of approving signage appropriate for the particular building and context.

These guidelines shall apply to all sign types, including but not limited to, projecting signs, wall signs, permanent window signs, awnings and canopies, banners, free-standing signs (where permitted), portable signs, and rooftop signs (where permitted).

If there is a conflict between these standards and guidelines and the requirements of Division 22 of the Land Use Code (sign ordinance) or other provisions of the City Code, the stricter shall apply.

ATTACHMENT 5

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
273 CONGRESS STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: December 3, 2015

RE: December 9, 2015 **Workshop** – Preliminary Review of Proposed Exterior Alterations

Address: 273 Congress Street (former location of Angela Adams)
India Street Historic District

Applicant: East End Lofts LLC.

Architect: Evan Carroll, Bild Architecture

Introduction

Architect Evan Carroll, representing East End Lofts LLC, has requested a workshop to present preliminary plans for alterations to the mixed use structure at 273 Commercial Street. The subject structure, which formerly housed Angela Adams' retail store, is located in the recently-designated India Street Historic District. The new owners of the building propose to retain a retail or other commercial use in the ground floor storefront (tenant yet to be determined) and convert the balance of the building into studio condominiums. The proposed exterior alterations are associated with its conversion to studio units.

Subject Structure

The original, and still evident, residential brick structure at 273 Congress was constructed circa 1865 in the Italianate style. In 1923, as this portion of Congress Street was transitioning to an increasingly commercial corridor, a single-story commercial addition was added to the front of the building. At about the same time a third story was added to the original two-story residence, resulting in the current odd appearance of the roofline. Since that time, several other building additions have been introduced, mainly at the rear of the building.

Given the closeness of the neighboring building to the west, the accumulated rear additions and alterations are not readily visible on this side. On the east side of the building, the deep setback of the Etz Chaim Synagogue allows for greater visibility of 273 Congress' rear

additions, although the dark metal siding and landscaping within the synagogue's front garden help blunt the view.

Proposed Scope of Work

Project architect Evan Carroll has provided a written description of the proposed scope of work. Note that the accompanying drawings include a demo plan showing where new window and door openings will be introduced at the side and rear elevations. Locations of proposed mechanicals are also shown on the proposed elevations.

Note that a number of the alterations described and illustrated in the application will not be readily visible from the street, including new window and door openings, vents and mechanical equipment on the rear elevation and west elevation and the rear-most portion of the east elevation (which is obscured by the neighboring synagogue). As such, the Board need not review these aspects of the proposal.

Those aspects of the plan requiring Board review include:

Congress Street elevation

- Above the storefront parapet, addition of a galvanized steel cable railing to accommodate a proposed rooftop deck
- On the front elevation of the original house, replacement of two windows with doors to provide access from two separate units onto the deck
- Installation of a galvanized steel vertical screen or partition on top of the proposed deck to provide privacy for the two unit owners. Note that the barrier is shifted to one side of the center projecting bay.
- Selective repair and repointing of masonry on front elevation
- Installation of two vents on front elevation, second floor level

East elevation

- Enlargement of several existing window openings to accommodate 9' x 10' combination awning/fixed window units
- Installation of vents

Staff Comments and Questions

Although the building at 273 Congress has been substantially altered and expanded over time, it still retains vestiges of its original residential form and architectural character. Also, the building complex, with its obvious later storefront addition, provides tangible evidence of the fact that this section of Congress Street transitioned during the early 20th century from a largely residential corridor to an increasingly commercial one. For these reasons, the building is important to the story of the India Street neighborhood and was classified a contributing structure in the India Street Historic District inventory.

Given the number and nature of significant alterations already made to this building, including the application of contemporary metal siding on the exposed west elevation, it is perhaps less

sensitive to change than would be the case for a more intact historic structure. That said, care

should be taken not to further erode its remaining historic character. Also, any new exterior alterations should be integrated with existing features to provide a level of visual coherence. The visual prominence of the building (it is within clear view as one travels north on India towards Congress) warrants careful consideration of the proposed renovation.

Regarding the proposed roof deck facing Congress, the Board will need to determine whether a deck can be successfully introduced in this prominent location. Typically such decks are located on less prominent elevations of a building, but there have been exceptions. The deck at 675 Congress Street facing Longfellow Square is an example. Staff's principal concern about the proposed deck is the introduction of a vertical barrier, which will inevitably be visually distracting, especially given its off-center position on a symmetrical façade. If introducing a deck is generally acceptable to the Board, staff suggests that the railing have a dark and recessive finish to match the dark metal coping and trim of the building. Also, the Board might suggest that the new doors that replace existing second floor windows match as closely as possible the appearance of the windows, especially in terms of the width of the frames.

Regarding the proposed window replacement on the east elevation, while the proposed large window units will no doubt make the small interior spaces feel larger and provide generous views of the abutting garden, the visual impact on the abutting garden should be considered as well. Also, the Board should consider whether the proposed windows will make this east elevation more visually prominent than it warrants. The fact that the east wall features two different exterior materials compromises the ability to provide a cohesive appearance to this exposed elevation. Perhaps mulled double hung windows would be a more recessive solution in this context.

Finally, staff notes that the plans do not call for removing the fire escape from the front of the building, despite the fact that the fire escape will no longer be required once the project is complete. Staff recommends that it be removed as part of the proposed building renovation.

Applicable Review Standards

Although the subject building is classified as a contributing building within the district, it has undergone significant previous alterations that have compromised its historic character. Accordingly, the following Standard for Review of Alterations to or Redesign of Noncontributing Structures is instructive in this instance:

> (a) ..... The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

Attachments:

1. Applicant's submission, including project description, photos of existing conditions, demo plans, elevations, details product specifications and cut sheets

bild ARCHITECTURE

ingenuity thoughtfulness empathy

HISTORIC PRESERVATION **11/3/2015**

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

273 Congress, East End Lofts

Project Description

This project involves renovations to the existing Angela Adams retail space in support of converting the building into studio condominium housing, and as a result, returning the building back to its original usage. This project will not only provide a compatible use for the existing space, but will also provide much needed housing for the neighborhood. Distinguishing original qualities to the character of the building will be left primarily intact, and there will be no significant archeological resources that will be impacted by this project.

The original building structure, constructed as a house during the mid to late 1800s, has undergone several additions over its lifetime. The second oldest portion of the building is a single story, 3-wythe brick structure located to the rear of the site. During the first half of the 20th century the front façade was altered to accommodate a storefront structure. A second story consisting of a brick veneer assembly was constructed on top of the original 3-wythe structure while the building was occupied by Tommy's Hardware, and this addition unified the two separate buildings on the site. Also during that time a dormer was added to the front of the house. While Angela Adams occupied the building, a block veneer addition was constructed, expanding the usable area of the second story.

A portion of the original house will be converted into a two story living unit, with living and sleeping spaces located on the upper floor (third floor of building). The original beams located in the living area will remain, and portions of the structure that will be uncovered during demolition shall be cleaned to match the currently exposed wood.

Alterations and repairs to the existing building include window and door replacements (see drawing A6.1) and repair work to the existing masonry (refer to elevations on sheet A2.1). Care will be taken when repointing and repairing failing exterior brickwork to match the existing surrounding brick to the greatest extent possible. When cleaning existing surfaces, care will be taken to not cause damage to any historic materials.

Multiple large windows will be added to the north and south facades in order to increase daylighting within the new living spaces (see drawing A2.1). These windows will consist of clear anodized aluminum frames to match the existing entry door frame, and will be located so as to be harmonious with the rhythm of the existing fenestration. A total of five windows will be replaced due to poor condition. These windows will be the same sizes of the originals and will be replaced with aluminum frames to match the existing building standard.

At the south façade of the building, there is a portion of the 3-wythe brick that has been infilled with CMU (refer to the South Elevation on drawing A2.1). The CMU will be removed and infilled with a wood framed assembly finished in black metal siding to match the north façade. A new door and window will be located within the infilled portion to provide access to Unit #2. Two existing window openings on the same wall have been infilled with brick. This brick will get removed, and a window and door will be

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installed in the existing rough opening (additional brick will need to be removed to accommodate the door).

Minor work to the façade will include re-roofing the existing roof over the retail space and converting it into a usable patio space equipped with a new railing and a screened partition dividing the patio for two separate units (refer to details 1, 2, and 3 on sheet A8.1). The existing windows overlooking this space will be replaced with new glazed doors. The patio doors will include arched clearstory windows to match the original appearance of the existing windows, and the original decorative header and surrounding brickwork will remain in place. The new railing and screened partition will consist of galvanized hollow structural steel and steel rods for a modern and tasteful aesthetic. Signage alterations will involve the replacement of the existing fabric awning with a new awning of like kind.

Existing exterior utilities will primarily remain, with the exception of the existing exterior lighting which will be replaced in order to properly illuminate the site (refer to elevation on sheet A2.1). New exterior lighting fixtures will be installed on the façade facing the Synagogue. Condensing units corresponding to new mini-split heat pumps located in each unit will be installed wall mounted on the rear façade. The sidewalk will need to be selectively demolished and reconstructed to match its original condition in order to provide access to existing plumbing utilities during construction.

In summary, no significant modifications will be made to the historic character of the building. Any alternations that will be made to the façade and interior of the building will only act to provide value to the property by repairing any existing issues and increasing functionality for the new occupancy.

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Standards for Review of Alteration to Historic Buildings

(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.

The building will be returned to its original intended use, while retail will remain in the first floor storefront.

(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.

Original qualities and character will remain preserved. Historic materials and architectural features will remain untouched or will be repaired.

(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.

New features and elements will be constructed of materials and products of a modern and timely aesthetic.

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

We will not be destroying the features that are evidence of the history and development of the structure.

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

Features, finishes, and construction techniques characterizing the structure will remain and will be treated with care.

(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.

Brick repairs at the building façade will match the existing design, texture, color, and coursing.

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(7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

Care will be taken when cleaning structures and objects.

(8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

No significant archeology resources will be affected by this project.

(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.

The new railing and screen partition at the front façade of the building will be both contemporary and respectful of the historic details.

(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.

The essential form and integrity of the history property will remain unimpaired by new additions and alterations.

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Building Photographs

Front (East) Façade

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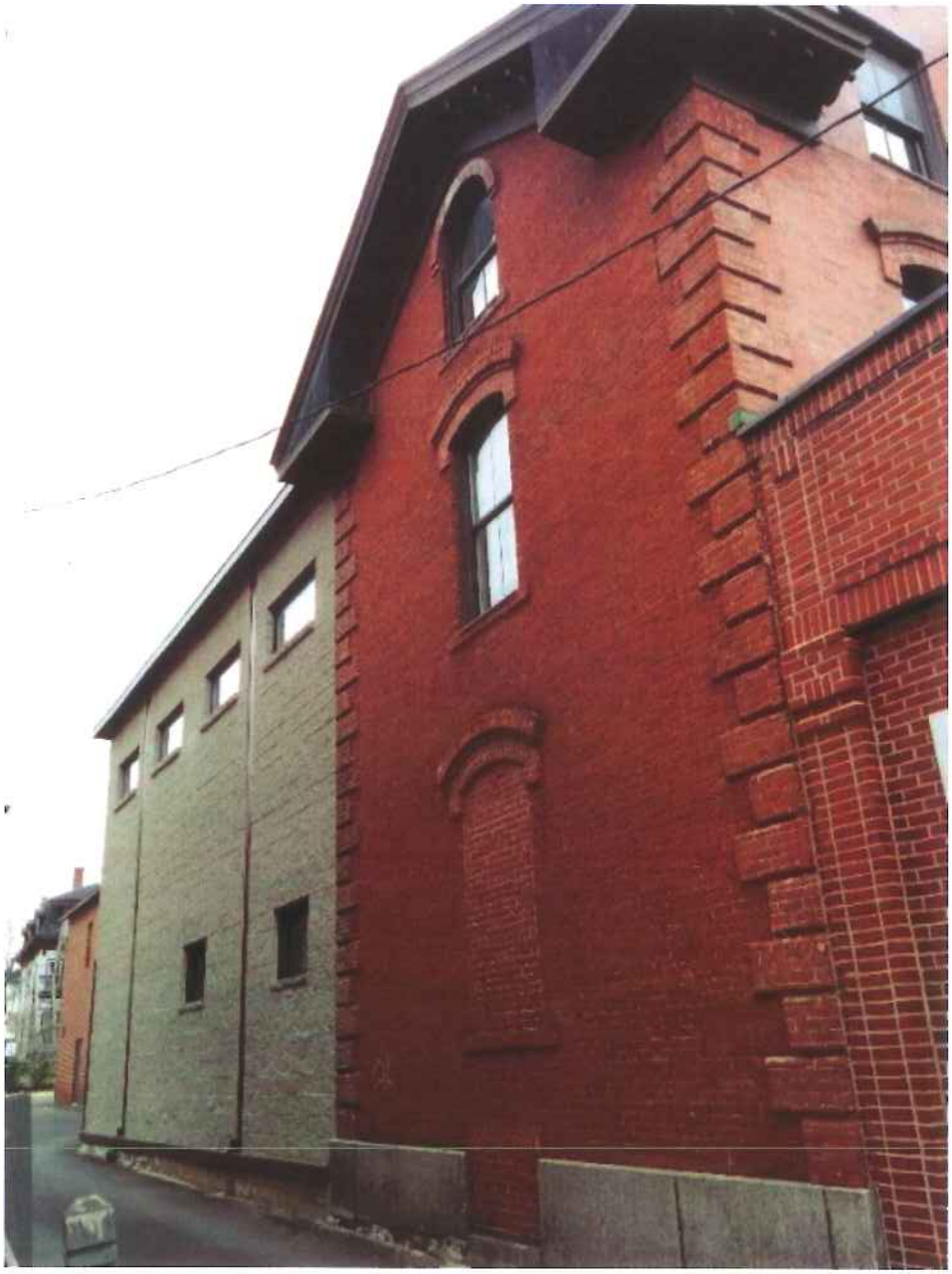

Façade – South Elevation

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Façade – South Elevation

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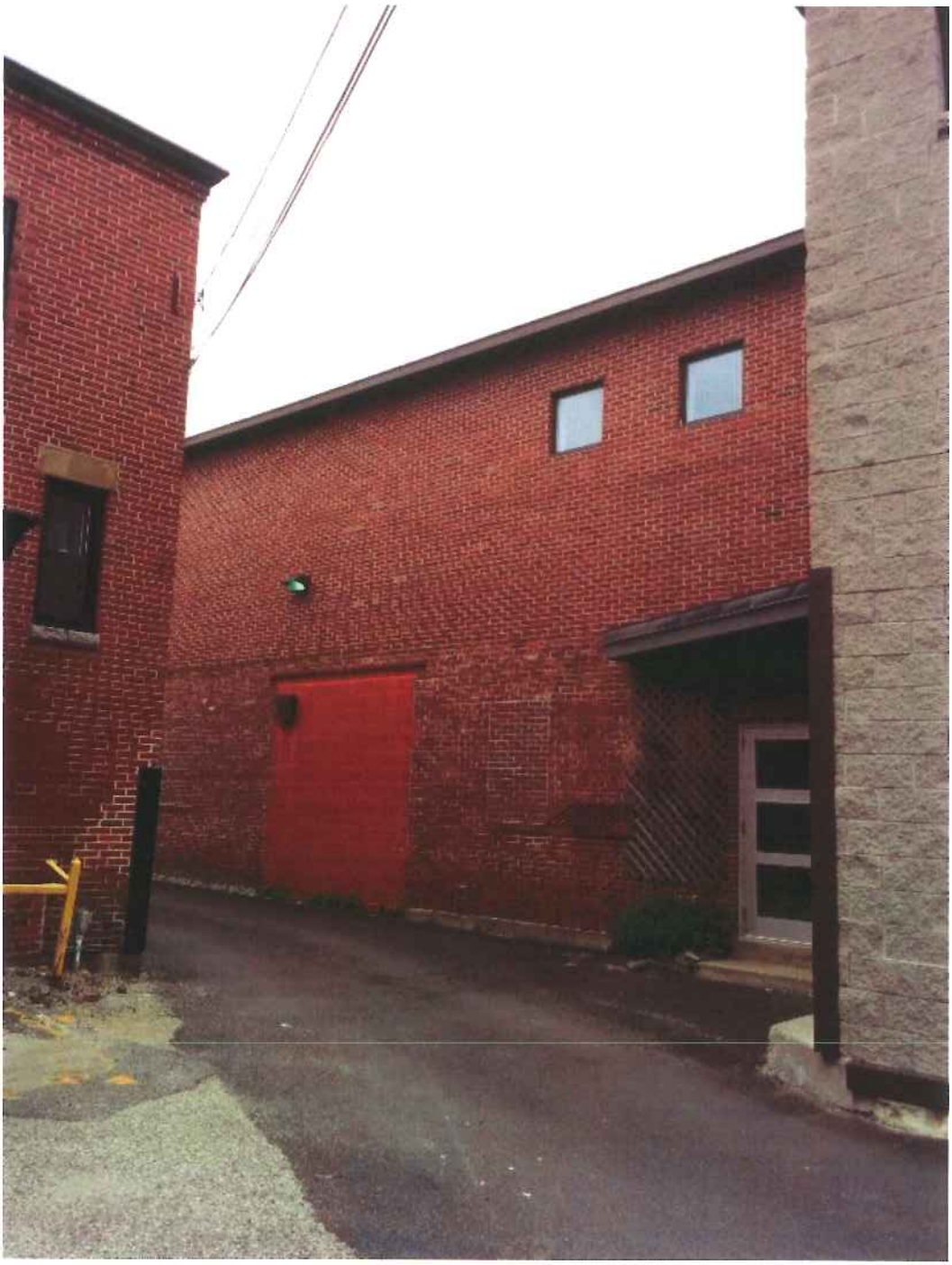

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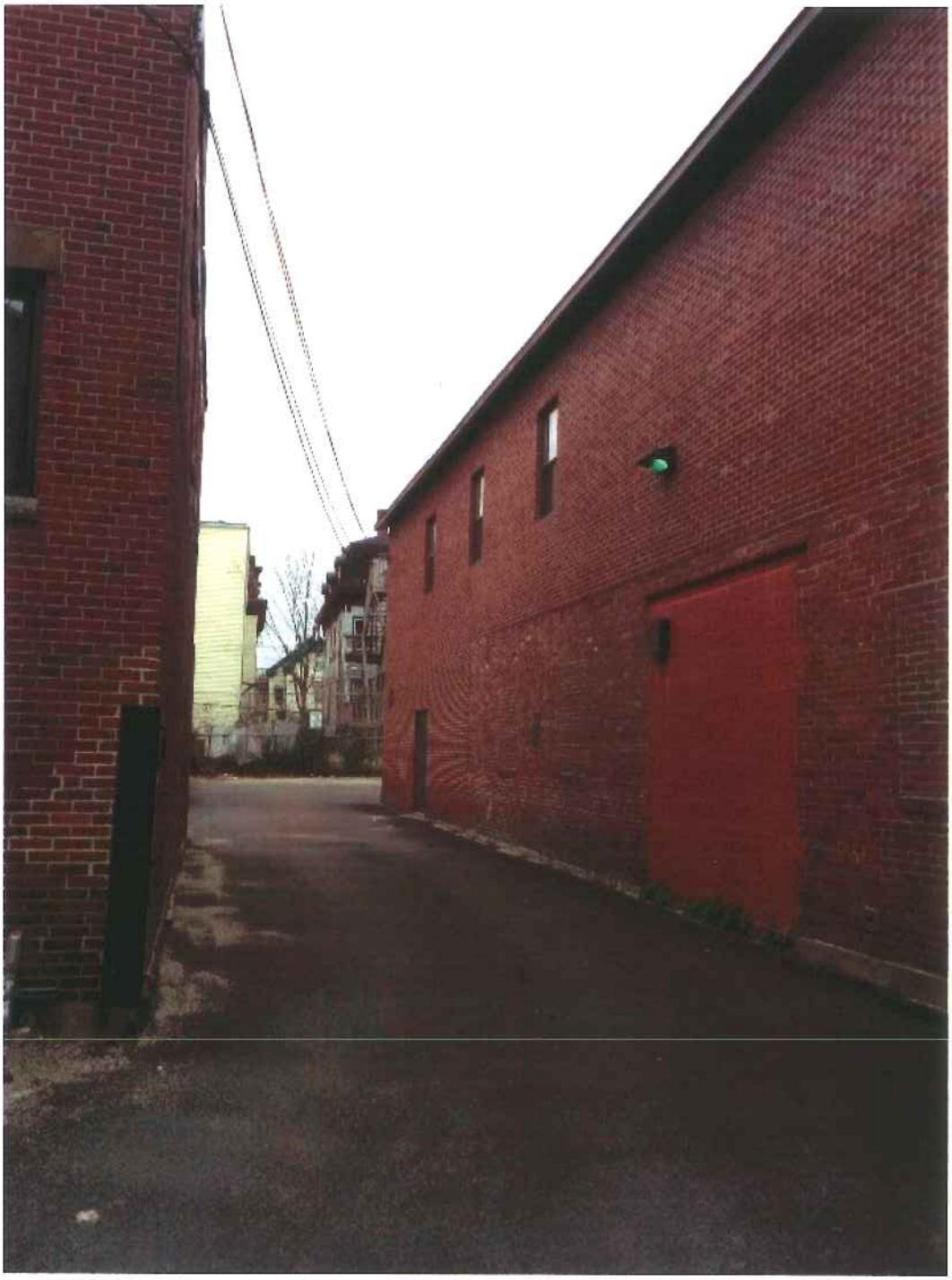

Façade – South Elevation

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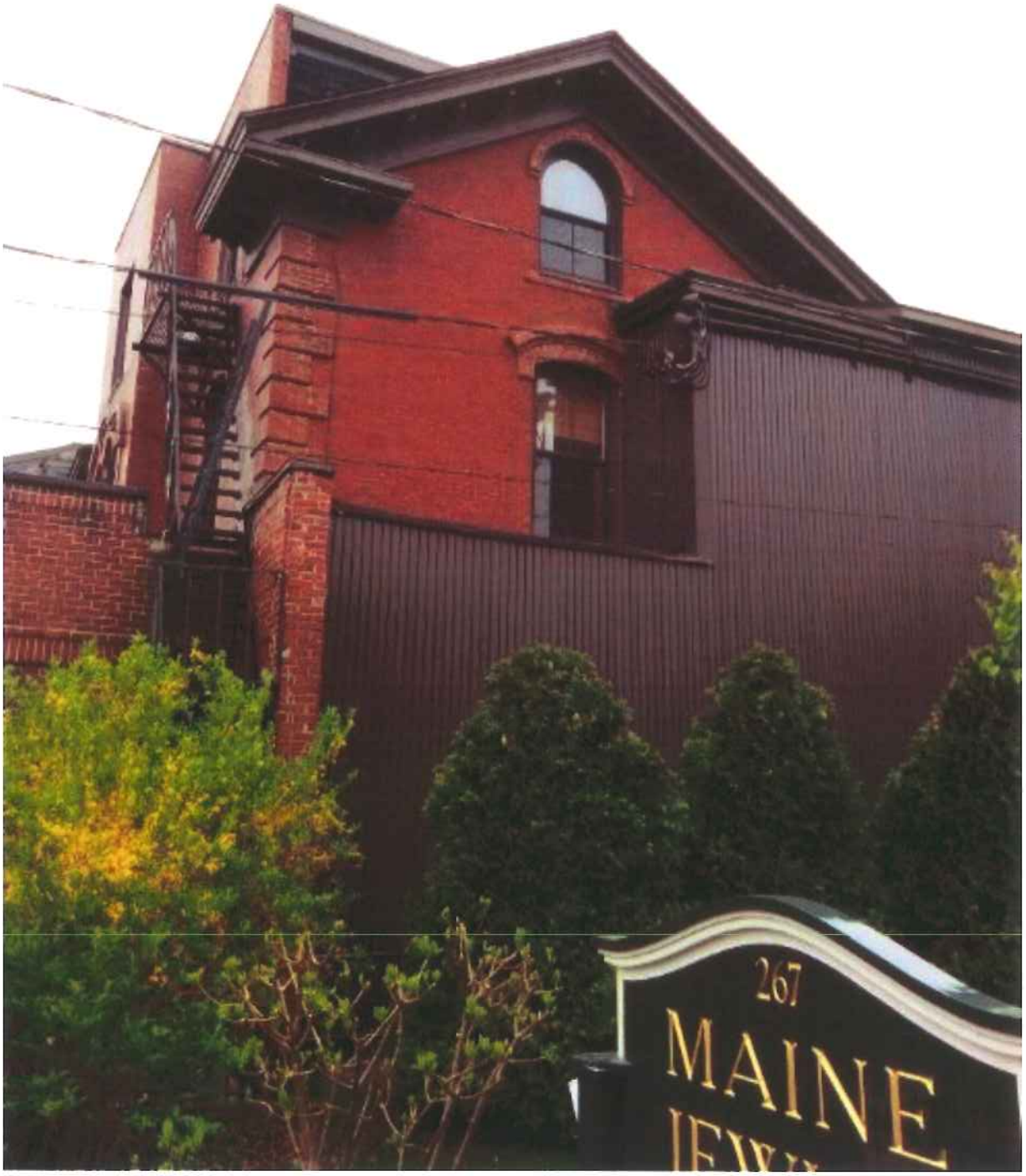

Façade – North Elevation

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Façade – North Elevation

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Façade – North Elevation

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Rear (West) Façade

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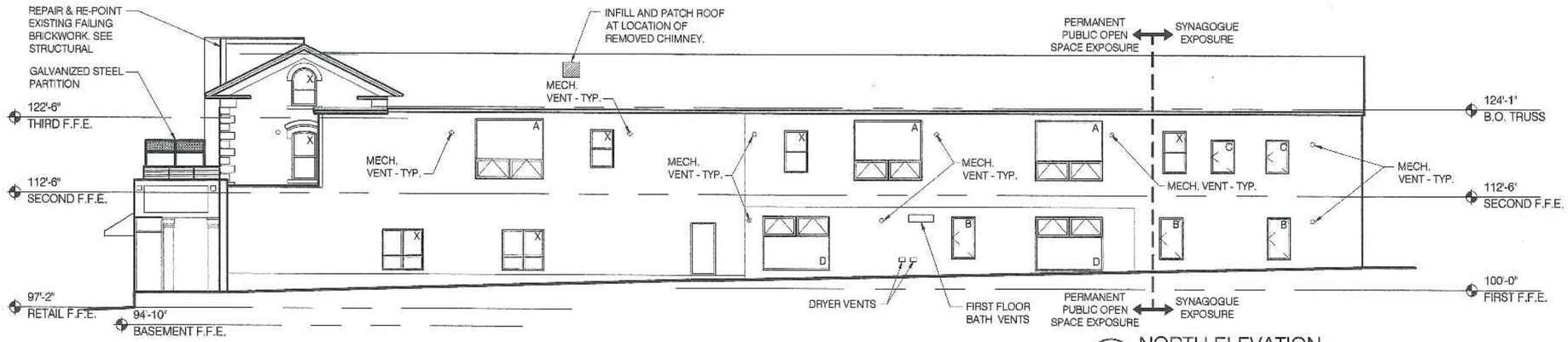
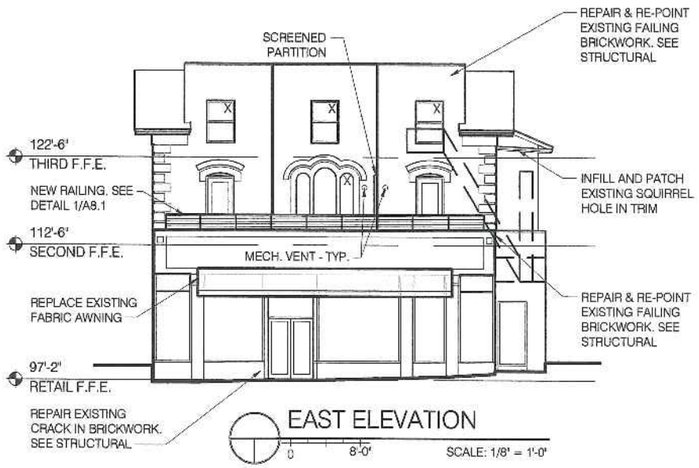


NORTH ELEVATION

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

WEST ELEVATION

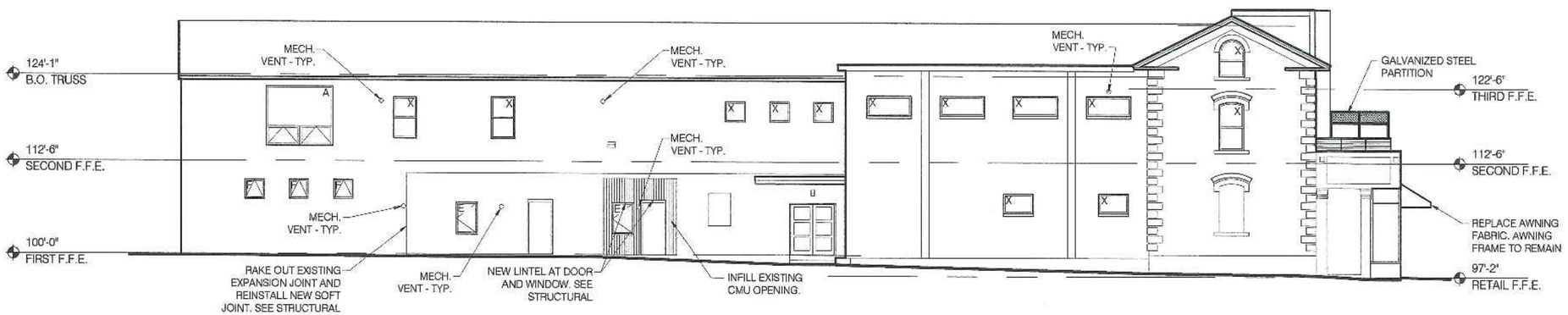
0 8'-0' SCALE: 1/8" = 1'-0"



EAST ELEVATION

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

Elevation	Separation Distance	Elevation Exposure	NFPA 13 Sprinkler?	Protected Openings?	Allowable Opening Area	Wall Area Per Story	Existing Opening Area Per Story (by rough opening)	New Opening Area Per Story (by rough opening)	% of Existing Opening Area	% of New Opening	% of T
West (Primary)	30 or greater	Parking Lot	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
West (Dog/Bike Wash)	30 or greater	Parking Lot	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
South (Primary)	15 to less than 20	Alley Way	yes	no	75%	976	57.6	72	6%	7%	13%
South (House)	10 to less than 15	Alley Way	yes	no	45%	696	85.3	0	12%	0%	12%
East (Retail)	30 or greater	Public Way (Congress St)	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
East (House)	30 or greater	Public Way (Congress St)	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
North (Garden)	30 or greater	Permanent Public Open Space	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a
North (Synagogue)	0 to less than 3	Existing Synagogue	yes	no	Not Permitted	304.5	46.5	0	15%	0%	15%
North (Retail)	30 or greater	Permanent Public Open Space	yes	no	No Limit	n/a	n/a	n/a	n/a	n/a	n/a



SOUTH ELEVATION

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

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LICENSED ARCHITECT 11/3/15 EVAN A. CARROLL No. 3587 STATE OF MAINE

PROJECT NO. 15019
PROJECT NAME EAST END LOFTS
PORTLAND, ME 04101

REVISIONS 1 2 3 4 5

DRAWN BY AEW
SHEET TITLE ELEVATIONS

ISSUE DATE 11/3/15
SHEET SCALE 1/8" = 1'-0"

BUILDING PERMIT SET

A

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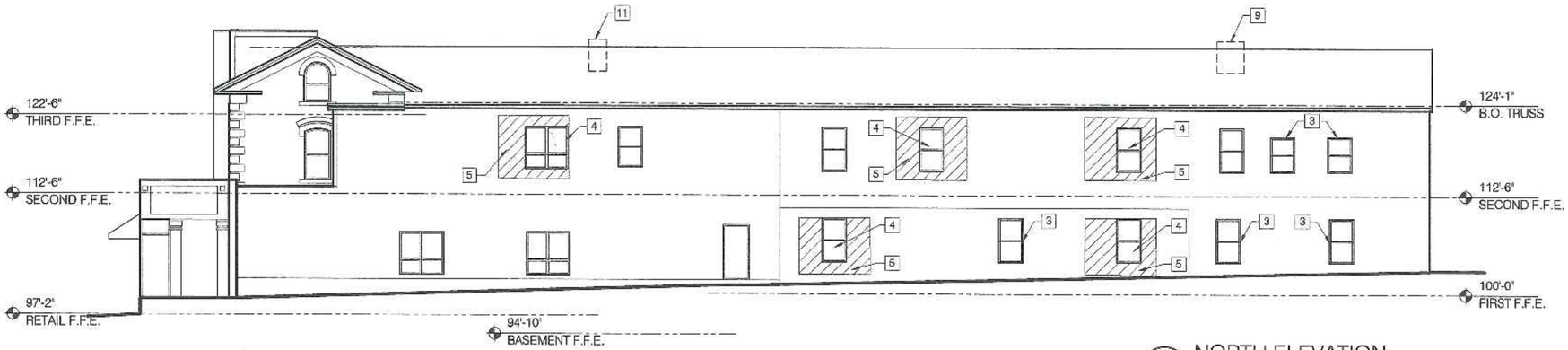
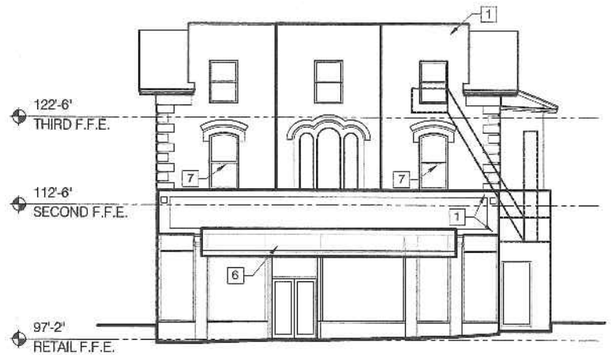
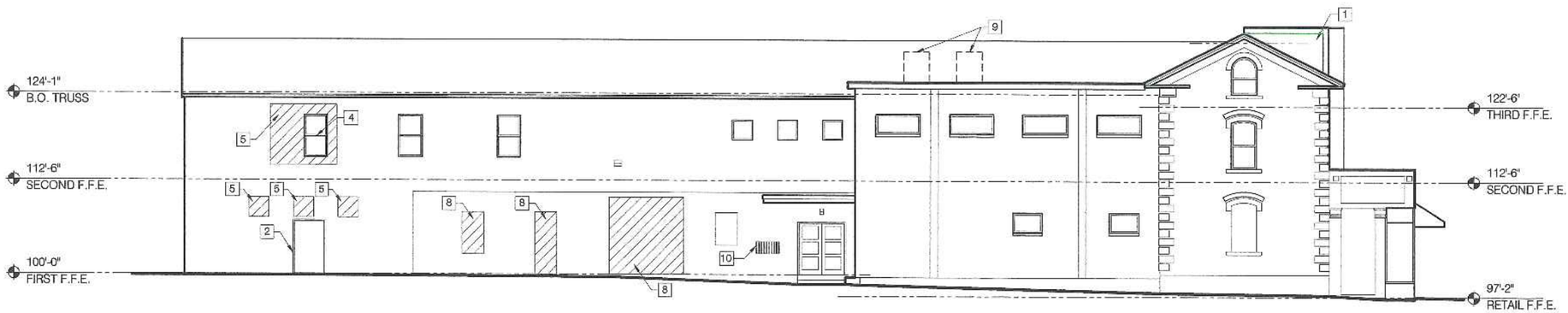


NORTH ELEVATION
0 8'-0" SCALE: 1/8" = 1'-0"

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



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



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

GENERAL DEMOLITION NOTES:

A. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.

B. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.

C. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

D. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.

E. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

F. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL OF HAZARDOUS MATERIALS. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

G. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.

[X] DEMOLITION KEYNOTES:

1. DEMO MASONRY AS REQUIRED FOR REPAIRS (SEE STRUCTURAL).
2. REMOVE EXISTING DOOR AND FRAME.
3. REMOVE EXISTING WINDOW AND PREP ROUGH OPENING FOR REPLACEMENT WINDOW.
4. REMOVE EXISTING WINDOW. ENLARGE AND PREP ROUGH OPENING FOR NEW WINDOW.
5. DEMO EXISTING WALL ASSEMBLY TO ACCOMMODATE NEW CONSTRUCTION.
6. REMOVE EXISTING AWNING FABRIC. AWNING FRAME TO REMAIN.
7. REMOVE EXISTING WINDOW. RE-FRAME ROUGH OPENING TO ACCOMMODATE NEW CUSTOM DOOR.
8. REMOVE EXISTING BRICK INFILL. MODIFY EXISTING WALL ASSEMBLY TO CREATE NEW ROUGH OPENING FOR NEW WINDOW/DOOR. EXISTING LINTEL TO REMAIN.
9. REMOVE EXISTING ROOF TOP MECHANICAL UNITS.
10. EXISTING BIKE RACK TO REMAIN.
11. DEMO EXISTING BRICK CHIMNEY. COORDINATE WITH MECHANICAL CONTRACTOR TO RE-VENT EXISTING BOILER.

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bild ARCHITECTURE

LICENSED ARCHITECT
11/3/15
EVAN A. CARROLL
No. 3687
STATE OF MAINE

PROJECT NO.
15019
PROJECT NAME
EAST END LOFTS
PORTLAND, ME 04101

REVISIONS
1
2
3
4
5

BUILDING PERMIT SET

DRAWN BY
EAC
SHEET TITLE
DEMO ELEVATIONS

ISSUE DATE
11/3/15
SHEET SCALE
1/8" = 1'-0"

D

2.1

DOOR SCHEDULE						
DOOR #	SIZE	DOOR MATERIAL	DOOR TYPE	DOOR RATING	FRAME MATERIAL	NOTES
101	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
102	3'-0" X 7'-0"	INSULATED ALUMINUM	I	-	ALUMINUM	5
103	3'-0" X 7'-0"	WOOD	V	-	METAL TRACK	8
104	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
105	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
106	3'-0" X 7'-0"	WOOD	V	-	METAL TRACK	8
107	3'-0" X 7'-0"	INSULATED ALUMINUM	I	-	ALUMINUM	5
108	NOT USED	-	-	-	-	-
109	NOT USED	-	-	-	-	-
110	NOT USED	-	-	-	-	-
111	NOT USED	-	-	-	-	-
112	NOT USED	-	-	-	-	-
113	NOT USED	-	-	-	-	-
114	NOT USED	-	-	-	-	-
115	NOT USED	-	-	-	-	-
116	NOT USED	-	-	-	-	-
117	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
201	3'-0" X 7'-0"	SOLID WOOD	I	-	WOOD	4
202	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
203	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
204	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
205	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
206	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	7
207	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
208	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
209	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
210	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
211	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
212	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
213	2'-10" X 6'-8"	INSULATED ALUMINUM	VII	-	HOLLOW METAL	5
214	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
215	2'-10" X 6'-8"	INSULATED ALUMINUM	VII	-	HOLLOW METAL	5
216	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
217	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	7
218	3'-0" X 7'-0"	SOLID WOOD	I	45 MINUTES	HOLLOW METAL	5
301	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
302	2'-6" X 7'-0"	SOLID WOOD	IV	-	WOOD	4
X101	X	X	X	X	X	1
X102	X	X	X	X	X	2
X103	X	X	X	X	X	2
X104	X	X	X	X	X	2

DOOR SCHEDULE NOTES:

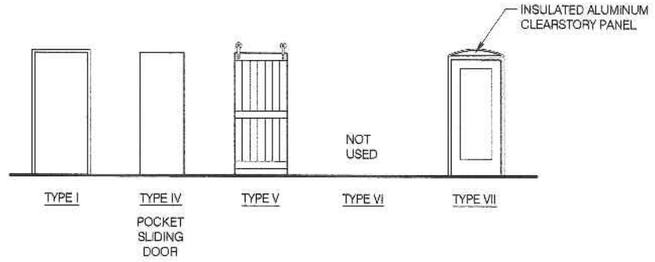
1. DOOR LOCK ELECTRONICALLY CONNECTED TO CALL SYSTEM WITH PANIC BAR EXIT, ELECTRONIC LATCH TO BE COORDINATED WITH CALL SYSTEM BY ELECTRICAL CONTRACTOR.
2. KEYED ENTRY ONLY WITH PANIC BAR EXIT
3. REMOTE AND KEYPAD CODE ENTRY
4. PRIVACY LOCKSET
5. KEYED ENTRY LOCKSET WITH CLOSER AND DEADBOLT
6. DEADBOLT LOCKSET
7. CLOSER AND LATCH ASSEMBLY
8. THROW-BOLT
9. PADLOCK HARDWARE

GENERAL DOOR SCHEDULE NOTES:

- ALL DOOR HANDLES TO BE ADA COMPLIANT LEVER HANDLES.
- ALL DOOR HARDWARE TO BE BRUSHED NICKEL
- DOORS WITHIN UNITS TO BE CLEAR FINISH FLUSH PANEL BIRCH

KEYING NOTES:

M00 MASTER KEY OPENS ALL DOORS
C01 COMMON SPACES KEY; KEY FOR TENANT ENTRANCES AND DOG/BIKE WASH (ISSUED TO EACH TENANT)



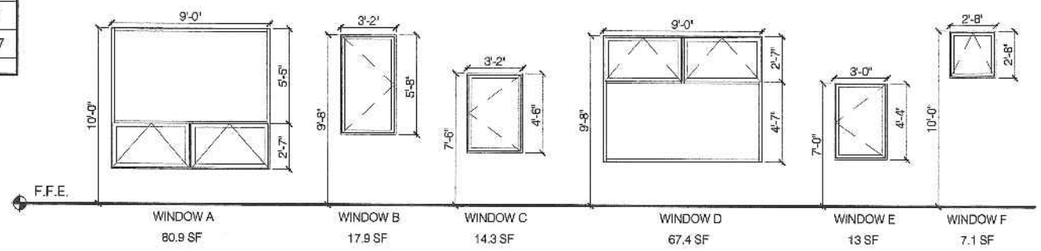
WINDOW SCHEDULE							
TYPE	SIZE (ROUGH OPENING)	MATERIAL	OPERATION	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	NOTES
A	9'-0" X 8'-0"	ALUMINUM	AWNING/FIXED	VARIES	VARIES	VARIES	2, 3, 6, 7
B	3'-2" X 5'-8"	ALUMINUM CLAD WOOD	CASEMENT	-	-	-	2, 5
C	3'-2" X 4'-6"	ALUMINUM CLAD WOOD	CASEMENT	-	-	-	2, 5
D	9'-0" X 7'-2"	ALUMINUM	AWNING/FIXED	VARIES	VARIES	VARIES	2, 3, 4, 6, 7
E	3'-0" X 4'-4"	ALUMINUM CLAD WOOD	CASEMENT	-	-	-	2, 6, 7
F	2'-8" X 2'-8"	ALUMINUM	AWNING	1/A8.2	1/A8.2	1/A8.2	2, 3, 6, 7

WINDOW SCHEDULE NOTES:

1. AWNING TO HAVE SAFETY GLAZING & BE LIMITED TO 4' OPENING.
2. WINDOW 24" FROM FLOOR, MINIMUM.
3. WINDOW TO BE THERMALLY BROKEN.
4. FIXED PICTURE WINDOW TO HAVE SAFETY GLAZING.
5. VERIFY EXISTING ROUGH OPENING IN FIELD.
6. SEE STRUCTURAL DRAWINGS FOR LINTEL SIZING.
7. COORDINATE FINAL WINDOW SIZING WITH EXISTING BRICKWORK SIZING AND COURSING.

WINDOW SPECIFICATIONS:

1.	Size and window configuration.	See Window Schedule
2.	Color options.	Match Existing; Window types A and D to be clear anodized
3.	Factory Mulling Capability.	Preferred
4.	Design Pressure Rating	25
5.	U Factor	0.35 or lower
6.	Material	See Window Schedule
7.	Glazing Type	Triple glazing Preferred (best financial value for the lowest U-factor)
8.	Hardware type.	Brushed nickel
9.	Exterior Washing Capability	Washing from interior preferred
10.	Warranty (Window & glazing units)	10 years
11.	Insect Screens	Standard Insect Screens



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Portland, ME 04104
207.408.0168
evan@bildarchitecture.com

LICENSED ARCHITECT
11/3/15
EVAN A. CARROLL
No. 3987
STATE OF MAINE

PROJECT NO.
15019
PROJECT NAME
EAST END LOFTS
PORTLAND, ME 04101

REVISIONS
1 -
2 -
3 -
4 -
5 -

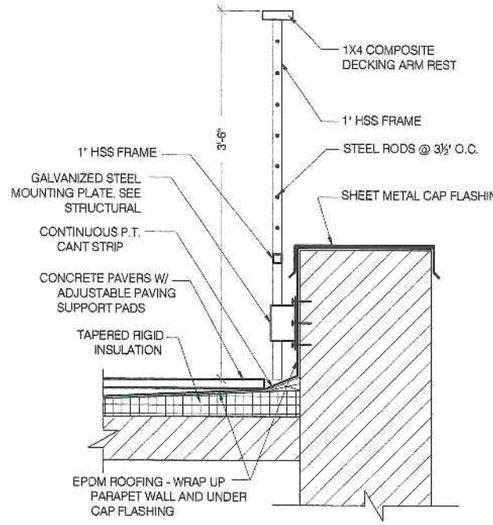
BUILDING PERMIT SET

DRAWN BY
AEW
SHEET TITLE
SCHEDULES

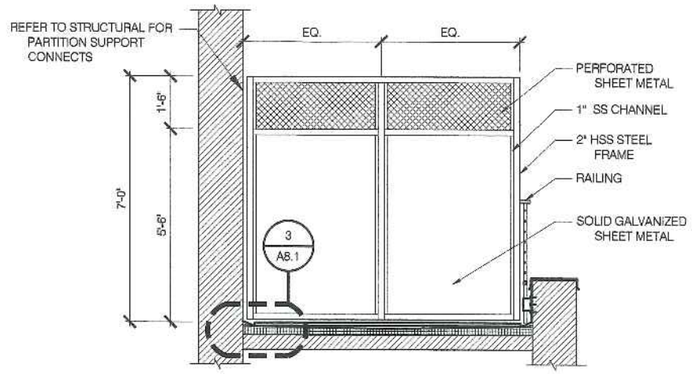
ISSUE DATE
11/3/15
SHEET SCALE
1/4" = 1'-0"

A

6.1



1 A1.1 A8.1 — PARAPET - RAILING DETAIL
0 0'-8" SCALE: 1 1/2" = 1'-0"



2 A1.1 A8.1 — PARTITION DETAIL
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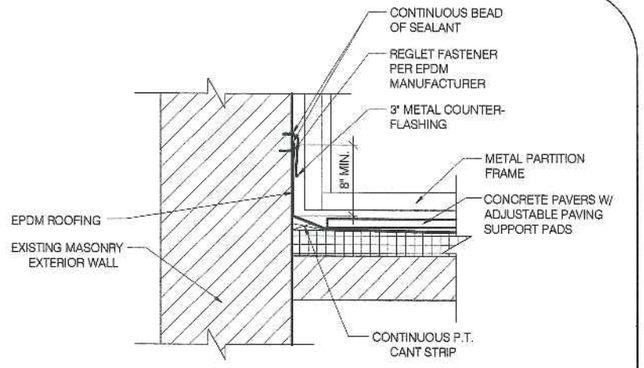
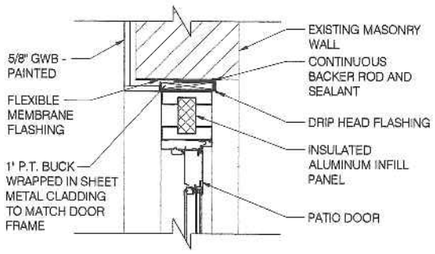
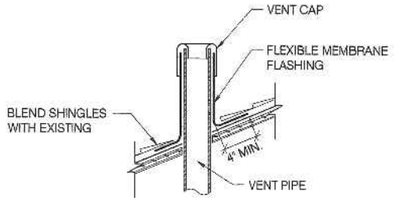


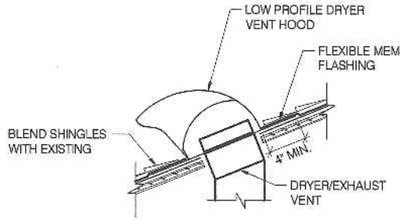
3 A8.1 A8.1 — ROOF FLASHING DETAIL
0 0'-8" SCALE: 1 1/2" = 1'-0"



5 A1.1 A8.1 — DOOR HEAD @ PATIO
0 0'-8" SCALE: 1 1/2" = 1'-0"



6 A1.2 A8.1 — ROOF PENETRATION DETAIL
0 0'-8" SCALE: 1 1/2" = 1'-0"



7 A1.2 A8.1 — ROOF VENT DETAIL
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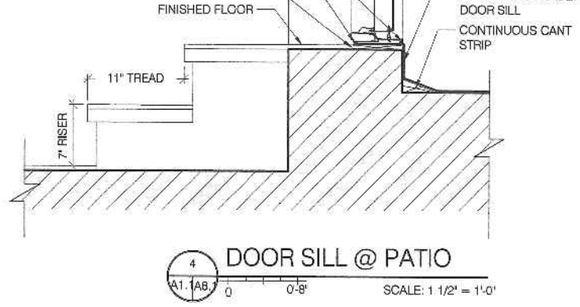
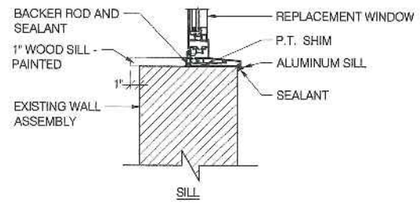


4 A1.1 A8.1 — DOOR SILL @ PATIO
0 0'-8" SCALE: 1 1/2" = 1'-0"



5 A6.1 A8.1 — REPLACEMENT WINDOW SILL DTL - TYP.
0 0'-8" SCALE: 1 1/2" = 1'-0"

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LICENSED ARCHITECT 11/3/15 EVAN A. CARROLL No. 3687 STATE OF MAINE

PROJECT NO. 15019
PROJECT NAME EAST END LOFTS PORTLAND, ME 04101

REVISIONS 1 2 3 4 5

BUILDING PERMIT SET

DRAWN BY AEW
SHEET TITLE DETAILS

ISSUE DATE 11/3/15
SHEET SCALE 1 1/2" = 1'-0"

A
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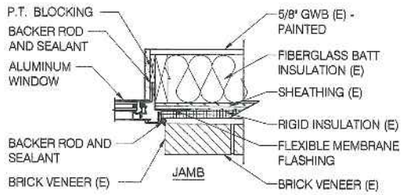
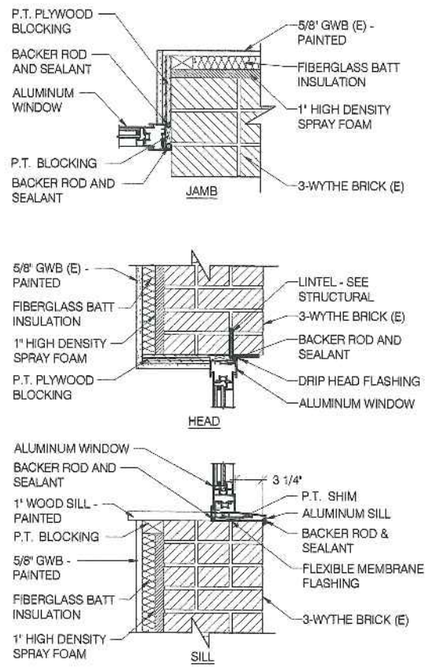


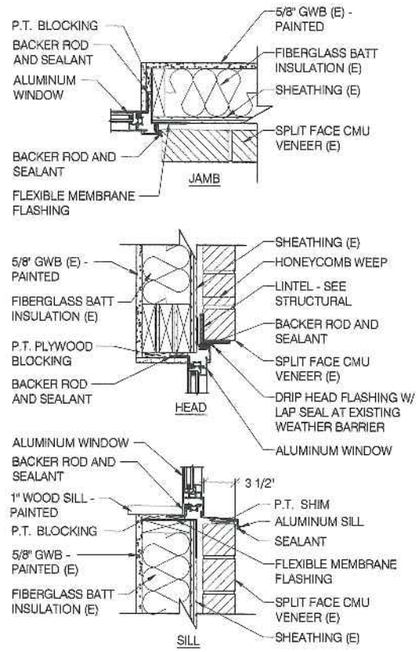
1 A6.1 A8.2 — WINDOW DETAILS @ BRICK VENEER

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



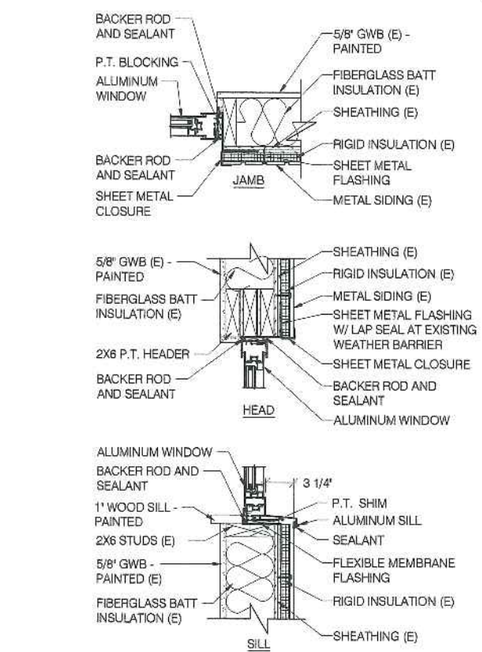
2 A6.1 A8.2 — WINDOW DETAILS @ 3 WYTHE BRICK

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



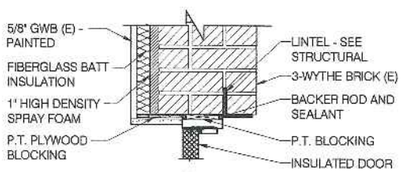
3 A6.1 A8.2 — WINDOW DETAILS SPLIT FACE VENEER

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



4 A6.1 A8.2 — WINDOW DETAILS @ METAL SIDING

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



5 A6.1 A8.2 — DOOR DETAILS @ 3 WYTHE BRICK

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

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207.450.4069
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bild ARCHITECTURE

LICENSED ARCHITECT 11/3/15 EVAN A. CARROLL No. 3887 STATE OF MAINE

PROJECT NO. 15019
PROJECT NAME EAST END LOFTS
PORTLAND, ME 04101

REVISIONS
1 - -
2 - - -
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BUILDING PERMIT SET

DRAWN BY AEW
SHEET TITLE DETAILS

ISSUE DATE 11/3/15
SHEET SCALE 1 1/2" = 1'-0"

A

8.2

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
9 DANA STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: December 3, 2015

RE: December 9, 2015 Workshop

Application for: Certificate of Appropriateness for a second story deck, with fence

Address: 9 Dana Street

Applicant: Bruce Mills (Amigo's)

Property Owners: TransMaine

Project Architect: David Matero Architecture

Introduction

Bruce Mills, the owner of Amigo's restaurant and bar, and his architect David Matero have requested a preliminary review of a proposed second-floor deck. The project would also include the redesign of the existing ground-floor patio and fence. The existing rear patio is partially covered by a shed roof, and the fence separates the patio from Wharf Street on the north side of the property, and from a parking lot accessed from Commercial Street on the south and east sides. The proposed second floor deck would have views of Portland Harbor across the parking lot and Commercial Street and would expand outdoor seating capacity for Amigo's.

Mr. Matero has submitted preliminary drawings and renderings of the proposed deck, stairs, and fence, as well as a thorough cover letter, product information, and project description.

Subject Property and Context

Amigo's occupies much of the two-story, flat-roofed wooden building at 3-9 Wharf Street -- at

the end that abuts Wharf Street. The subject property was built after 1882, as a simple warehouse space attached to a Commercial Street building. Large warehouse or garage doors once faced Dana Street, but renovations over the years have replaced them, along with many of the windows. The simple, wood fence has no ornamentation or cap; one section on Wharf Street is comprised of shorter pickets, and flanks existing pairs of distinctive granite bollards that line the south edge of the Street for a short distance. The property is listed as noncontributing in Portland's historic resources inventory.

Proposed Alterations

Mr. Matero's cover letter, drawings and photos provide a comprehensive description of the proposed deck and improvements. Of note are:

- A distinctive, stainless steel railing design that employs horizontal cables (to be see-through) that follow angled braces down to the deck (instead of being arrayed vertically)
- The rail is sloped and inset from the deck edge, to prevent drinks from falling down
- Cut-off lighting fixtures mounted on poles and on the building to illuminate the deck
- Industrial steel framing, and stairs (except for treads) -- painted to match the building
- The deck is solid, to provide shelter for the patio below
- A second-floor door is proposed for access to the deck

Staff Comments

Some features the Board will likely discuss are:

- While the location of the proposed deck is set well back from Commercial Street, its proximity to Wharf Street warrants scrutiny.
- The project has the potential to improve the appearance of Amigo's backyard amenities
- The railing design and steel framing are practical and well thought out, with the effect being somewhat contemporary. This is not necessarily a negative, but worth consideration because of Wharf Street.
- The fence design is simple; is a cap or any more detailing suggested?
- Is the Board comfortable with the proximity of the deck to Wharf Street?

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.

Attachments

1. Architect's cover letter, drawings, product information, and renderings

November 30, 2015

Mr. Robert Wiener
Preservation Compliance Coordinator
City of Portland, Maine
398 Congress Street
Portland, ME 04101

RE: 9 Dana Street
Amigos Mexican Restaurant and Bar

Dear Mr. Wiener

The owner of Amigos Mexican Restaurant and Bar, Bruce Mills, is interested in capitalizing on views of the Portland waterfront, as well as enhancing the second floor of the restaurant by expanding the second floor seating to the exterior.

There is currently a ground floor patio enclosed in a double square-top stockade fence. Part of the patio is covered with a single-sloped roof.

The proposal is to completely make-over the patio and fence, and in lieu of a sloped roof, construct a roof deck with stairs down to grade. The roof deck will be a steel structure to minimize the need for posts to keep the structure as light as possible.

The steel structure will be painted to match the color of the building, blue-gray, to help maintain consistency with the color palette. Under the roof deck will be tongue and groove Douglas Fir to provide a pleasant glow under the deck. Recessed lighting will illuminate the patio under the deck.

The roof of the deck will provide very nice views of the Portland waterfront over the existing parking lot, as well as good viewing of people strolling Wharf Street. The deck floor will be a waterproof and traffic surface to provide long term maintenance and a watertight roof (see attachment). A door will be added in façade of the building to provide patron access, as well as emergency egress.

The railing system is designed to be both code compliant and see-through. A stainless steel bracket system will not only provide appropriate strength as a railing system, it prevents people from hanging over the edge and accidentally dropping objects to patrons below because it pushes the deck patrons further from the edge. Although this reduces the potential number of seats on the deck, the owner feels this is a much safer approach to the railing system. An added bonus is that is creates a visually interesting railing system with stainless steel brackets and cables, and a solid Douglas Fir cap that is angled to prevent anyone from resting drinks on the rail or sitting on it.

The lighting on the deck is designed to be as unobtrusive as possible. Slim, 8' high stainless steel poles at the outer corners with Delta Star halogen light fixtures (see attachment) will illuminate the outer edge and stairs of the deck, these same fixture will be mounted to the edge of the building with the ability to aim all the fixtures onto the deck with cutoff potential so neighbors and pedestrians will not be blinded.

A new fence will be constructed within the property lot line. The painted Cedar fence will be 6' high along the parking area and east side of the lot, very similar in height to the existing fence. The fence continues at 6' high but then drops down to 48" high along a portion of Wharf Street. By reducing the height along Wharf Street the patio is engaged with the pedestrian street. Although for security reason patrons must enter through the main entrance of the restaurant, the bar seating along Wharf is much more social and inviting. The fence will allow some light and shadow play as the spacing between vertical wood is 1 ½".

The existing concrete patio will be completely redone, and will remain concrete.

It is the intention of this project to make great strides in improving this area along Wharf Street. By using a more industrial approach to the architecture, and using color to tie in the new and old along with wood to for added color and warmth, we hope the goals of the project is an appropriate response to Wharf Street.

Along with this cover letter, which shall be considered the project description, is the following:

Cover Letter
Application
Light Fixture Cut Sheet
Deck material information

Drawings:
Standard Boundary Survey
EX1, Existing Conditions
A1, Patio Plan and Ceiling Plan
A2, Roof Deck Plan
A3, Proposed Building Elevations
A4, Proposed Building Elevations and Sections
A5, Existing / Proposed Renderings
A6, Existing / Proposed Renderings

Sincerely,

David Matero, AIA, LEED AP
Principal
david@davidmatero.com
207.671.6820

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MR16 Halogen

DS DELTA STAR™

"I love this fixture because...it gives me maximum flexibility! I can dim to get to the exact light balance on a project (sometimes I want a brighter background, other times I want a dimmer background). The ability to dim allows me to compose the scene like a painting, from on the ground instead of up in a tree. The interchangeable optics are another great feature, in case I get caught out, or when the plant material grows and I need a more open beam."

Linda Lees, Lightstudio Inc., BKU Fall 2012

MATERIAL*

ALU

BR

SS

FOR USE WITH

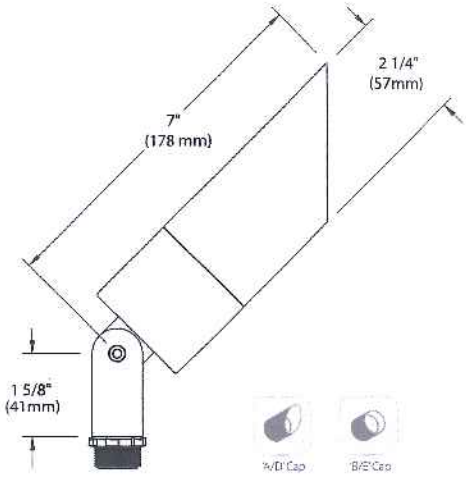
Power Supplies

Options

Mounting

Cut-off fixture when aimed down

Shown with 'A' Cap in Black Wrinkle (BLW) finish



'A/D' Cap

'B/E' Cap

*Delta Star with MR16 halogen source is only available in aluminum and brass. See page 303 for Catalog ordering information.

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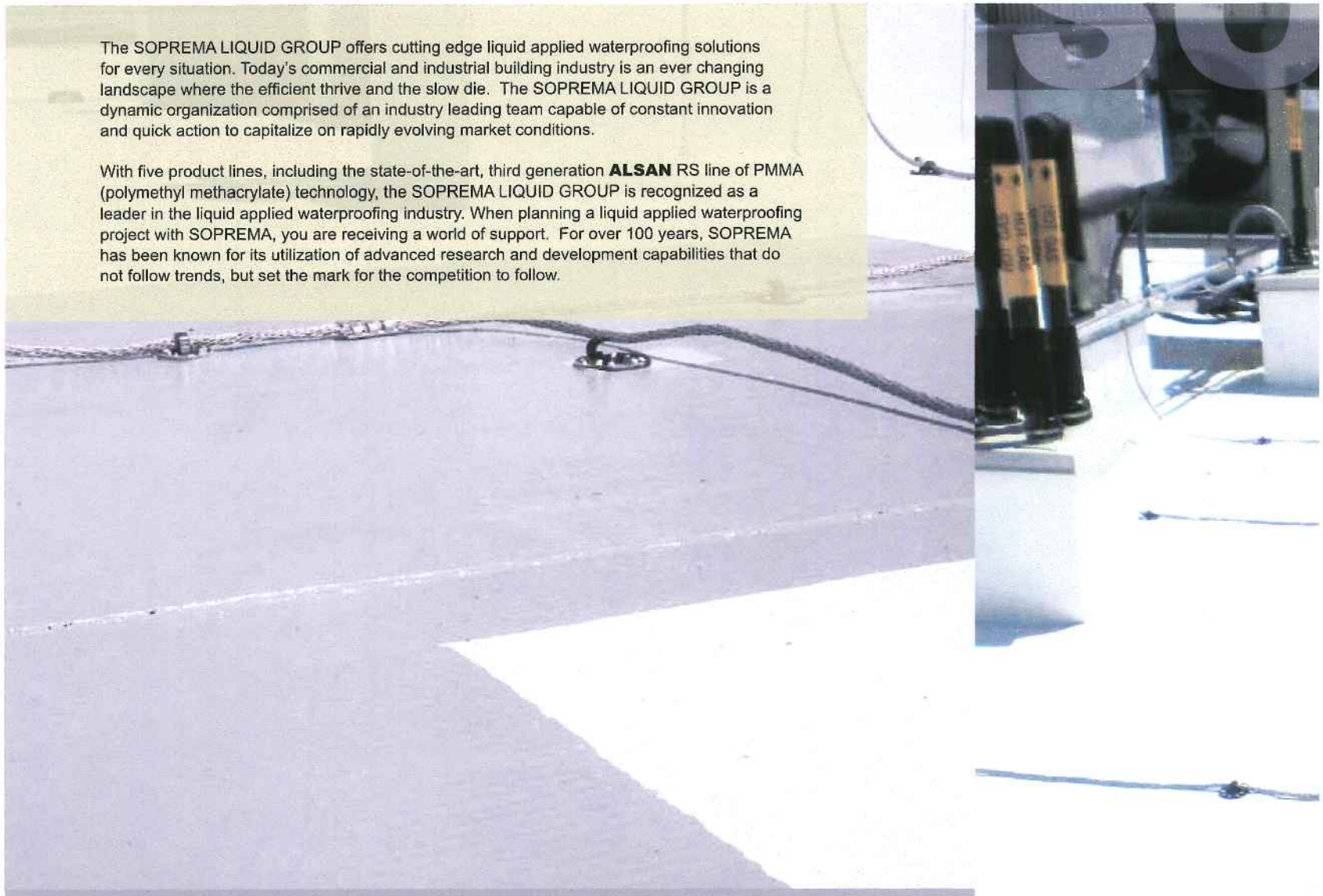
With five product lines, including the state-of-the-art, third generation **ALSAN** RS line of PMMA (polymethyl methacrylate) technology, the SOPREMA LIQUID GROUP is recognized as a leader in the liquid applied waterproofing industry. When planning a liquid applied waterproofing project with SOPREMA, you are receiving a world of support. For over 100 years, SOPREMA has been known for its utilization of advanced research and development capabilities that do not follow trends, but set the mark for the competition to follow.



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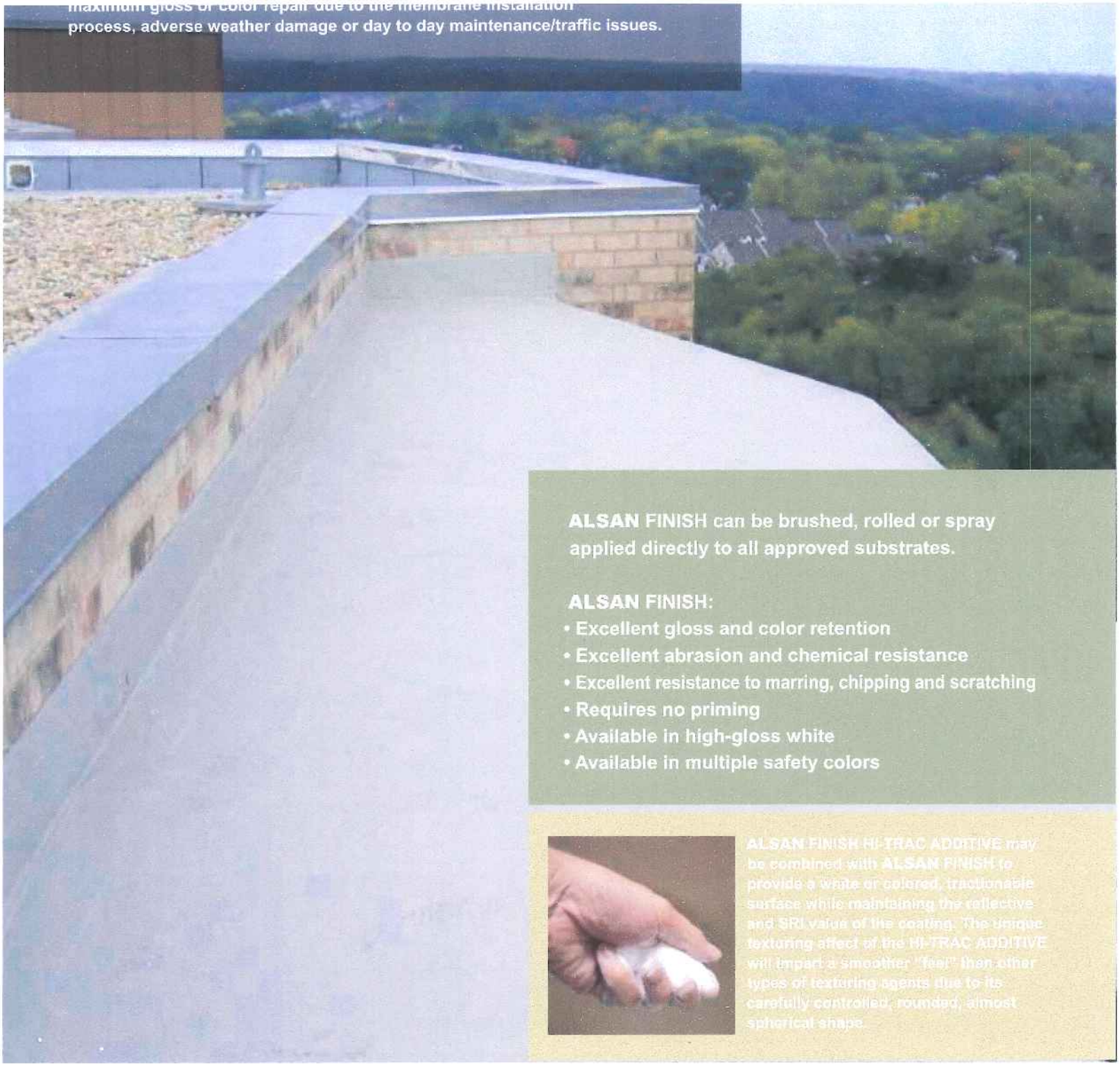
maximum gloss or color repair due to the membrane installation process, adverse weather damage or day to day maintenance/traffic issues.



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- Requires no priming
- Available in high-gloss white
- Available in multiple safety colors

ALSAN FINISH HI-TRAC ADDITIVE may be combined with **ALSAN** FINISH to provide a white or colored, tractionable surface while maintaining the reflective and SRI value of the coating. The unique texturing affect of the HI-TRAC ADDITIVE will impart a smoother "feel" than other types of texturing agents due to its carefully controlled, rounded, almost spherical shape.

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No priming is neccessar

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finish. No priming is nec

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combination creates a w
or field membrane. Whe
reflective, bright white fla

Available Colors:

Safety Yellow

Safety Purple

3a Existing view from Commerical Street
NTS

3 Proposed view from Commerical Street
NTS

David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6520
david@davidmatero.com

Consultants

Revisions

Amigos Mexican Restaurant & Bar
Roof Deck & Patio

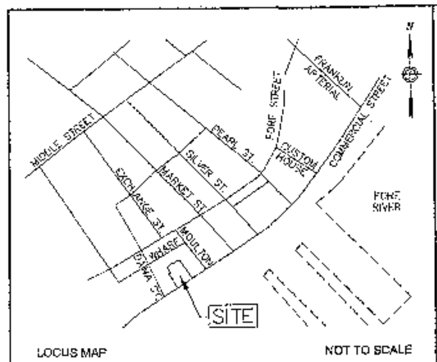
9 Dana Street
Portland, Maine 04101

Job Number: 15.000
Date: 11.25.15
Scale: NTS

Drawing Title:
Existing and Proposed Views

A7

Portland Historic Preservation

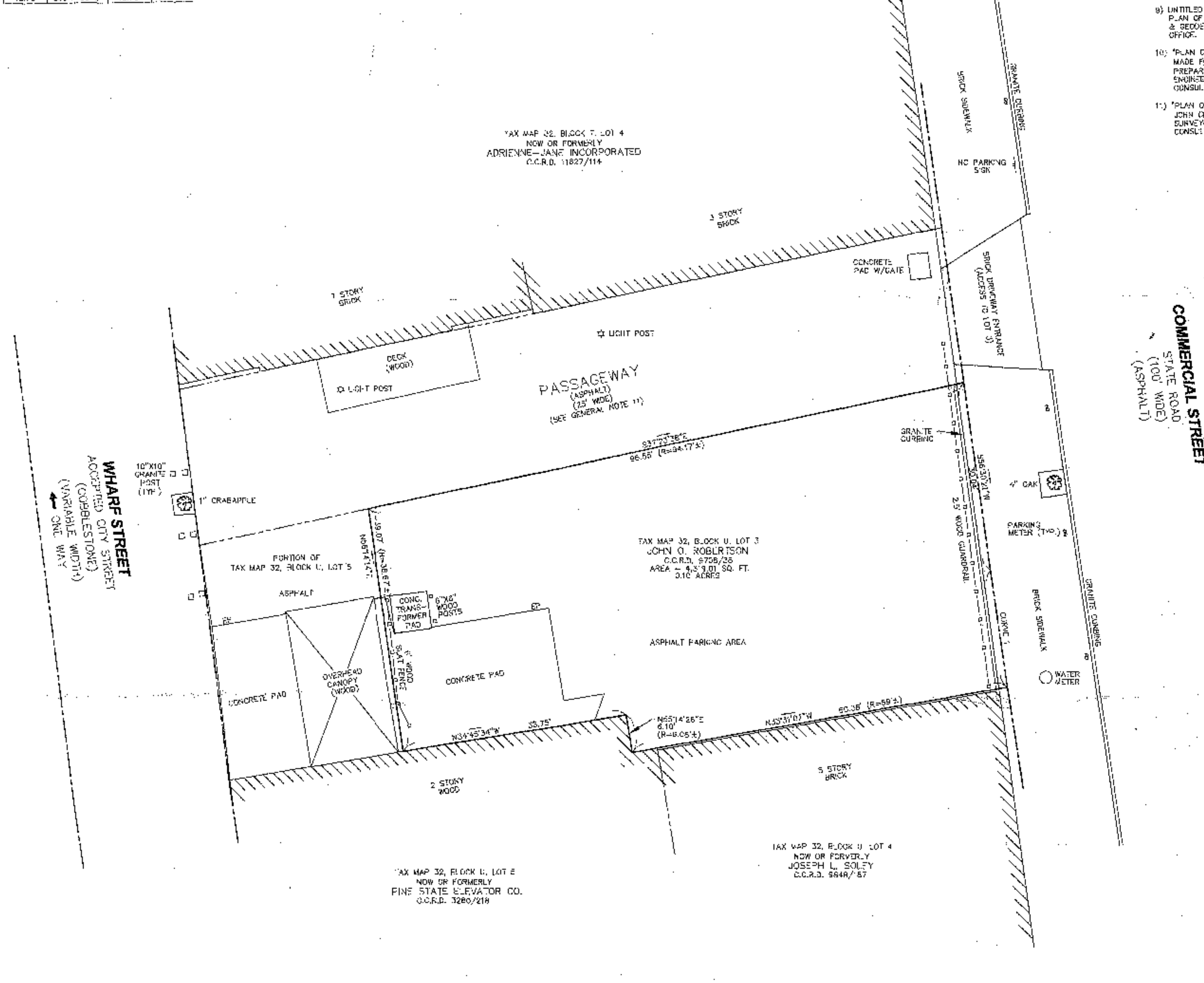


LEGEND:

C.C.R.D.	CUMBERLAND COUNTY REGISTRY OF DEEDS
9705/38	BOOK / PAGE NUMBER
TYP.	TYPICAL
EP	EDGE OF PAVEMENT
(R=6.08'±)	RECORD DISTANCE
▣	GRANITE BOUND
——— – ———	ROAD RIGHT-OF-WAY
————	PROPERTY LINE
— – – —	APPROXIMATE ADJOINING PROPERTY LINE

CURVE DATA TABLE

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS
CURVE 1	15.75'	S50°17'55"W	15.75'	2,596.46'



MAP REFERENCES:

1) "COMMERCIAL STREET, P.I.N. 002555.00, STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. M-0685 (1)", SHEETS 4 AND 5 OF 7, PREPARED BY MAINE DEPARTMENT OF TRANSPORTATION, DATED AUGUST 1985, LAST REVISED MAY 26, 1988.

2) "A PLAN OF A SURVEY MADE IN PORTLAND AT THE REQUEST OF MR. CHARLES FOX", PREPARED BY E. RUSSELL, SURVEYOR, DATED FEBRUARY 1928, RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS AT PLAN BOOK 1, PAGE 27.

3) PLAN SHOWING PASSAGEWAY NO. 3, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 93, PAGE 250.

4) "PLAN OF COMMERCIAL & LONG WHARVES SHOWING THEIR DOCK PROPERTY LINES, PORTLAND MAINE", DATED MAY 1875, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS AT PLAN BOOK 3, PAGE 57.

5) "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR CITY OF PORTLAND ACCEPTANCE OF "WHARF STREET"", PREPARED BY H.I.&E.C. JORDAN-SURVEYORS, DATED DECEMBER 9, 1977, PLAN 609/22, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

6) "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR CITY OF PORTLAND, WHARF ST.", PREPARED BY H.I.&E.C. JORDAN-SURVEYORS, DATED MAY 31, 1978, PLAN 609/23, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

7) "CITY STREET WORKING PLAN WHARF STREET AREA", NOT DATED, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

8) "COMMERCIAL STREET, 4 SHEETS, SHEET NO. 2", DATED JULY 1925, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

9) UNTITLED PLAN 624/2 OF COMMERCIAL STREET, NOT DATED. UNTITLED PLAN OF DANA STREET, DATED FEBRUARY 1926, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

10) "PLAN OF PROPERTY, 185-191 COMMERCIAL STREET, PORTLAND, ME, MADE FOR FRANK AKERS, 365 FORE STREET, PORTLAND, MAINE", PREPARED BY R.P. TITCOMB ASSOCIATES, INC. LAND SURVEYORS / ENGINEERS, DATED JULY 26, 1955, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

11) "PLAN OF PROPERTY, COMMERCIAL & MOULTON ST., PORTLAND, ME. JOHN CENDRON", PREPARED BY R.P. TITCOMB ASSOCIATES, INC. LAND SURVEYORS, DATED MAY 12, 1966, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

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GENERAL NOTES:

1) PLANIMETRIC DETAIL SHOWN HEREON IS A RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. DECEMBER 16-17, 1999.

2) NORTH AS SHOWN HEREON IS BASED UPON MAP REFERENCE NUMBER 1, PURPORTED TO BE GRID NORTH, MAINE WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

3) TAX MAP REFERENCE: CITY OF PORTLAND ASSESSOR'S MAP 32, BLOCK U, LOT 3

4) OWNER OF RECORD: JOHN O. ROBERTSON, 161 COMMERCIAL STREET, PORTLAND, MAINE 04101

5) DEED REFERENCE: CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 9705 AT PAGE 38

6) THIS PLAT AND ALL WORK ASSOCIATED WITH IT PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN BURNS RAY & DELANO PROFESSIONAL ASSOCIATION ATTORNEYS AT LAW AND SURVEY & GEODETIC CONSULTANTS, INC. DATED OCTOBER 22, 1999.

7) ABUTTER INFORMATION SHOWN HEREON IS REFLECTIVE OF THE CITY OF PORTLAND TAX ASSESSORS OFFICE AT THE TIME RESEARCH WAS PERFORMED.

8) COMMERCIAL STREET IS A STATE ROAD PURSUANT TO MAP REFERENCE NUMBER 1. COMMERCIAL STREET RIGHT-OF-WAY IS 100' WIDE PURSUANT TO CITY OF PORTLAND BOOK 7, PAGE 211, DATED MARCH 29, 1850. FURTHERMORE, RIGHT-OF-WAY AS SHOWN HEREON IS CONSTRUCTED FROM BASELINE DEPICTED ON MAP REFERENCE NUMBER 1.

9) WHARF STREET IS AN ACCEPTED CITY STREET BY ORDER OF CITY COUNCIL, PASSED ON SEPTEMBER 18, 1978. RIGHT-OF-WAY IS OF VARIABLE WIDTH.

10) BUILDINGS SHOWN HEREON ARE REFLECTIVE OF FOUNDATION DIMENSIONS AND DO NOT INCLUDE ROOF OVERHANGS. NO STATEMENT OF POSSIBLE ROOF OVERHANG ENCROACHMENT OR LACK THERE OF SHOULD BE INFERRED FROM INFORMATION PUBLISHED HEREON.

11) OWNERSHIP IN PASSAGEWAY SHOWN HEREON IS UNDETERMINED.

SURVEY & GEODETIC CONSULTANTS, INC. HEREBY STATES TO BURNS RAY & DELANO PROFESSIONAL ASSOCIATION EXCLUSIVELY, THAT:

1) SURVEY & GEODETIC CONSULTANTS, INC. HAVE CONDUCTED A SURVEY OF THE PREMISES DEPICTED HEREON, UNDER MY SUPERVISION, IN THE U.S. STANDARDS OF MEASUREMENT.

2) THE WORK MEETS OR EXCEEDS THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CATEGORY 1, CONDITION 1 SURVEYS.

3) THIS WORK, IN MY PROFESSIONAL OPINION, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

TIMOTHY A. PATCH
MAINE PROFESSIONAL LAND SURVEYOR #2294
SURVEY & GEODETIC CONSULTANTS, INC.
PORTLAND MAINE

DATE:

EXCEPTIONS:
1. FOUND MONUMENTATION IS AS SHOWN HEREON
2. NO REPORT TO DATE
3. NO DESCRIPTION TO DATE

ISSUED FOR REVIEW ONLY

ONLY VALID WITH ORIGINAL STAMP

TITLE:

STANDARD BOUNDARY SURVEY
ASSESSORS MAP 32, BLOCK U, LOT 3
COMMERCIAL STREET
PORTLAND, MAINE
CUMBERLAND COUNTY

RECORD OWNER:

JOHN O. ROBERTSON
161 COMMERCIAL STREET
PORTLAND, MAINE 04101

SURVEY & GEODETIC CONSULTANTS, INC.
S.G.C.
EXCELLENCE IN SURVEYING
OF NEW ENGLAND

966 Riverside Street
Portland, Maine 04103
Phone: 207-878-7800 Fax: 207-878-0201
E-Mail: sgc@gwi.net

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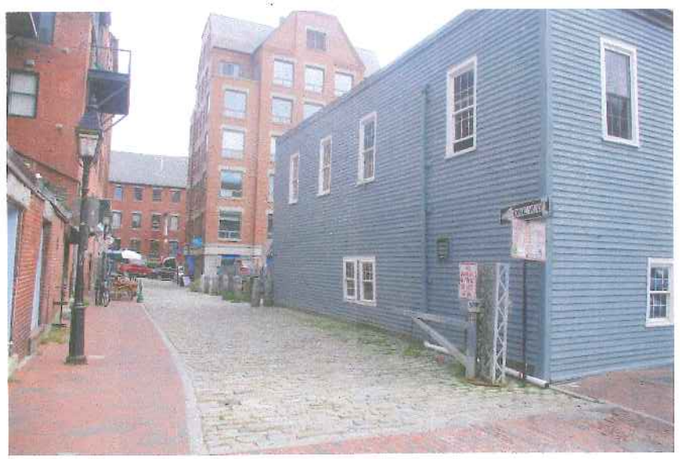
DATE: 12/22/99	DRAWN: MPP	JOB NO.: 1-000050.00	SHEET 1 OF 1
COMP/DESIGN: MPP	CHECK: TAP	DWG NO.: 1-000050.DWG	



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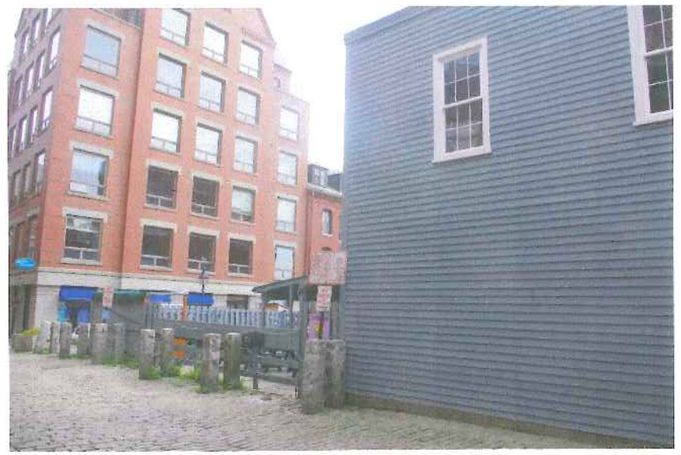

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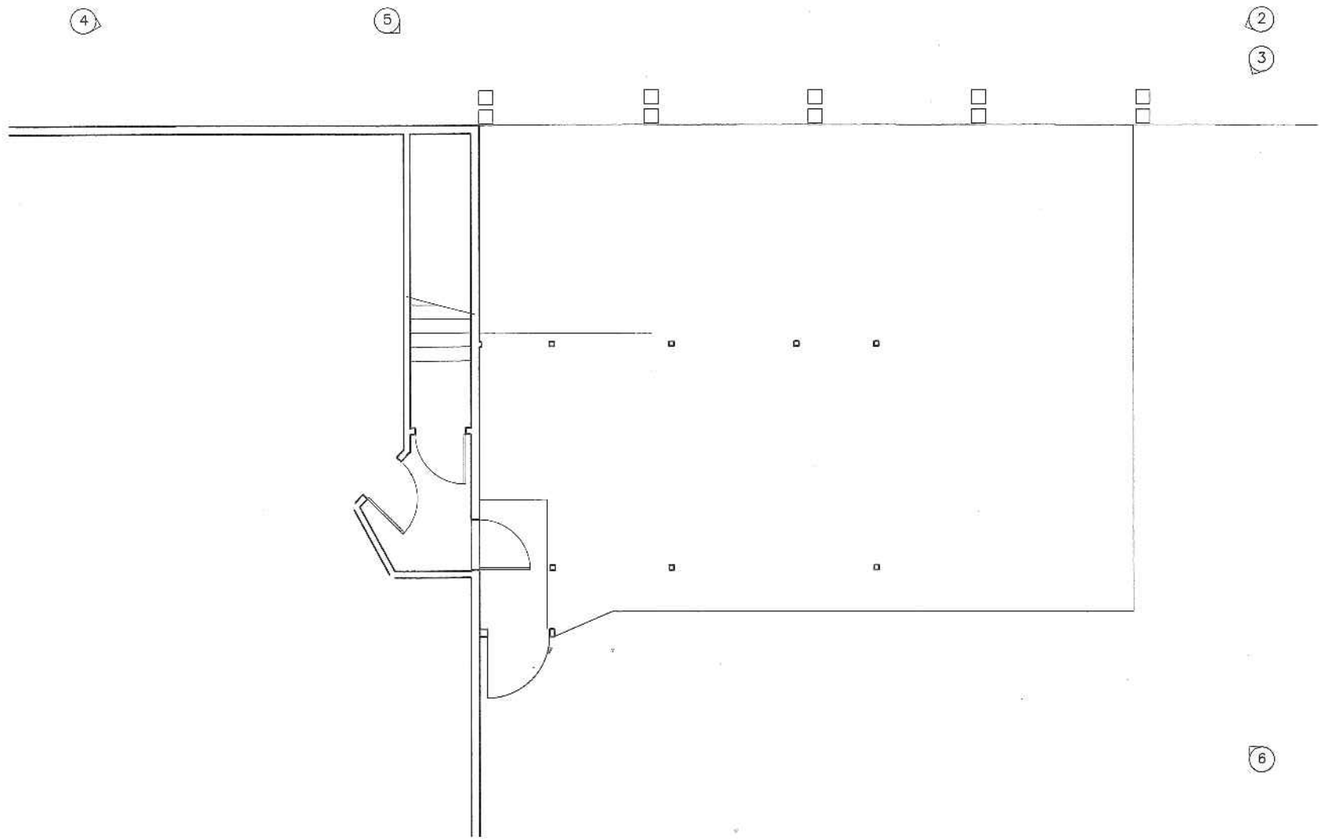

1 Existing Plan

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

3 Photo

Scale: 1/2" = 1'-0"

2 Photo

Scale: 1/2" = 1'-0"

David Matero
Architecture

100 Front Street
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207.671.5820
david@davidmatero.com

Consultants

Revisions

Amigos Mexican Restaurant & Bar
Roof Deck & Patio

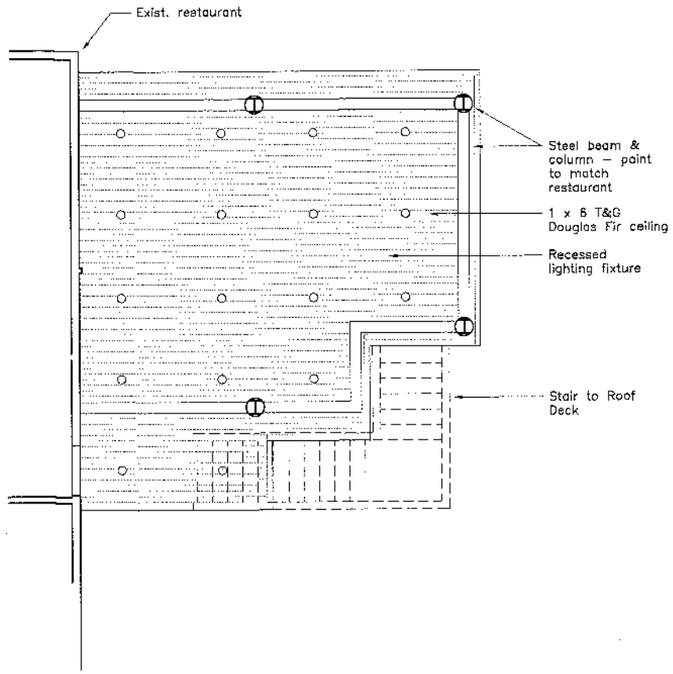
9 Dana Street
Portland, Maine 04101

Job Number: 15.000
Date: 11.25.15
Scale: As Noted

Drawing Title:
Existing Conditions

EX1

Portland Historic Preservation



2 Reflected Ceiling Plan

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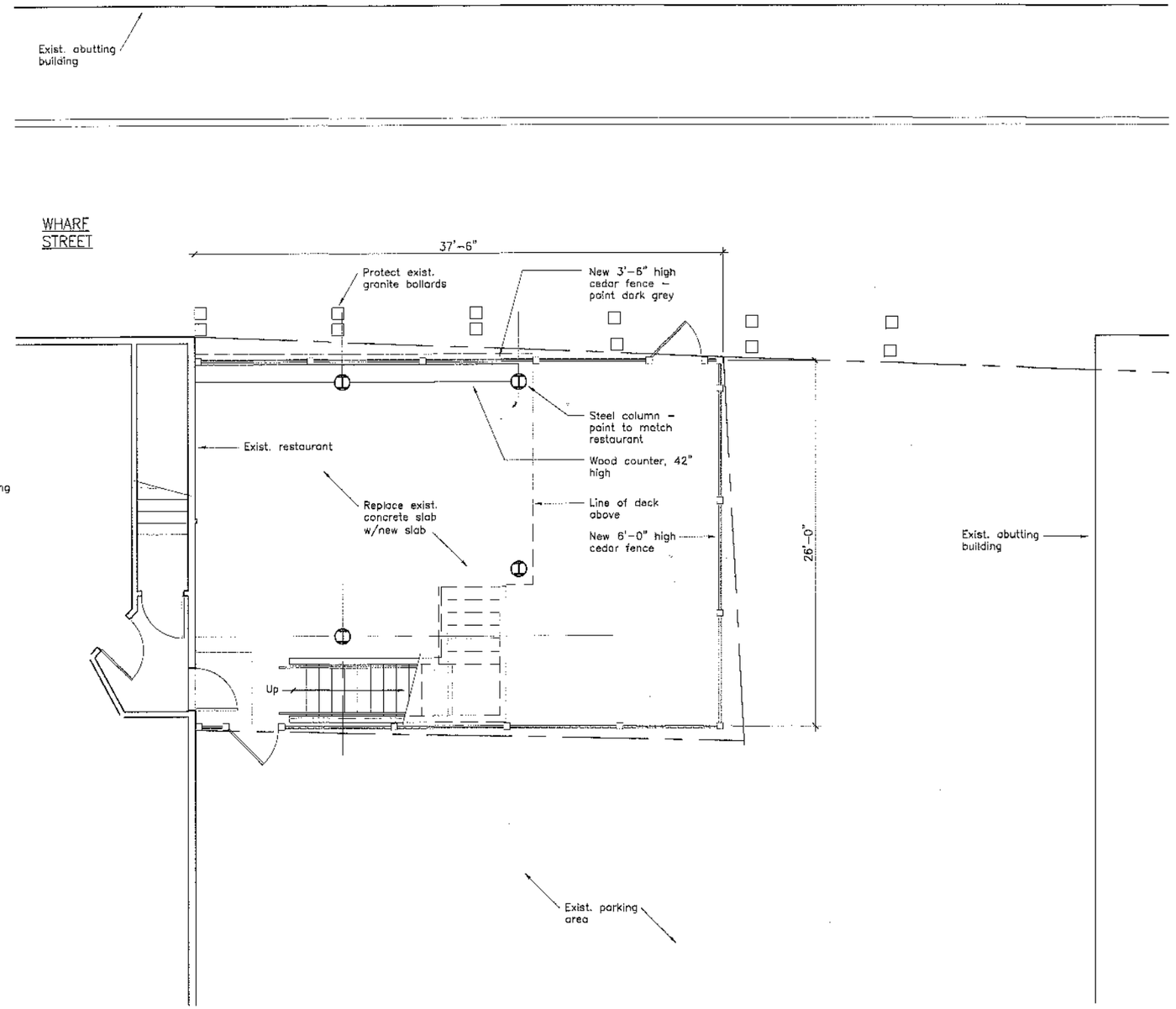

1 Patio Plan

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

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Plan N

Consultants

Revisions

Amigos Mexican Restaurant & Bar
Roof Deck & Patio

9 Dana Street
Portland, Maine 04101

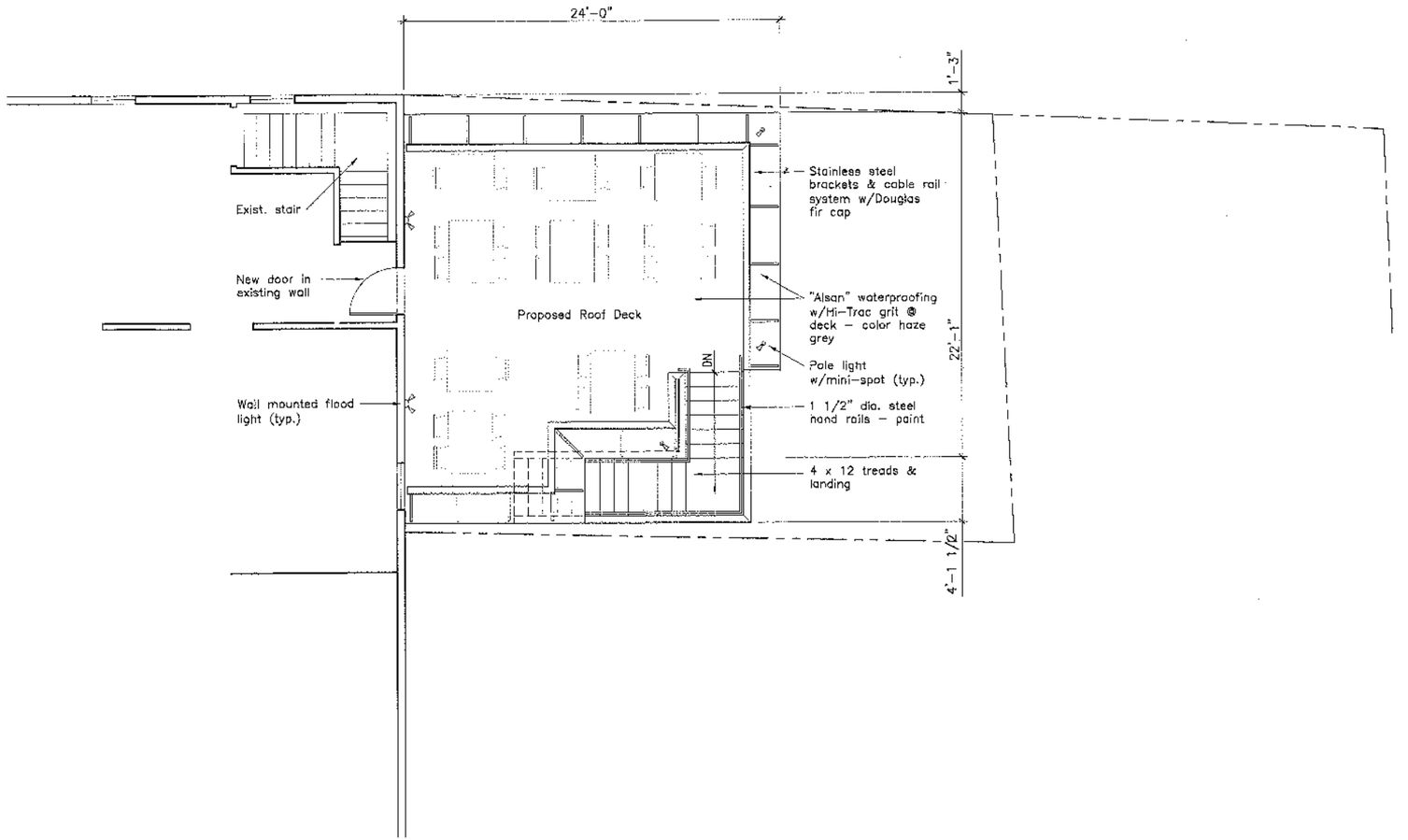
Job Number: 15.000
Date: 11.25.15
Scale: 1/4" = 1'-0"

Drawing Title:

Patio Plan and Reflected Ceiling Plan

A1

Portland Historic Preservation



1 Roof Deck Plan

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

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Plan
N

Consultants

Revisions

Amigos Mexican Restaurant & Bar
Roof Deck & Patio

9 Dana Street
Portland, Maine 04101

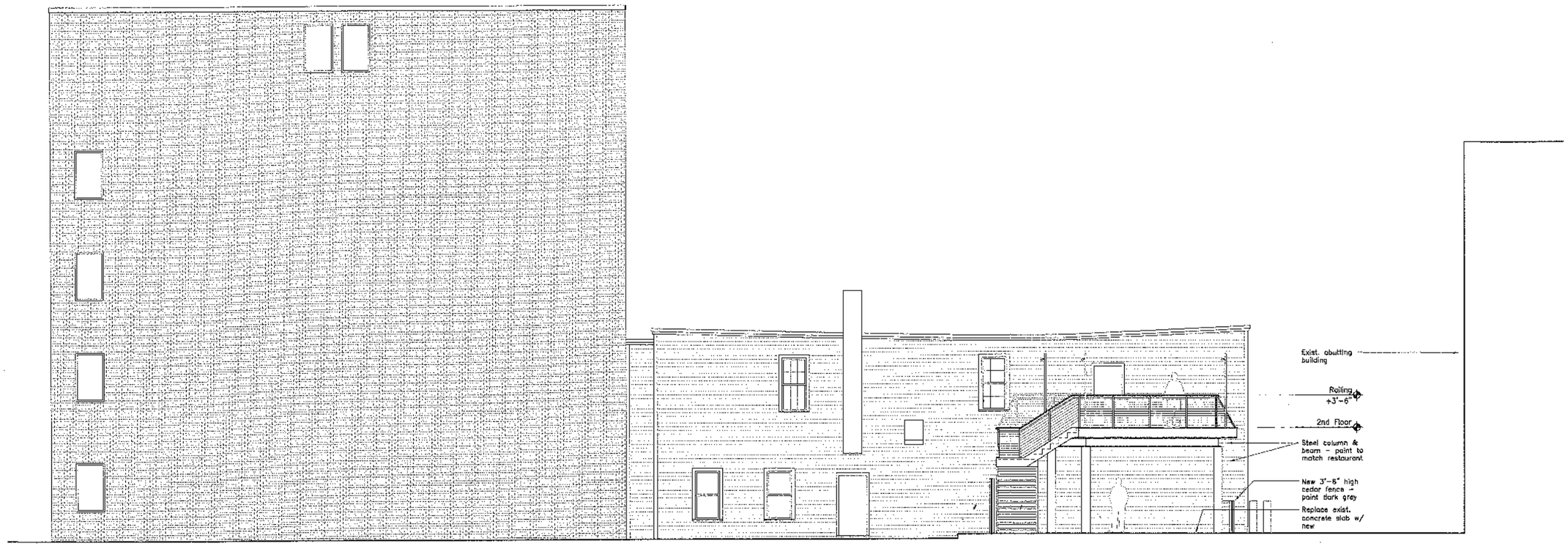
Job Number: 15.000
Date: 11.25.15
Scale: 1/4" = 1'-0"

Drawing Title:

Roof Deck Plan

A2

Portland Historic Preservation



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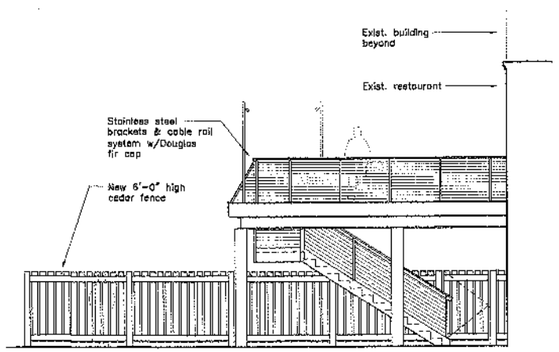

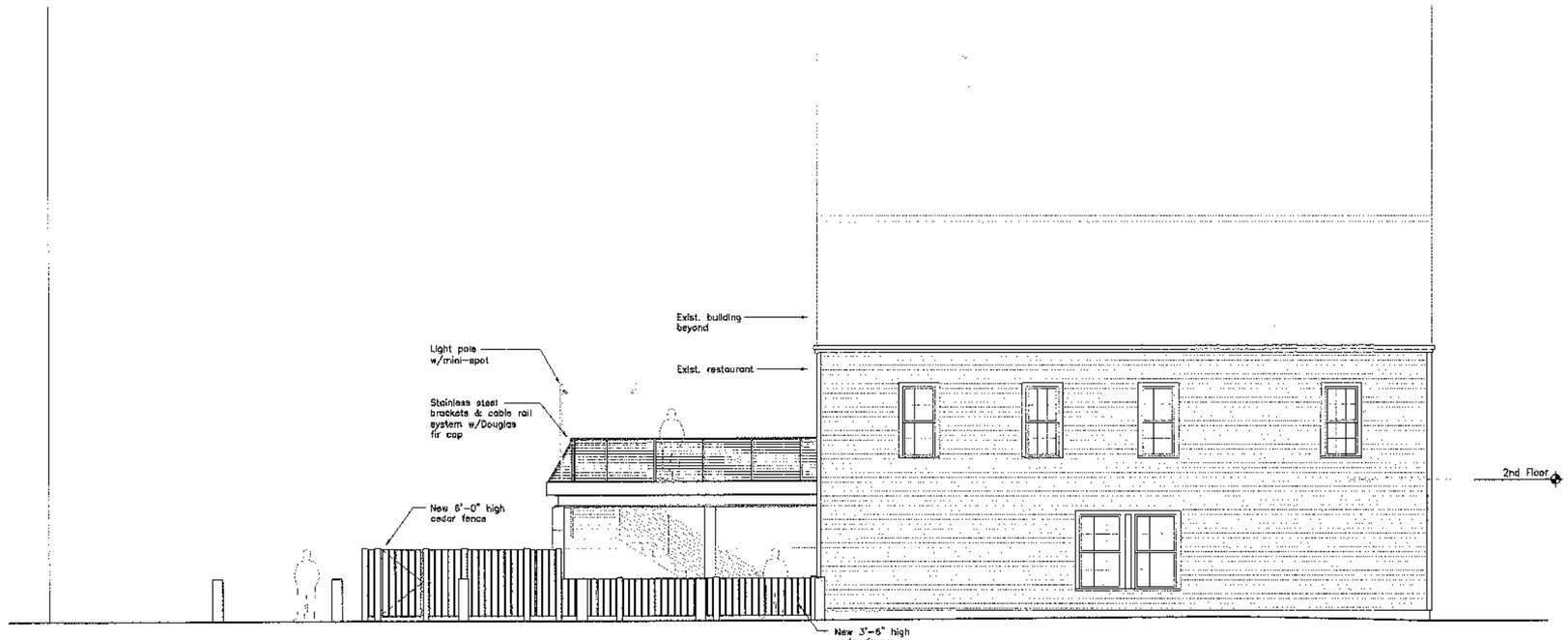

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Amigos Mexican Restaurant & Bar
Roof Deck & Patio

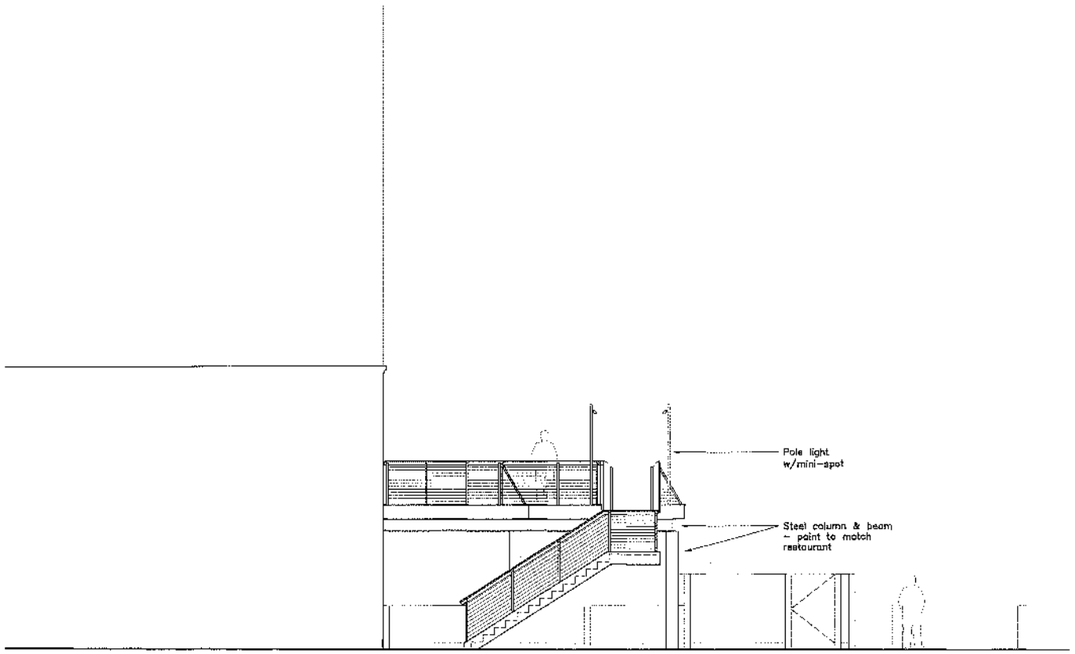
9 Dana Street
Portland, Maine 04101

Job Number: 15.000
Date: 11.25.15
Scale: As Noted

Drawing Title:
Proposed Building Elevations

A3

Portland Historic Preservation



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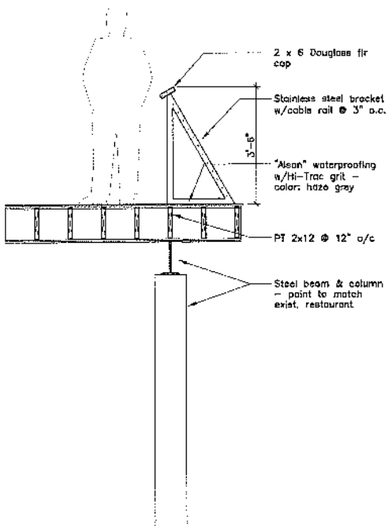
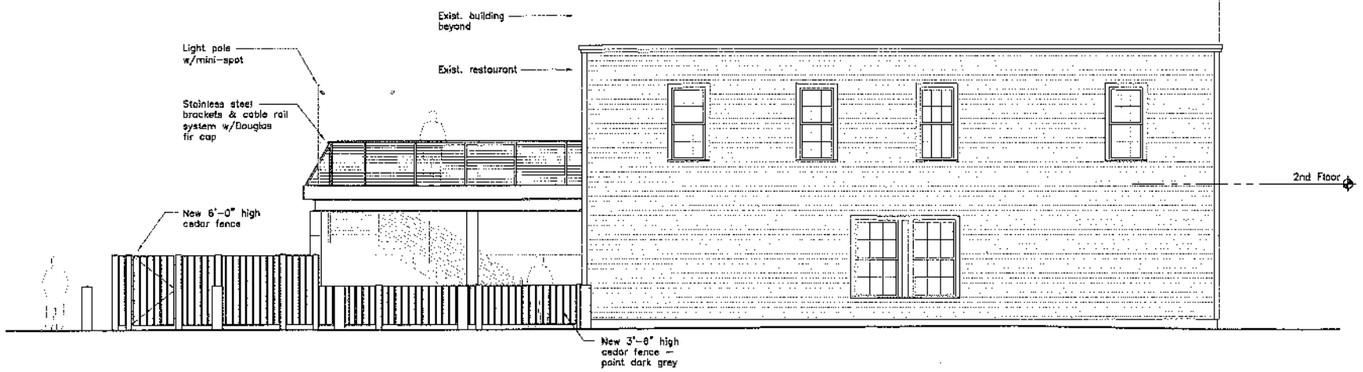


4 Railing Section



2 Proposed Wharf Street Elevation

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Revisions

Amigos Mexican Restaurant & Bar
Roof Deck & Patio

9 Dana Street
Portland, Maine 04101

Job Number: 15.000
Date: 11.25.15
Scale: As Noted

Drawing Title:

Proposed Building Elevations and Sections

A4

Portland Historic Preservation

1a Existing view from Wharf Street, looking South
NTS

1 Proposed view from Wharf Street, looking South
NTS

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Consultants

Revisions

Amigos Mexican Restaurant & Bar
Roof Deck & Patio

9 Dana Street
Portland, Maine 04101

Job Number: 15.000
Date: 11.25.15
Scale: NTS

Drawing Title:
Existing and Proposed Views

A5

Portland Historic Preservation

2a Existing view from Wharf Street, looking South
NTS

2 Proposed view from Wharf Street, looking East

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Consultants

Revisions

Amigos Mexican Restaurant & Bar
Roof Deck & Patio

9 Dana Street
Portland, Maine 04101

Job Number: 15.000
Date: 11.25.15
Scale: NTS

Drawing Title:
Existing and Proposed Views

A6

Portland Historic Preservation

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
121 CENTER STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: December 3, 2015

RE: December 9, 2015 **Workshop** – Preliminary Review of Proposed Exterior Renovation and Building Addition

Address: 121 Center Street
(northeast corner of Center and Free Streets)

Applicant: Valerie Levy

Architect: Jocelyn Boothe, WBRC Architects

Introduction

Architect Jocelyn Boothe, representing applicant Valerie Levy, has requested a workshop to present plans for the comprehensive renovation and expansion of the commercial block at 121 Center Street. Located at the corner of Center and Free Streets, the building is occupied by Asylum, a venue for concerts and events. As noted in the applicant's written narrative, the goal of the project is to expand the event spaces, add pre-function/flex space, enhance the experience of concert-goers, provide improved accessibility and generally upgrade the interior and exterior appearance of the building.

The project architect has provided a very complete submission that includes a fairly high level of detail, as well as material and product specifications. Notwithstanding the completeness of the application, staff felt the scope of the project warranted an introductory workshop session. If the Board finds at the conclusion of the workshop that it supports the proposal but for a few specific details, the Board could authorize staff to approve the project at the administrative level, with or without conditions.

Subject Structure and Context

The existing building at 121 Center Street was constructed c. 1960 and is classified as a "noncontributing" structure in the Congress Street Historic District. A simple rectangular box, the building is a taller-than-average, one-story, windowless brick structure An arched entry

opening is the only architectural feature on the Center Street façade. The Free Street façade features a recessed building entrance, shallow projecting piers and a corrugated metal band long the upper façade. The only real visual interest provided on the building's principal facades is the "Asylum" sign. Located on the Center Street façade, the sign consists of individually-mounted, stylized letter plaques that are spaced across the entire length of the façade. The blank east wall of the Asylum building features painted wall art.

Immediately east of the building is an undeveloped space currently occupied by parking and a pedestrian passageway that leads to the interior of the block. Abutting the passageway is a parking garage with brick exterior. Immediately across the street at 44-48 Free Street is a three-story brick Colonial Revival commercial block. Across Cross Street is a large surface parking lot. And across the intersection at the southwest corner of Cross and Free is the Civic Center.

Proposed Scope of Work

The project architect has provided a written description of the proposed renovation and building addition, as well as detailed elevation, details, material specifications and product information. Given the detailed description provided in the application, there is no need to repeat the information here.

Staff Comments and Questions

As the existing building is a noncontributing structure and its context decidedly mixed, the issue of compatibility with the surrounding context is not a relevant consideration in this review. Here, the primary question for consideration is whether the proposed renovation of the existing structure and new building addition are successfully integrated and cohesive in terms of overall design expression, material and architectural detail.

It is clear that the project architect has taken a holistic approach in the design of this project. Exterior alterations to the existing building and the new addition are unified in overall design, architectural detail and material palette. By introducing two-story glazing at the corner of Free and Center, a visual focus is achieved and the building successfully engages pedestrians and passing vehicular traffic. Additional expansive glazing across the upper façade of the Free Street entrance further animates this elevation of the building. The incorporation of the existing building's projecting pilasters into the new design vocabulary and the introduction of deep roof overhangs in selected locations also add three-dimensional interest. And while the changes to the Center Street elevation are more modest, this is a narrow, secondary street that doesn't demand the same level of architectural detail. The reuse of the existing Asylum sign, in condensed form, appears successful. In sum, in staff's view the proposed project will dramatically improve and enliven what has long been a moribund building (and intersection) within Portland's central business district.

While staff is generally supportive of the proposal, the Board is encouraged to give careful consideration to several aspects of the plan:

- It appears, based on the location of signs, that the main entrance to the Asylum is located on the Center Street elevation. With the prominent treatment of the corner, however, there might be confusion about the role of this entrance.

- The proposal calls for the use of "smart" glass to eliminate the need for shades. The Board should inquire about the visual character of the glass. Typically, clear glass is encouraged to engage passersby at the pedestrian level.

- Plans call for color-changing LED lighting strips under the projecting roof overhangs. Plans also call for several internally illuminated signs consisting of individual letters--some wall-mounted and some mounted atop entrance canopies. The number, scale and brightness of the proposed signs should be considered, as well as the cumulative visual impact of the overall sign/lighting program. Given the immediate context of the building, across from the Civic Center, the proposed night lighting and internally illuminated signs may be appropriate. The impact on narrow Free and Center Streets should be considered, however. Images of the building at night would be helpful in assessing this aspect of the proposal.

Applicable Review Standards

The following review standards are applicable in the review of this project:

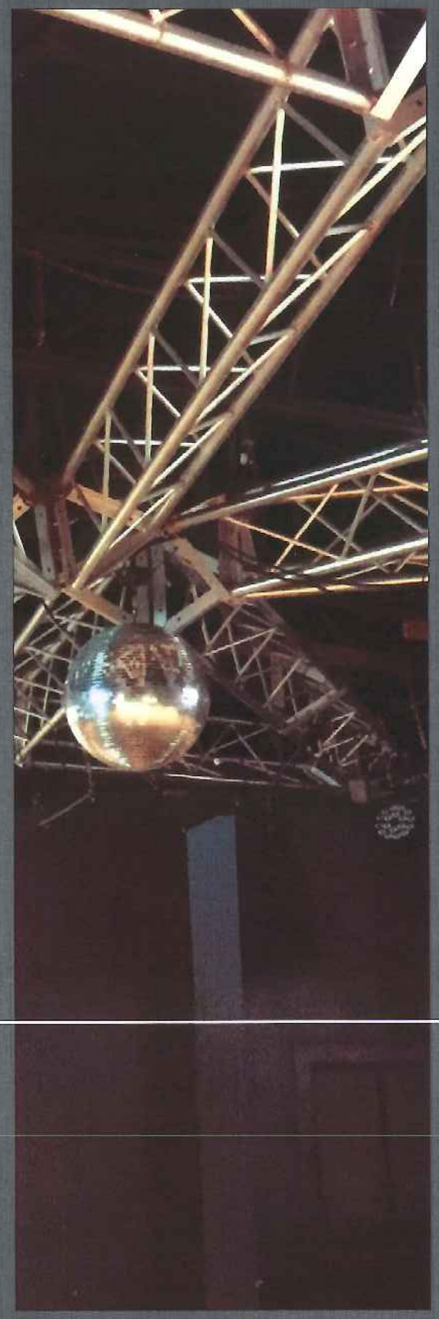
Sec. 14-651.5 Standards for review of alterations to or redesign of noncontributing structures.

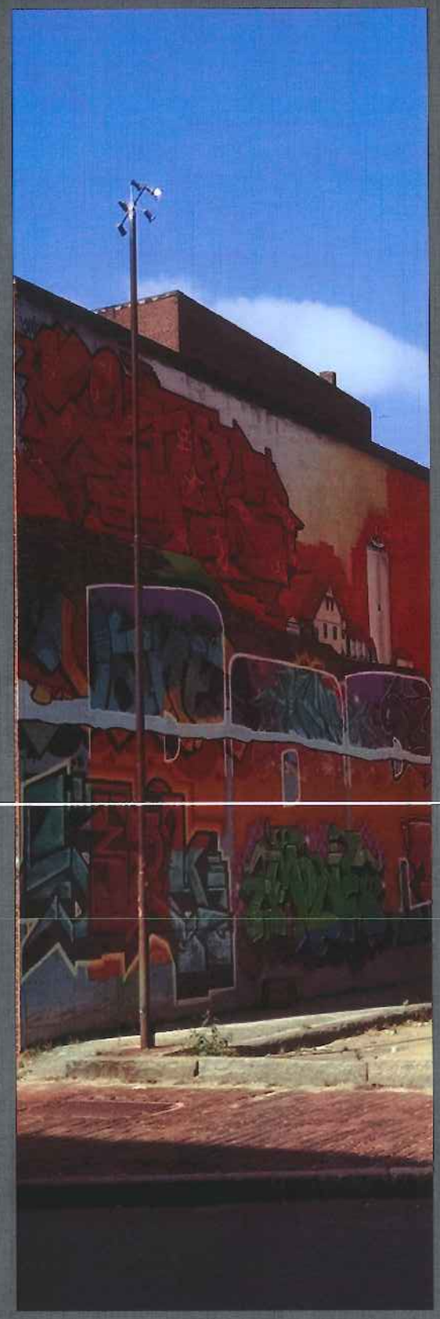
(a) In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alteration shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

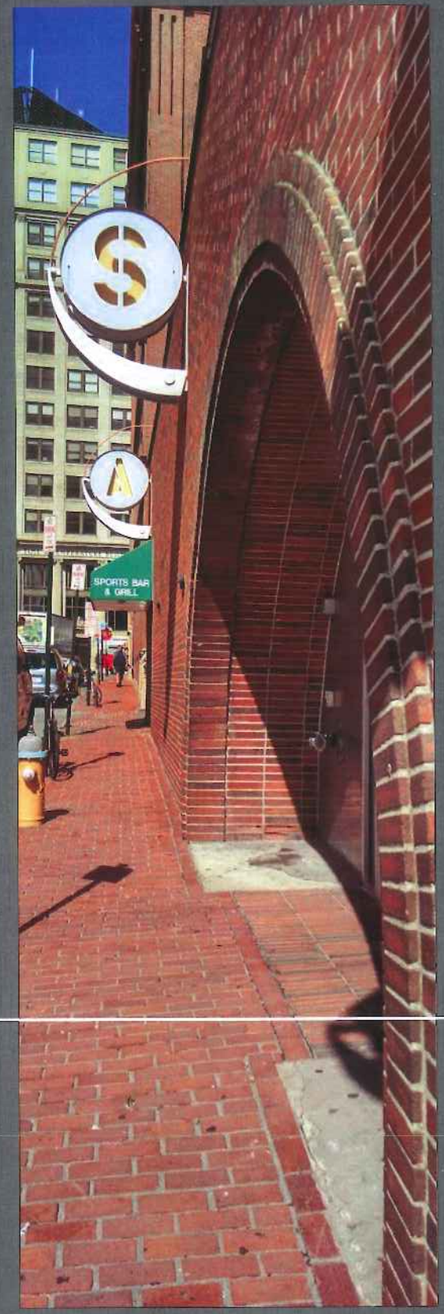
(b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction shall apply.

Attachments:

1. Applicant's submission, including project description, computer-generated images, elevations, product specifications and cut sheets







FREE STREET LIVE

ASYLUM

CERTIFICATE OF APPROPRIATENESS
APPLICATION BOOK
NOVEMBER 25TH, 2015

WBRC
ARCHITECTS • ENGINEERS

PROJECT NARRATIVE

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015

Dear Historic Preservation Board Member and Portland Residents,

Please accept this application for a Certificate of Appropriateness for the renovation and addition of the Asylum event space property, located at 121 Center Street in Portland, Maine. The goal of this addition and renovation is to expand the useable event spaces in the building, in order to bring more bands to the Portland area and enhance the experience of concert goers. Additionally the project aims to increase the safety of the venue, and provide improvements to the accessibility of the space to make the venue a better experience for all guests.

The existing Asylum event venue is a 1-story plus basement building, constructed in 1960. The structure originally consisted of 3 separate buildings, resulting in varying floor and ceiling heights throughout the 3 different spaces. The building is located at the corner of Center Street and Free Street in Portland, Maine with the main entrance located along Center Street. The exterior is a brick and CMU structure, with minor amounts of storefront glazing, spandrel and brick accents. The majority of the façade along Center Street is an unarticulated brick expanse with a brick entry arch and individual letters/signs near the parapet. The façade along Free Street consists of a number of brick piers with metal panels located near the parapet and a curtain wall system near the emergency egress.

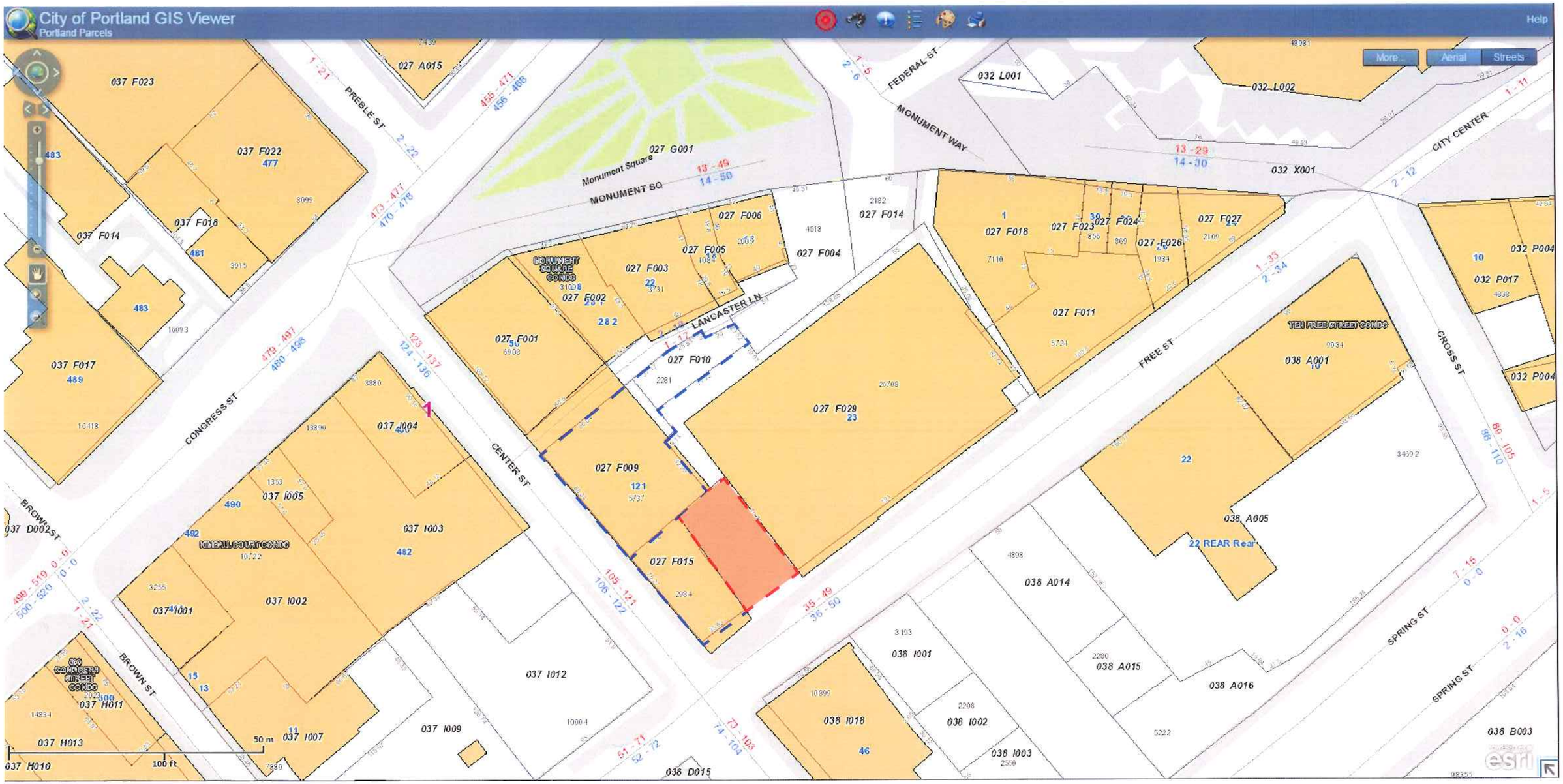
The existing venue consists of 15,600 gross square feet, divided between the fully occupied first floor and partially occupied basement level. The existing first floor consists of a sports bar, kitchen, lobby area and event space. The current first floor event space includes a stage and two separate bars. The current basement consists of a utility/storage area, a basement club, a green room and office space. All existing areas, except the basement utility area and first floor sports bar will be renovated/refreshed as part of this project.

The proposed addition includes expanding the building into the adjacent parking lot space to the north east of the site along Free Street. The addition will add 2,223 gross square to the basement and 2,545 gross square feet to the first floor. The resultant building will have a total area of 20,368 gross square feet. A new accessible entry will be provided on Free Street, with an elevator both down to the basement, as well as up to the event venue and stage levels. Included in the new first floor program is an expansion to the existing event venue, a separate pre-function/flex space, restroom upgrade and addition to the kitchen. The program for the basement addition/renovation includes a new Green Room for touring acts, complete with private toilet and shower rooms. The basement addition will also include a pre-function space and separate bar.

The exterior of the proposed addition was designed to fit in contextually with the surrounding brick buildings, as well as to bring natural daylight into the space and provide a better interaction between the building and the streetscape. The current brick corner at the intersection of Center Street and Free Street will be opened up with a glass stair tower which has been stepped back from the corner to increase visibility both at the intersection and into the building. The proposed elevation along Free Street includes punching new windows into the existing brick wall, as well as a new storefront glass and metal panel wall with direct views to and from the event stage. The Center Street elevation will be opened up with increased amounts of storefront glazing at the sports bar entry and main entry, as well as new canopies, signage and lighting. A new 'Free Street Live' sign is proposed at the clearstory wall of the addition high roof area.

The brick selected is a 12" Norman brick in a running bond pattern to match the existing façade. The storefront/curtainwall mullions, metal panels and canopies will all be a light metallic color. 'Smart' glass is being proposed for the glazing on the entire façade to eliminate the needs for shades and maintain visibility both into and out of the event venue. New site lighting will include small color changing LED strips, internally lit building signs and simple emergency wall packs above the egress doors. The full exterior design and materials are explained in full in the following pages.

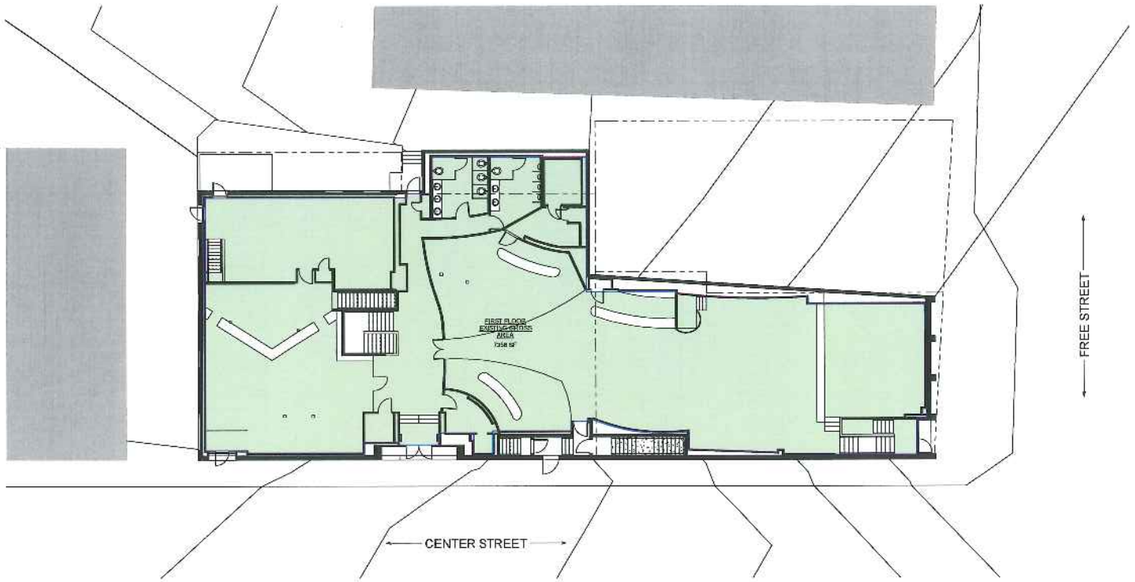
Thank you for your consideration.



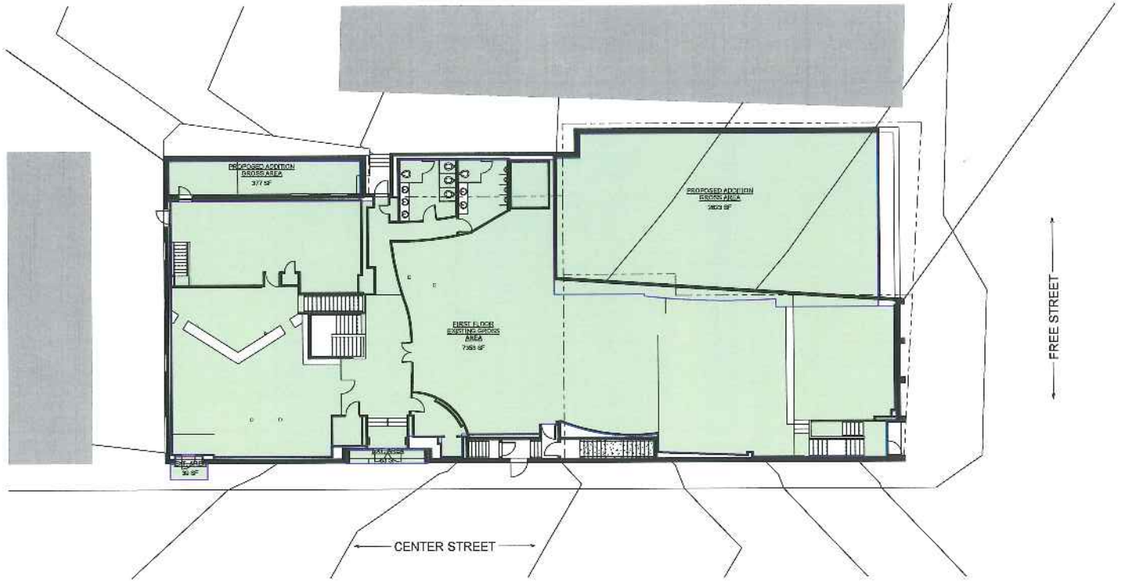
Building Addition Area

Asylum / Free Street Live - Event Space Renovation

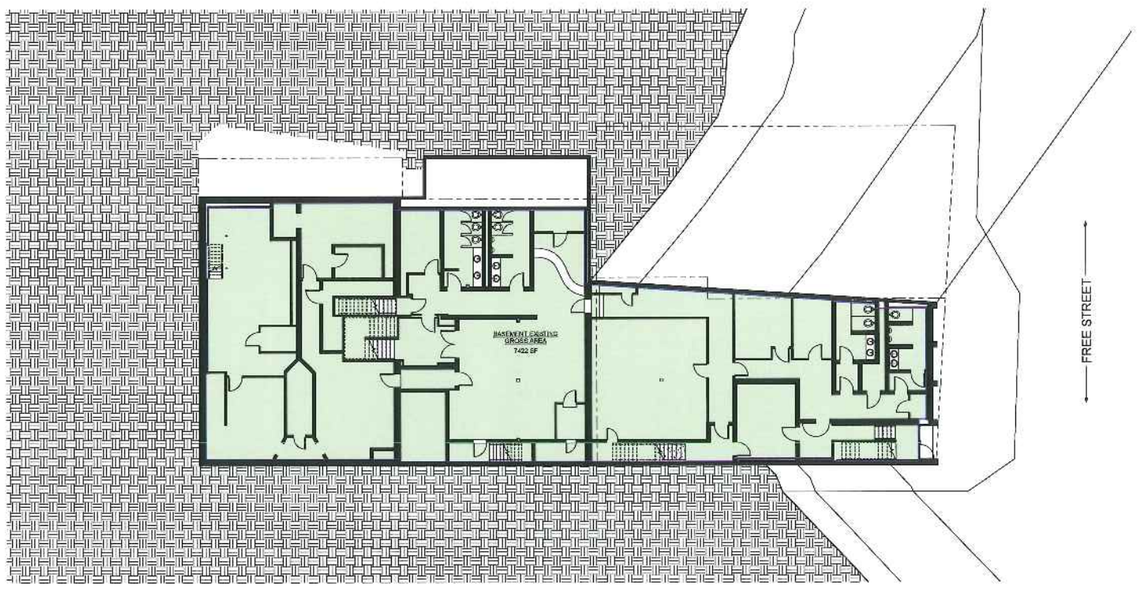
November 25th, 2015



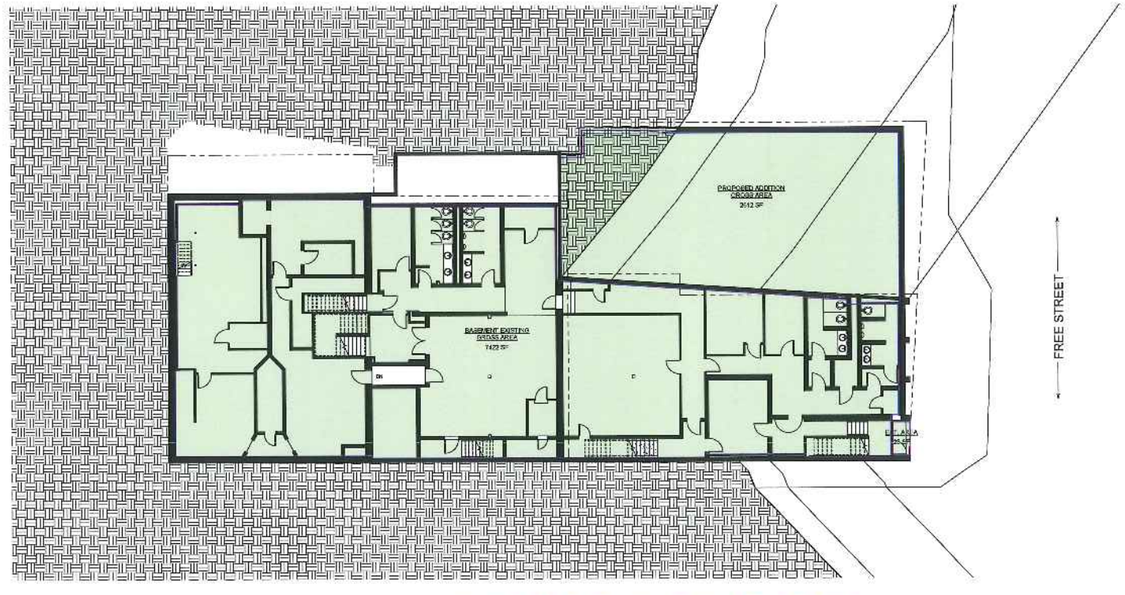
EXISTING FIRST FLOOR - GROSS BUILDING AREA



PROPOSED FIRST FLOOR - GROSS BUILDING AREA



EXISTING BASEMENT - GROSS BUILDING AREA



PROPOSED BASEMENT - GROSS BUILDING AREA

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ARCHITECTS • ENGINEERS

View from Asylum Across the Intersection of Free Street and Center Street

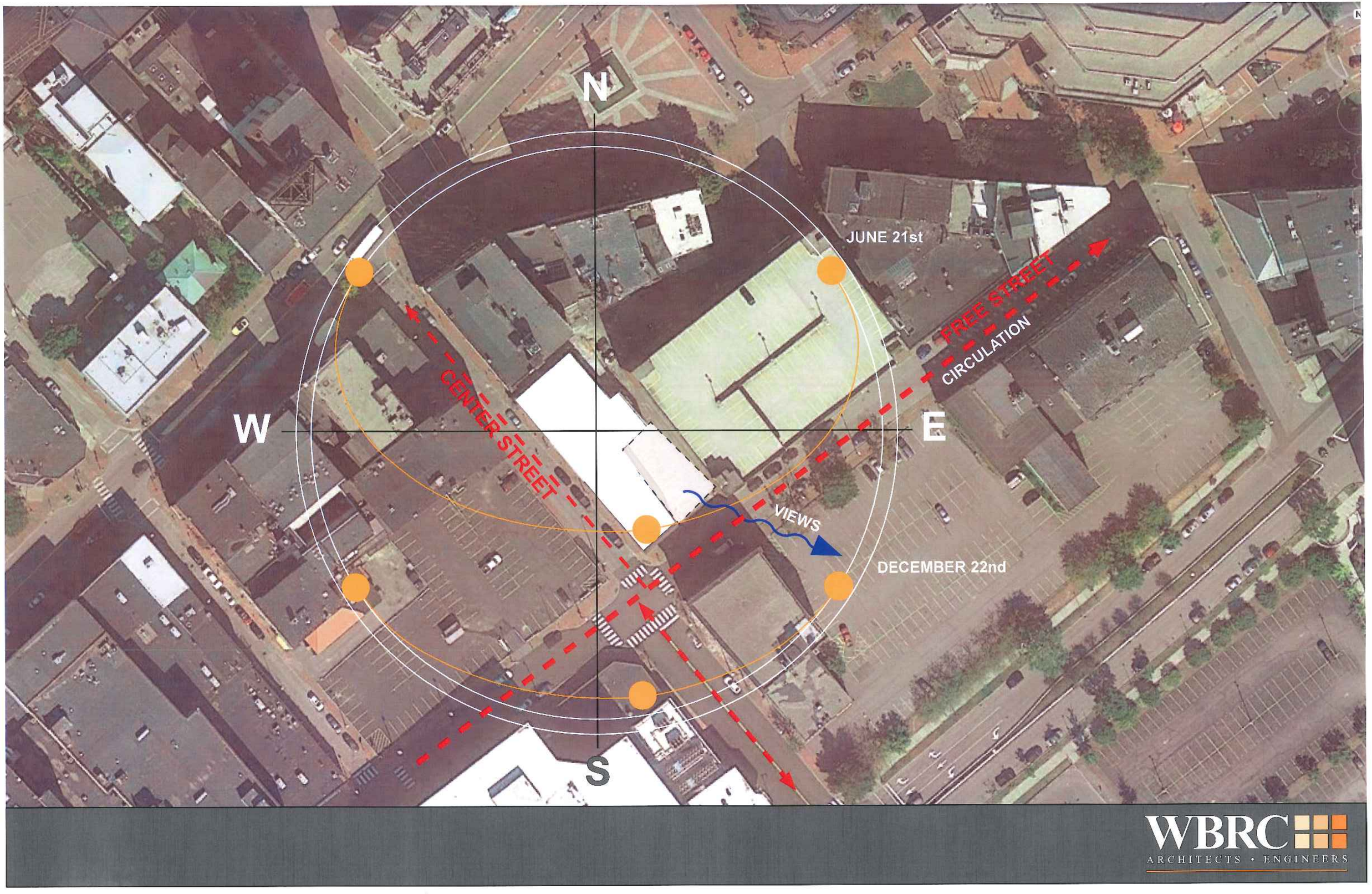
View from the Civic Center to Asylum

View from Free Street to Asylum

SITE CONTEXT & ANALYSIS

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015



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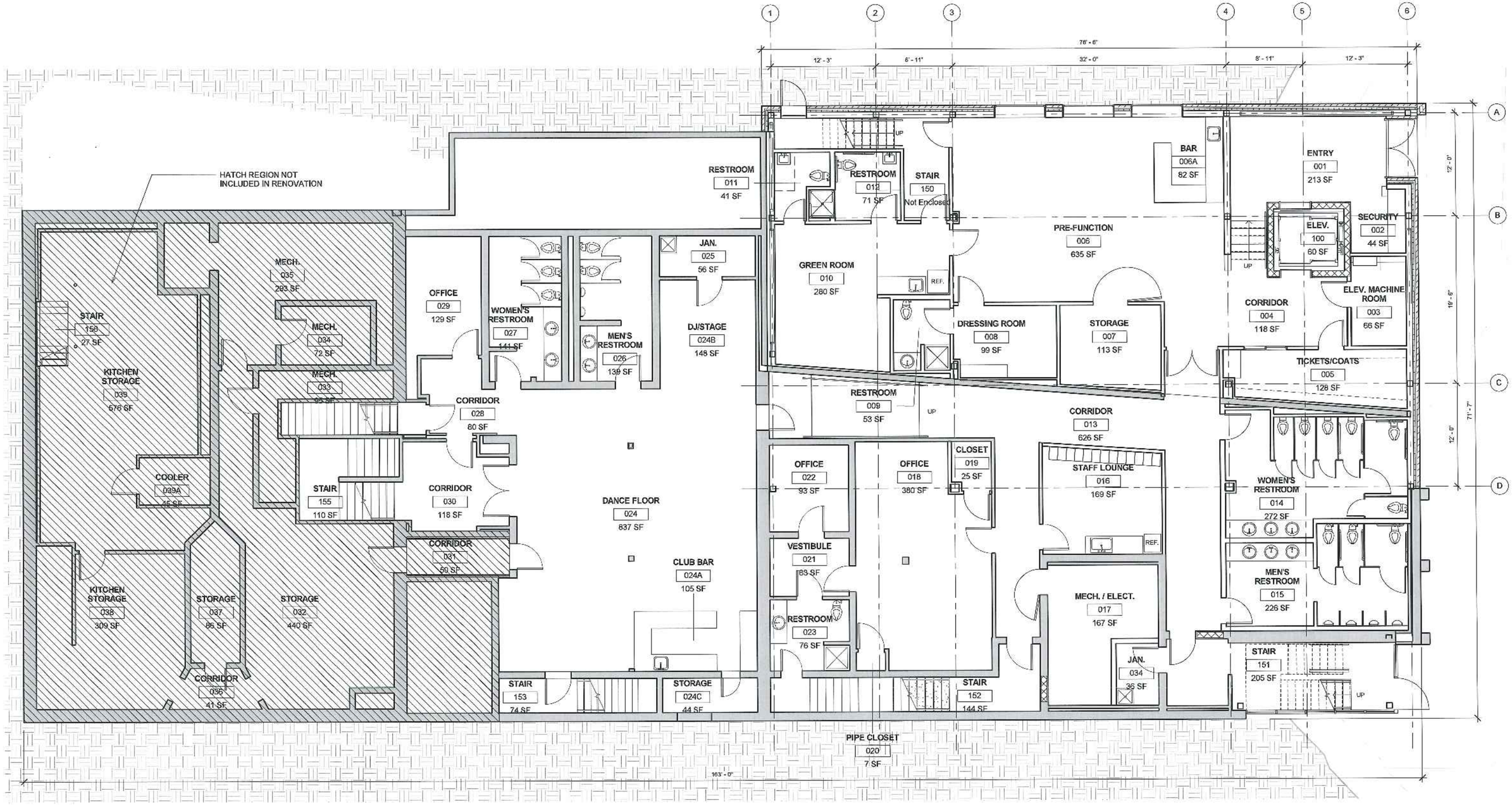
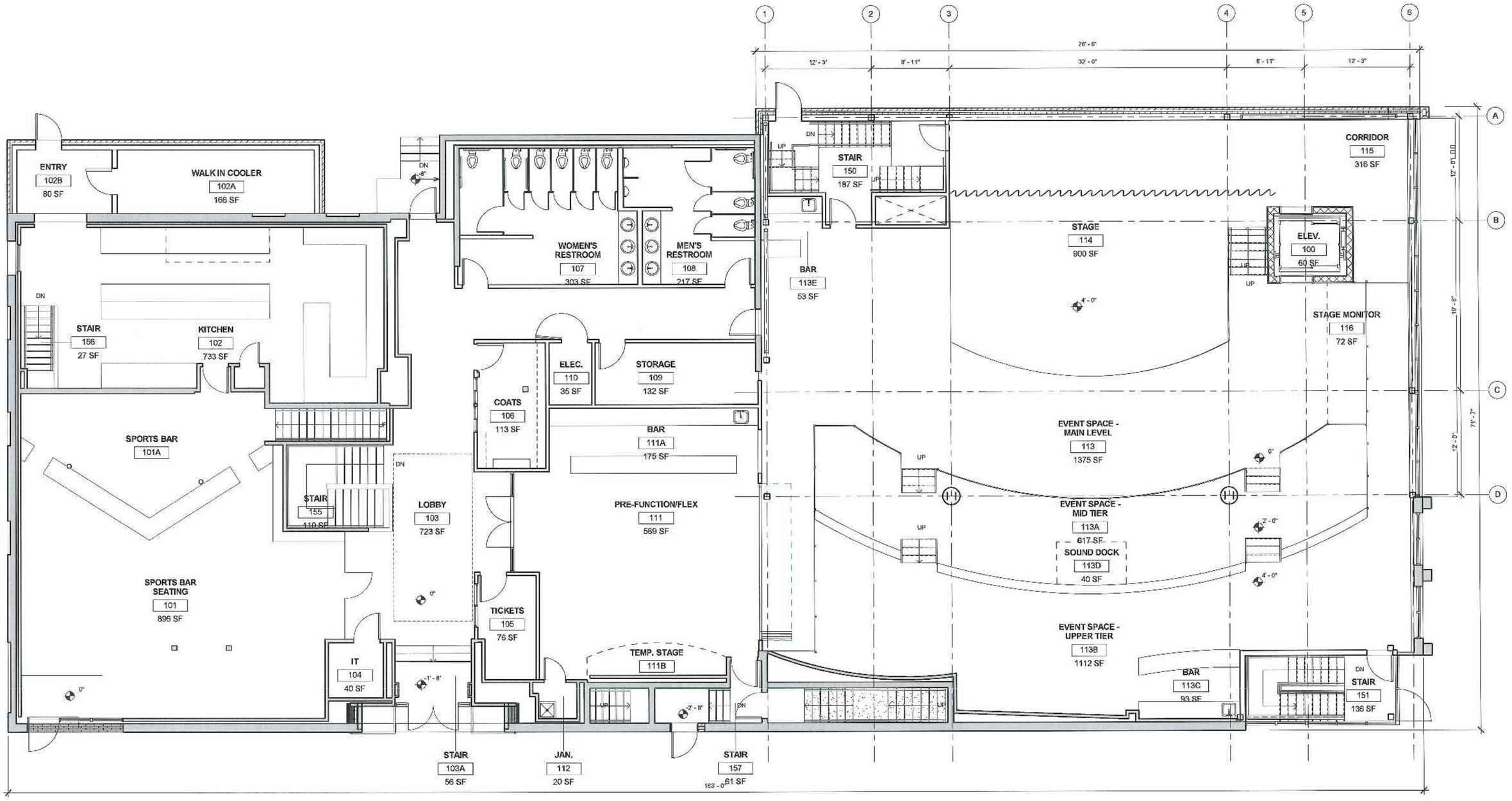


BASEMENT PLAN

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015

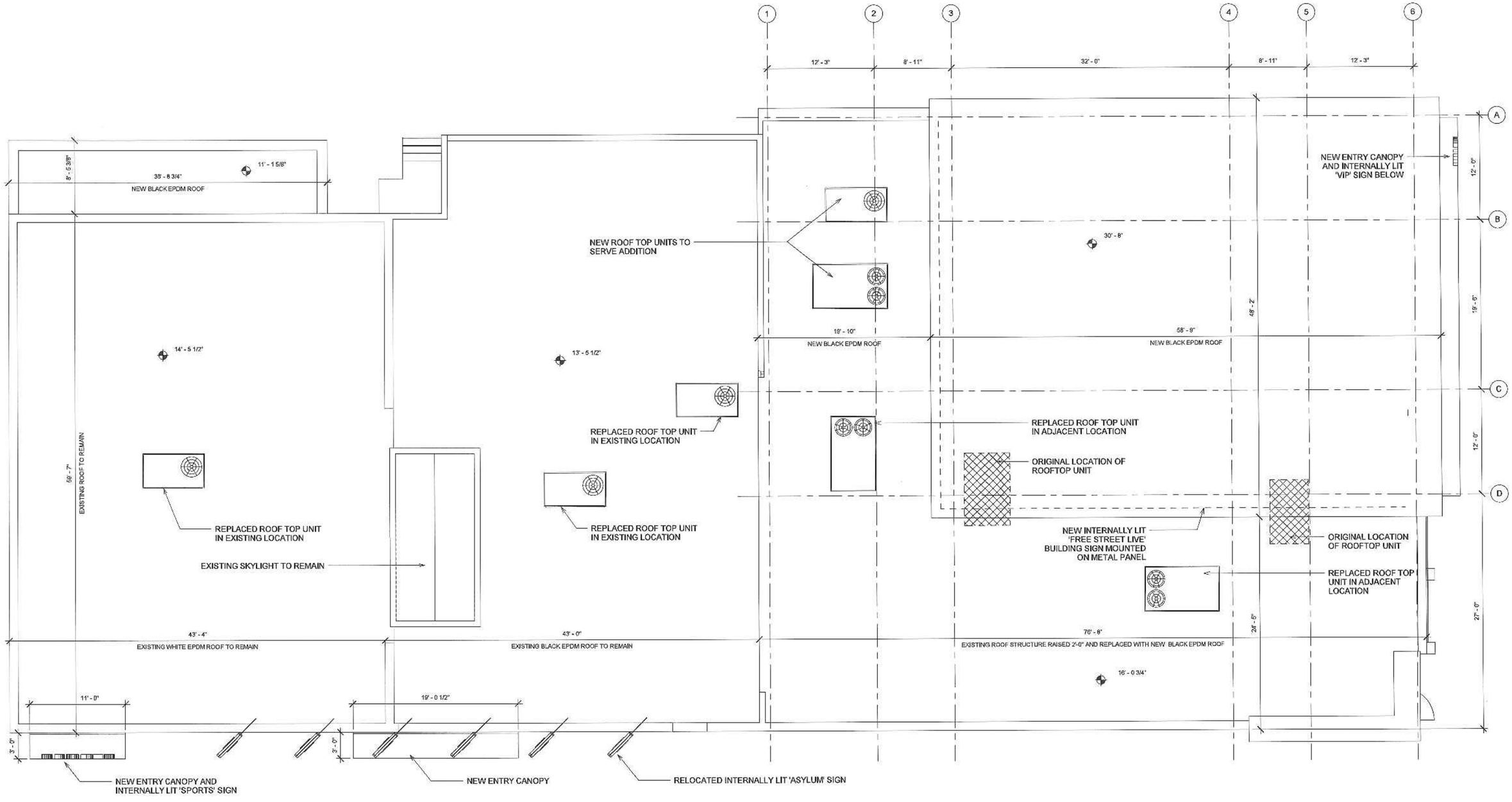


FIRST FLOOR PLAN

WBRC ARCHITECTS • ENGINEERS

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015



ROOF PLAN

WBRC ARCHITECTS • ENGINEERS

BUILDING MASSING - VIEW FROM CIVIC CENTER

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015

WBRC
ARCHITECTS • ENGINEERS

BUILDING MASSING - VIEW FROM CENTER STREET

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015

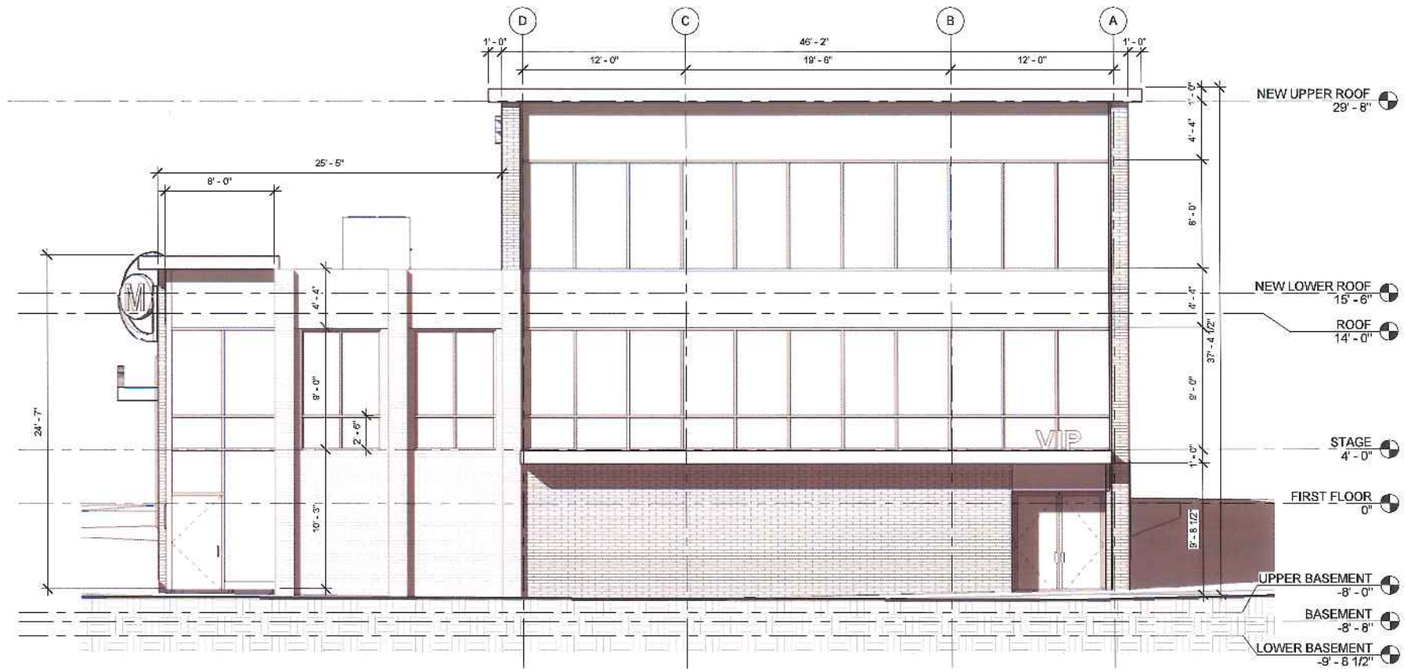
WBRC
ARCHITECTS • ENGINEERS

BUILDING MASSING - VIEW FROM FREE STREET

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015

WBRC
ARCHITECTS • ENGINEERS



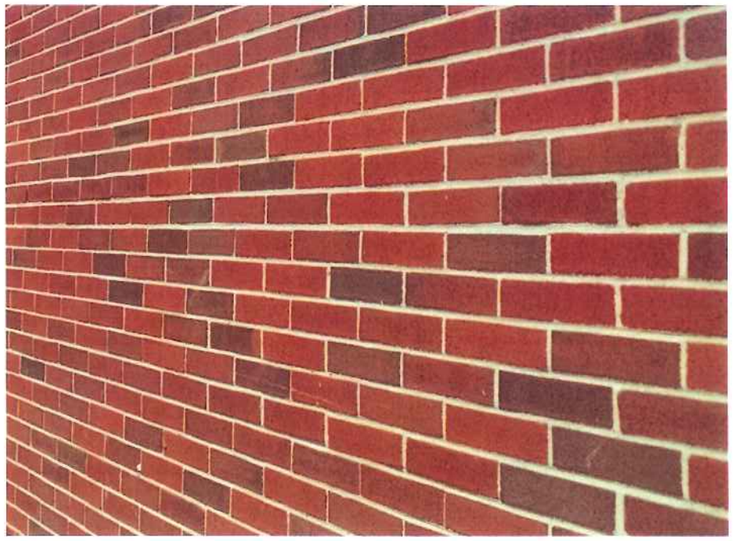
BUILDING ELEVATION - FREE STREET

Asylum / Free Street Live - Event Space Renovation

November 25th, 2015

BUILDING ELEVATION - CENTER STREET

WBRC
ARCHITECTS • ENGINEERS

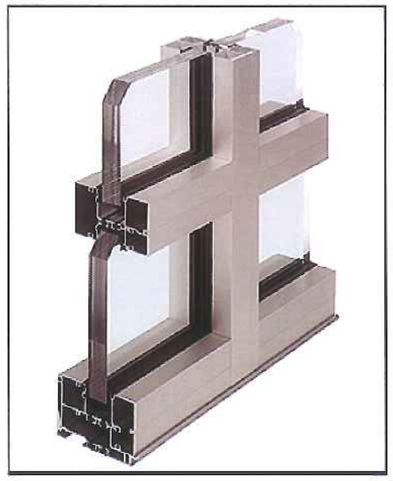


TYPICAL BRICK - 12” NORMAN BRICK TO MATCH EXISTING

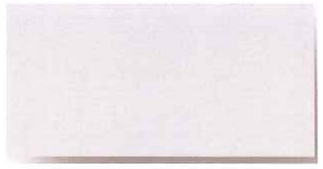
EFIS - TO MATCH BRICK COLOR
On upper portion of roof to minimize deflection over event space

EXTERIOR MATERIALS

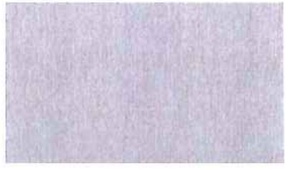
Asylum / Free Street Live - Event Space Renovation
November 25th, 2015



Framing



Clear Anodized Aluminum



Light Satin Aluminum

Antique Bronze - Powder Coating

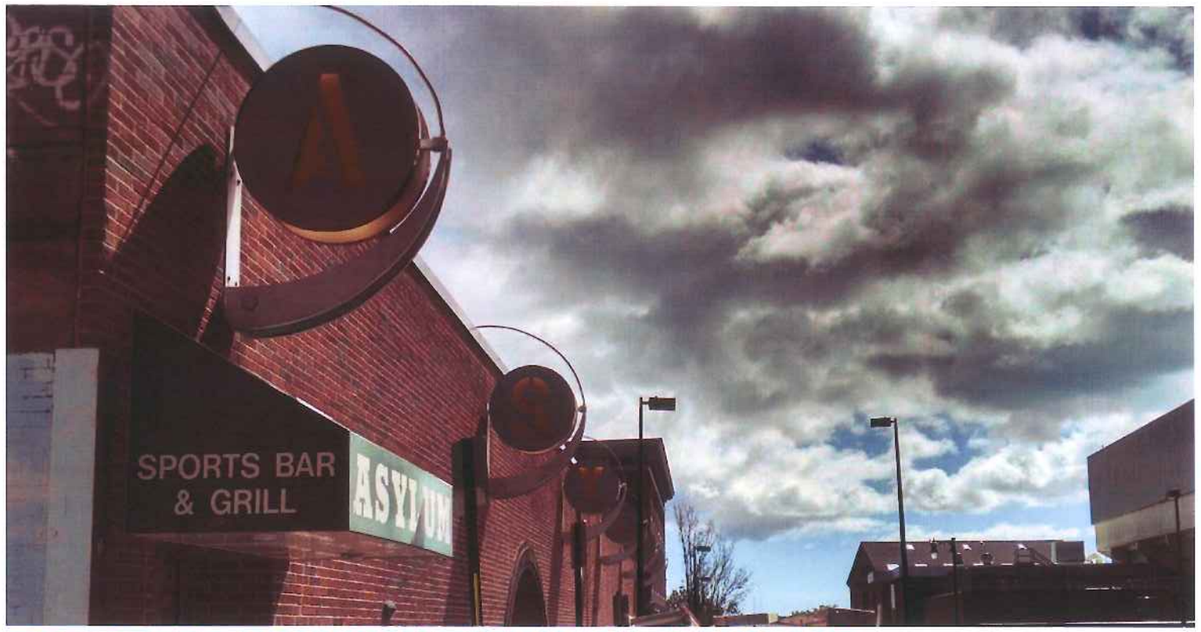
Sea Wolf - Powder Coating

CURTAINWALL/STOREFRONT BASIS OF DESIGN -
Kawneer Trifab VersaGlaze 451/451T Framing System
2" sightline, 4 1/2" depth - Color TBD

METAL PANEL / CANOPIES
Color to Match Storefront

PDLC Smart Glass

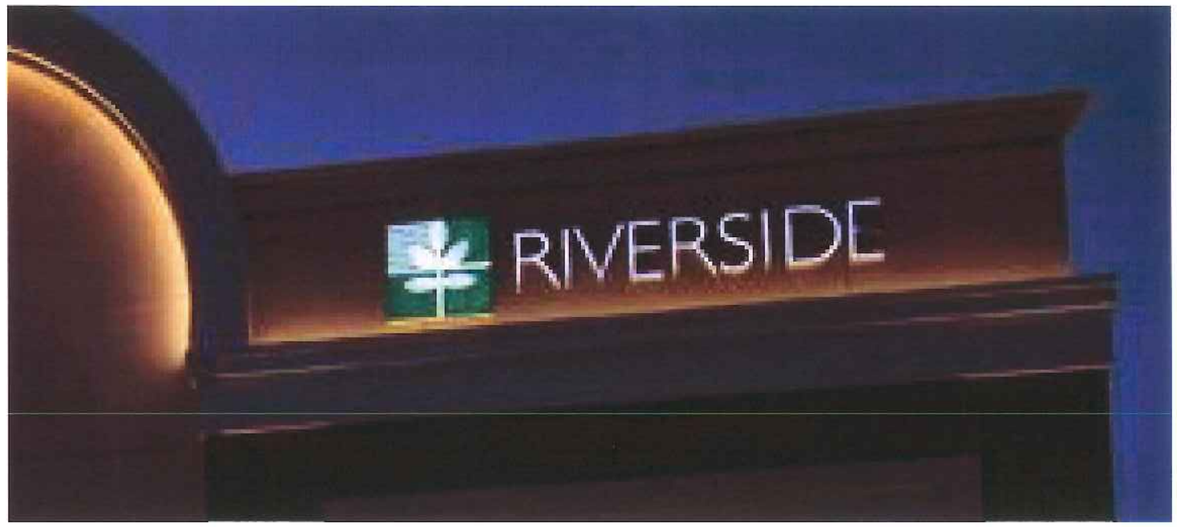
'SMART' GLASS - STOREFRONT AND ENTRIES
Electrochromic or PDLC Smart Glass on all exterior glazing
Will provide the ability to control glare and solar heat gain without visible shades on the windows
Will maintain the view to the exterior and into the venue from the street



RELOCATED ‘ASYLUM’ INTERNALLY LIT SIGNAGE

EXTERIOR COLOR CHANGING LED TAPE

EMERGENCY WALL PACK

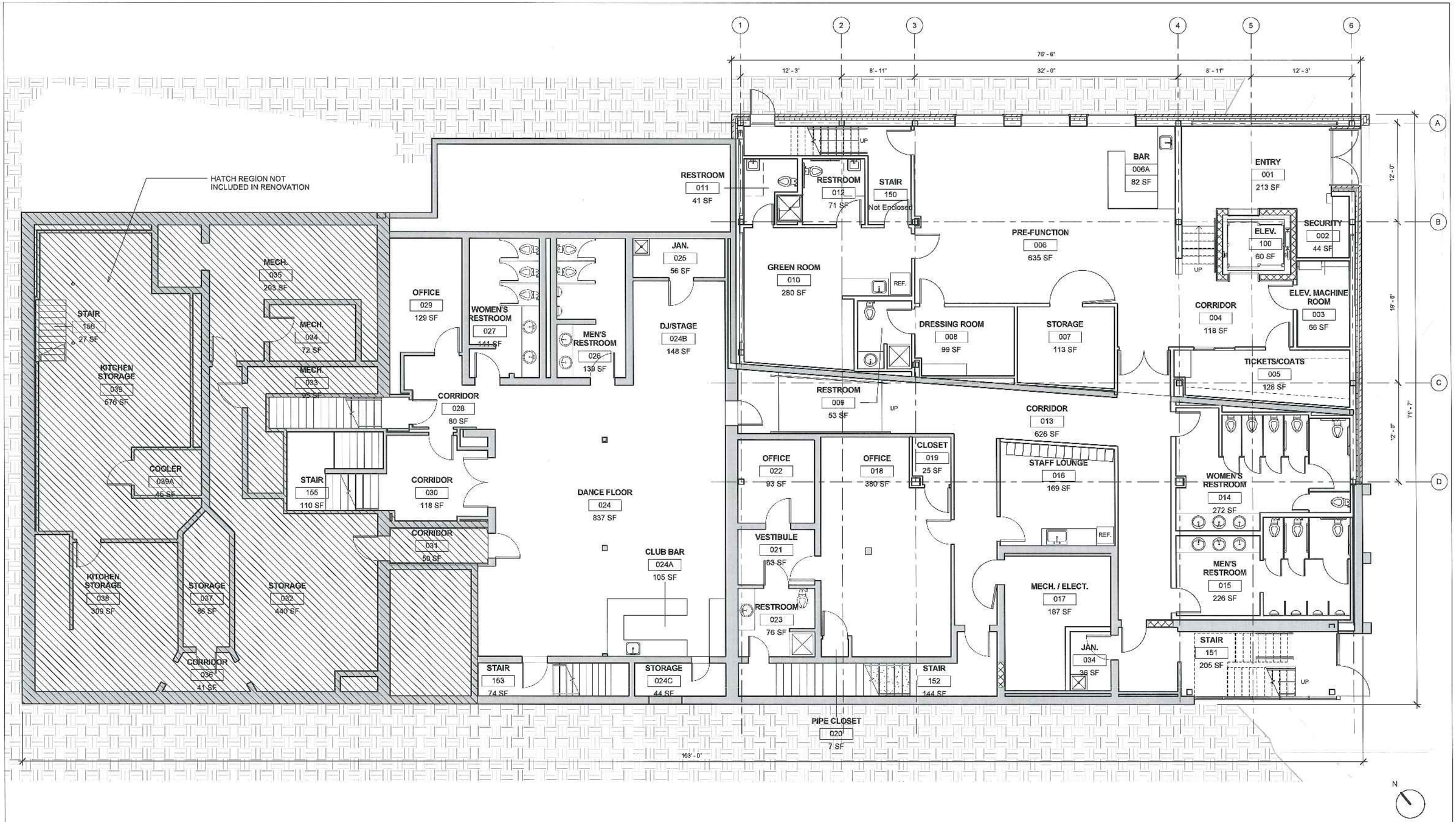


NEW INTERNALLY LIT SIGNAGE - 24” HIGH AND 18” HIGH

LIGHTING

Asylum / Free Street Live - Event Space Renovation
November 25th, 2015

WBRC
ARCHITECTS • ENGINEERS

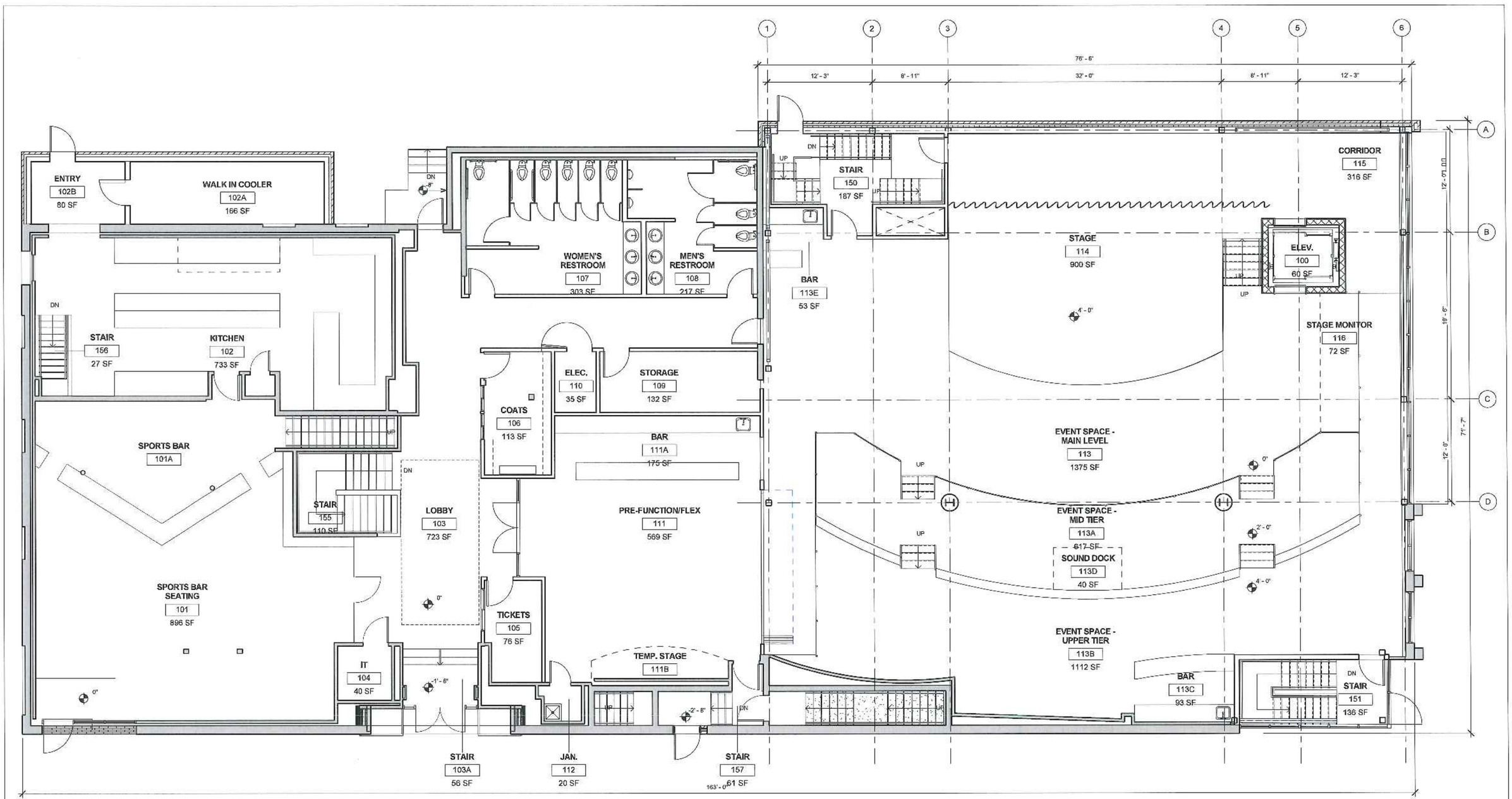


ASYLUM
121 CENTER STREET
PORTLAND, MAINE 04101

BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

WBRC ARCHITECTS • ENGINEERS

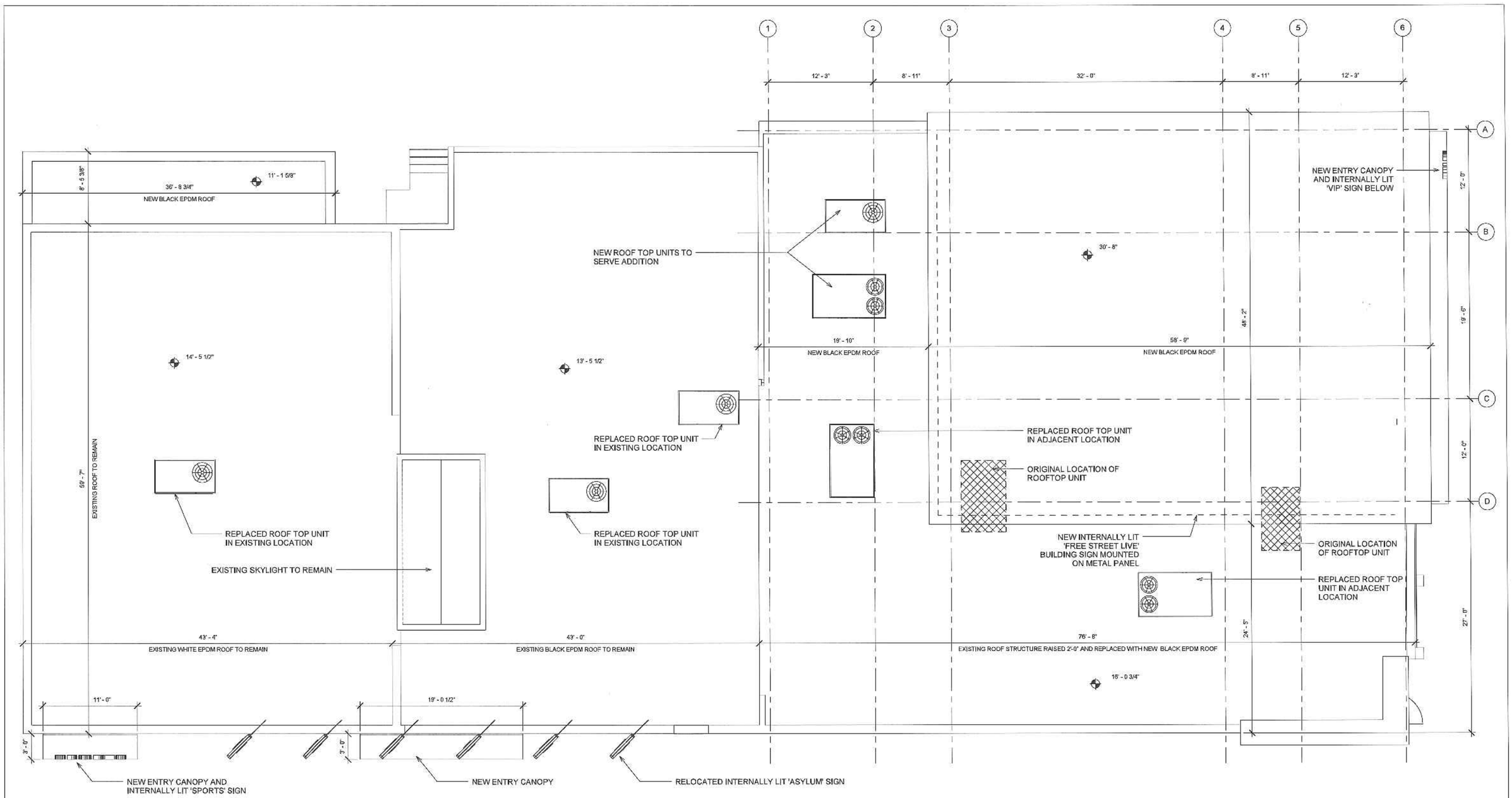


ASYLUM
121 CENTER STREET
PORTLAND, MAINE 04101

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

WBRC ARCHITECTS • ENGINEERS

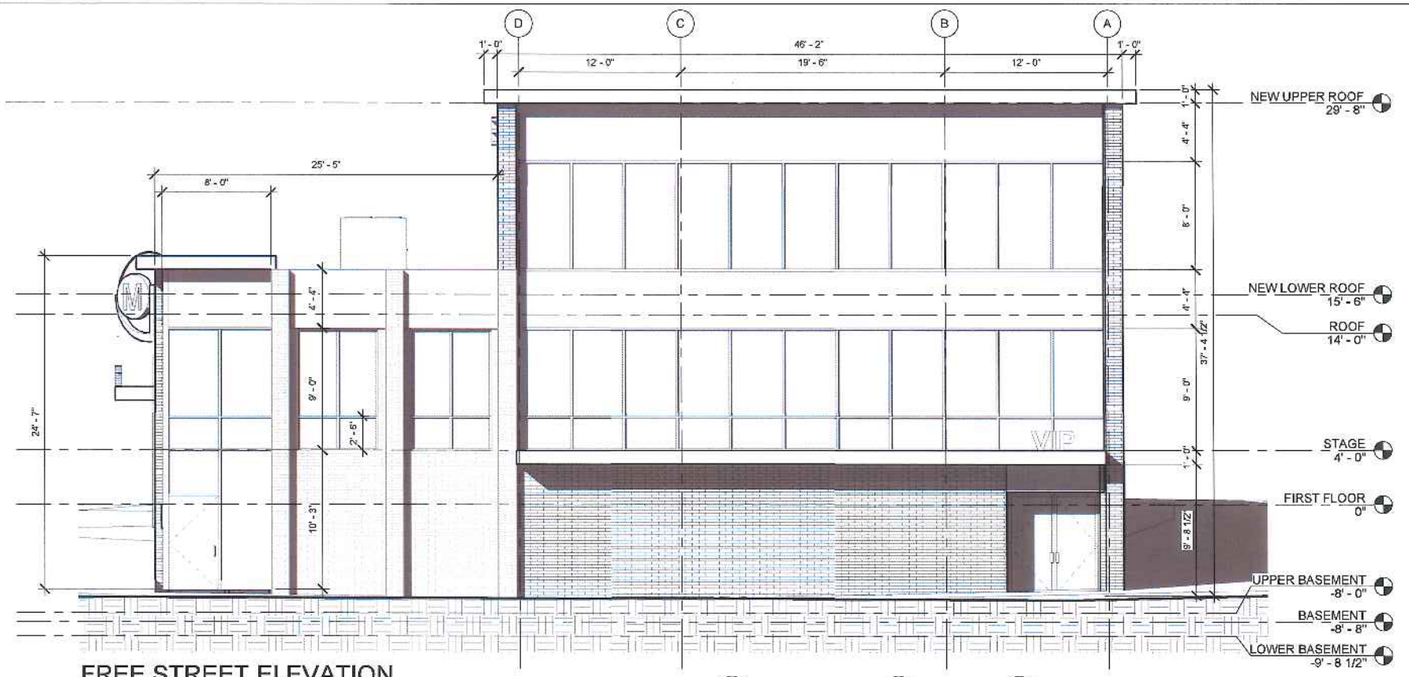


ASYLUM
121 CENTER STREET
PORTLAND, MAINE 04101

ROOF PLAN

SCALE: 3/16" = 1'-0"

WBRC ARCHITECTS • ENGINEERS



FREE STREET ELEVATION

CENTER STREET ELEVATION

ASYLUM
121 CENTER STREET
PORTLAND, MAINE 04101

BUILDING ELEVATIONS

SCALE: 3/16" = 1'-0"

WBRC ARCHITECTS • ENGINEERS

SLIM26Y

RAB LIGHTING

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.27A	Color Temp:	3000K (Warm)
208V:	0.17A	Color Accuracy:	82 CRI
240V:	0.15A	L70 Lifespan:	100,000
277V:	0.13A	Lumens:	2,287
Input Watts:	29W	Efficacy:	78 LPW
Efficiency:	88%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 22 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 720mA, 100-277VAC 0.4 Amps, Power Factor 99%.

THD:

13.5% at 120V

Other

HID Replacement Range:

The SLIM26 can be used to replace 175W MH based on delivered lumens.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Technical Specifications (continued)

Other

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

California Title 24:

See SLIM26/D10 for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:

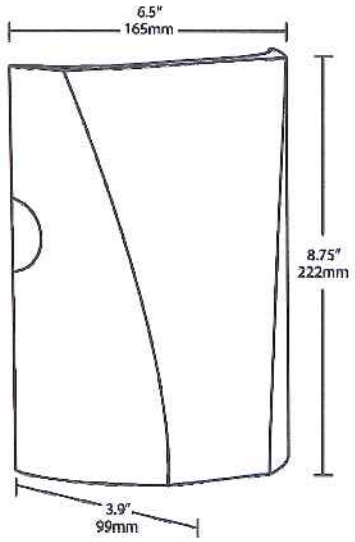
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM					
	26 = 26W	= Cool	= Bronze	= No Photocell	= No Dimming
	18 = 18W	**Y** = Warm	**W** = White	**/PC** = 120V Button	**/D10** = Dimmable
	12 = 12W	**N** = Neutral		**/PC2** = 277V Button	

DL-FLEX-WET-RGB

LED WET LOCATION FLEXIBLE LINEAR
DL-FLEX-WET RGB STATIC SERIES

Type	
Project	
Catalog No	

DESCRIPTION

The **DL-FLEX-WET-RGB** Series is a color changing waterproof lighting system. Designers can create light output that can be varied and also programmed to almost any color desired including appropriate Pantone© PMS colors**, allowing the highest level of lighting sophistication. Made of highly flexible material that can be applied to most surfaces categorized as having high surface energy using pre-applied 3M© double-sided tape.

** Pantone PMS colors may not match 100% perfectly due to the color difference between light emission and ink.

SPECIFICATIONS

Color	RGB
Wattage (per ft)	3.9 W (Max)
Lumens (per ft)	96 lm (Max)
Efficacy	25 lm/W
Beam Angle	120°
Input Voltage	24V DC
Lamp Life	50,000 hours
Dimensions (per section)	5/8"W x 5/16"H
LEDs (per ft)	18
Operating Temperature *	–22°F - 122°F
Max Run †	20'
Min Run †	~ 4"
Mounting	Clips or Channel
Environment ‡	Wet, Damp, and Dry location IP67
Certifications	c UL us LISTED
Warranty	5 Years – see published warranty terms for detailed information.

* Exceeding the operating temperature values may damage the LEDs by reducing the lifespan, lumen output, and adversely impact color consistency. It is recommended adequate airflow and heatsinking be taken into consideration in the installation and application of this product. Improper thermal management may lead to premature product failure.

† Single runs can not exceed max run values. Cuts can only be made on the cutting mark. Can not be joined after cut. Use end cap and sealant after cut.

‡ This product cannot be submersed in water.

LUMEN DATA

Color	Watts (per ft)	Lumens (per ft)	Efficacy (lm/W)
Red	1.3	33	25
Blue	1.3	12	9
Green	1.3	51	39

FEATURES

- Low power consumption, low heat output.
- No UV/IR radiation emitted, no mercury.
- For a 90° bend or tighter, do so at the cutting mark.

APPLICATIONS

- Outdoor gardens
- Path and contour marking
- Outdoor display lighting
- Bathroom lighting
- Signage
- Accent and edge lighting
- Backlighting

DL-FLEX-WET-RGB

LED WET LOCATION FLEXIBLE LINEAR
DL-FLEX-WET RGB STATIC SERIES

Type	
Project	
Catalog No.	

ORDERING INSTRUCTIONS

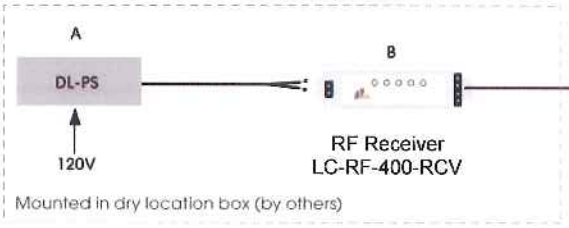
Step		Length (ft)	Model	
1	Specify the length	1 to 20	DL-FLEX-WET-RGB	
		Input Type	**Description**	**Application**
2	Specify the input connection	DL-FLEX-OD-RGB-PC-HW	Bare wire	Hard Wire
		Output Type	**Description**	**Application**
3	Specify the output connection	DL-FLEX-OD-RGB-PC-HW	Bare wire	Hard Wire
		DL-FLEX-OD-EC	End Cap	End the run

Example	QTY	Part Number	Order Description
	12	DL-FLEX-WET-RGB	One 12 ft run of FLEX-WET-RGB with input and output wires
	2	DL-FLEX-OD-RGB-PC-HW	
	18	DL-FLEX-WET-RGB	One 18 ft run of FLEX-WET-RGB with an input wires and end cap
	1	DL-FLEX-OD-RGB-PC-HW	
	1	DL-FLEX-OD-EC	

WIRING DIAGRAMS – For reference purposes only. Not to scale. Not for installation purposes.

24V • REMOTE RF RGB CONTROLLER • HARD-WIRE

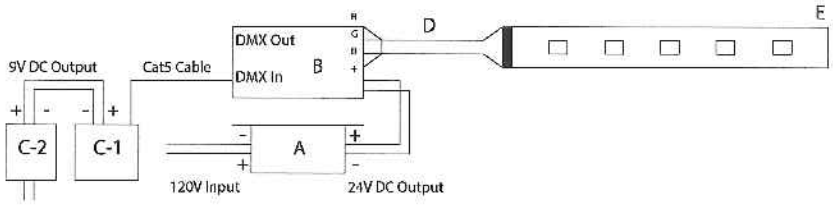
Description		LC-RF-400H-RGB
A.	**Power Supply**	DL-PS-XX/24-JB-OD
B.	**Controller**	LC-RF-400H-RGB using LC-RF-400-RCV
C.	**Fixture**	DL-FLEX-WET-RGB wired with DL-FLEX-WET-RGB-PC-HW
D.	**End Cap**	DL-FLEX-OD-RGB-EC



Remote RF Controller
LC-RF-400H-RGB

24V • DMX CONTROLLER • SINGLE RUN

Description		LC-PC-100 (Shown)	LC-PC-400 / LC-PC-500
A.	**Power Supply**	DL-PS-xx/24-JB-OD	DL-PS-xx/24-JB-OD
B.	**DMX Interface**	LC-200-INT	LC-200-INT
C-1.	**Controller**	LC-PC-100	LC-PC-400 / LC-PC-500
C-2.	**Controller Power Supply**	DL-PS-WP/USB-MN	Hard-Wire power supply included with controller
D.	**Power Connector**	DL-FLEX-OD-RGB-PC-HW	DL-FLEX-OD-RGB-PC-HW
E.	**Fixture**	DL-FLEX-WET-RGB	DL-FLEX-WET-RGB



24V • DMX CONTROLLER • MULTIPLE RUNS

Runs are controlled at the same time.

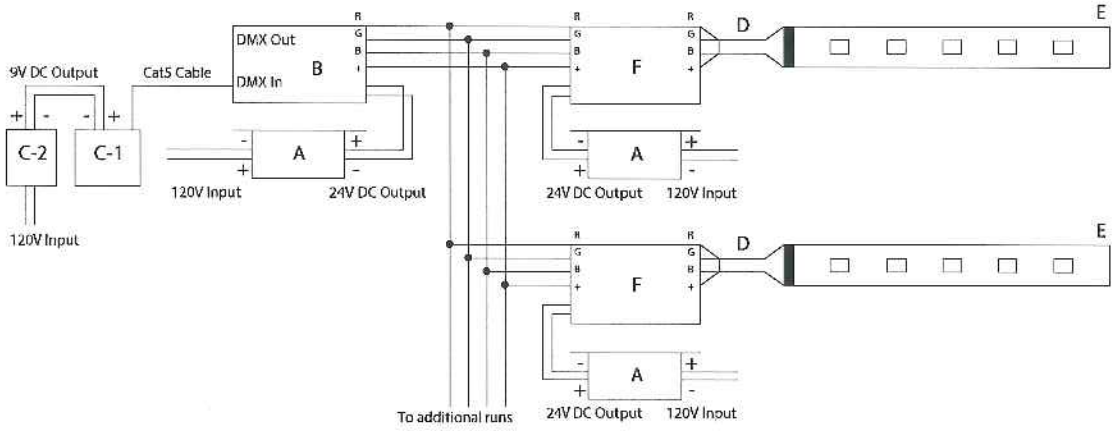
DL-FLEX-WET-RGB

LED WET LOCATION FLEXIBLE LINEAR
DL-FLEX-WET RGB STATIC SERIES

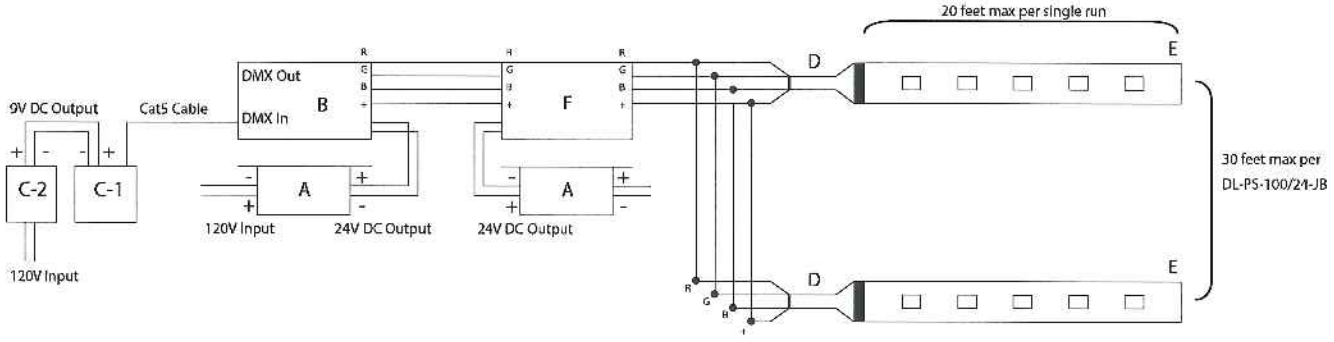
Type	
Project	
Catalog No.	

Description		LC-PC-100	LC-PC-400 / LC-PC-500
A.	**Power Supply**	DL-PS-xx/24-JB-OD	DL-PS-xx/24-JB-OD
B.	**DMX Interface**	LC-200-INT	LC-200-INT
C-1.	**Controller**	LC-PC-100	LC-PC-400 / LC-PC-500
C-2.	**Controller Power Supply**	DL-PS-WP/USB-MN	Hard-Wire power supply included with controller
D.	**Power Connector**	DL-FLEX-OD-RGB-PC-HW	DL-FLEX-OD-RGB-PC-HW
E.	**Fixture**	DL-FLEX-WET-RGB	DL-FLEX-WET-RGB
F.	**Repeater**	LC-200-RPT	LC-200-RPT

1. Mutiple Repeaters per DMX Interface



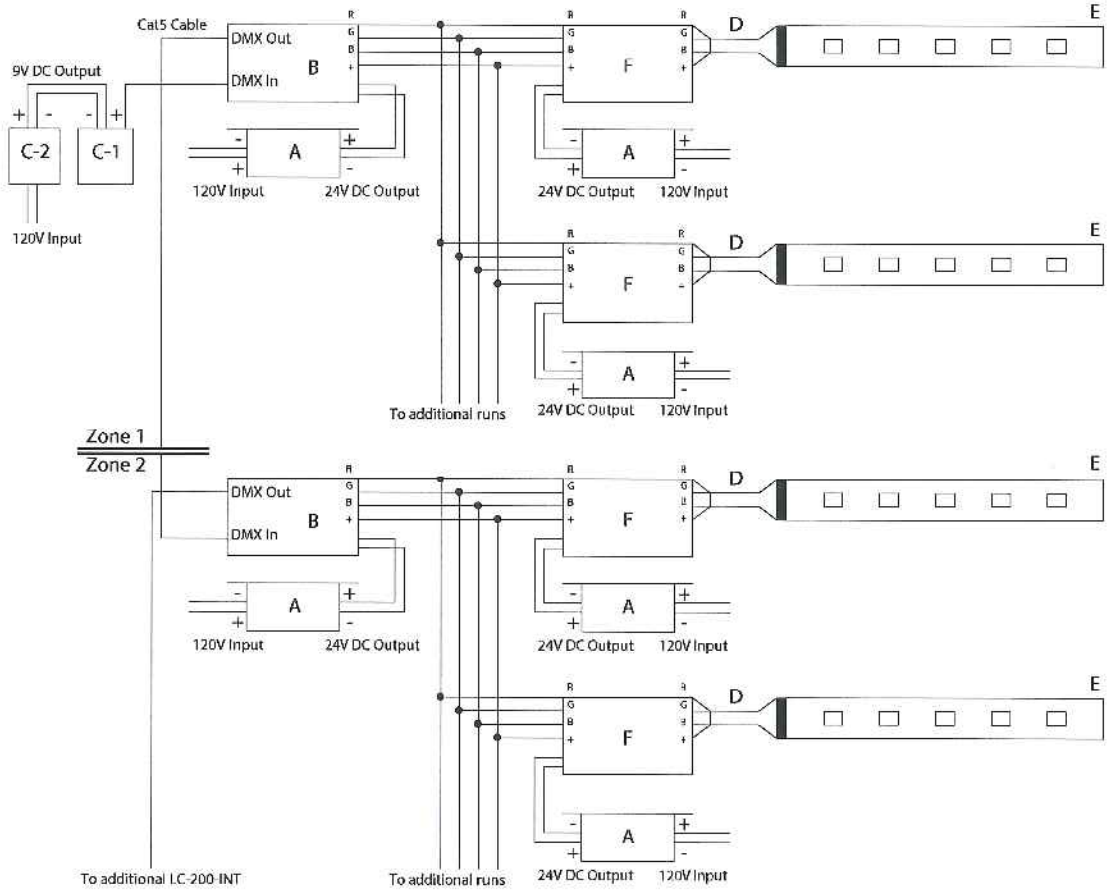
2. Multiple DL-FLEX-WET-RGB per Repeater



24V • DMX CONTROLLER • MULTIPLE ZONES

Runs are controlled by zone. Each zone may be controlled independently.

Description		LC-PC-100	LC-PC-400 / LC-PC-500
A.	**Power Supply**	DL-PS-xx/24-JB-OD	DL-PS-xx/24-JB-OD
B.	**DMX Interface**	LC-200-INT	LC-200-INT
C-1.	**Controller**	LC-PC-100	LC-PC-400 / LC-PC-500
C-2.	**Controller Power Supply**	DL-PS-WP/USB-MN	Hard-Wire power supply included with controller
D.	**Power Connector**	DL-FLEX-OD-RGB-PC-HW	DL-FLEX-OD-RGB-PC-HW
E.	**Fixture**	DL-FLEX-WET-RGB	DL-FLEX-WET-RGB
F.	**Repeater**	LC-200-RPT	LC-200-RPT



POWER SUPPLIES – See Specification Sheets for more information.

If the Max Load of a power supply exceeds the fixture's Max Run, then you may install multiple runs per given power supply.
Wattage = Max power capacity of power supply. May need to be de-rated if operating at max temperature.
Max Load = Fixture quantity a power supply can power.
Max Run = Maximum length of a single run.

Hard-Wire Power Supplies **Wet, Damp, or Dry Location** **UL Listed (with Junction Box)**		**DL-FLEX-WET-RGB** Max Run : 20 ft 3.9 W/ft
Model Number	**Wattage**	**Max Load (ft)**
DL-PS-80/24-JB-OD	80	18
DL-PS-96/24-JB-OD	96	22

Hard-Wire Power Supplies **Dry Location** **UL Listed (with Junction Box)**		**DL-FLEX-WET-RGB** Max Run : 20 ft 3.9 W/ft
Model Number	**Wattage**	**Max Load (ft)**
DL-PS-20/24-JBA	20	4
DL-PS-60/24-JBA	60	13
DL-PS-96/24-JBA	96	22

Hard-Wire Power Supplies **Dry Location** **UL Recognized (with Junction Box)**		**DL-FLEX-WET -RGB** Max Run : 20 ft 3.9 W/ft
Model Number	**Wattage**	**Max Load (ft)**
DL-PS-35/24-JB	35	8
DL-PS-60/24-JB	60	13
DL-PS-100/24-JB	96	22

Plug & Play Power Supplies **Dry Location** **UL Listed**		**DL-FLEX-WET-RGB** Max Run : 20 ft 3.9 W/ft
Model Number	**Wattage**	**Max Load (ft)**
DL-PS-WP24/24	24	5
DL-PS-24/24	24	5
DL-PS-48/24	48	11
DL-PS-60/24	60	13
DL-PS-100/24	90	20
DL-PS-100/24-CL2 *	96	22

* Class 2

INPUT/OUTPUT POWER CONNECTOR & END CAP

	Part Number	**Description**
	DL-FLEX-OD-RGB-PC-HW	FLEX-OD-RGB bare wire power lead wires * Length: 12 inches Clear Wire

	Part Number	**Description**
	DL-FLEX-OD-RGB-EC	FLEX-OD end cap

* All dimensions are nominal

OUTDOOR CONNECTION CABLES

	Part Number	Description
	DL-PS-OD-RGB-2Y	2-Way splitter, clear wire * Overall Length: 13 inches Length of Split Lead: 6 inches Lock Nut Diameter: 11/16 inch Requires DL-PS-W-EC on open ends
	DL-PS-OD-RGB-3Y	3-Way splitter, clear wire * Overall Length: 13 inches Length of Split Lead: 6 inches Lock Nut Diameter: 11/16 inch Requires DL-PS-W-EC on open ends
	DL-PS-OD-RGB-EC	Outdoor connector end cap Must be attached to the end of any open run.

	Part Number	Description
	DL-PS-OD-RGB-EXT18	Extension cable, clear wire * Length: 18 inches Lock Nut Diameter: 11/16 inch
	DL-PS-OD-RGB-EXT48	Extension cable, clear wire * Length: 48 inches Lock Nut Diameter: 11/16 inch
	DL-PS-OD-RGB-EXT96	Extension cable, clear wire * Length: 96 inches Lock Nut Diameter: 11/16 inch

* All dimensions are nominal

RGB/DMX CONTROLLER OPTIONS

LC–IR–300	Simple Infrared RGB Controller
LC–RF–300	Simple Radio Frequency RGB Controller
LC–RF–400H–RGB	Advanced Hand-held Radio Frequency RGB Controller
LC–RF–410W–RGB	Advanced Wall Mount Radio Frequency RGB Controller
LC–PC–100	Simple DMX Controller
LC–PC–400	Advanced DMX Controller
LC–PC–500	Advanced DMX Controller

See our complete line of remote, wall mounted and hand-held RGB and DMX controllers online for more information.

RGB

DMX

CONTROLLER ACCESSORIES (not for outdoor installation)

LC–RF–400–RCV	Radio Frequency Receiver
LC–200–INT	DMX Interface
LC–200–RPT	Power Repeater

MOUNTING ACCESSORIES

See Channel Feature Matrix below.
See our complete line of rough-in, recessed and surface mount **FLEXIBLE LINEAR MOUNTING CHANNELS** online for more information.

MOUNTING ACCESSORIES

	Part Number	Description
	DL-PS-OD-CLIP	Mounting clip for DL-FLEX-WET, recommened 3 per foot.

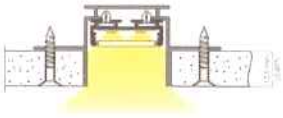
For outdoor applications, we recommend to install DL-FLEX-WET on a channel or secure with DL-PS-OD-CLIP, depending on mounting surface.

CHANNEL FEATURE MATRIX

	ROUGH-IN				BASIC
	CH-RI-11	CH-RI-12	CH-RI-13	CH-RI-14	DL-FLEX-OD-CH6
DL-FLEX-UP	●	●	●	●	●
DL-FLEX-HO	●	●	●	●	●
DL-FLEX-UP-ULTRA	●	●	●	●	●
DL-FLEX-HD	●	●	●	●	
DL-FLEX-UP-RGB	●	●	●	●	●
DL-FLEX-UP-CTA	●	●	●	●	●
DL-FLEX-WET	●	●	●	●	●
Surface Mounting			C	C/E	D
45° Mounting					
Recessed – For Miter Grooves					
Rough-in – For Walls & Ceilings	A/B	A	A	A	
Adjustable Mounting					
Outdoor Mounting					●
Flangeless			●	●	●
Flanged	●	●			
Lens Included					
Lensless					●
Lens – UV and Fire Rated up to 240F option	●	●	●		
Small Profile Depth – Diffused Light					●
Medium Profile Depth – More Diffused Light					
Large Profile Depth – Best Diffused Light	●	●	●	●	
Aluminum – Anodized	●	●	●	●	●
MDF (easy paintable)					
6 Ft. Length					●
6-1/2 Ft. Length (2 meters)	●	●	●	●	

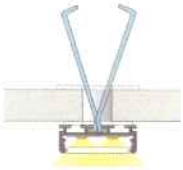
SUGGESTED MOUNTING TECHNIQUES

A Drywall Recessed Rough-In Mounting with Channel Housing



B Drywall Recessed Rough-In Mounting with Spring Clip

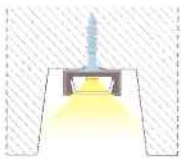
C Surface Mounting onto Drywall or Drop Ceilings



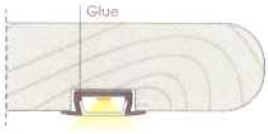
D Surface Mounting with Bracket

E Surface mounting by Sliding onto Flat Head Screws

F Recessed Mounting into Mitered Groove with Bracket



G Recessed Mounting into a Mitered Groove using a flanged Channel



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DL-FLEX-OD-CH6

DL-FLEX-OD-CH6 (Aluminum Channel)

Field cuttable aluminum channel.

Length: 6'

Width: 11/16"

Height: 7/16"

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