

1. Legal Ad

Documents:

[2-1-17 LEGAL AD.PDF](#)

2. Agenda

Documents:

[2-1-17 AGENDA.PDF](#)

3. HP MEMO - 164 MIDDLE ST.

Documents:

[HP MEMO - 164 MIDDLE ST..PDF](#)

4. HP MEMO - 11 BROWN ST

Documents:

[HP MEMO - 11 BROWN ST.PDF](#)

5. HP MEMO - 609 CONGRESS ST (State Theatre)

Documents:

[HP MEMO - 609 CONGRESS ST \(STATE THEATRE\).PDF](#)

6. HP MEMO - 7 CONGRESS (Portland Museum Of Art)

Documents:

[HP MEMO - 7 CONGRESS \(PORTLAND MUSEUM OF ART\).PDF](#)

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

On **Wednesday, February 1, 2017** at **5:00** p.m., the Portland Historic Preservation Board will meet in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. PUBLIC HEARING

- i. Request to Amend Previously-Approved Plans; 164 MIDDLE STREET; NDA Middle, LLC., Applicant.
- ii. Certificate of Appropriateness for Exterior Alterations and Signage; 11 BROWN STREET; Phelps Craig R.E. Holdings, LLC., Applicant.

Break for Dinner; Meeting Resumes at 6:45

PUBLIC HEARING, continued

- iii. Certificate of Appropriateness for Marquee Reconstruction; STATE THEATRE, 609 CONGRESS ST/142 HIGH ST.; Crostone Portland LLC., Applicant
- iv. Certificate of Appropriateness for Site Alterations; PORTLAND MUSEUM OF ART, 7 CONGRESS SQUARE; Portland Museum of Art, Applicant.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA

February 1, 5:00 p.m.

Room 209, City Hall, 389 Congress Street

Public comment is taken at all meetings

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS OF January 18, 2017:**

- i. Certificate of Appropriateness for New Construction; 20 THAMES STREET; Portland Norwich Group LLC., Applicant
The Board voted 5-0 (Wood, Pollard absent) to approve the application, subject to conditions. Final details to be reviewed at staff level with understanding that final drawings will be distributed to Board for comment.

4. PUBLIC HEARING

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PUBLIC HEARING, continued

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5. CONSENT AGENDA

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

**PUBLIC HEARING
164 MIDDLE STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: January 27, 2017

RE: February 1, 2017 **Public Hearing** – Amendment to Approved Plans
(Entry canopies and signage program)

Address: 164 Middle Street (corner of Middle & Market)

Applicant: NDA Middle LLC

Architect: Lita Semrau, Port City Architecture

Introduction

At the Board's January 4 meeting, Board members reviewed a request from architect Lita Semrau of Port City Architecture to modify several aspects of previously-approved plans for the rehabilitation/renovation of 164 Middle Street – primarily the divisions of windows on the Market Street façade. Ms. Semrau was representing retailer West Elm, which will occupy the entire building and which is seeking design modifications pursuant to their merchandising and branding goals. At the January 4 meeting, Ms. Semrau indicated that West Elm was considering additional potential changes and that another return to the Board was likely in the near future. Ms. Semrau is requesting another hearing to present West Elm's latest requests, including the introduction of a canopy over the Market Street entrance, a revised signage program, and a color change for the tile to be set into the false openings in the second floor parapets on Middle and Market Streets.

All of the new signs proposed show a common motif of white lettering, consistent with existing branding used by the national chain. Some of the drawings and photos provided were created for other stores; at this time these are presented to seek approval of the concepts. New signs will also require a separate sign permit application, which will be reviewed by HP staff.

Enclosed for the Board's review are Ms. Semrau's summary of the proposed amendments, supported by materials supplied by an out-of-state architect hired by West Elm, the national retailer that will occupy the space. In addition to a new rendering of the property, an elevation and plan page and a detail page are included, as well as sign details provided by a sign

assumes they will be sized for the two locations yet consistent on the size of the letters themselves.

- The color of the background panels should be a match for the color of the iron storefront.

Blade sign at northwest corner – Middle Street façade: This vertically oriented blade sign would replace the awkwardly shaped White Cap Grill sign that projected at a 45 degree angle from the corner of the building. As proposed, the sign is at a right angle to the Middle Street face and the street.

- Individual white letters are proposed to stand out from the black box of the sign, and the letters would be internally illuminated. Staff suggests that if the Board finds this form of illumination appropriate for the context, there might be limits placed on the brightness of the letters.
- The proposed location of the sign is higher than the previous sign – the architect suggests this will avoid straddling the cornice at the top of the storefront, which might compete with or partially obscure the iron details of the ground floor.
- While the proposed location is higher than the generally accepted level for blade signs which would normally specify that the sign be attached below second floor window sills, the Sign Guidelines allow for exceptions:

Market Street Banners: Two canvas West Elm signs are proposed for Market Street, with a third canvas sign possible when the lower retail space at the far, lower end of the building has a tenant.

- Staff questions whether two canvas signs are justified (see Standards Section F., below.)
- The previous owner of the property displayed a number of banners on Market Street, which the Board urged be removed. While the current proposal recalls those banners, this proposal is to be reviewed as a new sign application.

Sign Guidelines – Applicable Standards, Excerpts

Section C. Placement and Location

v. Generally, the placement of signage should occur below the sill of the second story windows. Placement elsewhere on a building may be considered under the following circumstances: a) where the design of the base portion of the building establishes some higher point as an appropriate location; b) where unusual site characteristics exist; or c) where the proposed signage exhibits exceptional design merit and is integrated into the design vocabulary of the subject building.

Section E. Illumination

iv. 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.

Section F. Number of Signs

- i. *The proliferation of signs within a dense urban environment can lead to visual clutter. The number of signs for each tenant or building should be kept to a minimum while recognizing the need for identification and visibility.*
- ii. *Ground floor tenants shall generally be limited to one wall sign and one projecting sign per tenant. Where tenants have frontage on more than one street, additional signs may be allowed.*

Applicable Standards for Review

- (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.
- (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.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the February 1, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed amendments to the approved plans for the renovation of 164 Middle Street **meet (fail to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Application summary of amendments provided by local architect L. Semrau
2. CallisonRTKL (West Elm's corporate architect) rendering of amended elevations
3. CallisonRTKL's Market Street elevations, plans, and details
4. Port City Architecture's approved renderings - September 7, 2016 public hearing
5. Representative sign details provided by West Elm sign contractor, with photos
6. Light fixture and lamp specifications provided by CallisonRTKL



Date: 2/19/2016

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

PROJECT ADDRESS:

164 Middle Street Portland, ME 04101

CHART/BLOCK/LOT: _____ (for staff use only)

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

The tenant for 164 Middle Street would like to request the following to previous review:

-The addition of a metal canopy to the Market Street ADA entry

- This includes signage on the canopy

-Signage review including:

- Dimensional letters on a sign over the front door and at the side

- A blade sign at the corner of Middle & Market Streets

- Two canvas signs along Market Street (Three are shown but the third sign is

for the lower level tenant yet to be decided on)

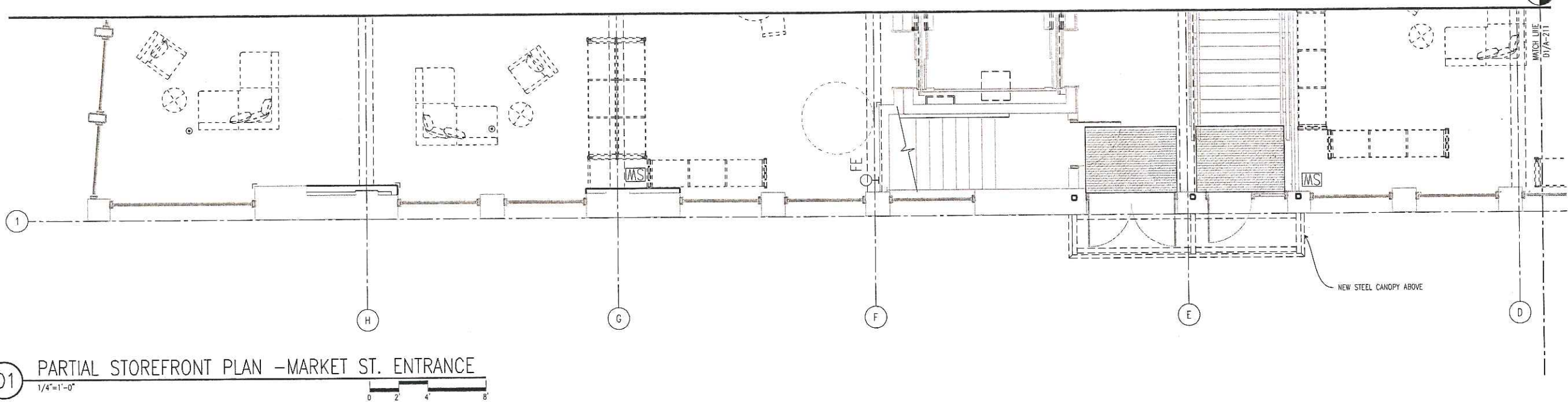
-Changing the tile color from the beige approved previously to black. The

tile and the detailing will remain the same.

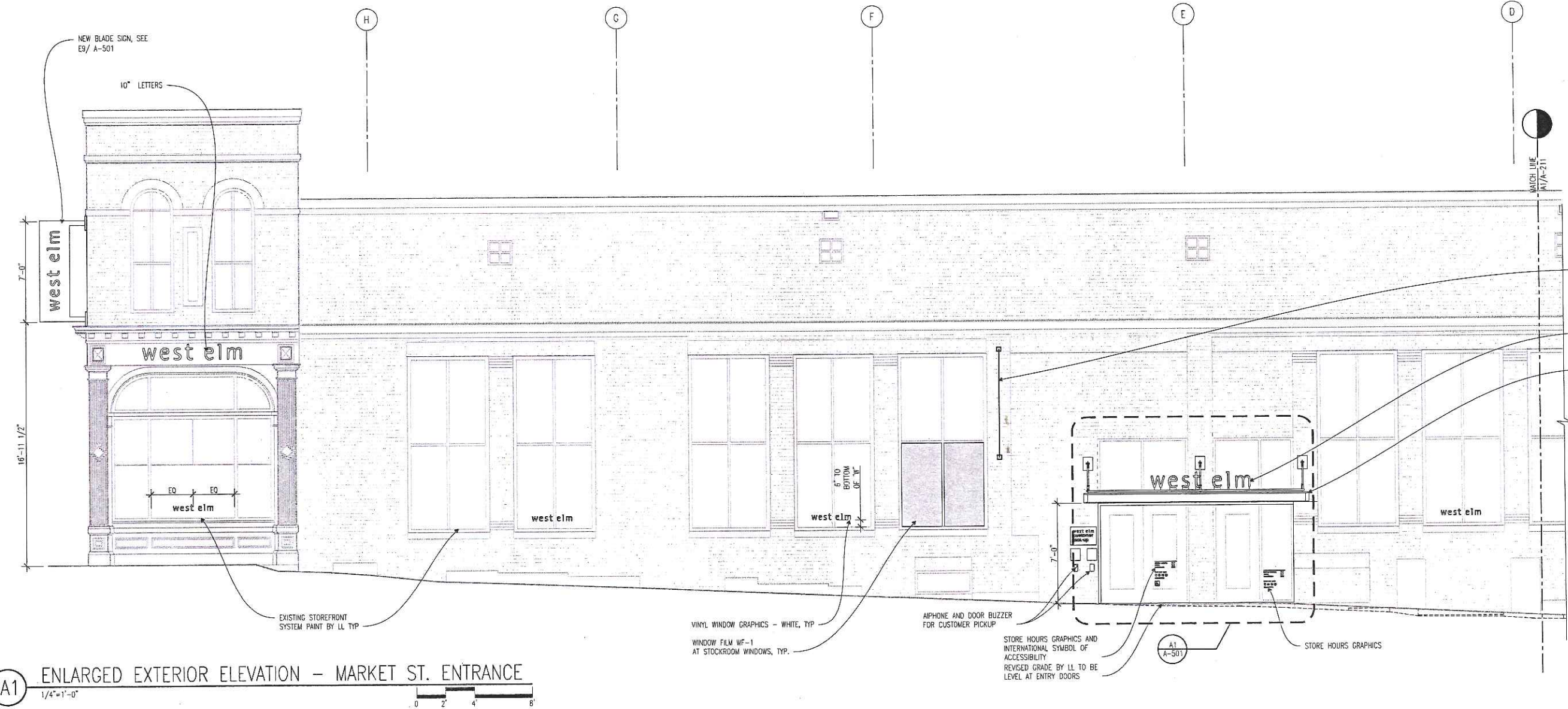
ATTACHMENT 1



ATTACHMENT 2



D1 PARTIAL STOREFRONT PLAN - MARKET ST. ENTRANCE
1/4"=1'-0"



A1 ENLARGED EXTERIOR ELEVATION - MARKET ST. ENTRANCE
1/4"=1'-0"

OWNER:
WILLIAMS-SONOMA, INC.
3250 Van Ness Avenue
San Francisco, CA 94109
T 415 616 8602
F 415 439 8164
www.williams-sonoma.com

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS
CALLISONRTKL, INC.
www.callisonrtkl.com

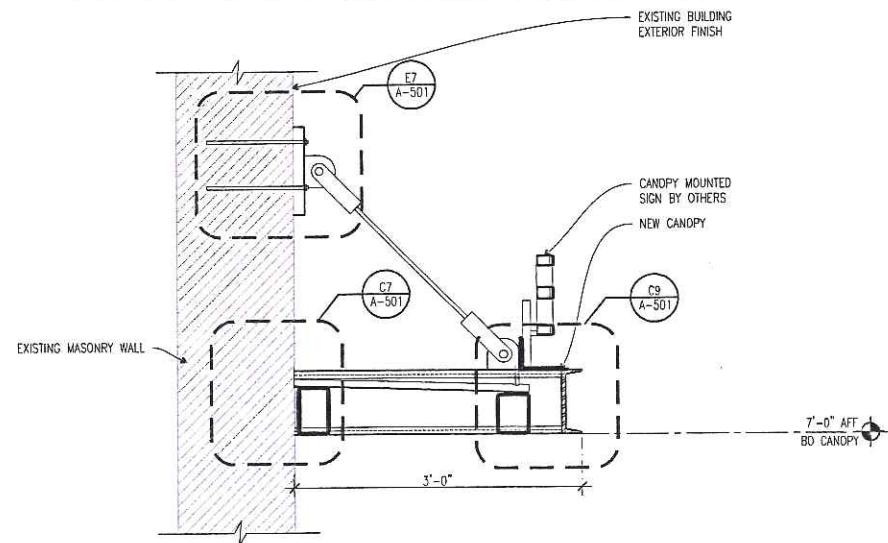
west elm
Downtown Portland
164 Middle Street
Portland, ME 04101
PROJECT #006-160335.00

ISSUED / REVISED	DATE
PRELIMINARY SET	09/08/16
LL COORDINATION SET	11/08/16
LL/PERMIT SET	11/21/16
HP REVIEW	01/11/17

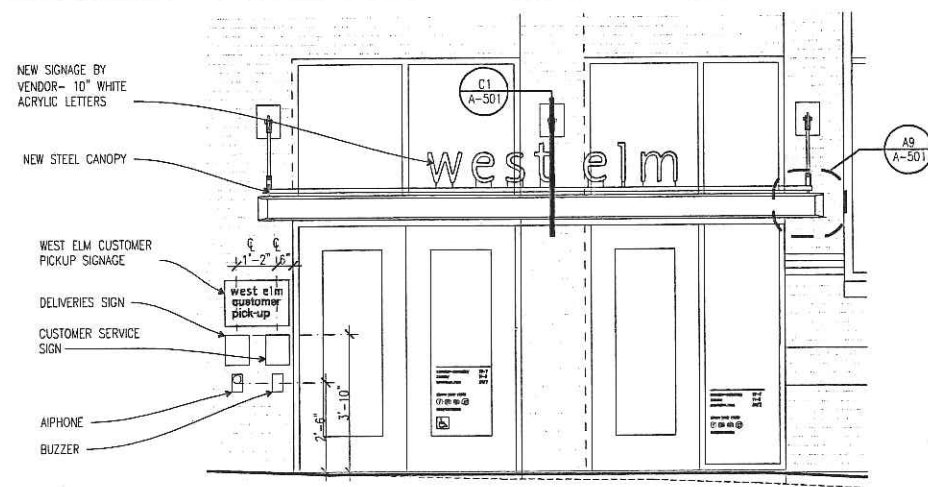
STOREFRONT ELEVATION

A-211

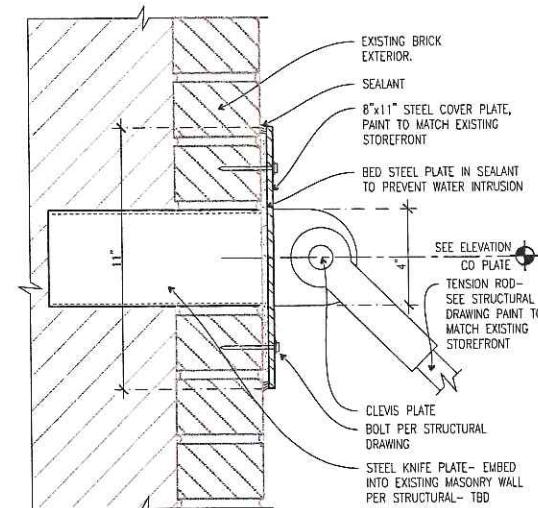
F
E
D
C
B
A



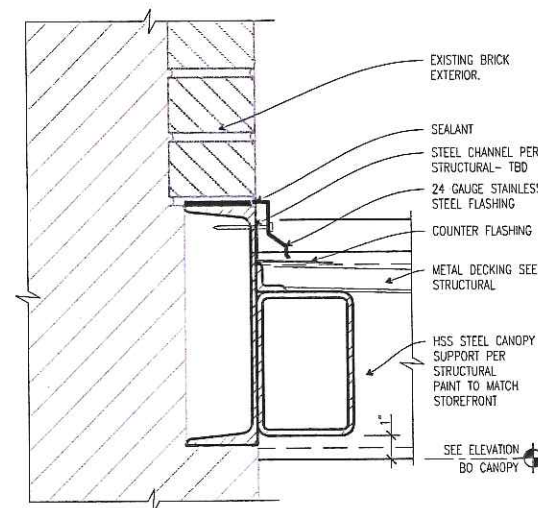
C1 CANOPY SECTION
1"=1'-0"



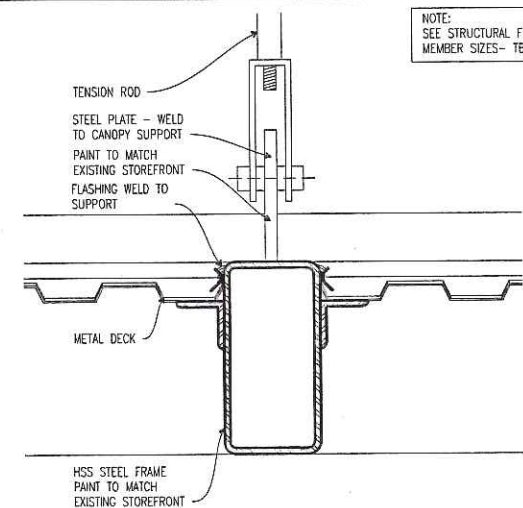
A1 MARKET STREET ENTRANCE-
ENLARGED ELEVATION
3/8"=1'-0"



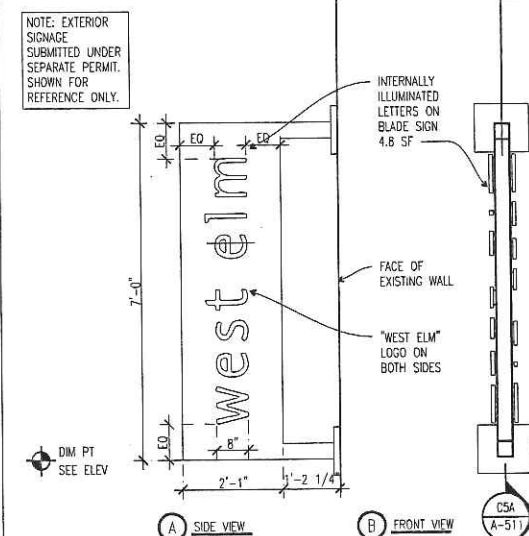
E7 CANOPY DETAIL
3"=1'-0"



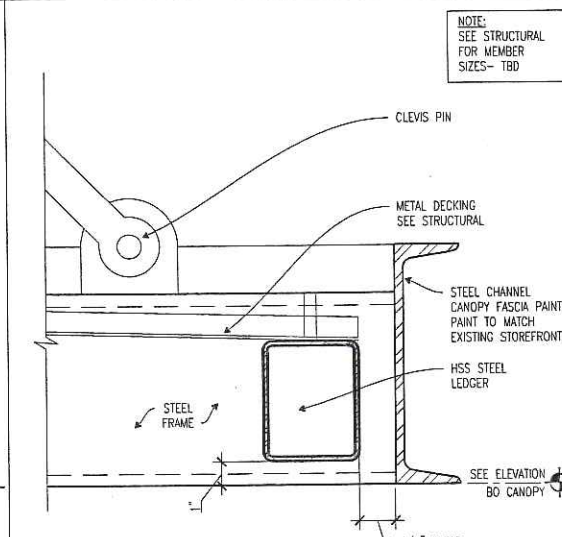
C7 CANOPY DETAIL
3"=1'-0"



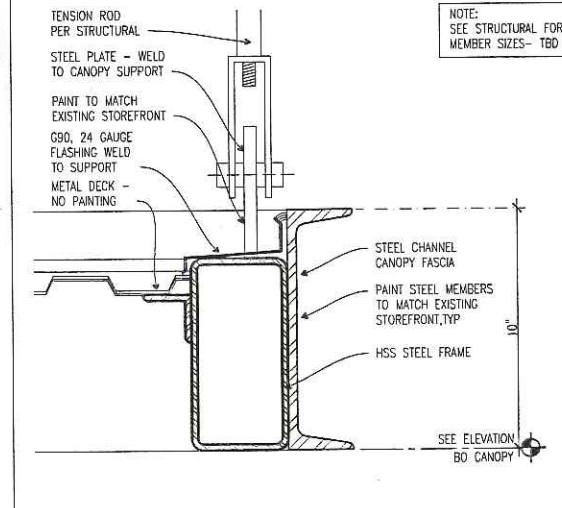
A7 INTERMEDIATE
CANOPY SUPPORT
3"=1'-0"



E9 ILLUMINATED BLADE SIGN
1/2"=1'-0"



C9 CANOPY DETAIL
3"=1'-0"



A9 CANOPY END SUPPORT
3"=1'-0"

OWNER:
WILLIAMS-SONOMA, INC.
3250 Van Ness Avenue
San Francisco, CA 94109
T 415 616 8602
F 415 439 8164
www.williams-sonoma.com

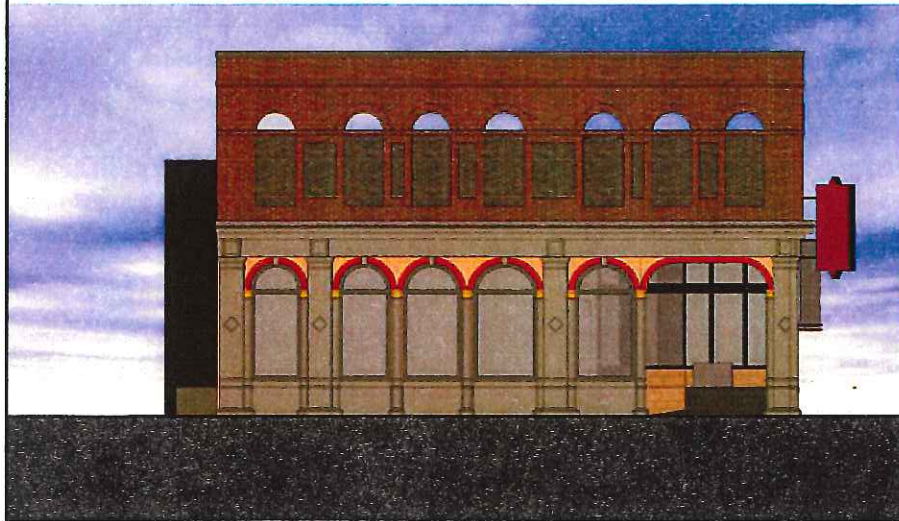
CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS
CALLISONRTKL, INC.
www.callisonrtkl.com

west elm
Downtown Portland
164 Middle Street
Portland, ME 04101
PROJECT #006-160335.00

ISSUED / REVISED	DATE
PRELIMINARY SET	09/08/16
LL COORDINATION SET	11/08/16
LL/PERMIT SET	11/21/16
HP REVIEW	01/11/17

EXTERIOR DETAILS

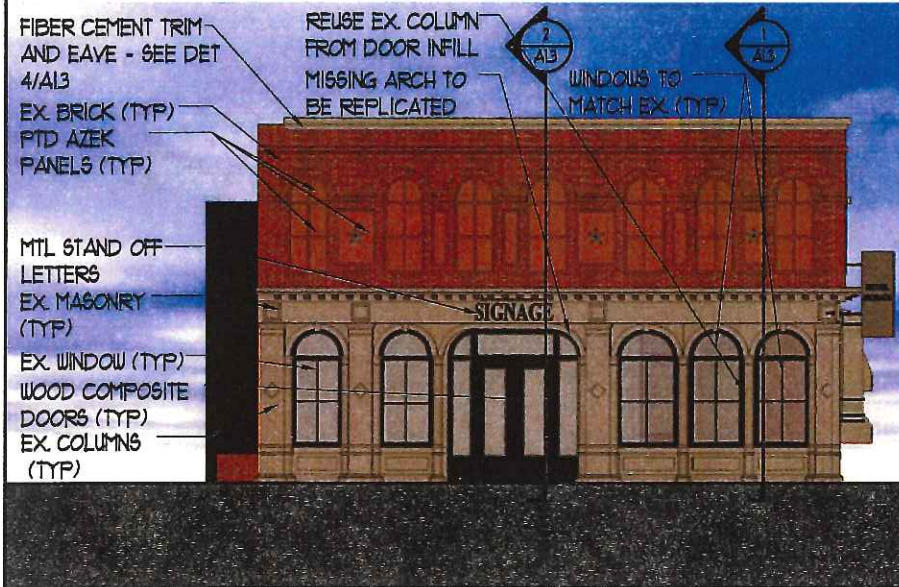
A-501



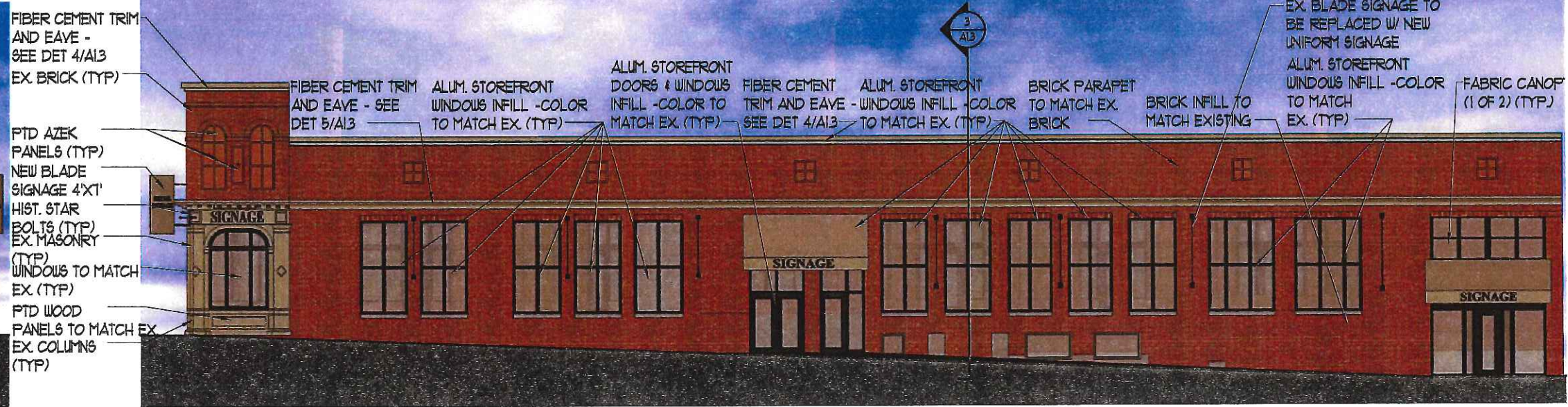
1 EXISTING MIDDLE ST ELEV
SCALE: 1/16" = 1'-0"



1 EXISTING MARKET ST ELEV
SCALE: 1/16" = 1'-0"

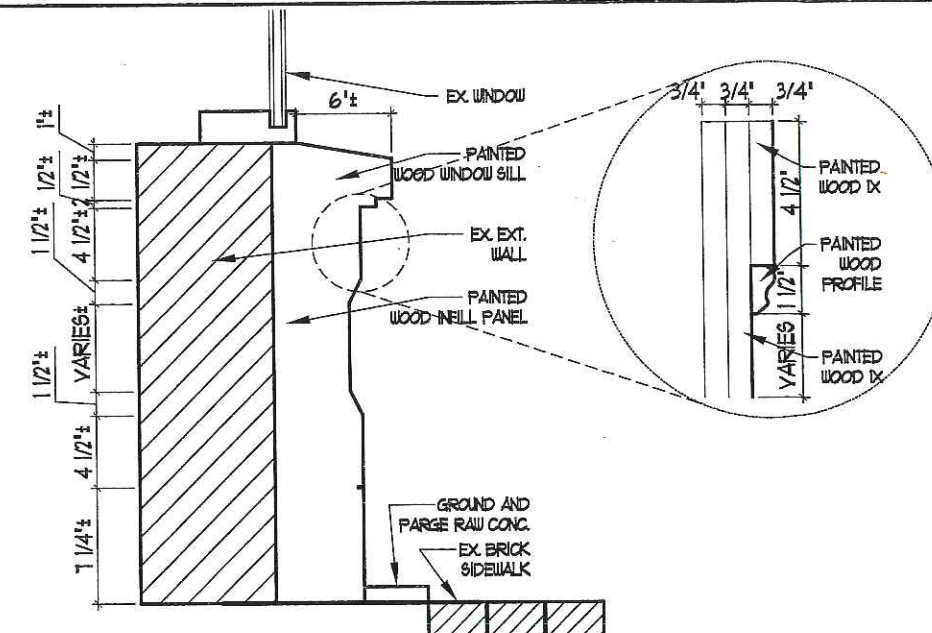


1 PROPOSED MIDDLE ST ELEV
SCALE: 1/16" = 1'-0"

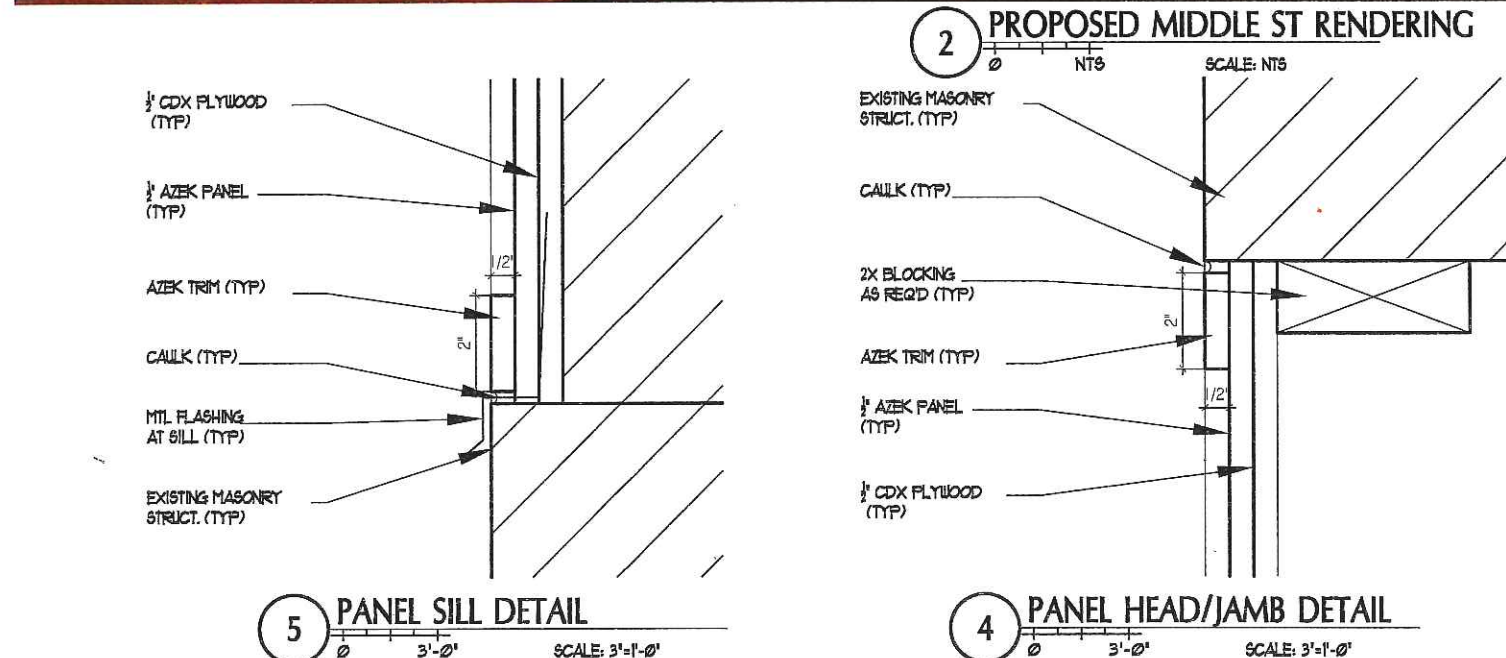


1 PROPOSED MARKET ST ELEV
SCALE: 1/16" = 1'-0"

GENERAL NOTE:
 -EAVE DENTILS TO BE REPAIRED/REPLACED AND REPLICATED AS NEEDED
 -ANY UNNECESSARY EXISTING HARDWARE TO BE REMOVED
 -EXPOSED CONDUIT TO BE CONCEALED
 -CAST IRON TO BE REPAIRED/REPLACED AND REPLICATED AS NEEDED



3 SILL/PANEL DETAIL



1 PROPOSED MARKET ST RENDERING



RENDERINGS

Revised :

A1.4

11'-3" VIF

83"

EQ

EQ

west elm

1'-6 1/2" VIF

10"

EQ

EQ

NON-ILLUM STOREFRONT SIGN | PLATE LETTERS & PANEL
Scale: 1" = 1'-0"

17.34 SQ. FT.

QTY. REQD: TWO (2)

- LETTER MATERIAL | 3/8" PLATE
- LETTER COLOR | SATIN WHITE
- APPLICATION | FLUSH MTG W/ BLIND SCREWS FROM BEHIND
- PANEL | 1/8" ALUMINUM
- PANEL COLOR | SATIN BLACK
- INSTALLATION | STUD MOUNT PANEL W/ 1/4" SPACERS

BACKGROUND PANEL
1/8" TH ALUM.
PAINT | SATIN BLACK

GRAPHICS
3/8" TH PLATE
PAINT | SATIN WHITE

LETTER ATTACHMENT
BLIND SCREWS FROM BEHIND

PANEL ATTACHMENT
1/4" X 20 STUDS W/ 1/4" SPACERS

SECTION | DETAIL
Scale: 1 1/2" = 1'-0"

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

west elm

WEST ELM
DOWNTOWN PORTLAND
164 MIDDLE STREET
PORTLAND, MD 04101

LEAD NO.
159911

SALESMAN
HS

DATE
11/21/2016

DRAWN BY
LPR

REVIEWED BY

SEGMENT NO.

REVISION

SHEET NO.

8 of 31

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RIANGLESIGN.COM

ATTACHMENT 5


west elm

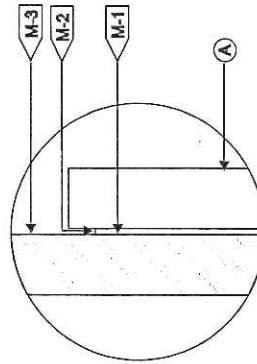
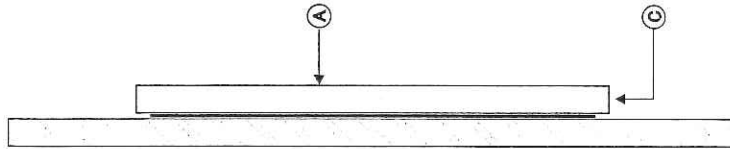


PLATE LETTERS / NON-ILLUM. / FLUSH MOUNT W/ D/F TAPE - SILICONE / ON GLASS			SCALE: N.T.S.
(A) FACE		(M) MOUNTING	SEE MOUNTING NOTE.
MATERIAL:	3/8" ACRYLIC PLATE	M-1	D/F TAPE & SILICONE.
COLOR:	WHITE	M-2	VINYL LETTER, APPLIED TO GLASS
FINISH:	SATIN	M-3	EXISTING GLASS
BORDER:	N/A		
VINYL:	N/A		
COLOR INFO.:	N/A		
(G) RETURNS			
DEPTH:	1/2"		
COLOR:	WHITE		
FINISH:	SATIN		

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

west elm

WEST ELM
 DOWNTOWN PORTLAND
 164 MIDDLE STREET
 PORTLAND, MD 04101

LEAD NO.
 159911

SALESMAN
 HS

DATE
 11/21/2016

DRAWN BY
 LPR

REVISION

REVIEWED BY

SEGMENT NO.

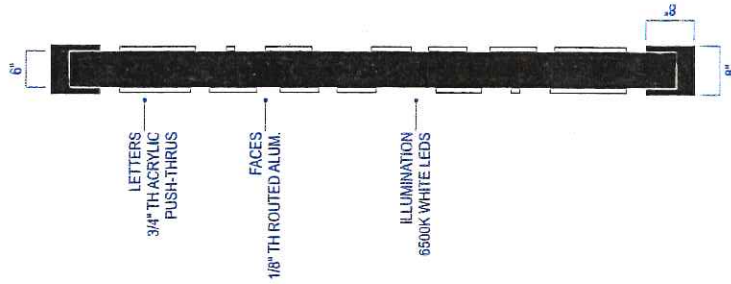
SHEET NO.

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D/F ILLUMINATED BLADE SIGN | FRONT VIEW
 Scale: 1/2" = 1'-0"
 QTY. REQD: ONE (1)

16.67 SQ. FT.



END VIEW
 Scale: 3/4" = 1'-0"



D/F ILLUMINATED BLADE SIGN | FRONT VIEW
 Scale: 1/2" = 1'-0"

TRIANGLE
 SIGN & SERVICE

CLIENT & LOCATION

west elm

WEST ELM
 DOWNTOWN PORTLAND
 164 MIDDLE STREET
 PORTLAND, MD 04101

LEAD NO.

159911

SALESMAN

HS

DATE

11/21/2016

REVIEWED BY

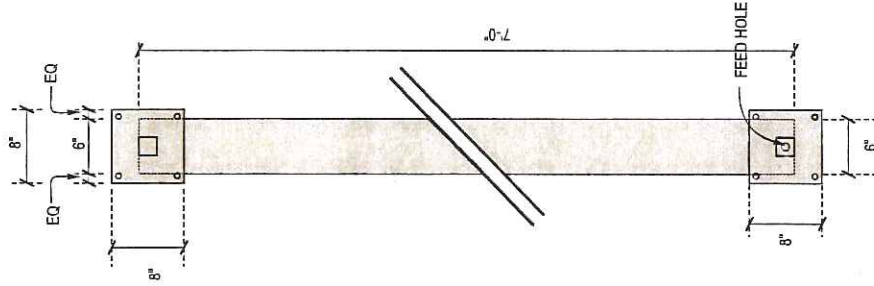
LPR

REVISION

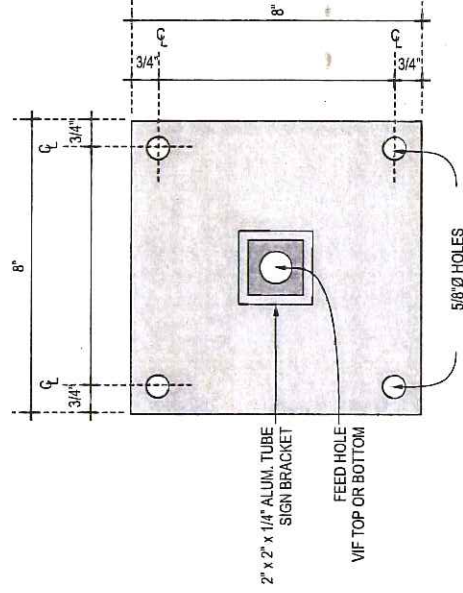
SHEET NO.

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C-1 EXTERNAL PLATE DETAILS
Scale: 3/4" = 1'-0"



C-2 MOUNTING PLATE - DETAIL
Scale: 3/4" = 1'-0"



TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

west elm

WEST ELM
DOWNTOWN PORTLAND
184 MIDDLE STREET
PORTLAND, MD 04101

LEAD NO.

159911

SALESMAN

HS

DATE

11/21/2016

DRAWN BY

LPR

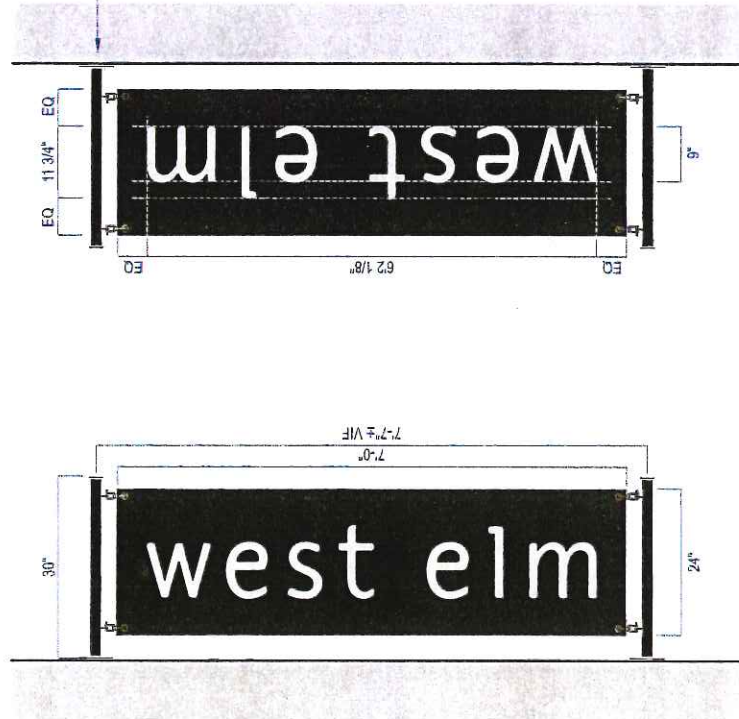
REVIEWED BY

SEGMENT NO.

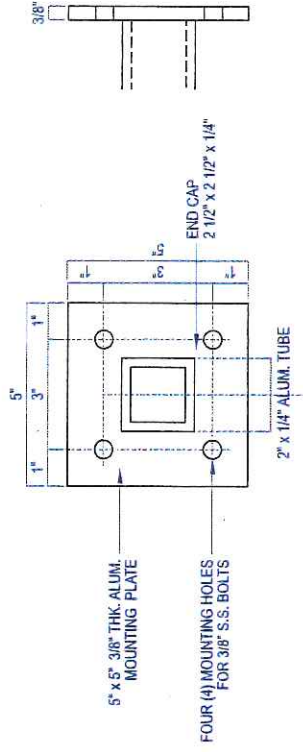
REVISION

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BRACKET | DETAIL
Scale: 1 1/2" = 1'-0"



TRIANGLE SIGN & SERVICE
D/F CANVAS BLADE SIGN W/ BRACKETS | ELEVATION
Scale: 1/2" = 1'-0"
QTY. REQ'D: ONE (1)
15.17 SQ. FT.

MOUNTING PLATE | DETAIL
Scale: 3" = 1'-0"

TRIANGLE SIGN & SERVICE	CLIENT & LOCATION west elm WEST ELM DOWNTOWN PORTLAND 164 MIDDLE STREET PORTLAND, MD 04101	LEAD NO. 159911	DATE 11/21/2016	REVIEWED BY SEGMENT NO.	REVISION	SHEET NO. 14 of 31
		SALESMAN HS	DRAWN BY LPR	SEGMENT NO.	REVISION	SHEET NO. 14 of 31

Note: These signage details were taken from another project and are illustrative of what the signage on the canopy for West Elm- Downtown Portland would look like. Please refer to the elevation and canopy details included within this package.

ILLUM. FACE-LIT CH LIRS, CUSTOM STEM-MOUNTED WIREWAY

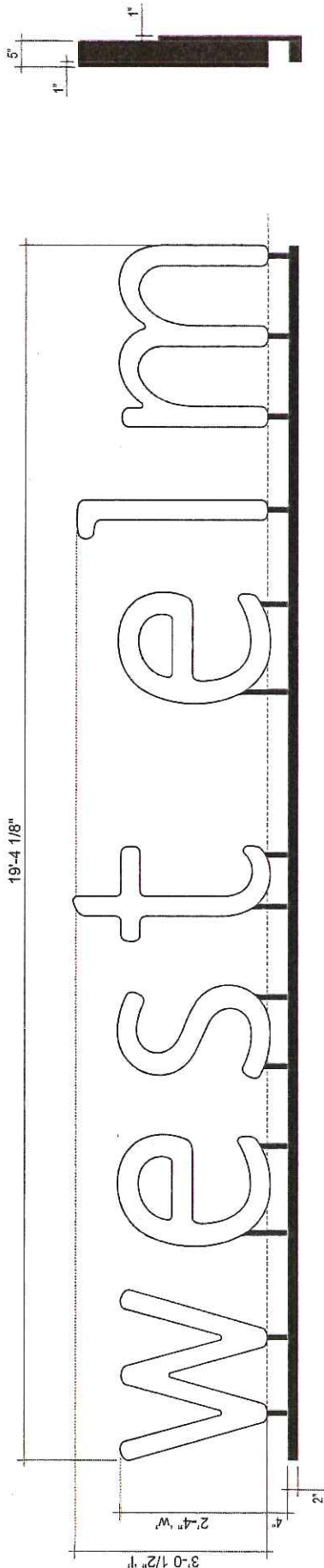
SCALE: 1/2"=1'-0"

QTY.: ONE (1)

AREA: 28' x 232.125' = 4.86' $\square$

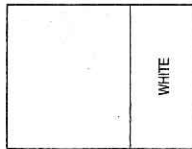


19'-4 1/8"



TYP. FRONT A.1

TYP. SIDE A.2



TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

west elm

343 SPRINGFIELD AVE
SUMMIT, NJ 07901

LEAD NO.
154484
SALESMAN
H. SOMMER

DATE
7.6.2016
DRAWN BY
JJH

REVIEWED BY
SEG. NO.

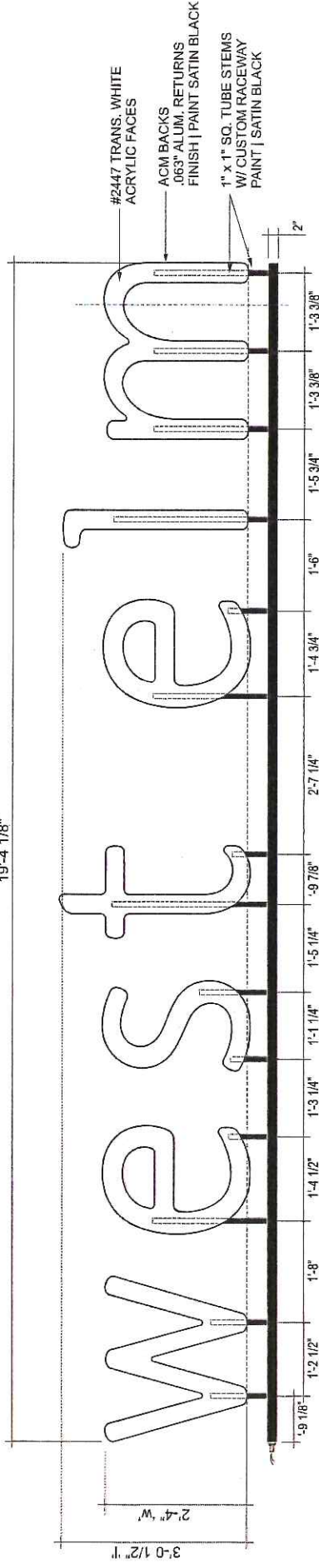
SHEET NO.

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Note: These signage details were taken from another project and are illustrative of what the signage on the canopy for West Elm- Downtown Portland would look like. Please refer to the elevation and canopy details included within this package.

ILLUM. FACE-LIT CH LTRS. CUSTOM STEM-MOUNTED WIREWAY - MTG STEM - DETAILS A-1
SCALE: 1/2"=1'-0"

19'-4 1/8"



TYP. FRONT A.1

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

west elm

343 SPRINGFIELD AVE
SUMMIT, NJ 07901

LEAD NO.
154484
SALESMAN
H. SOMMER

DATE
7.6.2016
DRAWN BY
JUH

REVIEWED BY
SEG. NO.

REVISION

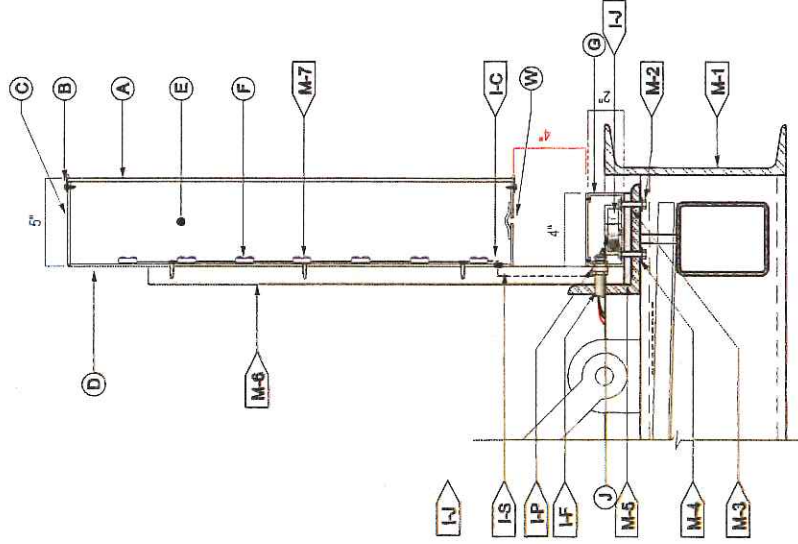
SHEET NO.

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ILLUM. FACE-LIT CH LIRS, CUSTOM STEM-MOUNTED WIREWAY - SECTION DETAIL

SCALE: NTS

A-2



(I) WIRING

I-C	RUBBER GROMMETS @ PASS-THRU POINTS
I-F	TO ELECTRICAL FEED
I-J	STANDARD JUNCTION BOX, (WATERPROOF)
I-P	SEAL-TITE (WATERPROOF) CONNECTOR
I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES

(J) POWER SUPPLY

TYPE:	LED POWER SUPPLY HOUSE IN WIREWAY
VOLTAGE:	120V
MOUNTING:	SEE MOUNTING NOTE.

(M) MOUNTING

M-1:	EXISTING STEEL STRUCTURE
M-2:	MIN. SIX (6) 3/8" BOLTS w/ NUTS & WASHERS (APPROPRIATE MTG. HDW. T.B.D. AT INSTALLATION)
M-3:	NEOPRENE GASKET MATERIAL
M-4:	STRUCTURAL SUPPORT BY L.L.
M-5:	VIF SIZE OF SUPPORT & POSITION
M-6:	3/8" THK. ALUM. BASE PLATE WELDED TO...STEMS....
M-7:	1" x 1" x 1/4" SQ. ALUM. TUBE STEMS
FINISH:	BLACK / SATIN
M-7:	SELF-TAPPING TEK SCREWS
WEEP HOLES:	1/4" DIA. WITH COVER

NOTE: MANUFACTURER & U.L. LABELS APPLIED & VISIBLE FROM GROUND, LOCATED ON LAST LETTER (AT A MINIMUM) OR END OF BOX SIGN OR END OF FREESTANDING SIGN.

NOTE: LOCK OUT AT THE PANEL BOX TO BE INSTALLED FOR ALL ELECTRONIC SIGNS

ELECTRICAL NOTES:

1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V 20A DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 & OR LOCAL CODES.

THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

FABRICATOR NOTES:

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

INSTALLATION NOTES:

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION w/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.

120V

CLIENT & LOCATION

TRIANGLE
SIGN & SERVICE

west elm

343 SPRINGFIELD AVE
SUMMIT, NJ 07901

LEAD NO.
154484

SALESMAN
H. SOMMER

DATE
7.8.2016

DRAWN BY
JJH

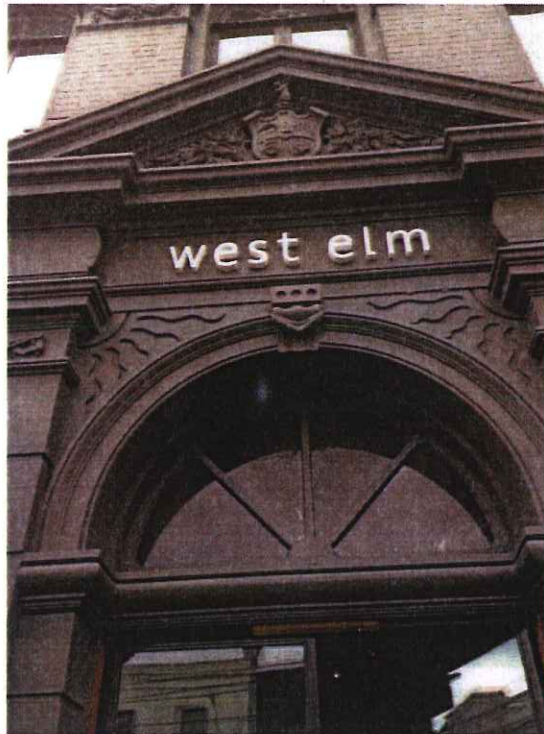
REVIEWED BY

SEG. NO.

SHEET NO.

8 of 28

Ground Floor



1)

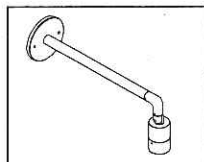
Example of a similar sign from another West Elm project.



2)



Example of similar canopy and canopy mounted sign from another West Elm project.



MR-16 Halogen

SIGN STAR™ STYLE L

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

ATTACHMENT 6

CATALOG NUMBER LOGIC

Example:

Series

SN - Sign Star™

Stem Length

18", 24", 30", 36", 42", or 48"
(Specify in inches)

Style

L - 90° Radius

Source

MR - MR16 Halogen

Lamp

- 0 - By Others
- 1 - ESX(20W), 12° Spot
- 2 - BAB(20W), 36° Flood
- 3 - FRB(35W), 12° Spot
- 4 - FRA(35W), 24° N. Flood

- 5 - FMW(35W), 36° Flood
- 6 - EXT(50W), 12° Spot
- 7 - EXZ(50W), 25° N. Flood
- 8 - EXN(50W), 36° Flood
- 9 - FNV(50W), 60° W. Flood

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type

- 9 - Clear (Standard)
- 10 - Spread Lens*
- 12 - Soft Focus Lens*
- 13 - Rectilinear Lens*

Shielding

- 11 - Honeycomb Baffle

Cap Style

- A - 45°
- B - 90°
- C - Flush
- D - 45° less Weep Hole
(Interior Use Only)
- E - 90° less Weep Hole
(Interior Use Only)
- F - 90° cutoff with Flush Lens

*Accommodates only 2 Lens/Shielding media

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	4,000	4,000	12°	Spot
2	20	BAB	5,000	600	36°	Flood
3	35	FRB	5,000	6,000	12°	Spot
4	35	FRA	5,000	2,300	24°	Narrow Flood
5	35	FMW	5,000	1,300	36°	Flood
6	50	EXT	5,000	11,000	12°	Spot
7	50	EXZ	6,000	3,200	25°	Narrow Flood
8	50	EXN	5,000	2,000	36°	Flood
9	50	FNV	5,000	850	60°	Wide Flood

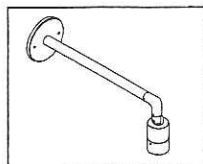
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RELEASED
01-26-16

DRAWING NUMBER
SUB-2294-00

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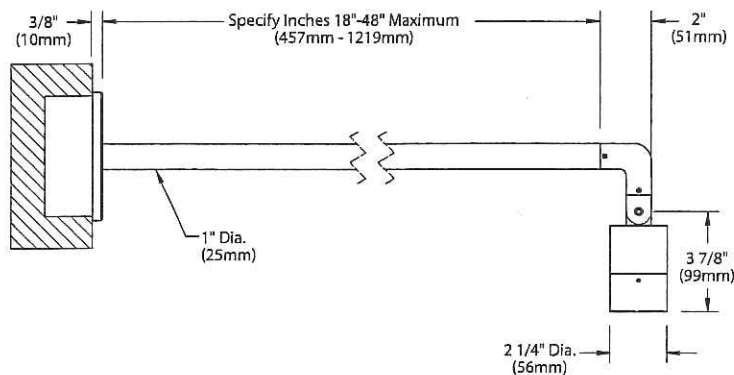
MR-16 Halogen

SIGN STAR™ STYLE L

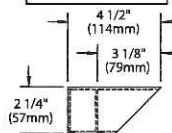
PROJECT:

TYPE:

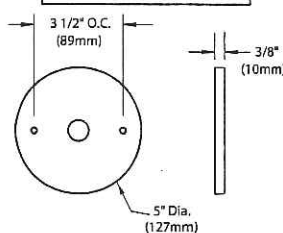
SIDE VIEW



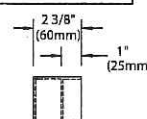
"A/D" CAP



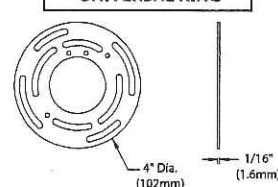
CANOPY DETAIL



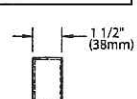
"B/E" CAP



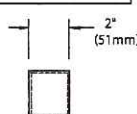
UNIVERSAL RING



"C" CAP



"F" CAP



Accessories (Configure separately)

Remote Transformers:



TR Series



UPMRM™

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'L' Style provides clean, 90° transition from fixture to stem.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [2] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp

For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.

*Except GE Light Q42MR16/CVNSP9 (EZY).

Installation

5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

Remote Transformer

For use with 12VAC remote transformer.

Wiring

PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty

5 year limited warranty.

Listings

UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. Made in USA.

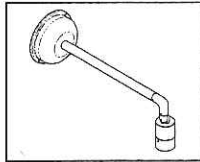


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RELEASED
01-26-16

DRAWING NUMBER
SUB-2294-00



MR-16 Halogen

SIGN STAR™ STYLE L with Power Canopy™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example: SN - 30 - L - MR - 6 - BZW - 12 - 11 - A - PC - 120

Series: SN - Sign Star™

Stem Length: 18", 24", 30", or 36" (Specify in inches)

Style: L - 90° Radius

Source: MR - MR16 Halogen

Lamp:

0 - By Others	5 - FMW(35W), 36° Flood
1 - ESX(20W), 12° Spot	6 - EXT(50W), 12° Spot
2 - BAB(20W), 36° Flood	7 - EXZ(50W), 25° N. Flood
3 - FRB(35W), 12° Spot	8 - EXN(50W), 36° Flood
4 - FRA(35W), 24° N. Flood	9 - FNV(50W), 60° W. Flood

Finish:

Aluminum Finish	Premium Finish																																																										
<table border="1"> <tr> <th>Powder Coat Color</th> <th>Satin</th> <th>Wrinkle</th> </tr> <tr> <td>Bronze</td> <td>BZP</td> <td>BZW</td> </tr> <tr> <td>Black</td> <td>BLP</td> <td>BLW</td> </tr> <tr> <td>White (Gloss)</td> <td>WHP</td> <td>WHW</td> </tr> <tr> <td>Aluminum</td> <td>SAP</td> <td>—</td> </tr> <tr> <td>Verde</td> <td>—</td> <td>VER</td> </tr> </table>	Powder Coat Color	Satin	Wrinkle	Bronze	BZP	BZW	Black	BLP	BLW	White (Gloss)	WHP	WHW	Aluminum	SAP	—	Verde	—	VER	<table border="1"> <tr> <td>ABP</td> <td>Antique Brass Powder</td> <td>BPP</td> <td>Brown Patina Powder</td> <td>HUG</td> <td>Hunter Green</td> <td>SDS</td> <td>Sonoran Desert Sandstone</td> </tr> <tr> <td>AMG</td> <td>Aleutian Mountain Granite</td> <td>CAP</td> <td>Clear Anodized Powder</td> <td>MDS</td> <td>Mojave Desert Sandstone</td> <td>SMG</td> <td>Sierra Mountain Granite</td> </tr> <tr> <td>AQW</td> <td>Antique White</td> <td>CMG</td> <td>Cascade Mountain Granite</td> <td>NBP</td> <td>Natural Brass Powder</td> <td>TXF</td> <td>Textured Forest</td> </tr> <tr> <td>BCM</td> <td>Black Chrome</td> <td>CRI</td> <td>Cracked Ice</td> <td>OCP</td> <td>Old Copper</td> <td>WCP</td> <td>Weathered Copper</td> </tr> <tr> <td>BGE</td> <td>Beige</td> <td>CRM</td> <td>Cream</td> <td>RMG</td> <td>Rocky Mountain Granite</td> <td>WIR</td> <td>Weathered Iron</td> </tr> </table>	ABP	Antique Brass Powder	BPP	Brown Patina Powder	HUG	Hunter Green	SDS	Sonoran Desert Sandstone	AMG	Aleutian Mountain Granite	CAP	Clear Anodized Powder	MDS	Mojave Desert Sandstone	SMG	Sierra Mountain Granite	AQW	Antique White	CMG	Cascade Mountain Granite	NBP	Natural Brass Powder	TXF	Textured Forest	BCM	Black Chrome	CRI	Cracked Ice	OCP	Old Copper	WCP	Weathered Copper	BGE	Beige	CRM	Cream	RMG	Rocky Mountain Granite	WIR	Weathered Iron
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Lens Type: 9 - Clear (Standard) 10 - Spread Lens* 12 - Soft Focus Lens* 13 - Rectilinear Lens*

Shielding: 11 - Honeycomb Baffle

Cap Style: A - 45° B - 90° C - Flush D - 45° less Weep Hole (Interior Use Only) E - 90° less Weep Hole (Interior Use Only) F - 90° cutoff with Flush Lens

Transformer Style: PC - Power Canopy™ with 75VA Electronic Transformer

Input Voltage: 120 - 120 VAC Input 230 - 230 VAC Input (Non-Dimming) 277 - 277 VAC Input (Non-Dimming)

*Accommodates only 2 Lens/Shielding media

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	4,000	4,000	12°	Spot
2	20	BAB	5,000	600	36°	Flood
3	35	FRB	5,000	6,000	12°	Spot
4	35	FRA	5,000	2,300	24°	Narrow Flood
5	35	FMW	5,000	1,300	36°	Flood
6	50	EXT	5,000	11,000	12°	Spot
7	50	EXZ	6,000	3,200	25°	Narrow Flood
8	50	EXN	5,000	2,000	36°	Flood
9	50	FNV	5,000	850	60°	Wide Flood

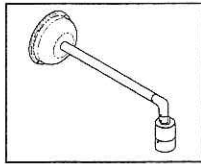
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www.bklighting.com • info@bklighting.com

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01-26-16

DRAWING NUMBER
SUB-2295-00

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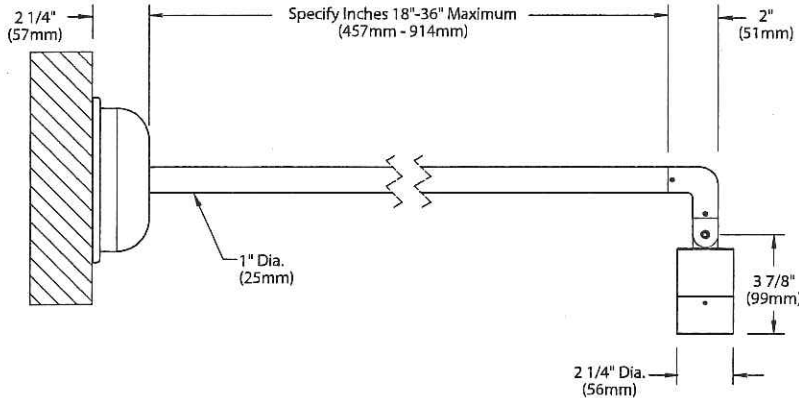
MR-16 Halogen

SIGN STAR™ STYLE L with Power Canopy™

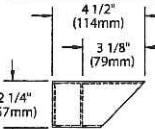
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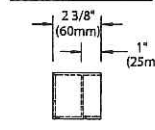
SIDE VIEW



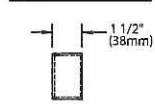
"A/D" CAP



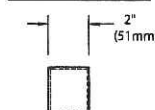
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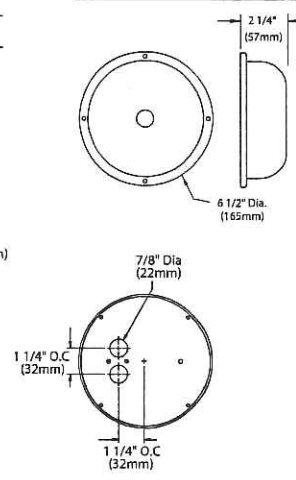
"C" CAP



"F" CAP



POWER CANOPY DETAIL



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [2] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 36" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp

For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.

*Except GE Light Q42MR16/C/VNSP9 (EZY).

Installation

6-1/2" dia. Power Canopy™ features gasketed mounting plate for surface or junction box installation with two 1/2" KO's for wiring (hardware by others). Junction box installation must be designed to hold full fulcrum weight of fixture.

Transformer

[1] 75VA electronic low voltage transformer. 120, 230, or 277VAC primary voltage. 120V is dimmable (40W minimum load) using electronic low voltage dimmer. 10 watt minimum load (non-dimmed). 50/60Hz. 11.6VAC secondary voltage. >.93 Power Factor. <20% THD. Operating frequency >10kHz. Primary overload protection and RFI filtration. Soft start circuitry extends lamp life.

Wiring

PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty

5 year limited warranty.

Listings

UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. Made in USA.

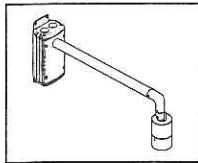


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RELEASED
01-26-16

DRAWING NUMBER
SUB-2295-00



MR-16 Halogen

SIGN STAR™ STYLE L with PM1

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

SN	24	L	MR	1	VER	9	11	C	PM1	CR	MB	120
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Example:

Series **SN** - Sign Star™

Stem Length **24** - 18", 24", 30", 36", 42", or 48" (Specify in inches)

Style **L** - 90° Radius

Source **MR** - MR16 Halogen

Lamp

0 - By Others	5 - FMW(35W), 36° Flood
1 - ESX(20W), 12° Spot	6 - EXT(50W), 12° Spot
2 - BAB(20W), 36° Flood	7 - EXZ(50W), 25° N. Flood
3 - FRB(35W), 12° Spot	8 - EXN(50W), 36° Flood
4 - FRA(35W), 24° N. Flood	9 - FNV(50W), 60° W. Flood

Finish

Aluminum Finish		
Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish			
ABP	Antique Brass Powder	BPP	Brown Patina Powder
AMG	Aleutian Mountain Granite	CAP	Clear Anodized Powder
AQW	Antique White	CMG	Cascade Mountain Granite
BCM	Black Chrome	CRI	Cracked Ice
BGE	Beige	CRM	Cream
HUG	Hunter Green	MDS	Mojave Desert Sandstone
SDS	Sonoran Desert Sandstone	SMG	Sierra Mountain Granite
NBP	Natural Brass Powder	TXF	Textured Forest
OCF	Old Copper	WCP	Weathered Copper
RMG	Rocky Mountain Granite	WIR	Weathered Iron

Also available in RAL Finishes. See submittal SUB-1439-00

Lens Type **9** - Clear (Standard) **10** - Spread Lens* **12** - Soft Focus Lens* **13** - Rectilinear Lens*

Shielding **11** - Honeycomb Baffle

Cap Style **A** - 45° **B** - 90° **C** - Flush **D** - 45° less Weep Hole (Interior Use Only) **E** - 90° less Weep Hole (Interior Use Only) **F** - 90° cutoff with Flush Lens

Transformer Style **PM1** - Universal Power Module™ with 75VA Electronic Transformer

Mounting **SM** - Surface Mount **CR** - Round Camlock™ **CT** - Rectangular Camlock™

Options **MB** - Mounting Brackets (for CR and CT only)

Input Voltage **120** - 120 VAC Input **230** - 230 VAC Input (Non-Dimming) **277** - 277 VAC Input (Non-Dimming)

*Accommodates only 2 Lens/Shielding media

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	4,000	4,000	12°	Spot
2	20	BAB	5,000	600	36°	Flood
3	35	FRB	5,000	6,000	12°	Spot
4	35	FRA	5,000	2,300	24°	Narrow Flood
5	35	FMW	5,000	1,300	36°	Flood
6	50	EXT	5,000	11,000	12°	Spot
7	50	EXZ	6,000	3,200	25°	Narrow Flood
8	50	EXN	5,000	2,000	36°	Flood
9	50	FNV	5,000	850	60°	Wide Flood

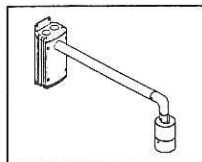
B-K LIGHTING

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www.bklighting.com • info@bklighting.com

RELEASED
01-26-16

DRAWING NUMBER
SUB-2296-00

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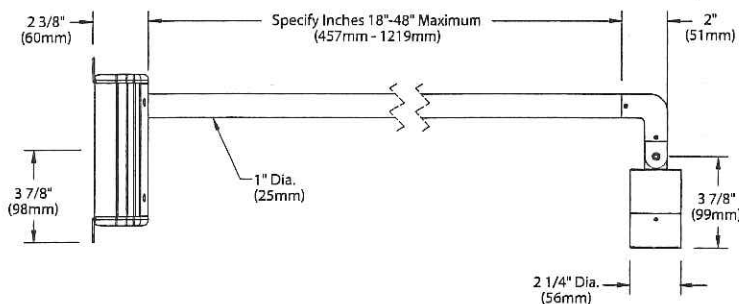


MR-16 Halogen

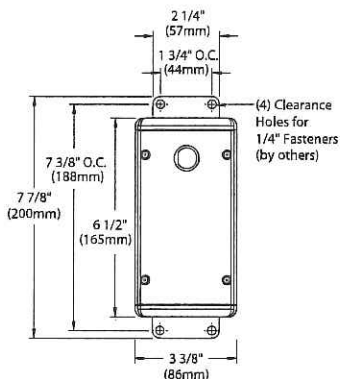
SIGN STAR™ STYLE L with PM1

PROJECT:	
TYPE:	

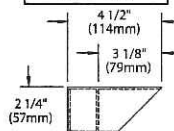
SIDE VIEW



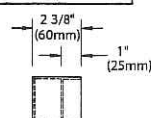
SURFACE MOUNT WITH BRACKETS



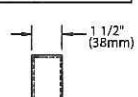
"A/D" CAP



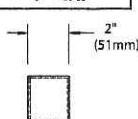
"B/E" CAP



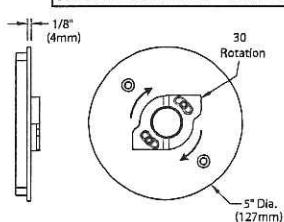
"C" CAP



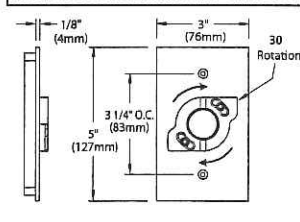
"F" CAP



ROUND CAMLOCK™ CANOPY



RECTANGULAR CAMLOCK™ CANOPY



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [2] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp

For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.

*Except GE Light Q42MR16/CVNSP9 (EZY).

Installation

Universal Power Module™ (PM1) features aluminum extrusion with die cast end caps. Surface mounted with flow through back channel to prevent water and debris collection. Machined aluminum cover with countersunk holes for flush hardware installation. Front access for ease of installation and inspection. [2] 1/2" NPT female conduit entries per end cap for through wiring. Specify Surface Mount (SM), Round Camlock™ Canopy (CR) or Rectangular Camlock™ Canopy (CT).

Transformer

[1] 75VA electronic low voltage transformer. 120, 230, or 277VAC primary voltage. 120V is dimmable (40W minimum load) using electronic low voltage dimmer. 10 watt minimum load (non-dimmed). 50/60Hz. 11.6VAC secondary voltage. >.93 Power Factor. <20% THD. Operating frequency >10kHz. Primary overload protection and RFI filtration. Soft start circuitry extends lamp life.

Wiring

PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty

5 year limited warranty.

Certification and Listing

SignStar™: UL Listed. Certified to CAN/CSA/ANSI Standards. IP66 Rated. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations.

PM1™: NEMA 4X / IP-66 Rated Enclosure. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Made in USA.



B-K LIGHTING

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RELEASED
01-26-16

DRAWING NUMBER
SUB-2296-00



By SORAA™

MR16 LED RETROFIT LAMP

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

B-K Lamp # 359 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 2700K Beam: 10° Spot	Mfg. #: MR16- SM16-07-10D-927-03 Wattage: 7.5W Lamp Efficacy: 51 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 5710 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 390	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>0.5'</td><td>634</td></tr><tr><td>6'</td><td>1.0'</td><td></td></tr><tr><td>9'</td><td>1.6'</td><td></td></tr><tr><td>12'</td><td>2.1'</td><td></td></tr><tr><td>15'</td><td>2.6'</td><td></td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	0.5'	634	6'	1.0'		9'	1.6'		12'	2.1'		15'	2.6'	
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
3'	0.5'	634																			
6'	1.0'																				
9'	1.6'																				
12'	2.1'																				
15'	2.6'																				
B-K Lamp # 361 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 2700K Beam: 25° Narrow Flood	Mfg. #: MR16- SM16-07-25D-927-03 Wattage: 7.5W Lamp Efficacy: 53 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 2260 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 410	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td></td><td></td></tr><tr><td>6'</td><td></td><td></td></tr><tr><td>9'</td><td></td><td></td></tr><tr><td>12'</td><td></td><td></td></tr><tr><td>15'</td><td></td><td></td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'			6'			9'			12'			15'		
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
3'																					
6'																					
9'																					
12'																					
15'																					
B-K Lamp # 362 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 2700K Beam: 36° Flood	Mfg. #: MR16- SM16-07-36D-927-03 Wattage: 7.5W Lamp Efficacy: 53 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 1040 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 410	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>1.9'</td><td>119</td></tr><tr><td>6'</td><td>3.9'</td><td>30</td></tr><tr><td>9'</td><td>5.8'</td><td>13</td></tr><tr><td>12'</td><td>7.8'</td><td>7</td></tr><tr><td>15'</td><td>9.7'</td><td>4</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	1.9'	119	6'	3.9'	30	9'	5.8'	13	12'	7.8'	7	15'	9.7'	4
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
3'	1.9'	119																			
6'	3.9'	30																			
9'	5.8'	13																			
12'	7.8'	7																			
15'	9.7'	4																			
B-K Lamp # 363 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 3000K Beam: 10° Spot	Mfg. #: MR16- SM16-07-10D-930-03 Wattage: 7.5W Lamp Efficacy: 55 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 6000 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 410	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>0.5'</td><td>666</td></tr><tr><td>6'</td><td>1.0'</td><td>168</td></tr><tr><td>9'</td><td>1.6'</td><td>72</td></tr><tr><td>12'</td><td>2.1'</td><td>42</td></tr><tr><td>15'</td><td>2.6'</td><td>24</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	0.5'	666	6'	1.0'	168	9'	1.6'	72	12'	2.1'	42	15'	2.6'	24
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
3'	0.5'	666																			
6'	1.0'	168																			
9'	1.6'	72																			
12'	2.1'	42																			
15'	2.6'	24																			
B-K Lamp # 365 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 3000K Beam: 25° Narrow Flood	Mfg. #: MR16- SM16-07-25D-930-03 Wattage: 7.5W Lamp Efficacy: 58 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 2400 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 435	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>1.3'</td><td>266</td></tr><tr><td>6'</td><td>2.7'</td><td>67</td></tr><tr><td>9'</td><td>4.0'</td><td>29</td></tr><tr><td>12'</td><td>5.3'</td><td>17</td></tr><tr><td>15'</td><td>6.7'</td><td>10</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	1.3'	266	6'	2.7'	67	9'	4.0'	29	12'	5.3'	17	15'	6.7'	10
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
3'	1.3'	266																			
6'	2.7'	67																			
9'	4.0'	29																			
12'	5.3'	17																			
15'	6.7'	10																			
B-K Lamp # 366 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 3000K Beam: 36° Flood	Mfg. #: MR16- SM16-07-36D-930-03 Wattage: 7.5W Lamp Efficacy: 58 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 1130 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 435	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>1.9'</td><td>125</td></tr><tr><td>6'</td><td>3.9'</td><td>32</td></tr><tr><td>9'</td><td>5.8'</td><td>14</td></tr><tr><td>12'</td><td>7.8'</td><td>8</td></tr><tr><td>15'</td><td>9.7'</td><td>5</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	1.9'	125	6'	3.9'	32	9'	5.8'	14	12'	7.8'	8	15'	9.7'	5
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
3'	1.9'	125																			
6'	3.9'	32																			
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SUBMITTAL DATE
 05-20-16

DRAWING NUMBER
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By SORAA™

MR16 LED RETROFIT LAMP

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

B-K Lamp # 378 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 4000K Beam: 10° Spot	Mfg. #: MR16- SM16-07-10D-940-03 Wattage: 7.5W Lamp Efficacy: 57 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 6290 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 430	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>0.5'</td><td>698</td></tr><tr><td>6'</td><td>1.0'</td><td>176</td></tr><tr><td>9'</td><td>1.6'</td><td>75</td></tr><tr><td>12'</td><td>2.1'</td><td>44</td></tr><tr><td>15'</td><td>2.6'</td><td>25</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	0.5'	698	6'	1.0'	176	9'	1.6'	75	12'	2.1'	44	15'	2.6'	25
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
3'	0.5'	698																			
6'	1.0'	176																			
9'	1.6'	75																			
12'	2.1'	44																			
15'	2.6'	25																			
B-K Lamp # 379 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 4000K Beam: 25° Narrow Flood	Mfg. #: MR16- SM16-07-25D-940-03 Wattage: 7.5W Lamp Efficacy: 61 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 2510 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 455	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>1.3'</td><td>279</td></tr><tr><td>6'</td><td>2.7'</td><td>70</td></tr><tr><td>9'</td><td>4.0'</td><td>30</td></tr><tr><td>12'</td><td>5.3'</td><td>18</td></tr><tr><td>15'</td><td>6.7'</td><td>10</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	1.3'	279	6'	2.7'	70	9'	4.0'	30	12'	5.3'	18	15'	6.7'	10
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
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6'	2.7'	70																			
9'	4.0'	30																			
12'	5.3'	18																			
15'	6.7'	10																			
B-K Lamp # 380 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 4000K Beam: 36° Flood	Mfg. #: MR16- SM16-07-36D-940-03 Wattage: 7.5W Lamp Efficacy: 53 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 1190 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 455	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>1.9'</td><td>132</td></tr><tr><td>6'</td><td>3.9'</td><td>33</td></tr><tr><td>9'</td><td>5.8'</td><td>14</td></tr><tr><td>12'</td><td>7.8'</td><td>8</td></tr><tr><td>15'</td><td>9.7'</td><td>5</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	1.9'	132	6'	3.9'	33	9'	5.8'	14	12'	7.8'	8	15'	9.7'	5
Distance feet	Beam Dia. (50% CBCP)	Footcandles																			
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6'	3.9'	33																			
9'	5.8'	14																			
12'	7.8'	8																			
15'	9.7'	5																			
B-K Lamp # 381 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 5000K Beam: 10° Spot	Mfg. #: MR16- SM16-07-10D-950-03 Wattage: 7.5W Lamp Efficacy: 57 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 6290 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 430	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>0.5'</td><td>698</td></tr><tr><td>6'</td><td>1.0'</td><td>176</td></tr><tr><td>9'</td><td>1.6'</td><td>75</td></tr><tr><td>12'</td><td>2.1'</td><td>44</td></tr><tr><td>15'</td><td>2.6'</td><td>25</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	0.5'	698	6'	1.0'	176	9'	1.6'	75	12'	2.1'	44	15'	2.6'	25
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6'	1.0'	176																			
9'	1.6'	75																			
12'	2.1'	44																			
15'	2.6'	25																			
B-K Lamp # 382 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 5000K Beam: 25° Narrow Flood	Mfg. #: MR16- SM16-07-25D-950-03 Wattage: 7.5W Lamp Efficacy: 61 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 2510 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 455	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>1.1'</td><td>279</td></tr><tr><td>6'</td><td>2.1'</td><td>70</td></tr><tr><td>9'</td><td>3.2'</td><td>30</td></tr><tr><td>12'</td><td>4.2'</td><td>18</td></tr><tr><td>15'</td><td>5.3'</td><td>10</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	1.1'	279	6'	2.1'	70	9'	3.2'	30	12'	4.2'	18	15'	5.3'	10
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12'	4.2'	18																			
15'	5.3'	10																			
B-K Lamp # 383 Base: GU5.3 Bi-Pin Input Voltage: 12V CCT: 5000K Beam: 36° Flood	Mfg. #: MR16- SM16-07-36D-950-03 Wattage: 7.5W Lamp Efficacy: 61 (Lm/W) Rated Life: 35,000 hrs	CBCP (cd): 1190 CRI: >95 Power Factor: 0.92 Dimmable: Yes Lumens: 455	<table><thead><tr><th>Distance feet</th><th>Beam Dia. (50% CBCP)</th><th>Footcandles</th></tr></thead><tbody><tr><td>3'</td><td>1.9'</td><td>132</td></tr><tr><td>6'</td><td>3.9'</td><td>33</td></tr><tr><td>9'</td><td>5.8'</td><td>14</td></tr><tr><td>12'</td><td>7.8'</td><td>8</td></tr><tr><td>15'</td><td>9.7'</td><td>5</td></tr></tbody></table>	Distance feet	Beam Dia. (50% CBCP)	Footcandles	3'	1.9'	132	6'	3.9'	33	9'	5.8'	14	12'	7.8'	8	15'	9.7'	5
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B-K LIGHTING

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SUBMITTAL DATE

05-20-16

DRAWING NUMBER

SUB-2099-00

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

**PUBLIC HEARING
11 BROWN STREET, UNIT 1**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: January 26, 2016

RE: February 1, 2017 **Public Hearing** – Site and building alterations for
restaurant condominium

Address: 11 Brown Street

Applicant: Phelps Craig R.E. Holdings, LLC

Architects: Jamie Broadbent & Jesse Thompson, Kaplan Thompson
Architects

Owner's Representative: Louis Hamel

Contractor: Monaghan Woodworks

Introduction

On behalf of the owners of the commercial condominium on the first floor of 11 Brown Street, Jamie Broadbent of Kaplan Thompson Architects requested a public hearing on a Certificate of Appropriateness for alterations at the former site of Margarita's restaurant. At a workshop on January 4, 2017, Mr. Broadbent and owner's representative Louis Hamel presented preliminary plans for the demolition of the one-story restaurant addition on the south side of the building, creation of a new fenced beer garden and dining patio, a new entrance including wall treatments, canopy and sign, new operable front windows, and a new roof and siding at the rear kitchen block at the rear of the southern wall. In response to the Board's feedback at the workshop, on February 1 the architect will present revised entry and signage treatments, as well as a different siding material for the kitchen wall at the back of the beer garden.

Board members will recall that the Eastman Building is a contributing property in the Congress Street Historic District, a four-story commercial building built in 1904 that is undergoing renovations and has been divided into several residential condominiums and the ground floor unit that is the subject of this review. The Level III site plan review for the condo conversion

was approved by the Planning Board with conditions on October 23, 2015; at least one of the residential condominiums is occupied, and the others are being actively marketed. (If the existing tile-roofed dining addition is to be removed, the developers or condominium owners will have to file an amended subdivision plan with the Planning Department.)

At the workshop the Board was generally supportive of the proposed plan for replacement of the restaurant addition with a beer garden visually screened by rust colored steel panels, and the proposed new roof line for the rear kitchen. Members urged Mr. Broadbent to revise the design for the entry walls and canopy to make the area more refined and better related both to the current Brown Street façade and the memory, long since lost, of the historic storefronts. Mr. Broadbent has submitted a summary of the design changes since January 4 and a revised package of drawings, photos, and renderings depicting the patio, new entrance and window treatment, and the new roof form and skin of the rear block. Staff has added a recent photo of the front entry and two pages of the January 4, 2017 submission for reference.

Subject Property – As Described in 1/4/17 Board Memo

Built just after the turn of the last century, the Eastman Building has some restrained Classical elements that show transitioning toward Classical Revival style – still evident on the upper floors. It once had traditional storefronts facing Brown Street, but the late 20th Century alterations brought marked change to the character of the ground floor. The arched infill on the ground floor used noticeably different brick, and the tiles, removed over the past year, certainly expressed a different aesthetic from the rest of the façade. (The developers of the property have yet to complete the work of cleaning the tile adhesive from the bricks.)

The property still has Margarita's taut, arched, modern yellow awning over the recessed entrance which is paneled with naturally finished wood. A large Margarita's blade sign used to hang from an oversized, scrolled bracket that still projects from the second floor.

On the south side the one-story, painted brick restaurant addition also expresses a divergent character, with its hipped tile roof, large windows, and raised floor – evident from Brown Street because of a metal storefront door with no stairs. Landscaping plans for the small plaza in front of the addition were reviewed by the Planning Department and HP staff, and the small trees and curbed planting beds soften and define this corner of the property to some degree. The main entrance to the new residential condominiums is in the smaller building next door on Brown Street (toward Congress Street,) but an egress door opens onto the small plaza that was created this year in front of the addition. Staff expects the "egress" for the residences will get some use as an entrance as well, but it remains to be seen how much.

At the rear of the building a shed-roofed addition with painted masonry block walls houses the kitchen. While some intake louvers are on the south wall, the kitchen hood fans are currently all on the back wall.

Preliminary Plans and Board Feedback

For the January workshop Mr. Broadbent supplied a list of the primary changes proposed for the property:

- Demolition of the dining addition, to be replaced by a raised patio surrounded by vertical rust-colored corten steel panels anchored to the patio

The Board was comfortable with the proposed demolition and the use of corten panels to screen the beer garden, finding the hard, urban feel of the material, as well as the color, compatible with the existing façade and context.

- Replacement of the awning with a flat canopy that includes down lights

Responses to the simple, flat canopy were generally positive, but the entire entry needed more study to open up and expose the entry in a compatible, somewhat refined way. Alternate canopy materials such as bronze or a more modest canvas version were suggested, but did not seem to attract more interest than the proposed dark metal design.

- Rust-colored corten steel panels as the new wall covering in the entry alcove, and some panels above the canopy as well

Most if not all Board members questioned the proposed use of corten at the entrance walls, urging the architect to explore “softer,” “more refined,” “more respectful” and “more traditional” alternatives. They acknowledged that nothing remains of historic storefront layouts, and the design of the alcove is complicated by the presence of an interior stairwell serving the upper floors – at the front corner of the building immediately to the right of the front entrance. Whether or not corten might be used in a more formal arrangement that met some of the goals mentioned by the Board was left open, though some members remained skeptical that it was an appropriate material for the front façade.

- Trellis-like attachments on the two building walls facing the patio, with planting beds below to enable vines (hops are mentioned) to climb

Climbing vines on the existing wall inside the beer garden were seen as compatible, but Board members saw no need to add green growth on the outside of the corten panels surrounding the patio.

- New, operable windows in the three front window openings, to create the possibility of a dining room with an open-air feeling

Board members did not object to replacement of the front windows with stacked, opening panels that would open wide in good weather. They did however, express regret that the three arched window openings installed in the late 20th Century could not be removed and replaced with a more traditional storefront.

- A new blade sign, which appears to be proposed for the same height as the existing bracket, and using some parts of that bracket

While the proposed blade sign met with no objections, the overly high location and the oversized scale and ornate scrolls of the existing bracket did. Mr. Broadbent and his client were urged to do away with the existing bracket and locate the sign in a more appropriate spot.

- The roof of the rear kitchen block is proposed to be slightly higher, with a simpler profile

No objections were raised to the more simple, rational, and recessive roofline.

- New, painted, board-and-batten siding on the rear kitchen area

Several Board members questioned the use of painted board-and-batten siding for the rear kitchen block, despite its presence on an existing second-floor rear shed. A dull, brick red was endorsed as a color, but the material itself was suggested to be rustic and inappropriate – not in keeping with the urban context and other hard materials in use close by. One suggestion was that painted CMU like the existing wall would be more appropriate than the proposed painted board-and-batten.

Revised Proposal

Mr. Broadbent provided a summary the revisions included in the final plans - see Attachment 1. With the exception of the new wall covering – fiber cement panels - for the front and side of the kitchen block, plans for the beer garden, corten screen, and rear block are essentially unchanged since the January 4 submission.

Two options are presented for the wall and soffit covering in the entry area. The owner prefers the scheme with corten panels that are separated by a recessed grid in dark bronze (like the storefront door and the frames of the front windows.) The design of the panels, with large lower panels as high as the door and upper panels that are reminiscent of transom panels, is like a reminder of an old storefront layout. A strip of lighting is to be hidden in a recess at the junction of wall and soffit, and between the soffit panels. The hidden lighting will be designed to spill pools of light on the floor, to wash the wall, and to illuminate the sign suspended from the underside of the canopy.

An alternate design uses perforated dark bronze metal, in the same pattern, with hidden lighting behind dark bronze divider strips and recessed between the soffit panels. In both schemes details of the hidden lighting will probably need to be described and drawn more fully.

Staff Comments

Staff noted in the memo prepared for the January workshop that “All of the alterations proposed for the subject property affect primarily later alterations and additions that for the most part did little to enhance the property’s architectural or historic significance. The context is decidedly urban, and the proposed alterations are identifiable as differentiated treatments with a contemporary feel.”

In general the revisions proposed by Mr. Broadbent respond to most of the concerns raised by Board members at the January workshop, with the biggest exception being the use of corten for walls and soffit at the front entry. At the conclusion of the preliminary review the Brown Street entry was clearly the largest outstanding issue, and most of the

revisions are concentrated in that area. In staff's view the result is a design that is considerably more compatible than the previous one, but choice of material may still be an issue.

- Raising the canopy succeeds in creating a more open, welcoming entry, and makes room for the pattern in the entry wall layout that is reminiscent of a storefront with transoms. It also eliminates the awkward section above the canopy that was covered with corten panels in the January 4th design, and makes it sensible to lower the sign to beneath the canopy.
- As noted by Mr. Broadbent, the canopy should be installed low enough to stay clear of the existing iron lintel and the limestone return / cap at the corner.
- Lighting is proposed to be completely hidden in the soffit of the canopy. Details of the lighting may need to be reviewed as they become available, perhaps by staff.
- Proposed use of corten in the new entry layout will be an element for the Board to discuss and decide. The architect suggests that the new layout offers greater refinement and traditional geometry, while tying the dark bronze of the front windows and door to the material to be used for the patio fence. Is it preferable to knit the two facades together in this way, or is there another material that could be successfully integrated for the panels at the front?
- The alternate front panel material proposed – perforated metal – feels more contemporary to staff, and darker, despite the lighting concealed behind the divider strips. This alternative maintains the color palette of the front wall, without introducing the rust color found to be appropriate for the patio fence on the side of the building.
- Staff notes that a narrow section of wall turns toward Brown Street at the front entry, ending at the masonry corner pilaster. (See Attachment 3.) We assume this will be treated with the same type of panel as the front wall.

Staff also has several questions regarding the proposal of fiber cement panels to cover the walls of the rear kitchen block.

- The color is described as a dark, muted color, which looks brown in the supplied rendering. Staff will ask Mr. Broadbent if a sample might be available at the hearing.
- No details have been provided on the attachment of the panels, the treatment of the seams, or any spacing or caulking. The elevation does note that horizontal seams are to be flashed with a color-matched metal.

Applicable Review Standards

The following ordinance review standards apply in the review of the proposed project:

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration*

of any historic material or distinctive architectural features should be avoided when possible.

- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the February 1, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations to 11 Brown Street **meet (fail to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Architect's summary of revisions to plans
2. Recent photo supplied by staff – front entry alcove
3. Drawings, photos, and renderings supplied by architect
4. Elevations, photos and renderings from January 4, 2017 preliminary plans

Jamie Broadbent

9:19 AM (28 minutes ago)

to me, Deb

To whom it may concern,

Regarding our submission for 11 Brown Street - BRGR BAR:

Kaplan Thompson Architects has explored two viable options for the main entry to the restaurant, however our client strongly prefers the weathering steel (Cor-ten) version.

The comments made during the planning board workshop were very helpful. We think we have improved the design based on these comments. Our goal was to find the right balance between appropriate materials, creating a lighter feeling at the entry, and ensuring that we create a bright, welcome and safe space. Specifically:

- raising the height of the canopy creates a more prominent, welcoming experience and is in keeping with what was originally the main entrance to the building.
 - the arrangement and spacing (3") of the Corten panels is reminiscent of a storefront window pattern, typical for a main building entry.
 - unfortunately there is a secondary stairwell and landing behind this entry wall, so a true storefront system was impossible.
 - the detailing of the panels creates a more refined experience, also in keeping with character of this historic building.
 - the material choice is a durable, naturally weathering steel - the hue and texture of which is similar to and compatible with that of the brick surrounding it.
 - the material between and behind the panels will match that of the new windows and door on Brown street (Dark Bronze metal)
 - the primary signage is now integrated with the canopy design (and in keeping with the current signage design and placement standards).
 - we have refined the lighting scheme to provide a bright wall wash effect on the wall, pools of light on the ground at the entry and integrated lighting for signage (see renderings and drawings).
-
- In addition we have changed the material at the back of the outdoor beer garden (existing kitchen) from red board and battens to fiber-cement panels in a darker, muted color (see drawings). We believe that this feels less residential while also more refined than the existing CMU block wall.

Thank you for your consideration.

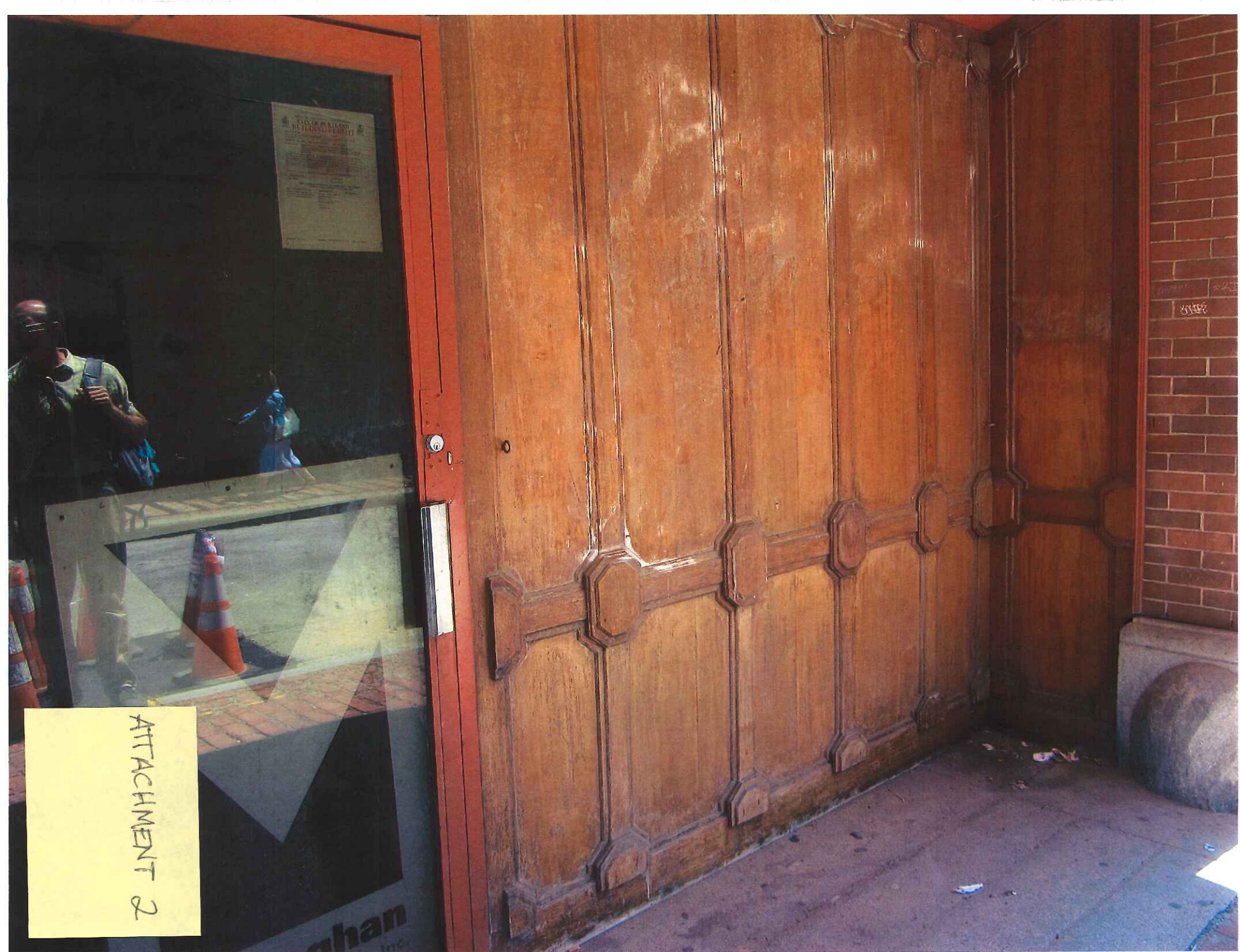
JAMIE BROADBENT, AIA, LEED AP
KAPLAN THOMPSON ARCHITECTS
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JAMIE@KAPLANTHOMPSON.COM

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ATTACHMENT 1



ATTACHMENT 2

BRGR BAR

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PROJECT:
BRGR BAR

11 BROWN STREET
PORTLAND, ME 04101

DRAWING INDEX		
	C-1.1	SITE PHOTOS EXISTING
	C-1.2	SITE PHOTOS EXIST. / NEW
	A-1.1	FLOOR PLAN
	A-2.1	ELEVATIONS
	A-2.2	SIDE ELEVATION
	A-5.1	BLADE SIGN
	A-9.1	CORTEN ENTRY
	A-9.2	PERFORATED ENTRY
	A-9.3	PATIO PERSPECTIVES

PROJECT INFORMATION

Client: Phelps Craig R.E. Holdings, LLC.

Architect: Kaplan Thompson Architects

Contractor: Monaghan Woodworks

Project Address: 11 BROWN STREET, PORTLAND, ME

Zoning: B-3 district

Building Code: IRC 2009
NFPA / 1999

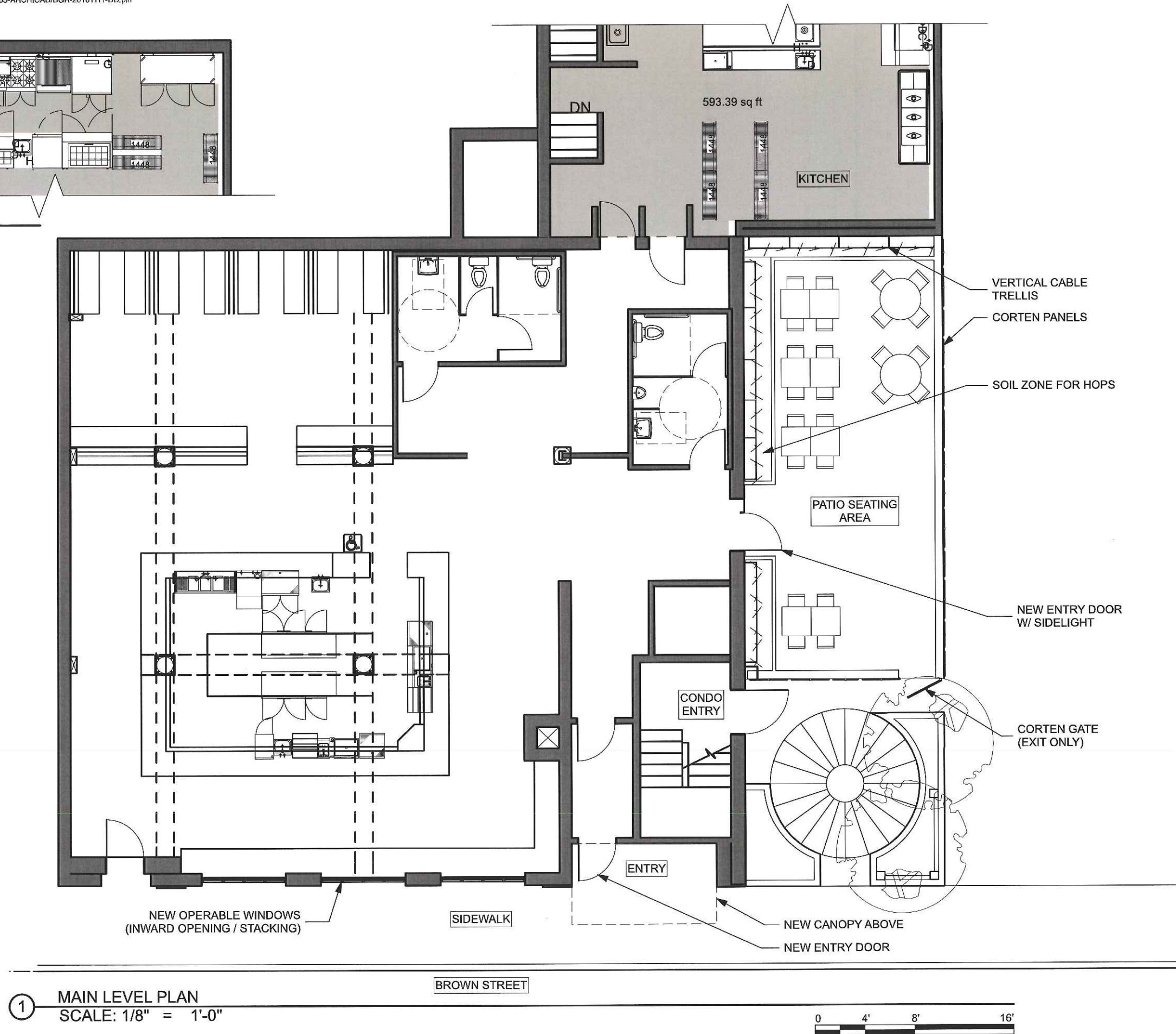


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DATE: 1/23/17
PHASE: FOR HISTORIC
PRES. PERMIT

COVER SHEET

ATTACHMENT 3

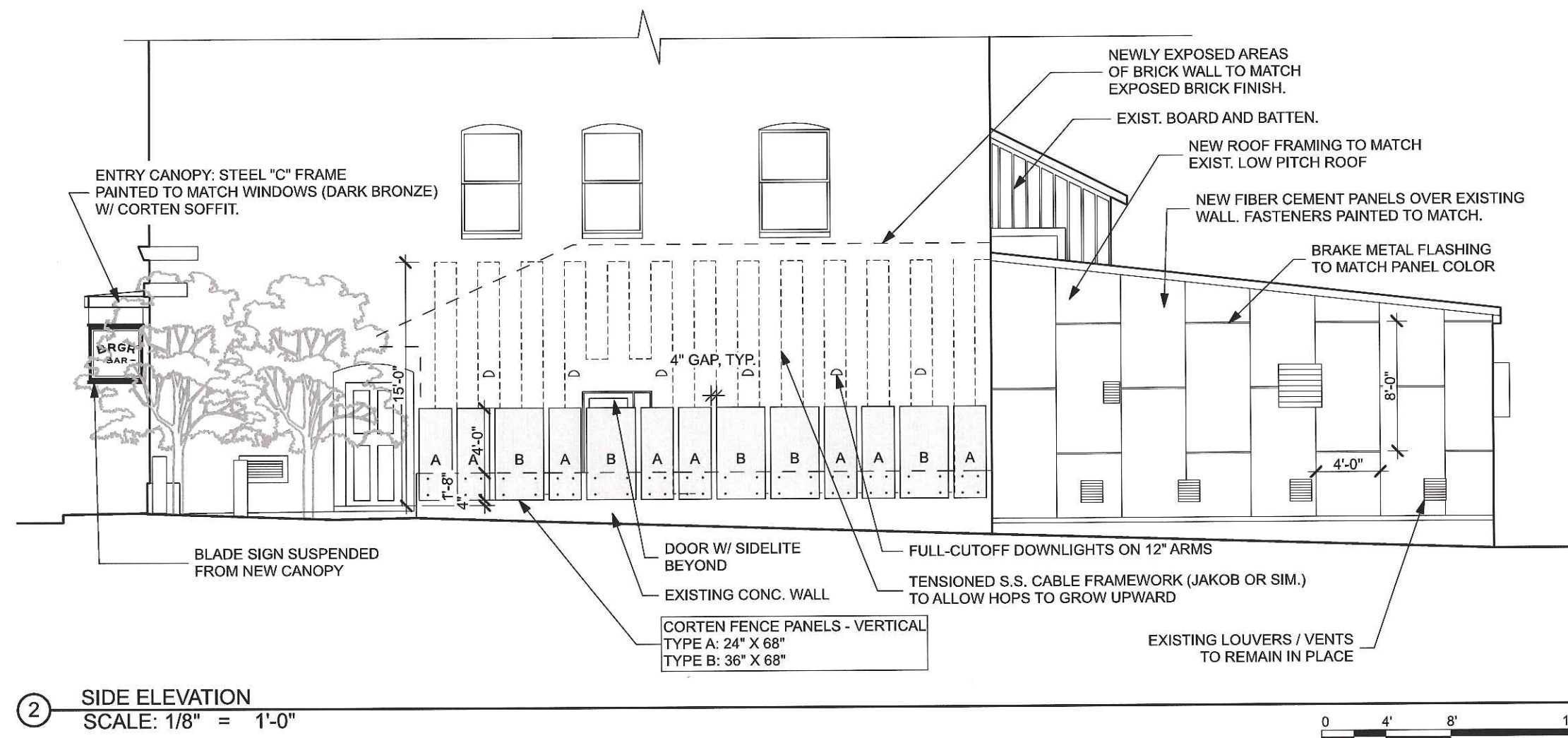
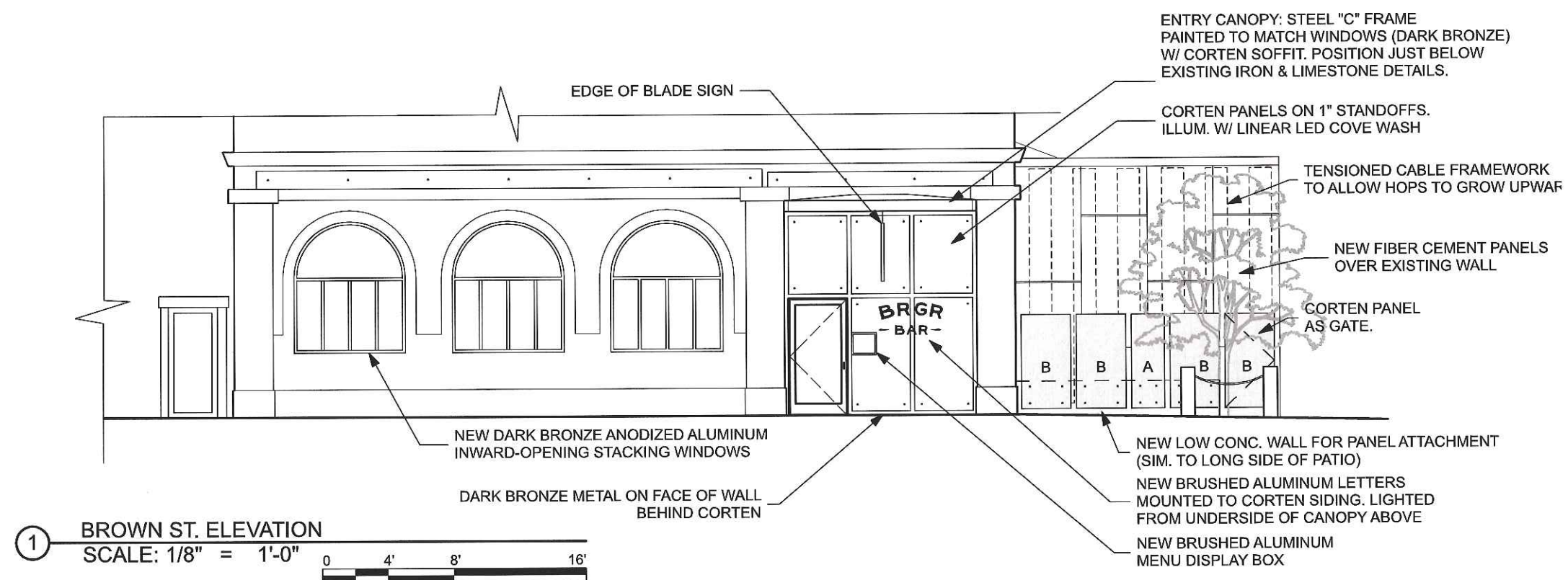
② PARTIAL PLAN
SCALE: 1/8" = 1'-0"



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DATE: 1/23/17
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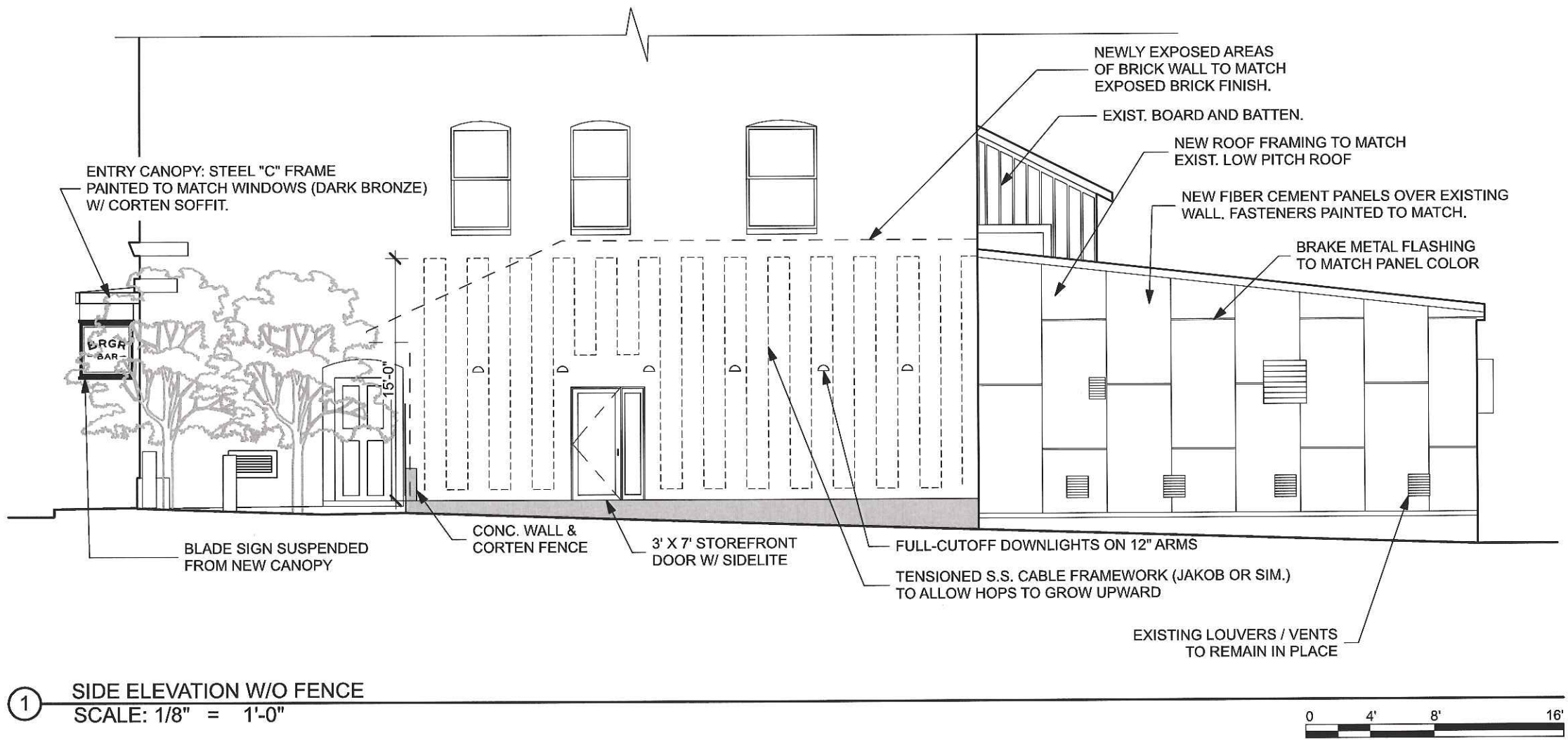
FLOOR PLAN

A-1.1



PROJECT:
BRGR BAR

11 BROWN STREET
PORTLAND, ME 04101



SCALE: AS NOTED
DATE: 1/23/17
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SIDE ELEVATION

A-2.2



1 Brown Street Elevation composite



1 Brown Street Elevation composite



① PERSPECTIVE LOOKING SW



② PERSPECTIVE LOOKING NE

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PROJECT:
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SCALE: AS NOTED
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PATIO
PERSPECTIVES

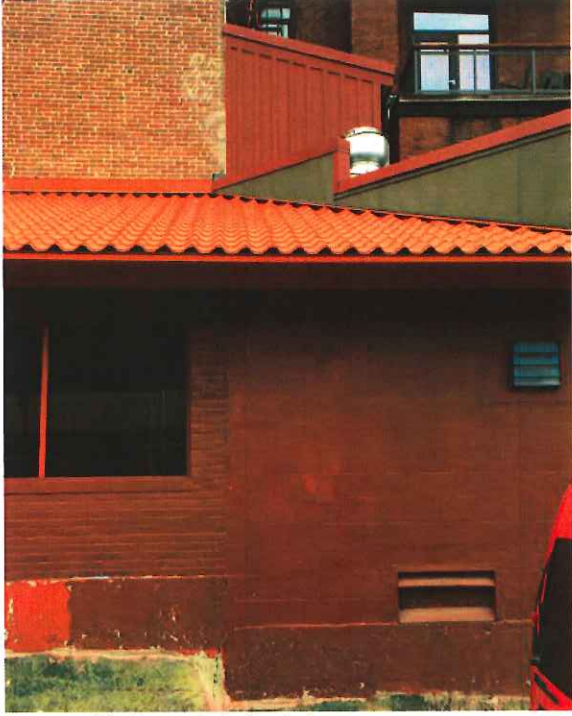
A-9.3



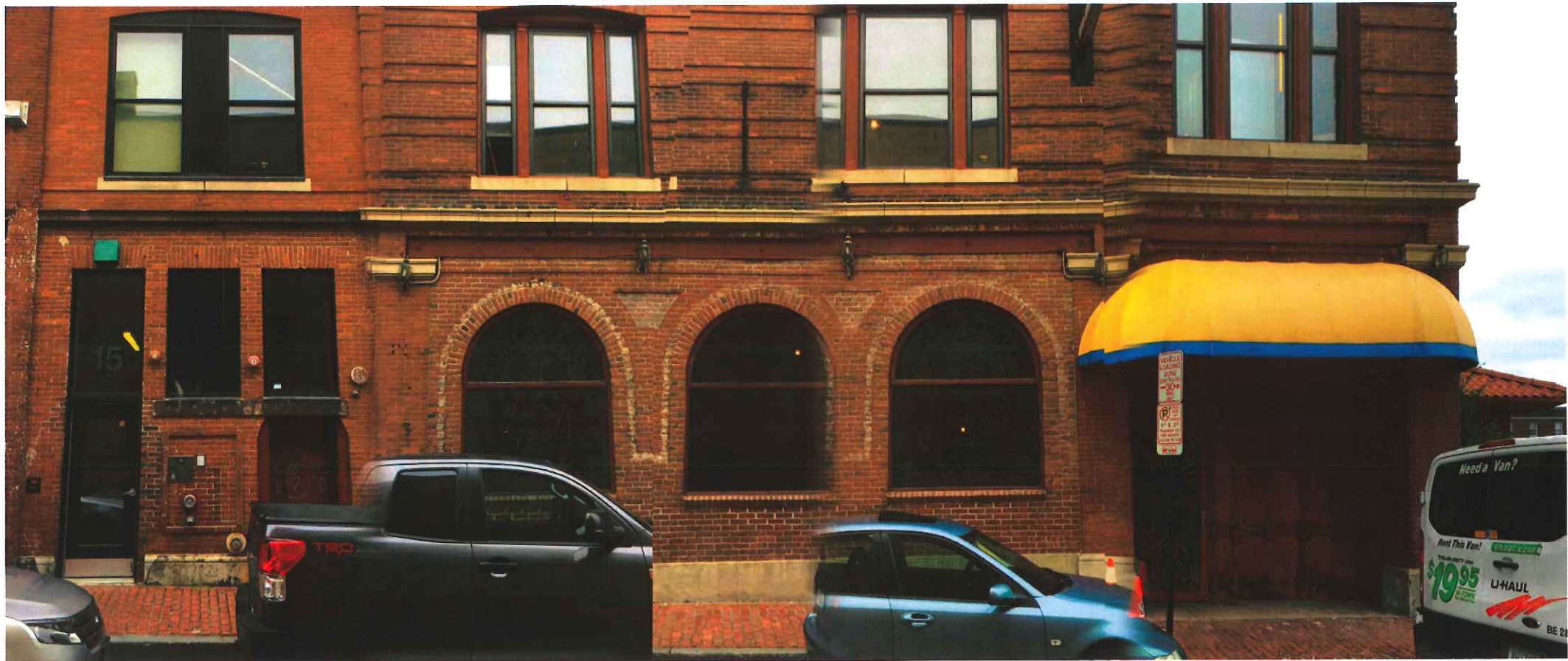
① Corner view



② Side view



③ Batten detail picture



④ Brown Street Elevation composite

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PROJECT:
BRGR BAR

11 BROWN STREET
PORTLAND, ME 04101

SCALE: AS NOTED
DATE: 1/23/17
PHASE: FOR HISTORIC
PRES. PERMIT

SITE PHOTOS
EXISTING

C-1.1



① EXISTING ENTRY



③ EXISTING CORNER VIEW



② PROPOSED CORNER VIEW BEER GARDEN

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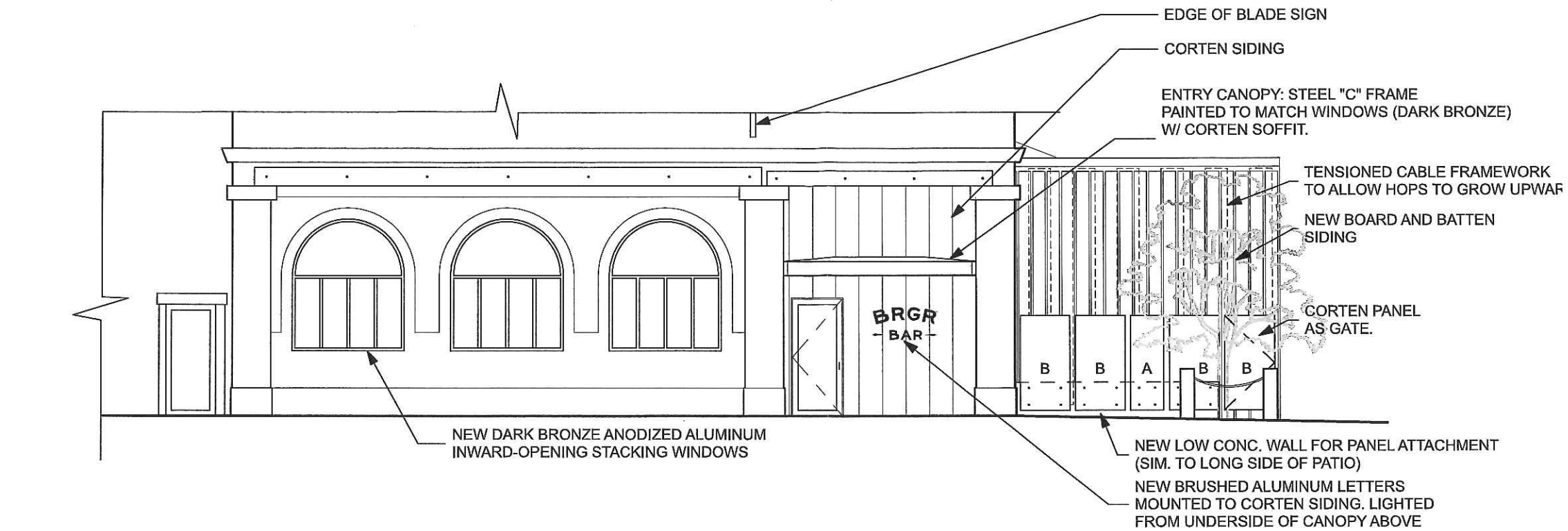
PROJECT:
BRGR BAR

11 BROWN STREET
PORTLAND, ME 04101

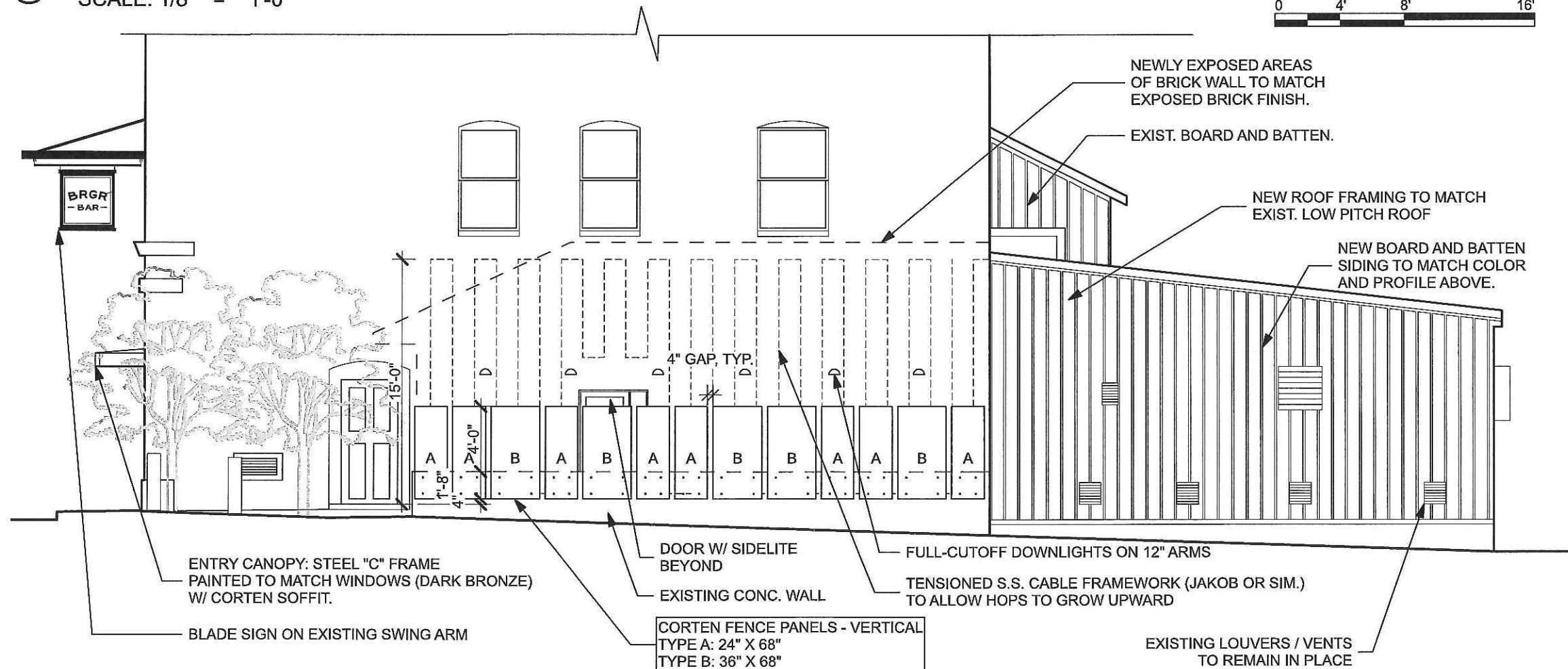
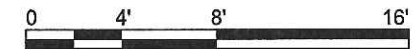
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PHASE: FOR HISTORIC
PRES. PERMIT

SITE PHOTOS
EXIST. / NEW

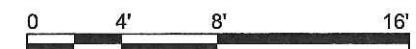
C-1.2



① BROWN ST. ELEVATION
SCALE: 1/8" = 1'-0"



② SIDE ELEVATION
SCALE: 1/8" = 1'-0"



ATTACHMENT 4

SCALE: AS NOTED
DATE: 12/21/16
PHASE: FOR HISTORIC PRES. PERMIT

BROWN ST.
ELEVATION

A-2.1



① EXISTING ENTRY



② PROPOSED ENTRY



③ EXISTING CORNER VIEW



④ PROPOSED CORNER VIEW - BEER GARDEN

**KAPLAN
THOMPSON
ARCHITECTS**

162 EXCHANGE STREET
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PROJECT:
BRGR BAR

11 BROWN STREET
PORTLAND, ME 04101

SCALE: AS NOTED
DATE: 12/21/16
PHASE: FOR HISTORIC
PRES. PERMIT

SITE
PHOTOGRAPHS

C-1.2

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

**PUBLIC HEARING
609 CONGRESS STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: January 26, 2017

RE: February 1, 2017 Public Hearing

Application for: Certificate of Appropriateness for Marquee Reconstruction

Addresses: State Theatre, 609 Congress

Applicant: Crostone Portland LLC.

Architect: Scott Simons Architects

Introduction

Architect Scott Simons, representing the owners of the State Theatre building at 609 Congress/142 High, is requesting review and approval of plans to construct a new marquee for the State Theatre that is closely patterned after the original feature. The original marquee was removed decades ago and photographs reveal that there have been at least two different pared-down versions in its place since the 1970's. A 1930's-era photograph depicting what is believed to be the original marquee has been used as the basis for the new design. While largely inspired by the original, some design modifications are proposed to accommodate the needs of the current tenant.

Given the limited scope of the project and the detailed drawings provided, staff determined that a preliminary workshop was not necessary in this instance.

Subject Structure and Original Marquee

The Congress Building, prominently located at the northwest corner of Congress and High Streets, was constructed in 1929. Designed by Herbert W. Rhodes in the Colonial Revival style, the commercial block was built to accommodate a theatre as well as retail tenants and upper floor offices. Unlike the balance of the building which is architecturally quite simple and unadorned, the State Theatre component clearly expresses the extravagance in theatre design that is associated with this time period. This is the case for both the theatre's elaborate Spanish Revival interior and its dramatic three-story entrance on the exterior.

The entrance itself is recessed into the building, marked by the large marquee. Huge chains hung from above support the marquee. The second and third story portions of the entrance surround are framed by limestone pilasters; a cornice of urns, scrolls and moldings; and a simple but impressive stone arch. Within the frame is an elaborate window arrangement of arches and circles. All combine to make this Spanish Revival entrance unique in Portland.

The design of the original marquee (see ca. 1930 photo enclosed) was typical of theatre marquees of this time period. Called by one theatre historian as “electric tiaras”, marquees were intended to telegraph the excitement and drama associated with early movie palaces. The automobile influenced the design of theatre marquees in that they became larger and projected boldly from the building facade to serve as physical and aesthetic landmarks to passing traffic. The text also became less detailed but larger. The large, deep, rectangular box form provided three generous-size surfaces upon which to feature both the name of the theater (on the front) and announce coming attractions (on each side). Large-scale metal channel letters were illuminated with individual exposed bulbs and each face of the marquee was surrounded by a similar frame of bulbs. A decorative scrolled emblem was centered on top of each sign face.

In addition to the marquee, a dramatic four-story projecting sign originally marked the entrance to the State. The placement of the sign is curious, as it obscured the elaborate entrance surround.

Proposed Marquee Reconstruction

The project calls for removing the existing canopy facing and trim, but reusing the existing structure. It is not clear whether the structure is original.

As noted in the introduction, the proposed design for the marquee has been closely patterned after the original State Theatre marquee. Care has been taken to study the specific details, proportions, font, type and character of lighting, etc. That said, a few design modifications have been proposed to reflect the needs and desires of the current operator. For example, the original emblems atop each sign face have been revised. In the new proposal, the emblem above the principal face features a large “S” in the center of a circle, flanked by scrolls. On each side, “STATE” appears in scaled-down letters.

On each side of the marquee, internally-illuminated slide letters will announce coming attractions. The background will appear opaque black, with only the individual letters emitting light from the light box behind. Although the image provided with the submission shows both white and colored letters, it is not clear whether colored letters are proposed here.

Note that the existing chain supports, the only element of the original marquee remaining, will be reused. The sign bulbs will be fully exposed, as were the originals. (The specified bulbs feature reinforced glass which makes them vandal-resistant and avoids the need to cover the open channel signs with acrylic faces.)

The underside of the canopy--see ceiling plan and accompanying detail--will feature MDO panels with exposed security head fasteners. Frosted bulbs are proposed around the perimeter of the ceiling.

Applicable Review Standards

- (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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the February 1, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed replacement marquee for the State Theatre at 609 Congress Street **meets (fails to meet)** the historic preservation ordinance Standards for Review of Alterations (subject to the following conditions.....)

Attachments

1. Applicant submission, including photos, plans, elevations and details

PROJECT NAME:

STATE THEATER
ENTRY MARQUEE
RESTORATION

609 CONGRESS STREET
PORTLAND, ME 04101

SEAL:

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REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE: FEBRUARY 01, 2017

PROJECT NUMBER: 2016-0220 STATE THEATER ENTRY

STATUS: HISTORIC PRESERVATION SUBMISSION

PRECEDENT
IMAGES

A200



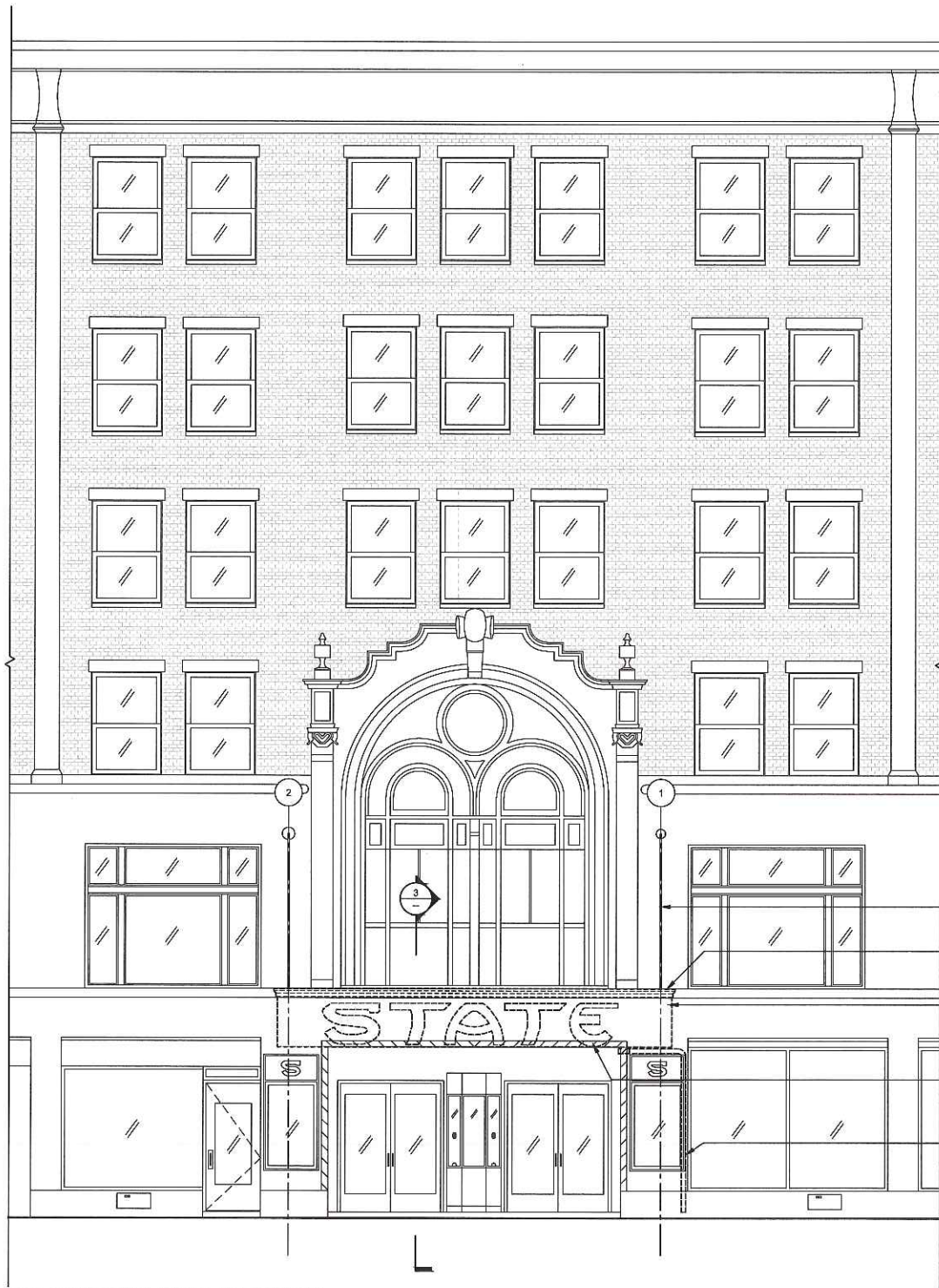
1 ESTIMATED CIRCA 1930S
[TARGET PRECEDENT]



2 ESTIMATED CIRCA 1970S



3 ESTIMATED CIRCA 1970S

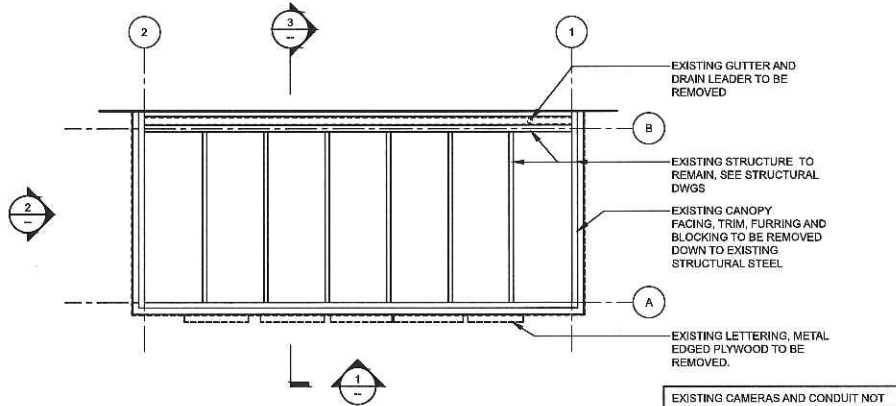


1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- EXISTING CHAIN SUPPORT TO REMAIN, SEE STRUCTURAL DWGS
- EXISTING TRIM, PAINTED EXTRUDED METAL TO BE REMOVED, SEE PHOTOS B AND C
- EXISTING CANOPY FACING TO BE REMOVED, EXISTING STRUCTURE TO REMAIN IN PLACE, SEE STRUCTURAL DRAWINGS, SEE PHOTOS B & C
- EXISTING LETTERING, METAL EDGED PLYWOOD TO BE REMOVED, SEE PHOTO F
- EXISTING DRAIN LEADER TO BE REMOVED, SEE PHOTO D

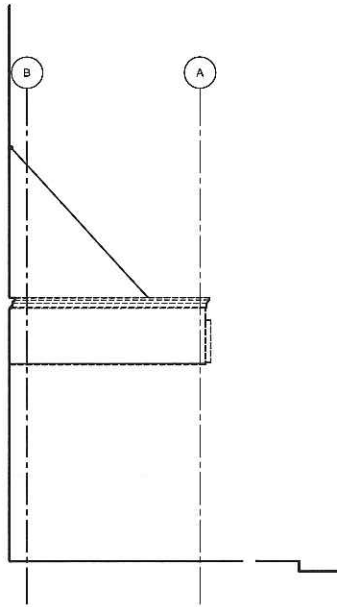


5 EXISTING CONDITION PHOTOGRAPHS
SCALE: NTS

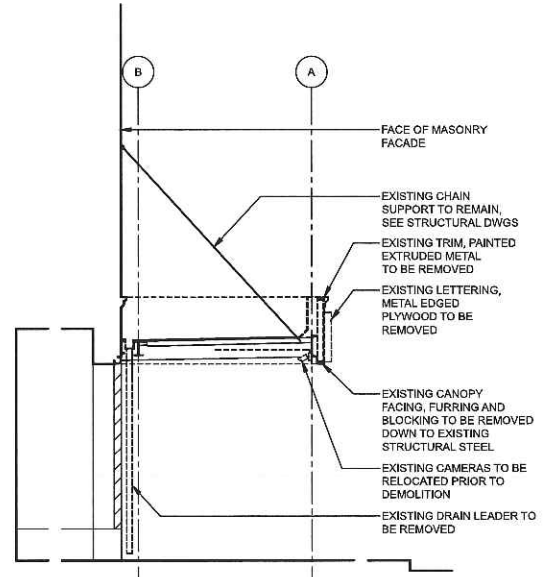


4 EXISTING PLAN
SCALE: 1/4" = 1'-0"

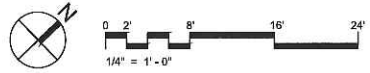
- EXISTING GUTTER AND DRAIN LEADER TO BE REMOVED
 - EXISTING STRUCTURE TO REMAIN, SEE STRUCTURAL DWGS
 - EXISTING CANOPY FACING, TRIM, FURRING AND BLOCKING TO BE REMOVED DOWN TO EXISTING STRUCTURAL STEEL
 - EXISTING LETTERING, METAL EDGED PLYWOOD TO BE REMOVED
- EXISTING CAMERAS AND CONDUIT NOT SHOWN FOR CLARITY. CAMERAS ARE TO BE RELOCATED PRIOR TO DEMOLITION AND RE-INSTALLED PER A100.



2 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SECTION
SCALE: 1/4" = 1'-0"



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

DRAWING LIST:

D001	MARQUEE CANOPY DEMOLITION
A100	MARQUEE CANOPY
A200	PRECEDENT IMAGES

ARCHITECT:
Scott Simons Architects
75 York Street
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Julia Tate, AIA, RA, LEED AP
julia@simonsarchitects.com

STRUCTURAL:
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6 Q Street
South Portland, Maine 04106
207-767-4830
Joseph H. Leasure, P.E., Principal
jleasure@l-l-eng.com

PROJECT NAME:
**STATE THEATER
ENTRY MARQUEE
RESTORATION**

609 CONGRESS STREET
PORTLAND, ME 04101

SEAL:

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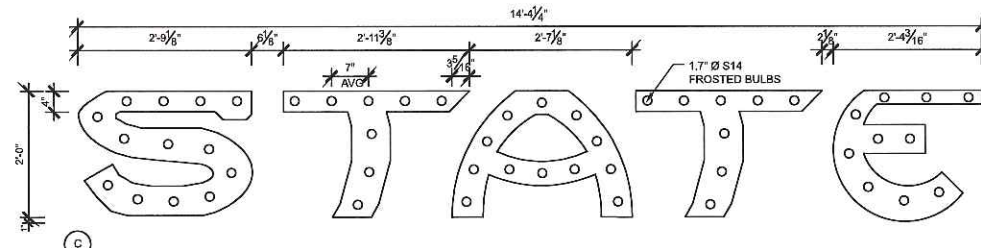
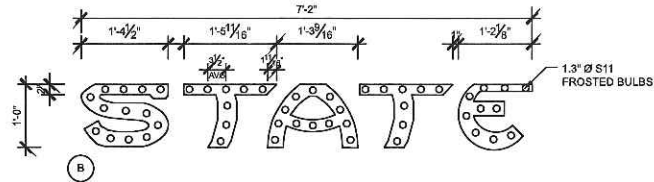
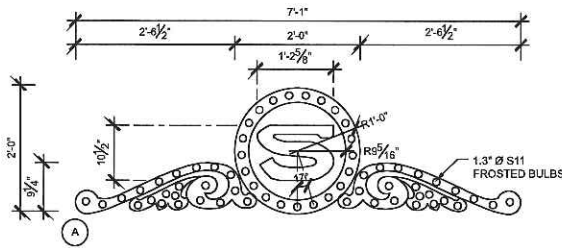
REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE: FEBRUARY 01, 2017
PROJECT NUMBER: 2016-0220 STATE THEATER ENTRY
STATUS: HISTORIC PRESERVATION SUBMISSION

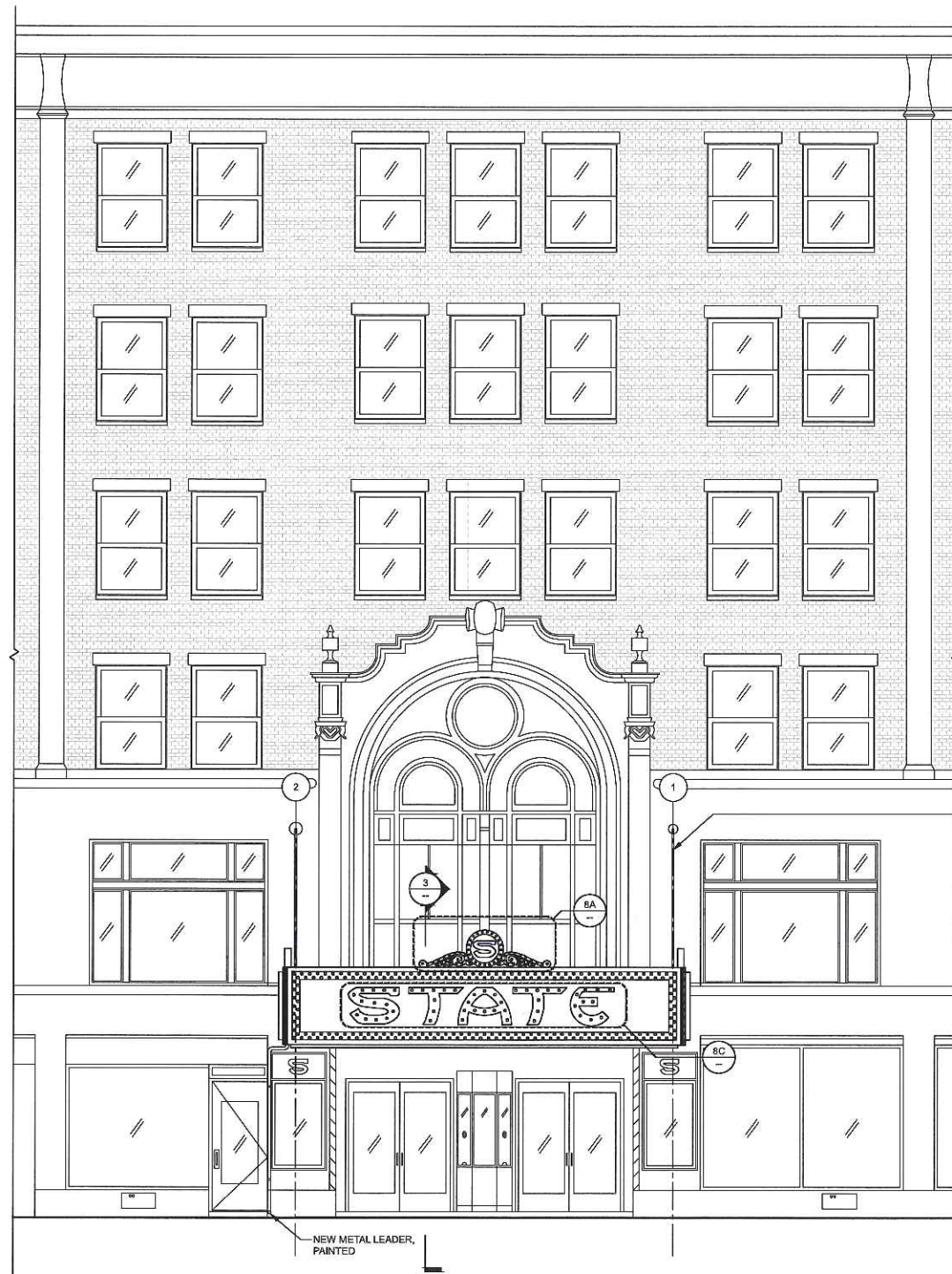
**MARQUEE
CANOPY
DEMOLITION**

D100

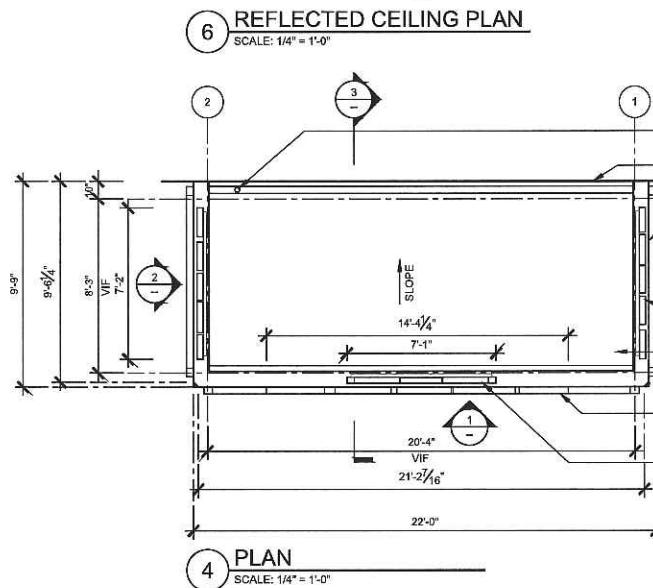


METAL LIGHTED MARQUEE LETTERS AND SCROLL:
EXTERIOR FACE FACES TO BE PAINTED BLACK,
ILLUMINATED INTERIOR FACES TO BE PAINTED
WHITE, TYP. GAUGE AND ANCHORING METHOD TO
BE DETERMINED BY SIGN FABRICATOR.
BULB SPACING SHOWN IS APPROXIMATE
AVERAGE, LIGHTS ARE TO BE CENTERED WITHIN
LETTER FRAME AND EVENLY SPACED, TYP.

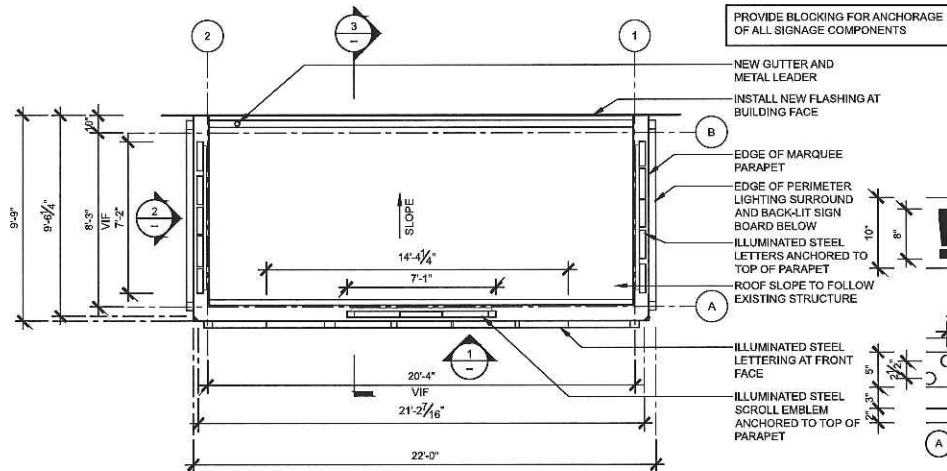
8 ILLUMINATED METAL SIGN DETAILS
SCALE: 3/4" = 1'-0"



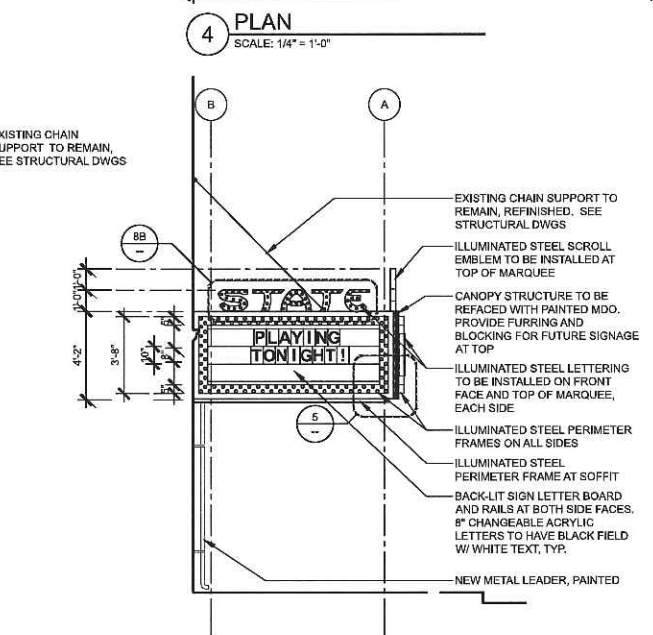
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



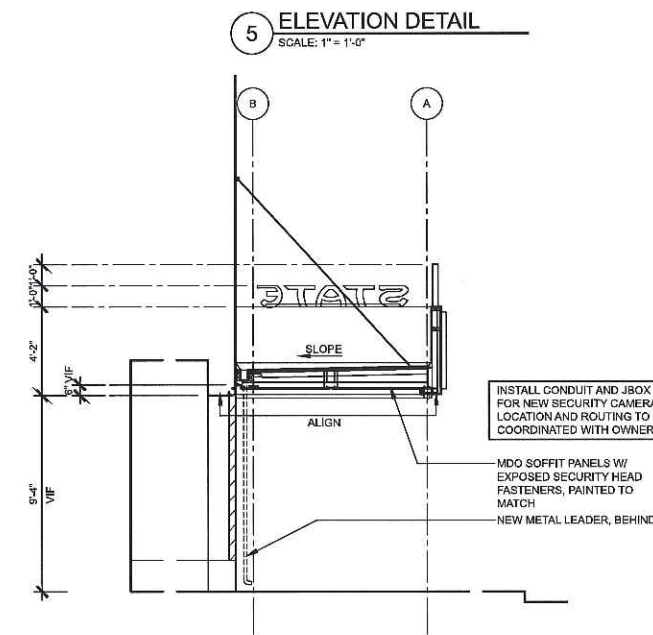
6 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



7 REFLECTED CEILING PLAN DETAIL
SCALE: 1" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

scott simons architects
designed for human potential

75 York Street
Portland, Maine 04101
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PROJECT NAME:
**STATE THEATER
ENTRY MARQUEE
RESTORATION**

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REVISION:	DATE
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

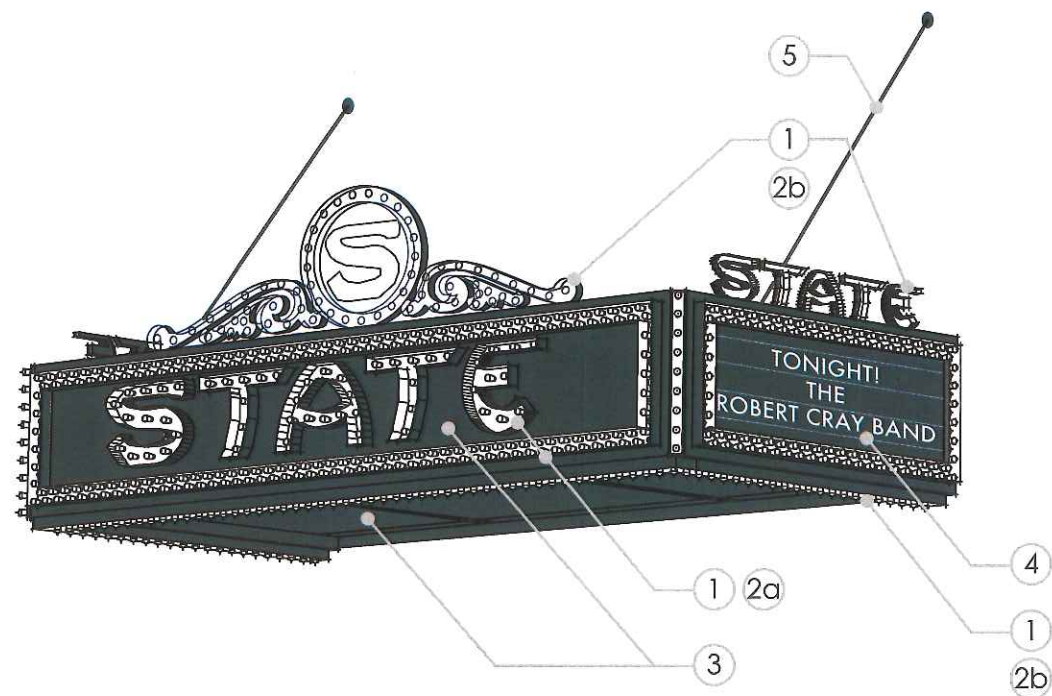
DATE OF ISSUE: FEBRUARY 01, 2017
PROJECT NUMBER: 2015-0220 STATE THEATER ENTRY
STATUS: APPROVAL
HISTORIC PRESERVATION SUBMISSION

**MARQUEE
CANOPY**

A100



PRECEDENT: HISTORIC MARQUEE CIRCA 1930



5. EXISTING CHAIN SUPPORT TO REMAIN



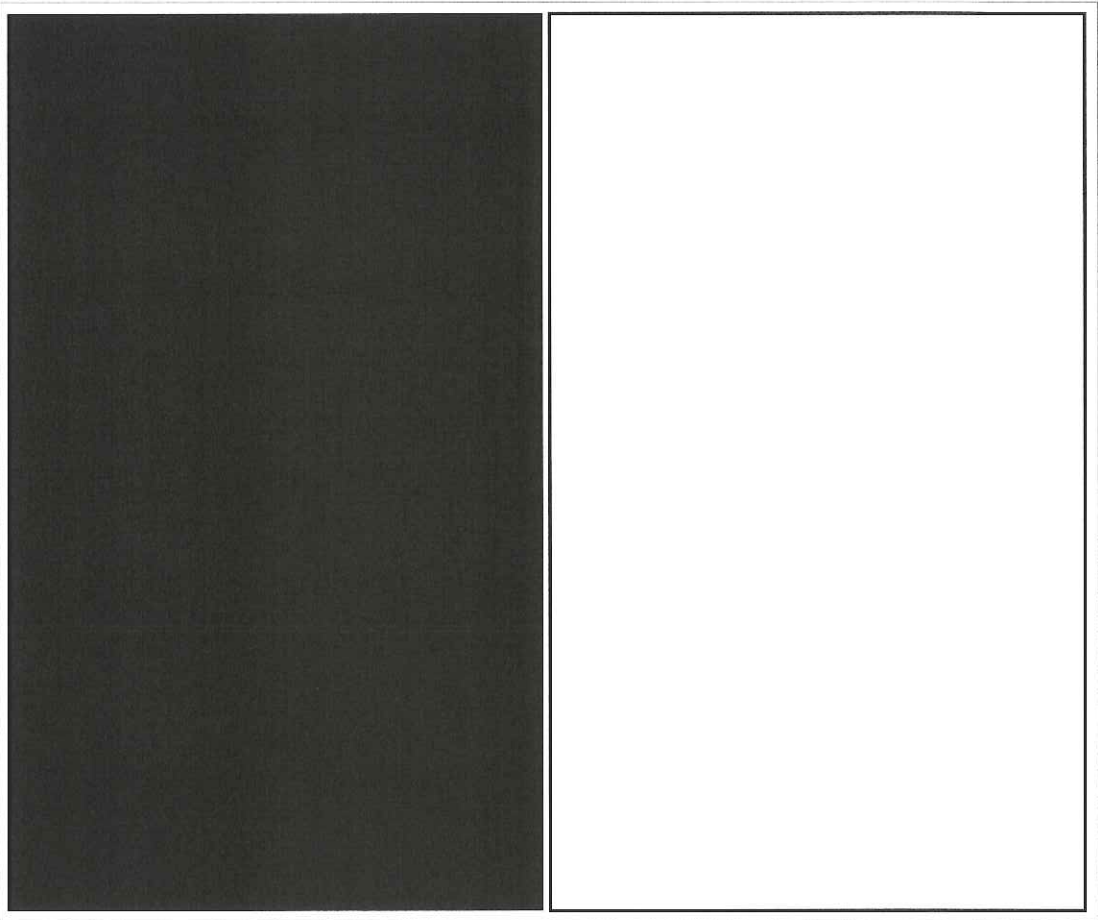
4. ILLUMINATED SLIDE LETTER SIGNAGE, 8"



3. PAINTED MDO, BLACK: EDGES TO BE FULLY FINISHED



2. LED SIGN BULBS, FROSTED



1. PAINTED METAL FRAMING AND SIGNAGE: WHITE INTERIOR, BLACK EXTERIOR

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

**PUBLIC HEARING
PORTLAND MUSEUM OF ART
7 CONGRESS SQUARE**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: January 26, 2017

RE: February 1, 2017 Public Hearing

Application for: Certificate of Appropriateness for Site Alterations

Address: Portland Museum of Art
(High Street frontage)

Applicant: Portland Museum of Art

Landscape Architect: Mohr & Seredin Landscape Architects, Inc.

Introduction

Landscape architects Stephen Mohr and Tanya Seredin, representing the Portland Museum of Art, are requesting review and approval of proposed site alterations along the High Street frontage of PMA's property, in the vicinity of the Museum's sculpture garden. The proposal calls for creating a gate within the existing fence along High to provide direct access to the garden, reconfiguring/repaving pathways within the garden, and introducing two entry pads (one at the High Street entrance and the other adjacent to a building entrance).

The proposed site improvements are associated with the planned rededication and expansion of PMA's sculpture garden as the David E. Shaw and Family Sculpture Park. Currently, the public cannot access the garden without paying admission to the Museum and the garden is open on a limited basis. Under the new plan the public would be able to access the park directly off High Street, free of charge, during regular museum hours. In addition to encouraging broader public access, the goal is to make the area handicap accessible.

Review of this application is proceeding directly to a public hearing and formal decision. A preliminary workshop did not appear to be necessary.

Proposed Scope of Work

See Mohr & Seredin's detailed written description of the project as well as accompanying photographs, site plans and details. Note that the paving material for the reconfigured pathways has not yet been selected; two options are identified in the plans.

Staff Comments

The elaborate wood fence that surrounds the 1801 McLellan House and extends up High Street is an accurate 1980's replica of the original McLellan House fence. Fencing panels consist of wood dowels set within upper and lower rails and square posts topped with large turned urns. The urn motif is repeated on the balustrade above the front entrance of the McLellan House. Although the original limits of the fencing is not known, a circa 1950 photo of the property shows the fencing extending up High Street a considerable distance. Perhaps it was extended when the Sweat Galleries were added to the rear of the McLellan House in 1912. Recognizing the significance of the fence and the importance of its visual continuity, the consultants have made a considerable effort to introduce an operable gate in a manner that it will have as limited visual impact as possible.

Regarding alterations within the garden itself, note that two rectangular landings or pads have been introduced—one is located just behind the gate on High Street and the other provides a landing where one exits the Museum into the garden. The two pads are paved in 12"x 24" granite pavers. Staff's first impression of these rectangular entry pads was that their form was at odds with the curvilinear natures of the pathways within the garden. In discussing this with Mr. Mohr, he explained that the geometry was determined not only or necessarily by ADA requirements but by design intent. Mr. Mohr is prepared to elaborate on this and other design elements and material choices at Wednesday's meeting.

Applicable Review Standards

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations*

were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the February 1, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations along the Portland Museum of Art's High Street frontage **meet (fail to meet)** the historic preservation ordinance Standards for Review of Alterations (subject to the following conditions.....)

Attachments

1. Letter from Mohr & Seredin
2. Applicant submission, including photos, plans, elevations and details

January 23, 2017

Ms. Deb Andrews, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, Fourth Floor
389 Congress Street
Portland, ME 04101

RE: Proposed Site and Landscape changes at the Portland Museum of Art
David E. Shaw and Family Sculpture Park

Dear Deb,

On behalf of the Portland Museum of Art (PMA) we submit this letter and the attached plans for review and consideration by the Portland Historic Preservation Board at their February 1, 2017 meeting. As previously discussed with you, this item will be placed on the regular agenda for the meeting so that the details for the project can be discussed with the Board members. We will attend the meeting with Andrew Eschelbacher of PMA to answer any questions should the Board members request additional information beyond what is depicted on the attached plans.

As part of their long range plan for the museum, the PMA Board and staff want to add to the sculpture collection in the High Street David E. Shaw and Family Sculpture Park (Sculpture Park) and to open the garden to the public with access directly from High Street. Currently access into the Sculpture Park is on a limited basis and is only possible from the interior of the building or from a small gate at the McLellan House. PMA wants to be able to open the gates on to High Street and allow daily access in and out of the Sculpture Park during normal museum hours, without the need to pass through the Museum.

As can be seen in the attached proposed plans the spacing and layout of the existing ornamental fence posts and fence sections remain as existing after the new access gate is constructed. The two 6 foot hinged gates will create a 12 foot wide portal when the gates are open. We have worked very closely with the PMA staff to design the new entry gates so that the existing character and visual integrity of the fence remains, and the Museum will have a functional gate which the staff can open on a daily basis. The new gates will be wood fencing supported by a steel frame painted to match the fence color. A bottom panel will be added to both gates and be painted to match the existing granite base under the existing fence.

Integral with the direct access to a public street are the required changes in the Sculpture Park to assure universal access throughout the Park. The connections at High Street and at the PMA building have both been designed as new stone entry pads, and an ADA compliant walkway is proposed in the interior of the Sculpture Park to replace the red crushed stone walkway. The new walk will be either aggregate with brick edging, or a brick walkway.

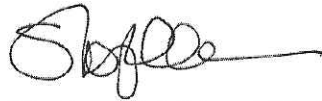
The vegetative changes within the Sculpture Park will be minimal. Overgrown shrubs are proposed to be pruned, several diseased and dying plants will be removed, the existing plant materials will be fertilized for vigor, and new plantings will be installed to be consistent with the character of the existing Park. Conduits will be installed for future lighting of additional sculptures in the Park and no new general site lighting is proposed for the courtyard area.

Please let us know if you have any questions or need additional materials. As always, we appreciate your assistance and guidance.

Yours truly,



Tatyanna Seredin, ASLA
Maine Licensed Landscape Architect
Mohr & Seredin Landscape Architects, Inc.



Stephen B. Mohr, ASLA
Maine Licensed Landscape Architects
Mohr & Seredin Landscape Architects, Inc.



Proposed location
for gate



Looking north into existing garden



Looking south into existing garden

PMA
Sculpture Garden

Existing Views



Path looking south to McLellan entrance. Prune and rejuvenate plantings, regrade walk to drain appropriately, place sculpture where opportunities exist.

Looking north toward Congress Street. Gate to be inserted in center of second fence panel.



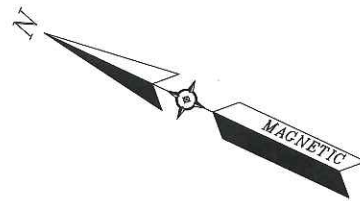
Looking toward High Street

Existing aggregate plaza

PMA
Sculpture Garden

Existing Views



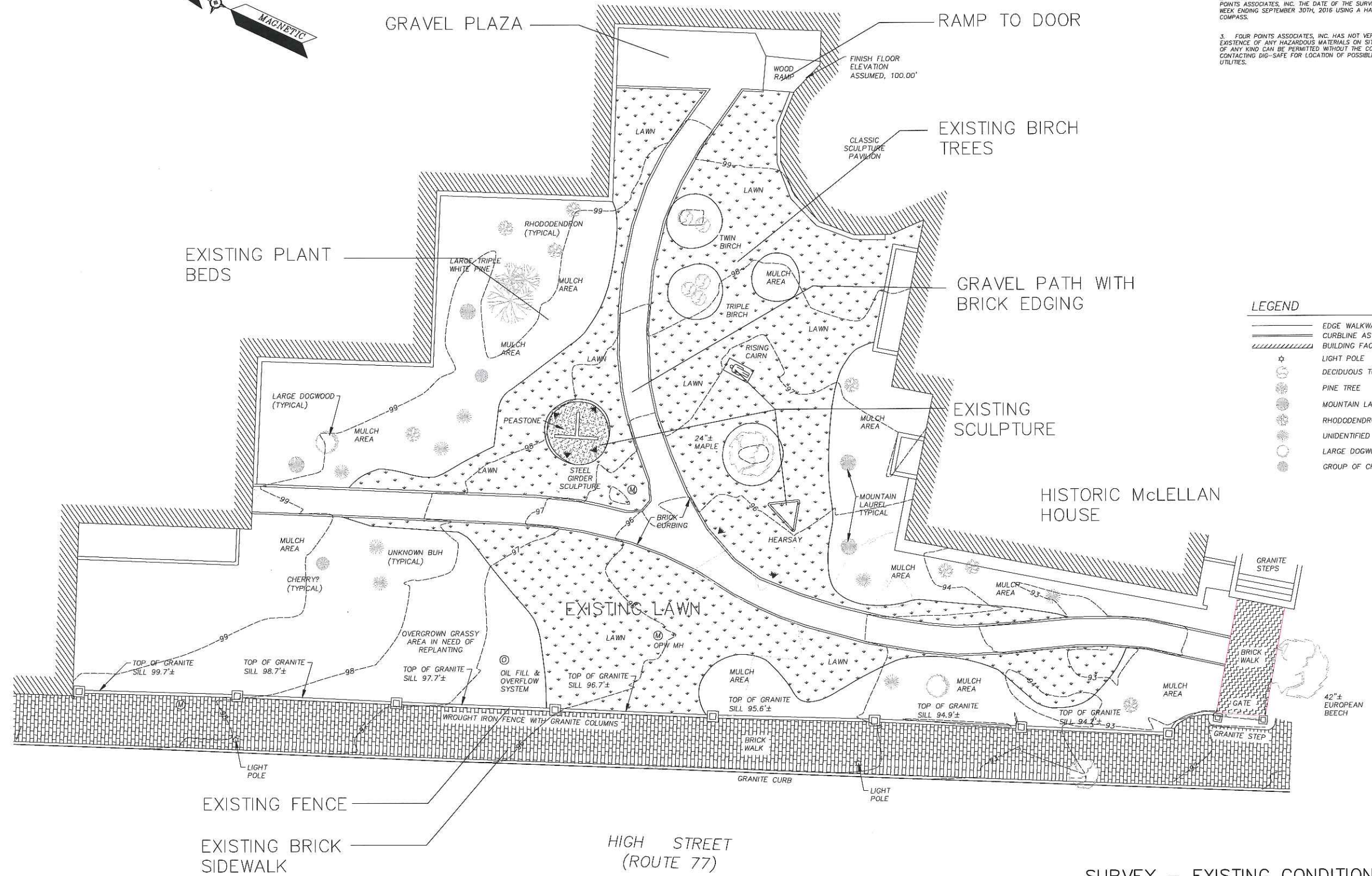


GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A TOPOGRAPHIC SURVEY COMPLETED IN THE FIELD WITH AN ASSUMED ELEVATION OF 100 FEET AT THE FINISH FLOOR ELEVATION OF THE CLASSIC SCULPTURE PAVILION.

2. NORTH IS BASED ON A MAGNETIC OBSERVATION BY FOUR POINTS ASSOCIATES, INC. THE DATE OF THE SURVEY DURING THE WEEK ENDING SEPTEMBER 30TH, 2016 USING A HAND HELD SUUNTO COMPASS.

3. FOUR POINTS ASSOCIATES, INC. HAS NOT VERIFIED THE EXISTENCE OF ANY HAZARDOUS MATERIALS ON SITE. NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE FOR LOCATION OF POSSIBLE UNDERGROUND UTILITIES.



- LEGEND
- EDGE WALKWAY
 - CURBLINE AS MARKED
 - BUILDING FACE
 - LIGHT POLE
 - DECIDUOUS TREE
 - PINE TREE
 - MOUNTAIN LAUREL
 - RHODODENDRON BUSH
 - UNIDENTIFIED BUSH
 - LARGE DOGWOOD
 - GROUP OF CHERRY/ALDER ?

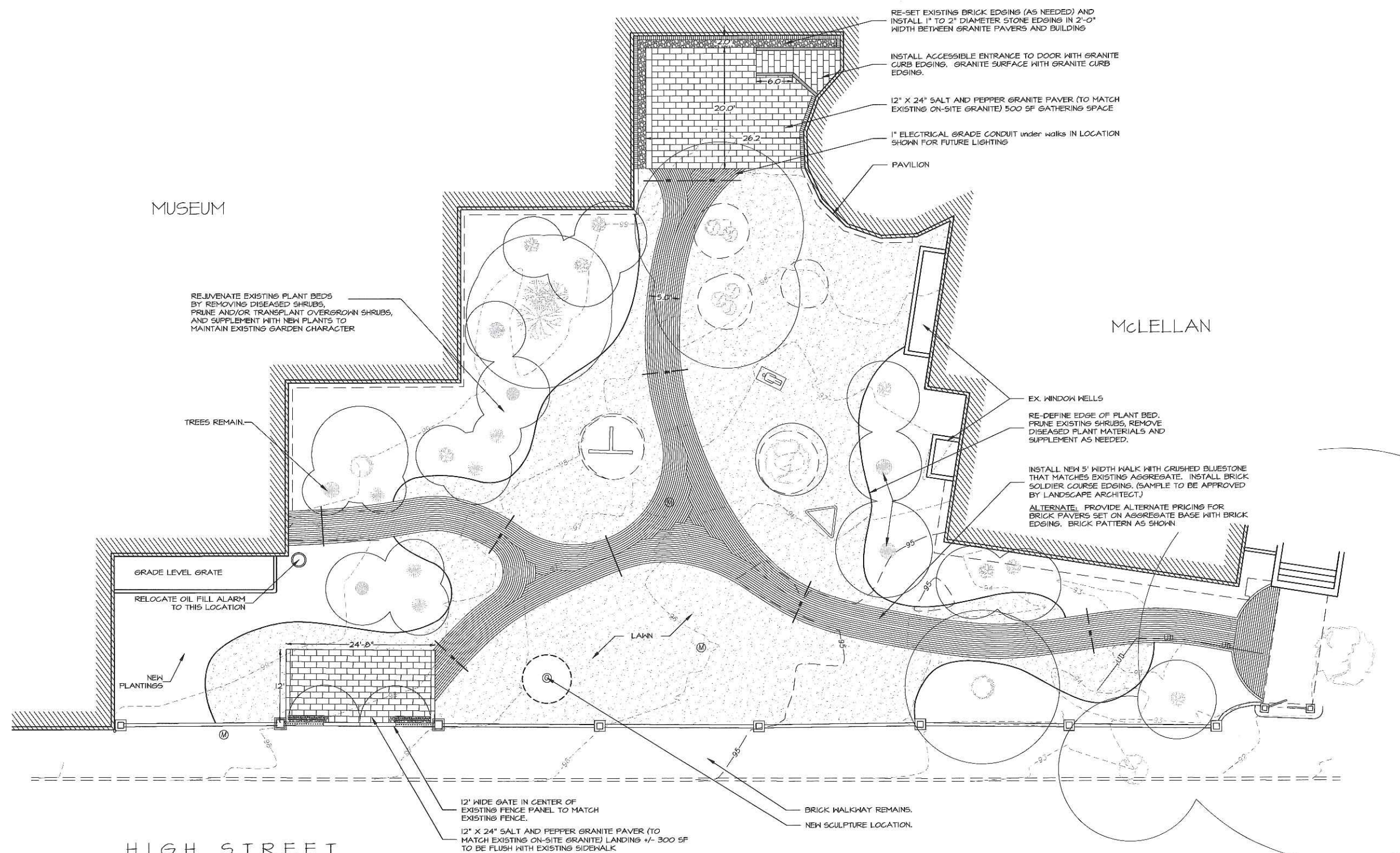
SURVEY - EXISTING CONDITIONS

TOPOGRAPHIC SURVEY OF: PORTLAND MUSEUM OF ART GARDEN		NAME: DONALD E. DOSTIE		LIC. # PLS #2147		SUBMITTED FOR REVIEW		PLAN BY: D DOSTIE	
FOR: MOHR & SEREDIN		DATE: 10/07/2016		STATUS: A		SCALE: 1"=10'		PLAN BY: D DOSTIE	
18 PLEASANT STREET		REV: 1		DATE: 10/07/2016		DWG NAME: 16036TP		SCALE: 1"=10'	
PORTLAND, MAINE 04101		PROJ. NO: 16036		REV: 1		DWG NAME: 16036TP		SCALE: 1"=10'	
Four Points Associates, Inc.		DONALD E. DOSTIE, PLS #2147		10/07/2016		16036TP		1"=10'	
9 Ralph Avenue, Lewiston, ME 04243		TEL: 207-537-5840		FAX: 207-537-5840		WWW.FOURPOINTSASSOCIATES.COM		THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM FOUR POINTS ASSOCIATES, INC. ANY CHANGES MADE OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.	



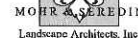
PMA
David E. Shaw and Family Sculpture Park
Portland, Maine

Title:
LAYOUT &
MATERIALS PLAN

[illegible]

GRAPHIC SCALE

Historic Preservation Submission 1-23-17



18 Pleasant Street, Portland, Maine 04101
ph: 1.207.871.0003
fax: 1.207.871.1419

PMA
David E. Shaw and Family Sculpture Park
Portland, Maine

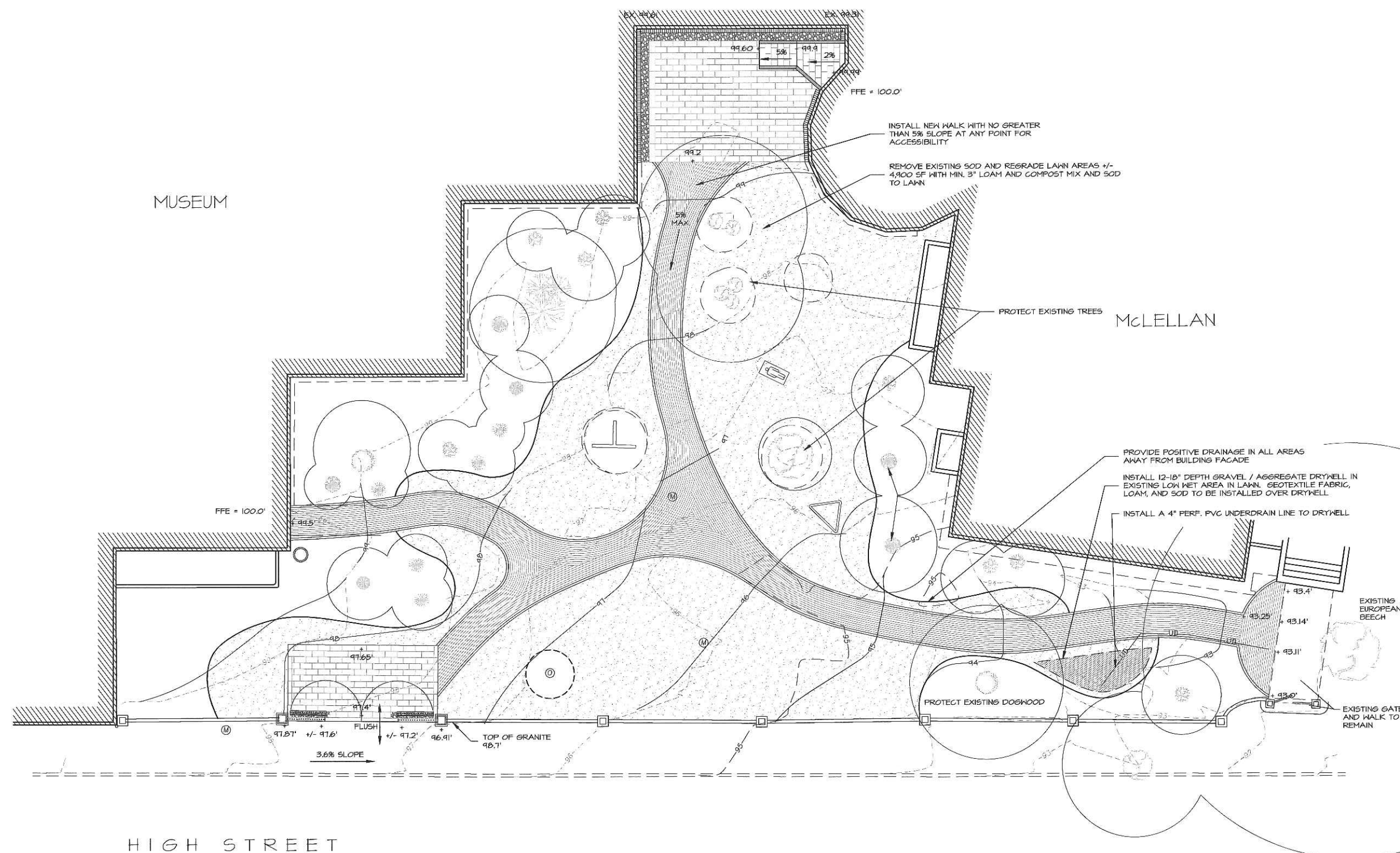
Title:
**GRADING &
DRAINAGE PLAN**

[illegible]

GRAPHIC SCALE



Historic Preservation Submission 1-23-17





Historic Preservation Submission 1-23-17