

1. Legal Ad

Documents:

[6-20-18 LEGAL AD.PDF](#)

2. Agenda

Documents:

[6-20-18 AGENDA.PDF](#)

3. 562 Congress Street

Documents:

[HP MEMO - 562 CONGRESS STREET.PDF](#)

4. 50 Monument Square

Documents:

[HP MEMO - 50 MONUMENT SQUARE.PDF](#)

5. 50 Wharf Street

Documents:

[HP MEMO - 50 WHARF STREET.PDF](#)

6. 51 Wharf Street

Documents:

[HP MEMO - 51 WHARF STREET.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND**

Public comments are taken at all meetings.

On **Wednesday, June 20, 2018**, the Portland Historic Preservation Board will meet at 5:00 p.m., Room 209, Portland City Hall to review the following items. (Public comments are taken at all meetings):

1. WORKSHOP

- i. Preliminary Review of Proposed Exterior Alterations; 562 CONGRESS STREET (including Free and Oak Street elevations); Terbax Realty, Inc., Applicant.
- ii. Preliminary Review of Proposed Ground Floor Alterations; 50 MONUMENT SQUARE; Lancaster Street, LLC., Applicant.

Break for Dinner; Meeting Resumes at 7:15

WORKSHOP, continued

- iii. Preliminary Review of Proposed Exterior Alterations; 50 WHARF STREET; Deering Avenue Associates, Inc., Applicant.

2. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations; 51 WHARF STREET (rear, 436 Fore Street); Deering Avenue Associates, Inc., Applicant.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

HISTORIC PRESERVATION BOARD AGENDA
June 20, 2018 at 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 AT THE MEETING HELD ON 6-6-18

- i. Certificate of Appropriateness for Exterior Alterations and Building Additions; 392 SPRING STREET; Nancy and Dix Druse, Applicant. *The Board voted unanimously to approve the application subject to conditions.*

4. WORKSHOP

- i. Preliminary Review of Proposed Exterior Alterations; 562 CONGRESS STREET (including Free and Oak Street elevations); Terbox Realty, Inc., Applicant.
- ii. Preliminary Review of Proposed Ground Floor Alterations; 50 MONUMENT SQUARE; Lancaster Street, LLC., Applicant.

Break for Dinner; Meeting Resumes at 7:15

5. WORKSHOP, continued

- iii. Preliminary Review of Proposed Exterior Alterations; 50 WHARF STREET; Deering Avenue Associates, Inc., Applicant.

6. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations; 51 WHARF STREET (rear, 436 Fore Street); Deering Avenue Associates, Inc., Applicant.

7. CONSENT AGENDA

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

**WORKSHOP
562 CONGRESS STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: June 15, 2018
RE: June 20, 2018 **Workshop**

Application for: Certificate of Appropriateness for façade and marquee replacement
Address: 562 Congress Street
Property Owners: Terbax Realty, Inc.
Property Manager / Applicant: Bruce Kistler, Fore River Company

Introduction

Bruce Kistler of the Fore River Company has requested a preliminary review of plans to attach a new cement board facing to three facades of the Baxter Building at 562 Congress Street, and to replace the entrance marquee on Congress Street. The Baxter Memorial Building was erected in 1894 - 1896, and was designed by Francis Fassett in the Queen Anne Style. It was part of the nationally designated Spring Street district created in 1970, and is included in the local Congress Street Historic District created in 2009. In both cases, the property is designated as non-contributing because of extensive modifications carried out in 1954 - 1955. Many architectural details were lost at that time, when windows, storefronts, and the marquee were replaced, a magnificent turret was removed, and the entire shell was covered with stucco.

Mr. Kistler has submitted a brief project description, and drawings showing the existing elevations and preliminary elevations with the new siding. A details page shows some of the construction details, but fully engineered construction drawings have not yet been executed. The applicant also submitted photos of existing conditions on the various faces of the building, as well as a sample of the fiber cement panels.

Subject Property

As is evident from the historic photo of Francis Fassett's Baxter Building, very little of its original splendor remains. True to the Queen Anne Style, the property had a great variety of architectural elements, windows, and embellishments. The pedimented, temple-like gable remains at the center of the Congress Street façade, with four of the arched windows in the

sixth floor below the pediment making a sad, incongruous nod to the original fenestration. The 1950's stucco surface is flat and plain, especially apparent above the fifth floor windows where an original cornice was removed. Above the Congress Street storefronts the broad area below the second floor windows has been partially framed with painted trim. There is a thick, metallic, semi-circular marquee above the main entrance that appears to be fairly recent.

Windows are recessed approximately 5.5" at the heads and sills, and approximately 7" at the sides of the openings. Steel window frames of windows installed in the 1950's frame the darker aluminum windows installed in the 1990's. Mr. Kistler believes much of the stucco is on metal lath held off the original surface by metal bars but a full investigation of existing skin is to be conducted.

Proposed Alterations

Mr. Kistler's project summary indicates that the proposed façade work is necessary to stabilize the stucco surface and its underpinnings. (See Project Summary, Attachment 1.) Details to note:

- The fiber-cement panels are 5/16" thick, and the air gap behind them (provided by structural steel strips) will be a minimum of 3/4", so the recesses at the windows will be deepened by slightly more than an inch.
- New flashing will ensure drainage at openings.
- Panels are to be spaced apart 5/16" at joints.
- Panels are to be fastened with exposed stainless steel screws.
- No changes are proposed for the windows (except the new fiber-cement returns to the metal frames, at the edges of the openings.)
- No changes are proposed to the west wall, above the lower Cross Jewelers building.
- Few details are provided for the proposed entrance canopy, to replace the existing marquee, which is to be drained by an existing internal drain (see sheet A-4.)

Staff Comments

With the necessity to address structural issues on the wall surfaces, the new fiber-cement panels perhaps offer a welcome update for the aging stucco façade, including more joint patterning in an otherwise flat surface. It is nonetheless difficult not to grieve for the past losses suffered by the building. Staff suggests the Board might discuss several considerations:

- Is there a way to design an integrated approach to wall signage that could help break up the expanse of panels above the Congress and Free Street storefronts in a way that nonetheless ties the band together?
- Could more patterning be added above the fifth floor windows to alleviate the expanse above the fifth floor windows?
- More detailed drawings of the proposed work, including the entrance canopy will be required for a public hearing.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (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.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments

1. Applicant's project summary
2. Applicant's photos of existing conditions
3. Google view of existing conditions
4. Architectural description and photo of original building (from GPL "Congress Street")
5. Preliminary elevations and elevations showing existing conditions

April 30, 2018

Deb Andrews, Historic Preservation Program Manager
Robert Wiener, Preservation Compliance Coordinator
City of Portland Historic Preservation Program
389 Congress Street, 4th Floor
Portland, ME 04101

**RE: Certificate of Appropriateness, Noncontributing Structure
Chart, Lot, & Block: G014001**

Dear Deb and Robert,

We are applying for a Certificate of Appropriateness for the proposed alterations as shown on the attached drawings and outlined below.

Applicant:

Bruce Kistler
Fore River Company
P.O. Box 7525
Portland, Maine 04112
Work #: (207) 772-8286 x 207
Email: bkistler@forerivercompany.com

Property Owner and Billing Address:

Terbax Realty, Inc
P.O. Box 7525
Portland, Maine 04112

Project description including scope of work:

Work to the existing noncontributing office/retail building to include:

1. Renovations to the Congress Street, Oak Street, & Free Street facades:
 - a. Stabilization of the existing stucco and window headers by installing new structural steel over the outside of the stucco and anchoring the new steel to the existing /stable wall structure.
 - b. Covering the stucco and new steel with a cement board panel and flashing system from approximately the top of the 1st floor storefronts to the bottom of the roof/soffits at approximately the top of the 6th floor.
2. Replacement of the 562 Congress St entry marquee with a new painted steel awning and precast wall panels.

ATTACHMENT 1

Note:

1. Existing double hung windows to remain.
2. Existing painted brick and metal to be repainted.
3. No work to the southwest masonry division wall façade.
4. It is anticipated that the proposed work can take place while the building is occupied and will require sidewalk protection.

Attached Drawings:

- Elevations showing existing conditions
- Elevations and details of proposed alterations.
- Survey show existing and abutting building.

Photographs of building facades:

- See attached .jpeg

Engineer:

TBD

Contractor:

Keeley Construction
149 Front Street
South Portland, Maine 04106
Work #: (207) 883-8499

Please call with questions or comments.

Sincerely,

Bruce Kistler



**NO
DRINKING OF
ALCOHOLIC
BEVERAGES**
Per Order City of Portland
(17 MRSA Sec. 2003-a, Sub.2)

ATTACHMENT 2



**NO
DRINKING OF
ALCOHOLIC
BEVERAGES**
Per Order City of Portland
(17 MRSA Sec. 2D03-a, Sub. 2)

EAT & DRINK
PORTLAND

5
6
2

THE
SUGAR
SHACK

NO
PARKING





DO NOT ENTER

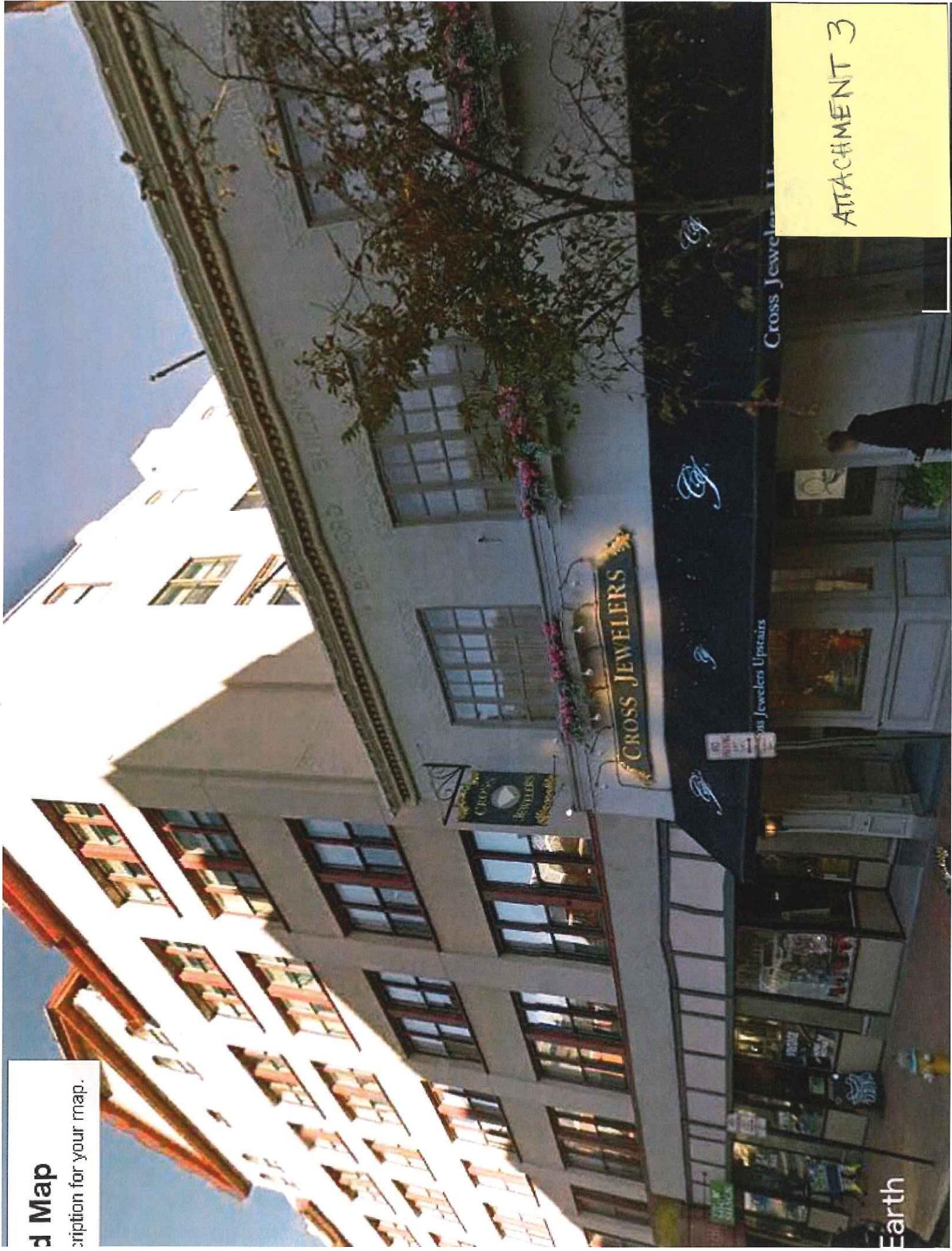
ONE WAY

Office

2

Map

Description for your map.



ATTACHMENT 3

Earth

ARCHITECTURAL DESCRIPTION

562 CONGRESS BAXTER MEMORIAL BLOCK

The Baxter Memorial Block at 562 Congress was erected by James P. Baxter in 1894-96, in honor of Elihu Baxter. The building was for many years the home of J.R. Libby & Co. Designed by Francis H. Fassett in the Queen Anne style, the five-story brick building was one of the most ambitious mercantile buildings ever built on the Portland peninsula. Its towering corner turret, capped with a two-story-high, classically-detailed lantern pinnacle with bell roof, served as a downtown landmark until 1954-55, when it was removed as part of a major remodelling.

Typical of the Queen Anne style were elaborate and varied details in wood, metal, and brick. In addition to the turret, prominent decorative features included a massive temple-form gable atop a slightly projecting center section that also

had a two-story, arched, main building entry at its center. Windows varied in size and configuration; bays were defined by pilasters, arches, and spandrel panels that featured recessed panels or decorative garlands.

Storefronts were typical of the time, with large expanses of glass, brick piers, wood and glass bulkheads, and flush sign panels. A corner entrance was cut out at Oak and Congress, with a diagonal entrance wall behind a two-story column that rose to the bottom of the turret.

The 1954 renovation included the removal of the turret, the removal or covering of all other building decoration, and the replacement of all windows. The only visible remnant of the original building is the temple-roofed gable at the top of the building.



570-572 CONGRESS

Historic photographs show a four-story facade in a simple late-Victorian style. The present block constructed in 1936-37 designed by Portland architect Herbert W. Rhodes. Several times since the present manifestation no trace of former facade current storefront is brick, glass, and bronze metal. A balloon awning the upper story entrance per story consists of panels, wooden window minimum and plastic sign of ribbon-line metal applique.

574-576 CONGRESS

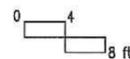
The twin brick storefronts at 574 and 576 Congress are examples of facade work over a long period of time. The buildings play a special role on Congress Street, as they serve as a visual terminus for the Forest Avenue. They



ATTACHMENT 4



① Existing Congress Street Elevation



ATTACHMENT 5

Note:
Subject to code approval.
Field verify.

THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

CONGRESS STREET
ELEVATION

REVISIONS:

Existing

1

30 APRIL 2018



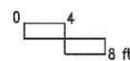
THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

CONGRESS STREET
ELEVATION

REVISIONS:

Note:
Subject to code approval and prior lease/
Field verify.

1 Proposed Congress Street Elevation



A-1

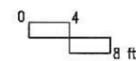
30 APRIL 2018



Free Street

Congress Street

① Existing Oak Street Elevation



Note:
Subject to code approval.
Field verify.

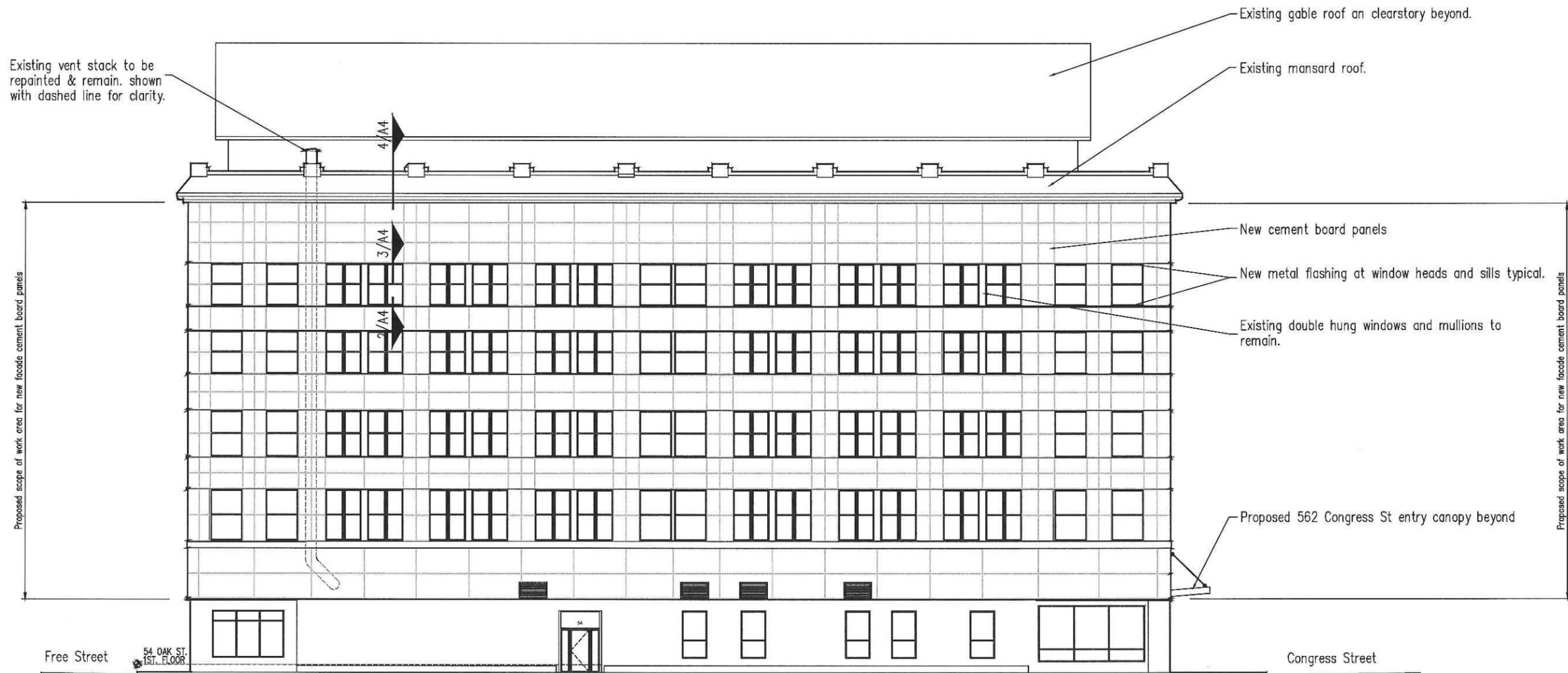
THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

OAK STREET
ELEVATION

REVISIONS:

Existing
2

30 APRIL 2018



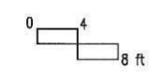
THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

OAK STREET
ELEVATION

REVISIONS:

Note:
Subject to code approval and prior lease/
Field verify.

① Proposed Oak Street Elevation

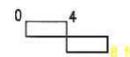


A-2

30 APRIL 2018



① Existing Free Street Elevation



Note:
 Subject to code approval.
 Field verify.

THE BAXTER BUILDING
 562 CONGRESS STREET
 PORTLAND, MAINE

FREE STREET
 ELEVATION

REVISIONS:

Existing
 3

30 APRIL 2018



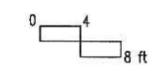
THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

FREE STREET
ELEVATION

REVISIONS:

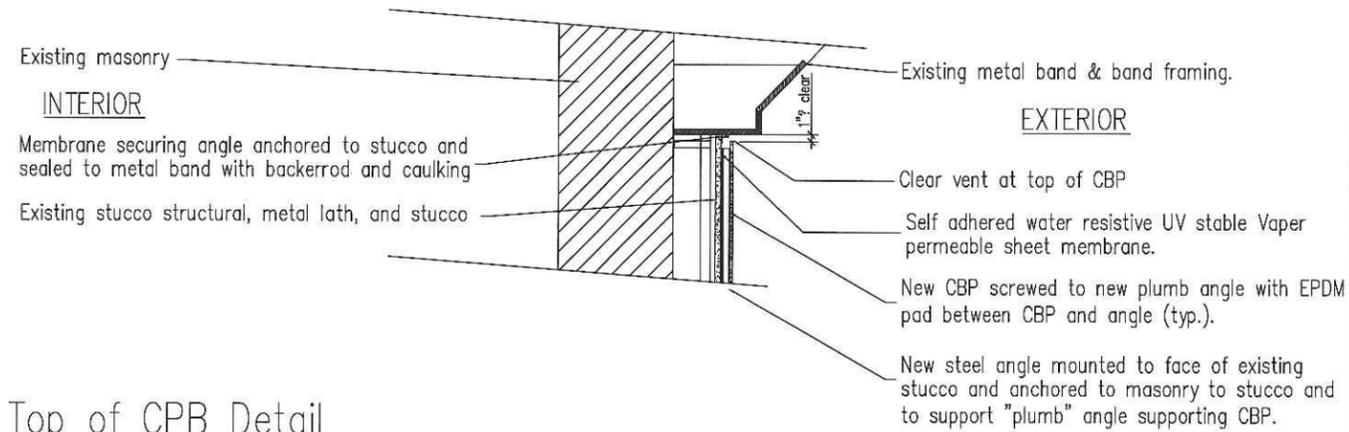
Note:
Subject to code approval and prior lease/
Field verify.

1 Proposed Free Street Elevation

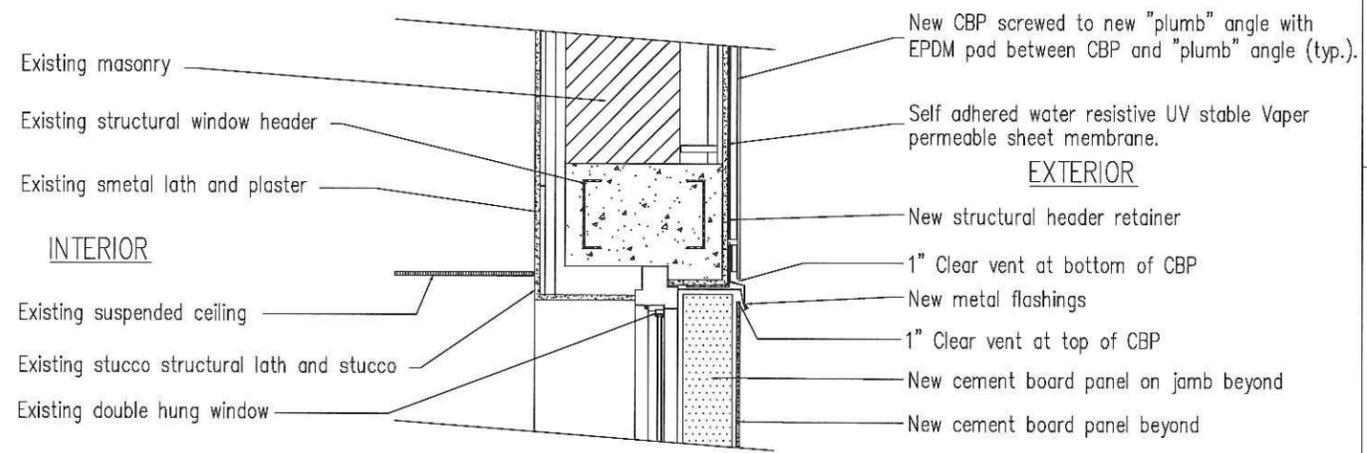
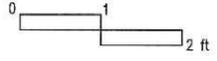


A-3

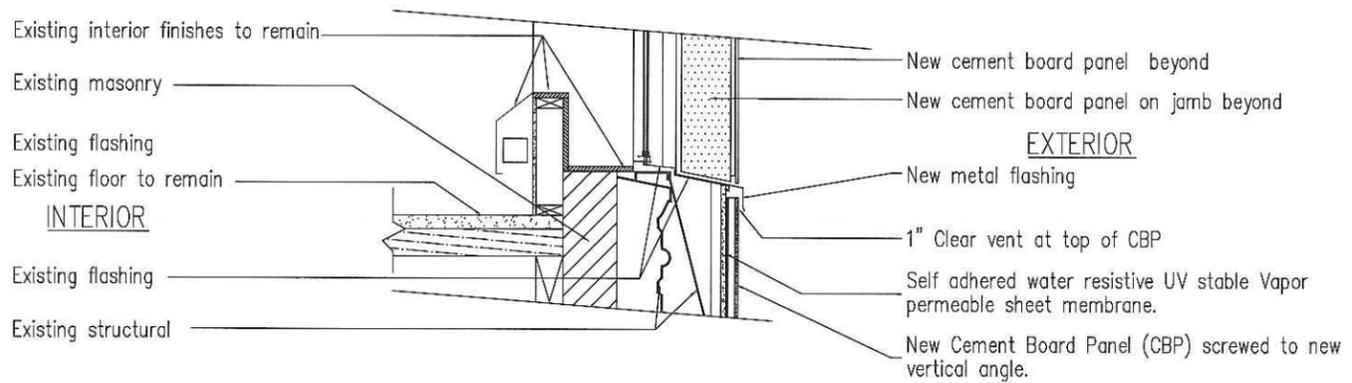
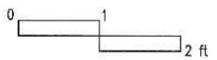
30 APRIL 2018



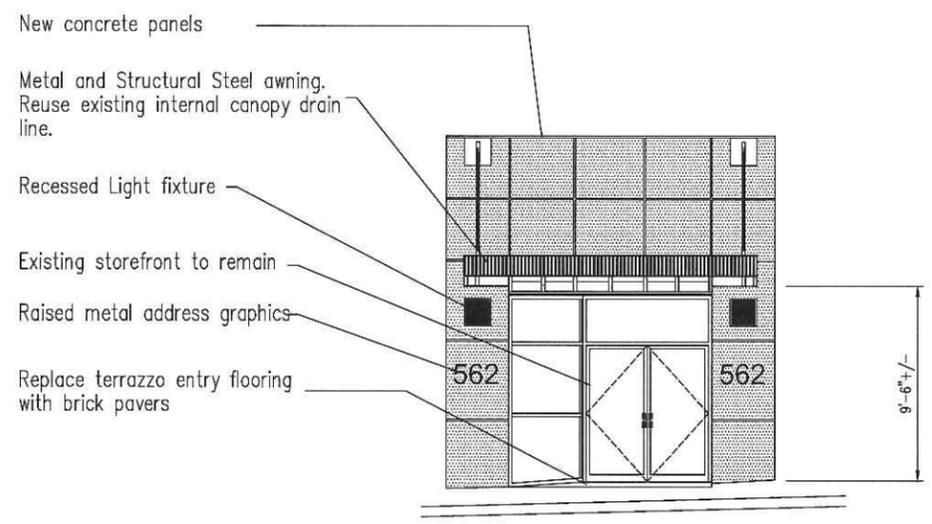
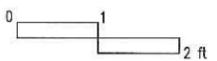
④ Top of CPB Detail



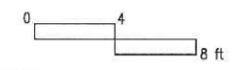
③ 5th floor Window Head Detail (other floor similar)



② 5th floor Window Sill Detail (other floor similar)



① Proposed 562 Congress St Entry



General Notes:

1. Exterior cement board panels (CBP) to be Cement Board Fabricators, Inc, Silbonit panels or equal.
2. Structural drawings to follow.
3. Field verify drawings. Notify owner of any discrepancies. Do not scale drawings.
4. All work to be in compliance with applicable codes and ordinances.

THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

DETAILS & NOTES

REVISIONS:
15 June 2018

A-4

30 APRIL 2018

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
50 MONUMENT SQUARE (474 CONGRESS STREET)

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: June 13, 2018
RE: June 20, 2018 **WORKSHOP – Preliminary Review of Proposed Ground Floor Façade Alterations**

Address: 50 Monument Square
Applicant: Lancaster Street, LLC.
Project Architect: Katherine Detmer, Archetype Architects

Introduction

Architect Katherine Detmer, representing the new owner of the Lancaster Block at 50 Monument Square, has requested a workshop to review proposed alterations to the ground floor façade of the building. The proposal calls for modifying the configuration of the storefronts on each side of the main entrance, pulling the main building entrance forward (it is currently recessed about four feet from the façade), replacing the main entrance's double doors with a single door and transom, and installing a suspended awning band at the main entrance to give it more prominence.

Although the project is relatively straightforward and could have proceeded directly to a public hearing provided additional details were provided, Ms. Detmer opted for a workshop in order to get feedback on some aspects of the project, particularly the treatment of the main entrance. As she notes in her project description and as shown in accompanying photographs, structural changes made as part of a previous renovation make a return to the entry treatment impossible and the dimensions and detailing of any entry solution a bit awkward.

Subject Property, Original Storefront Design

The Lancaster Block at 50 Monument Square was built as a four-story commercial block in 1881. Designed in the Queen Anne style by the firm of Fassett & Stevens, the building was commissioned by industrialist J.B. Brown and named for Brown's home town of Lancaster, New Hampshire. In 1908, two more stories were added. Although the original and 1908 sections of the building are clearly distinguished from each other in decorative detail, consistency in rhythm

and proportion of openings serves to successfully unify the two. The building is noteworthy for its elegant mastery of detail.

The original storefronts were gracefully proportioned, one to either side of the central double doors leading to the upper floors. Classic in character, the storefronts featured centered, slightly recessed double doors; single large display windows to either side; large transom windows above a narrow transom bar with awning; and small bulkheads at the sidewalk. The storefronts were framed by massive brick piers with stone bases at the outer edges and narrower piers at the center by, and columns to either side of the shop doors. A simple sign panel and lower cornice separated the storefronts from the upper façade.

A 1940's-era photo of the building (see enclosed) reveals that the ground floor had been entirely altered by this time, with two distinctly different storefront treatments and the center main entrance removed and relocated to the far-right corner of the building. It was this renovation that likely introduced additional structural supports at the center of the ground floor, which now complicates any effort to fully re-establish the original entry.

A more recent renovation re-established the basic bay structure of the two storefronts and reintroduced divided-lite transoms above the storefront windows. With the conversion to a single retail tenant, however, the entrance on the righthand storefront was eliminated and the retail entrance on the opposite site was moved away from its original center position. The sign band and cornice separating the ground floor and upper façade got much deeper and simpler in detail. Indeed, all of the trim in the current storefronts is wider, flatter and without the refinement exhibited in the original treatment.

Proposed Alterations

As Ms. Detmer explains in her project description, the proposed renovation is intended to return the ground floor of the Lancaster Block to an appearance closer to its original design, especially in terms of the general configuration of the storefronts.

The proposal to move the currently recessed main entrance toward the front of the building is driven, in part, by a desire to eliminate the problem of vagrants hanging out in the space. In pulling it forward, the option of re-establishing the original double doors is eliminated, however, because of structural supports added in a previous renovation. Accordingly, the proposal calls for a single door and the addition of infill and built-out trim.

According to the drawings, all doors are proposed to be wood (finish not indicated). The proposed awning band calls for a brushed bronze finish with a translucent glass roof and LED strip lighting. Note that the awning will be centered between the original brick piers, but will not be centered over the door.

No changes are proposed for the sign band or cornice above the ground floor.

Staff Comments and Questions for Consideration

The return to the building's original storefront configuration is a welcome one and will likely further animate the ground floor façade. And the proposal to pull the storefront and main building entries closer to the building face (while still slightly set back) seems like a reasonable one in light of the issues encountered by downtown building owners and tenants.

Given the fact that the building's original ground floor façade has been entirely remodeled and several key components of the existing storefronts will be retained, the parameters for review are somewhat fixed. For example, the details and dimensions of any new storefront trim have been set by the existing details. A significant departure from this established character is not likely. The Board's focus in this review will likely be on the treatment of the center main entrance and awning.

Following are questions for consideration:

- While the project as proposed does not include any changes to the sign band and cornice separating the ground floor from the upper floors, staff would encourage the applicant to consider some modifications. The existing sign band/cornice is much deeper than the original (see 1924 photo) and the cornice trim is flat without any articulation or profile. Its rather awkward proportions and lack of refinement represents a departure and visual distraction from the architectural sophistication of the upper façade. While it's true that the simple detailing relates to that of the storefront itself, some modifications/refinements to the cornice/sign band would go a long way in improving this key transitional element between the upper and lower facades.
- The plans do not indicate how the wood doors are to be finished. Staff would recommend a painted finish, as clear finishes were not used historically in commercial storefronts.
- No detail has been provided for the projecting awning/band proposed to mark the main entrance. What is its profile? Will it include the building address or other signage? Staff recommends that the address located on the existing sign band above the entry be removed (it seems squeezed in its current field) and incorporated into the projecting band/awning.

Applicable Review Standards

- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Attachments:

1. Applicant's project description
2. Photos of existing conditions
3. Historic views of building
4. Floor plan and elevations

AH.1

50 Monument Square

Elevation Alteration Proposal

5-23-2018

We are looking to permit a re-design of the elevation of 50 Monument Square that actually makes it more in keeping with its original historic façade. The retail doors are relocated to the central bays of each side. We are replacing these doors with wood full-lite doors as well as replacing and bringing forward the door that accesses the lobby for the upper floors. This lobby access would become an oversized single door due to the structural changes that occurred in previous iterations of the façade as seen on one of the historic photos. All entrance doors would be pulled forward towards the sidewalk to minimize alcove space. In addition to the door changes, we would like to add an awning over the lobby entrance.

Att. 2



FedEx Office

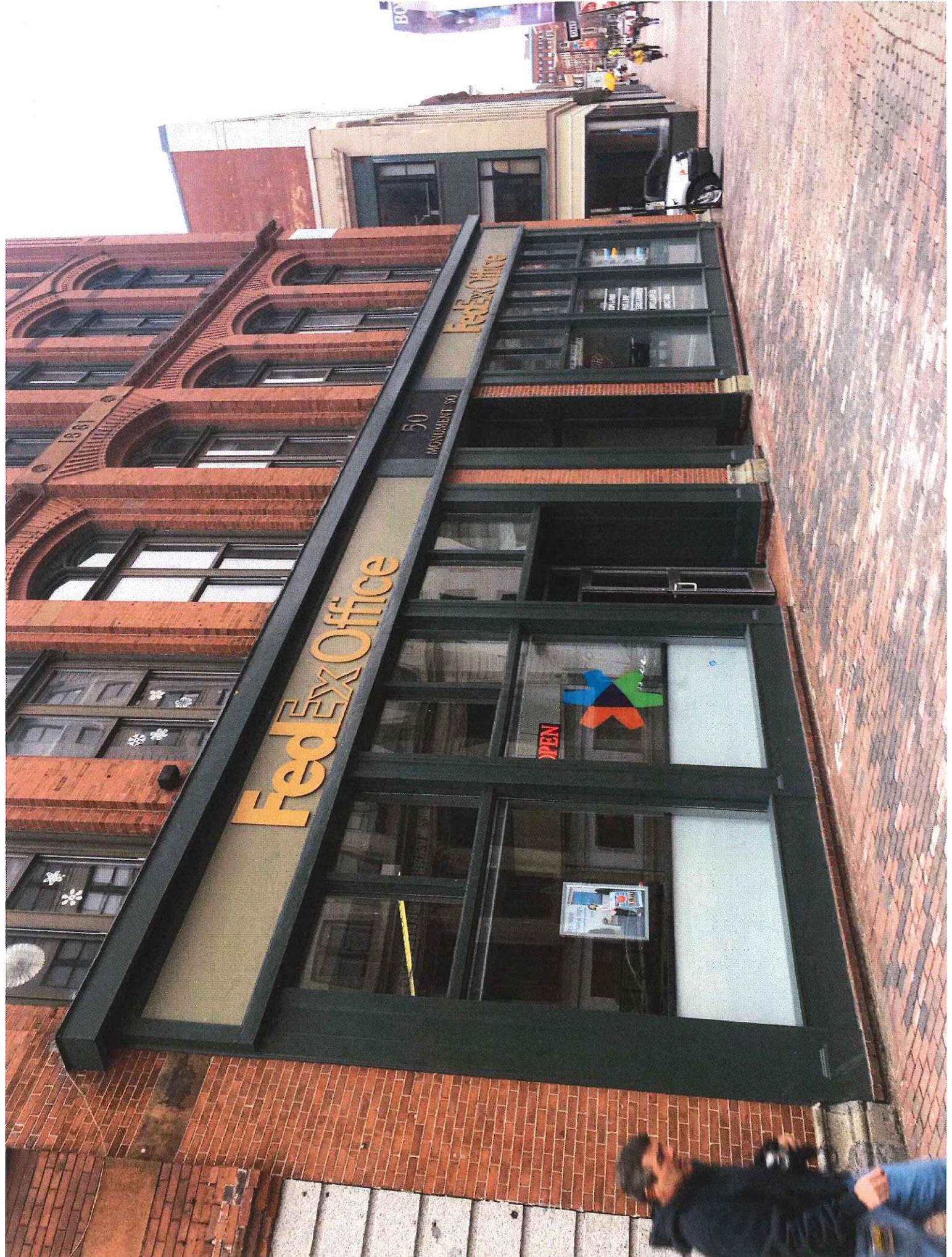
50
APARTMENT 80

FedEx Office

NO
TURN
ON
RED

COPY & PRINT
PACK & SHIP
BAGS & BANNERS
OFFICE SUPPLIES
DIRECT MAIL

DO NOT
ENTER



FedEx Office

50
MONUMENT ST

FedEx Office

OPEN



1881



Att. 3



OUR NEW BUILDING.

ORIGINAL 4 STORY BUILDING ERECTED IN 1881. REBUILT
6 STORIES IN 1908. WE OCCUPY 11 FLOORS GIVING
AN AREA OF 33,000 SQUARE FEET.

Loring, Short & Harmon, - Portland, Maine.



ca. 1940's

AH.4



Prepared For:
Lancaster Street
LLC

Consultant:

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

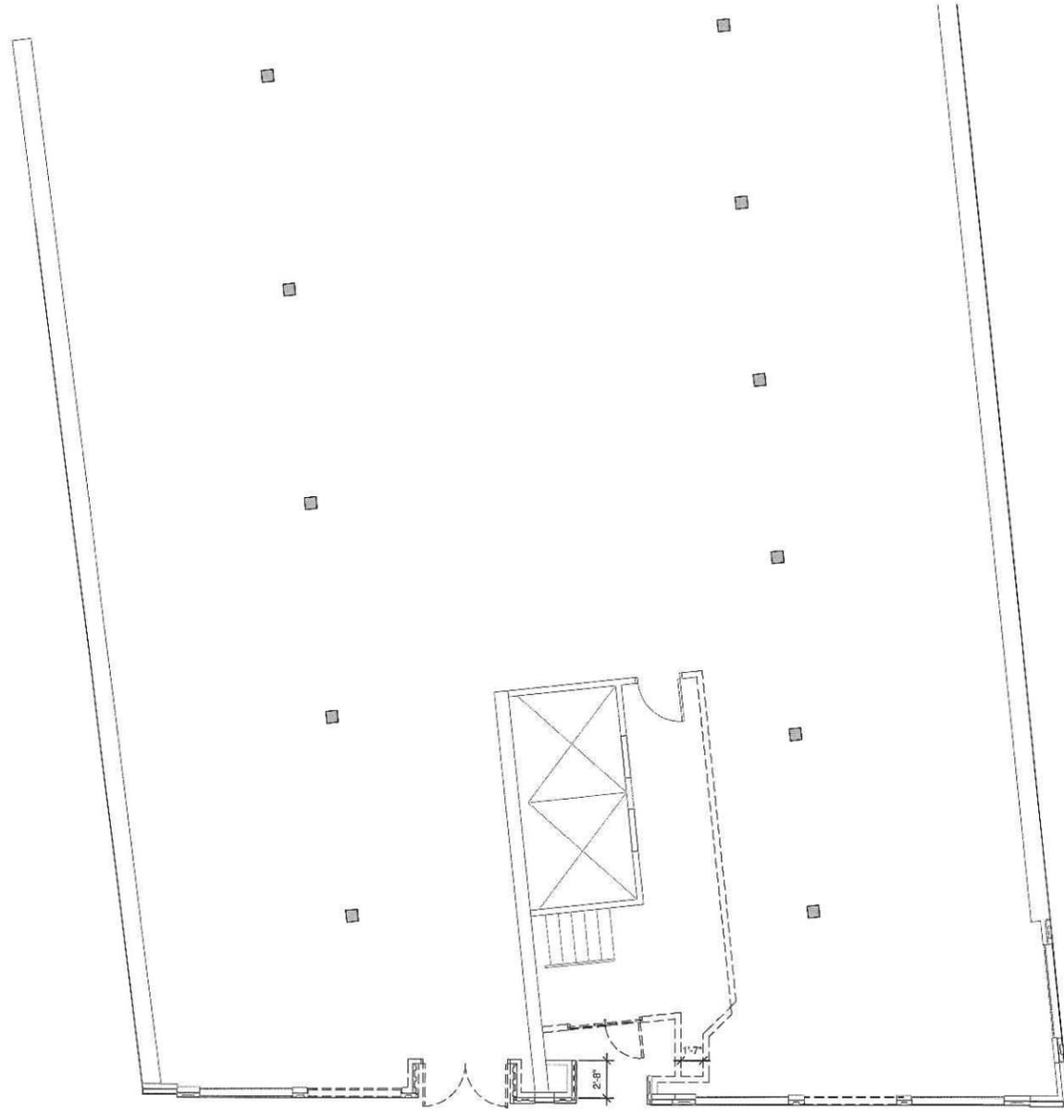
Project:
50 MONUMENT
SQUARE
Portland, Maine

Revisions:

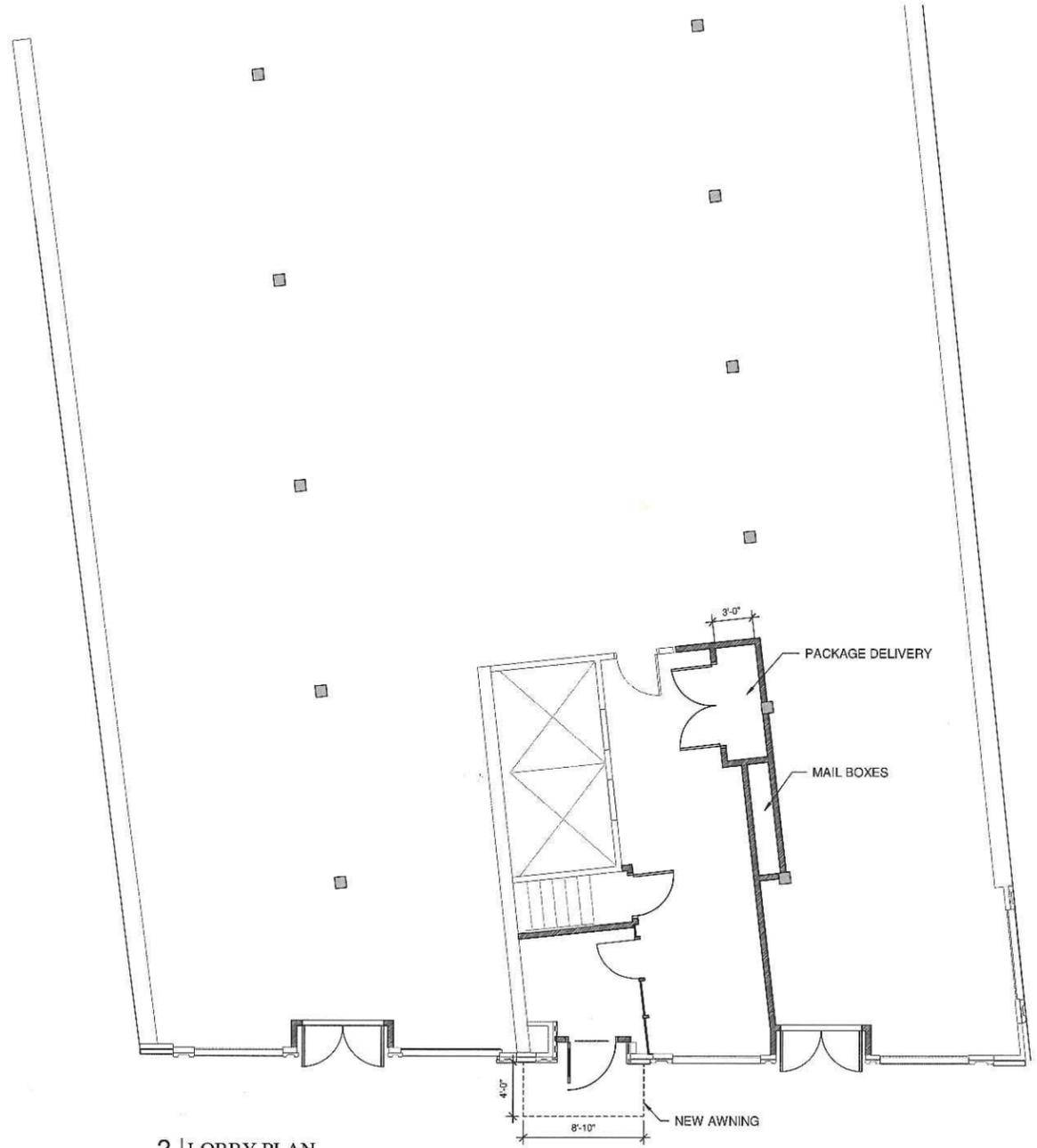
Date:
5-23-2018
Scale:
3/16" = 1'-0"

FLOOR PLANS

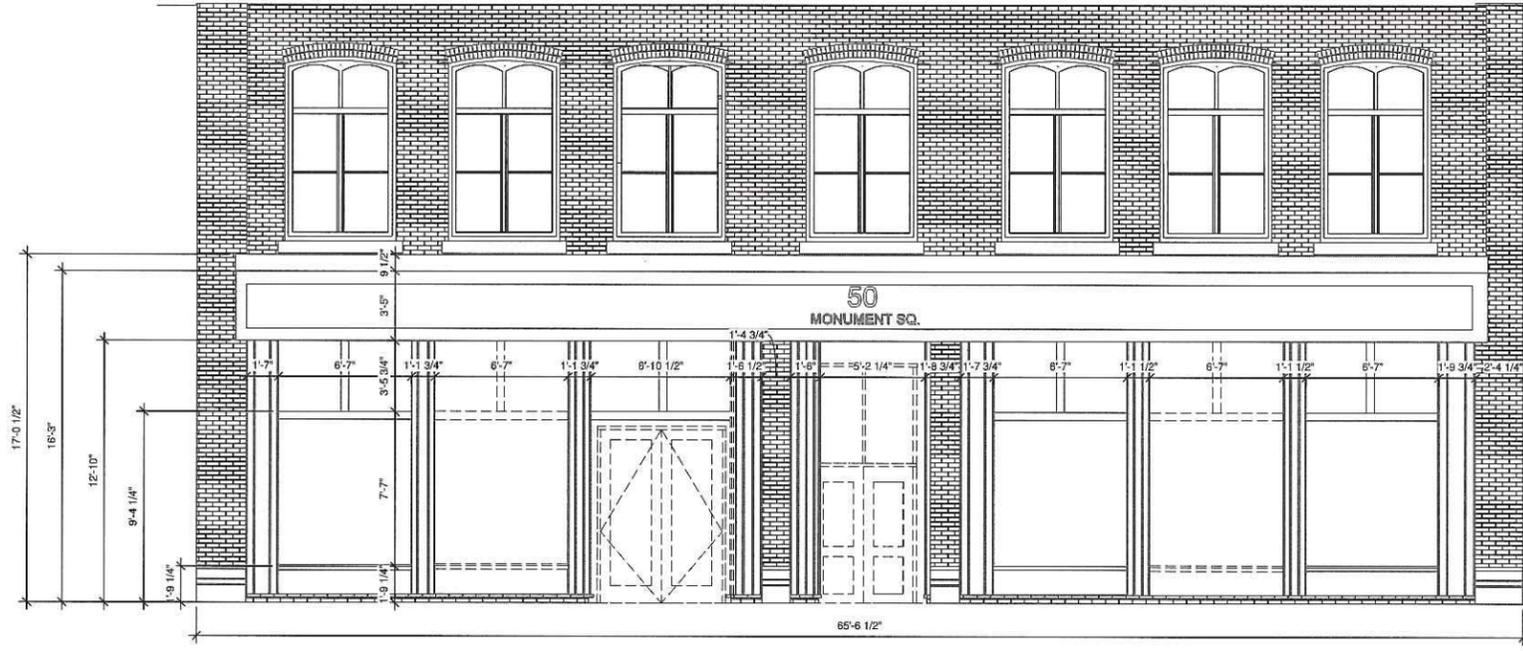
A1.01



1 LOBBY DEMO PLAN
3/16" = 1'-0"



2 LOBBY PLAN
3/16" = 1'-0"



1 | ELEVATION - EXISTING & DEMO
1/4" = 1'-0"

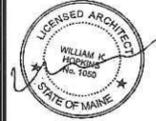


2 | ELEVATION - PROPOSED
1/4" = 1'-0"

WOOD INFILL PAINTED TO MATCH EXISTING

BRUSHED BRONZE FINISH AWNING BAND. TRANSLUCENT GLASS INFILL WITH LED STRIP LIGHTING.

WOOD DOORS W/ FULL LITE



Prepared For:
Lancaster Street
LLC

Consultant:

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

Project:
50 MONUMENT
SQUARE
Portland, Maine

Revisions:

Date:
5-23-2018

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

**BUILDING
ELEVATIONS**

A2.01

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
50 WHARF STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: June 13, 2018
RE: June 20, 2018 PUBLIC HEARING

Application for: Certificate of Appropriateness for Exterior Alterations, Ramp
Installation and Signage Plan
Address: 50 Wharf Street
Applicant: Michael Barton, owner's rep
Property Owner: Deering Ave Associates Inc. and Wharf Properties LLC.
Project Architect: Ryan Senatore

Introduction

Architect Ryan Senatore and owner's representative Mike Barton are requesting approval for a program of exterior alterations at 50 Wharf Street. The subject building, which is classified as a non-contributing structure in the Portland Waterfront Historic District, is a much-altered, former warehouse structure with frontage on Wharf and Union Streets. The building houses several retail/restaurant tenants. The proposed exterior alterations are planned in conjunction with the renovation/reconfiguration of interior spaces. Alterations proposed for the building's Wharf Street elevation include:

- Replacement of an existing storefront window near the center of the façade with a storefront entrance
- Construction of a ramp to access this entrance and provide ADA access for the entire ground floor of the building
- Replacement of two existing storefront windows with aluminum-framed glass overhead doors
- Removal of an existing low brick wall in front of the east end of the Wharf Street frontage

- Alterations to the existing recessed entrance at the east end of the building
- Installation of a new signage, awning and exterior lighting program for the Wharf Street frontage

No alterations are proposed for the Union Street elevation, except for the installation of a projecting sign at the Union/Wharf corner which reads “Wharf”.

Subject Property, Noncontributing Status, Previous Renovations

As noted above, the former warehouse at the corner of Wharf and Union is identified as a noncontributing building in the Portland Waterfront Historic District inventory. Records indicate that it was built sometime after 1882, replacing five wooden buildings. The building’s original appearance can be surmised by looking at its south elevation (facing Commercial Street). Though all of the windows have been bricked in on this side, the segmental arch hood outlines and stone sills remain. Two of these arched openings remain on the Wharf Street elevation as well. Beyond these few remaining details, the building has been thoroughly altered through numerous rounds of renovations. For the Board’s interest, staff has enclosed several photographs of the building over time.

Renovations undertaken since the historic preservation ordinance went into effect have focused on providing more visual consistency or cohesion to the exterior where possible. Although noncontributing buildings may be demolished as of right, the ordinance nonetheless includes review standards for proposed alterations to noncontributing buildings. The standards are intended to 1) ensure that any renovations not exacerbate the visual discord with the surrounding neighborhood; and 2) , where practicable, guide projects to a more compatible relationship with the surrounding context. (See full text of review standards below.)

In 2005, the Board reviewed a proposal for exterior alterations to the right side of the Union Street façade. In that review, an effort was made to provide a consistent appearance for the two former garage door openings. In 2009, another owner proposed a series of alterations to the left side of the Union Street façade and the Wharf Street elevation. That project addressed all but the easternmost end of the Wharf Street elevation and included the removal of various elements of architectural salvage that had been applied to the building exterior over time (see photos) and the installation of a consistent storefront system across the façade. Again, the Board’s goal in the review was to provide more visual cohesion to the building. The metal fence along a portion of the facade was installed in 2010.

Proposed Alterations

The proposed alterations and installations are itemized in the introduction to this report and have been summarized by Mr. Barton in his cover letter. Mr. Senator has provided elevations as well as computer-generated renderings of the proposed work.

Note that the architect's submittal does not include an elevation drawing of existing conditions. The Board will need to compare the photos of existing conditions with the proposed elevation.

Staff Comments and Questions for Consideration

- As part of the 2005 renovation, a consistent storefront system was installed across the Wharf Street façade (except for the easternmost end, which was not included in the project). The current proposal calls for replacing two of these large storefront windows with overhead doors. Although the new doors will be glazed and feature the same aluminum framing, the configuration and glazing pattern will be different. The Board will need to determine whether this departure from the current consistent treatment is acceptable. Are the two treatments sufficiently related to make this a non-issue? Is there a concern that the proposed garage doors do not extend down to the grade of the sidewalk?
- The two arched window openings on the Wharf Street facade, which are likely original, now appear visually inconsistent with the overall façade treatment. All things considered, is it preferable to retain these openings as is or modify the openings to make them relate to the rectilinear geometry of the other openings on the Wharf Street façade? (Staff understands that the applicant is not requesting this change. It would be helpful to understand the Board's response to that possibility, however.)
- On Sheet A1-0, the highlighted ramp area includes a note calling for a "new brick halfwall" as the face of the ramp and stair. The detail of the ramp/stair/railing on Sheet A1-1 does not include a brick halfwall, nor do the renderings suggest that one is proposed. The Board should ask for clarification regarding that detail.
- Currently, there is a mix of paving treatments immediately abutting the building face on Wharf Street. At the west end of the building, the paving consists of granite block pavers. Moving east, there is brick. With the introduction of a concrete ramp, should there be an effort to make the paving immediately in front of the building consistent?
- It would be helpful to have more detail/clarification on the proposed treatment of the recessed entry at the eastern end of the Wharf Street façade. The notes call for the cement fiber panels and wood trim to cover the existing EIFS cladding. How will this treatment relate to the rest of the façade? Is wood trim appropriate where metal is used elsewhere?
- The current project provides an opportunity to "clean up" the entire building exterior, including the Union Street façade—removing exposed conduit and other obsolete features and replacing the current spotlights on the Union Street façade with lights that match those proposed for Wharf Street. As the new owner is completing work throughout the building, this would be an appropriate time to address outstanding items.

- Regarding the applicant's signage plan, staff questions the proposal to install a multi-tenant directory sign near the Union Street corner of the Wharf Street façade in addition to individual signs for each tenant. Directory signs are normally reserved for upper floor tenants.
- Note that the signage proposal also includes a projecting sign on the Union Street façade, near the corner of Wharf, which reads "Wharf". While staff understands that street signage for Wharf Street is poor or non-existent on this end of the street, is the applicant's proposal an appropriate solution to address the need? Staff would argue that street signs should be installed within the public way. Perhaps there's an opportunity to do something other than a standard street sign to distinguish this unique area.

Applicable Review Standards

As the subject property is classified as a non-contributing structure, the proposed alterations shall be reviewed under the ordinance's Standards for Review of Noncontributing Structures.

- (a) *In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.*
- (b) *In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in section 14-651 shall apply.*

Attachments:

1. Applicant's project description
2. Applicant's photos of building and existing conditions
3. Plans, elevations and details
4. Staff photos of the building in past years

ATT. 1

Deb Andrews
City of Portland
389 Congress Street
Portland, ME 04101

June 6, 2018

Re: 50 Wharf Street – Façade Improvements & ADA Ramp Installation

Dear Deb:

The following is a description of some proposed exterior improvements to an existing building located at 50 Wharf Street in Portland:

- Installation of an exterior concrete ramp/stair parallel with Wharf Street and conversion of an existing storefront window into a storefront entry
 - Intention is to provide centralized ADA access to the entire building.
- Conversion of some existing storefront windows to aluminum/glass overhead doors
 - Intention is to provide interaction between interior and exterior spaces and further activate the street
- Improvements to an existing storefront entry
 - Intention is to provide a painted wood/composite aesthetic as opposed to existing EIFS cladding
- Enhance building mounted signage & awnings
 - Intention is to provide more announcement of business activities along the Wharf St corridor using blade signage. Also at the intersection of Union/Wharf Street we intend to provide a building mounted blade sign to increase identity/visibility of Wharf St along the Union Street pedestrian corridor
- Enhance building mounted lighting
 - Intention is to harmonize spacing of existing lighting feeds and install new, consistent pedestrian level lighting

If you have questions or comments, I would like to hear from you. Please call me at 207-939-5432, or send me an email at michael.corbett.barton@gmail.com

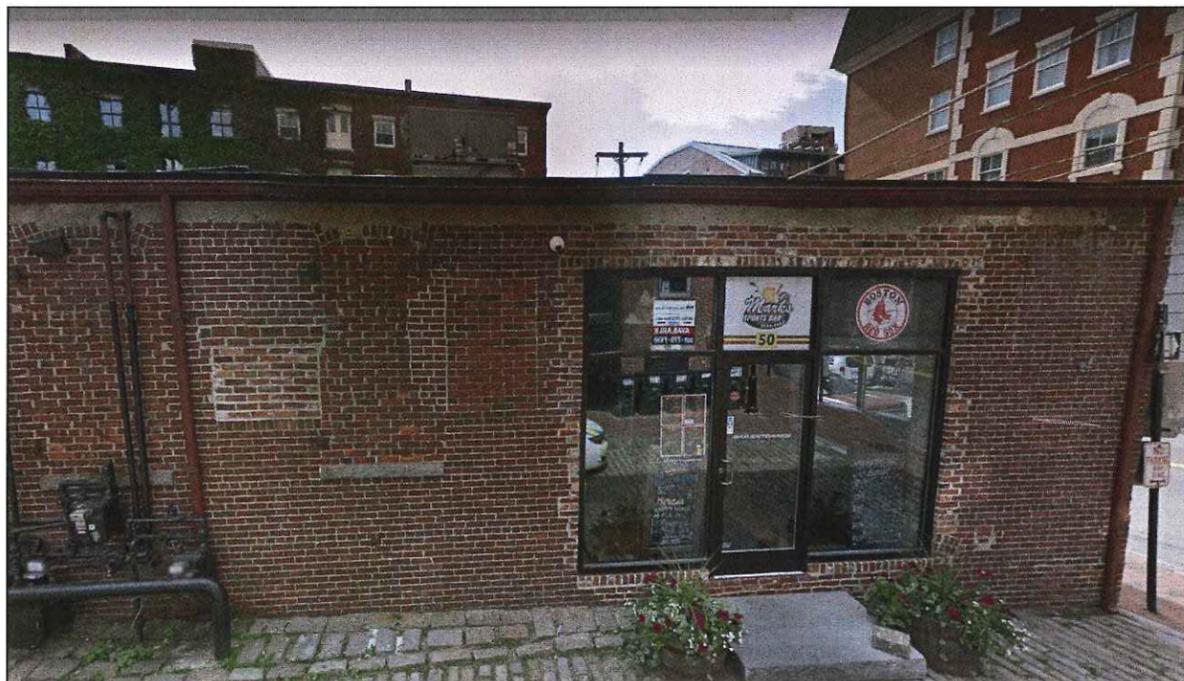
Thank you for your consideration.



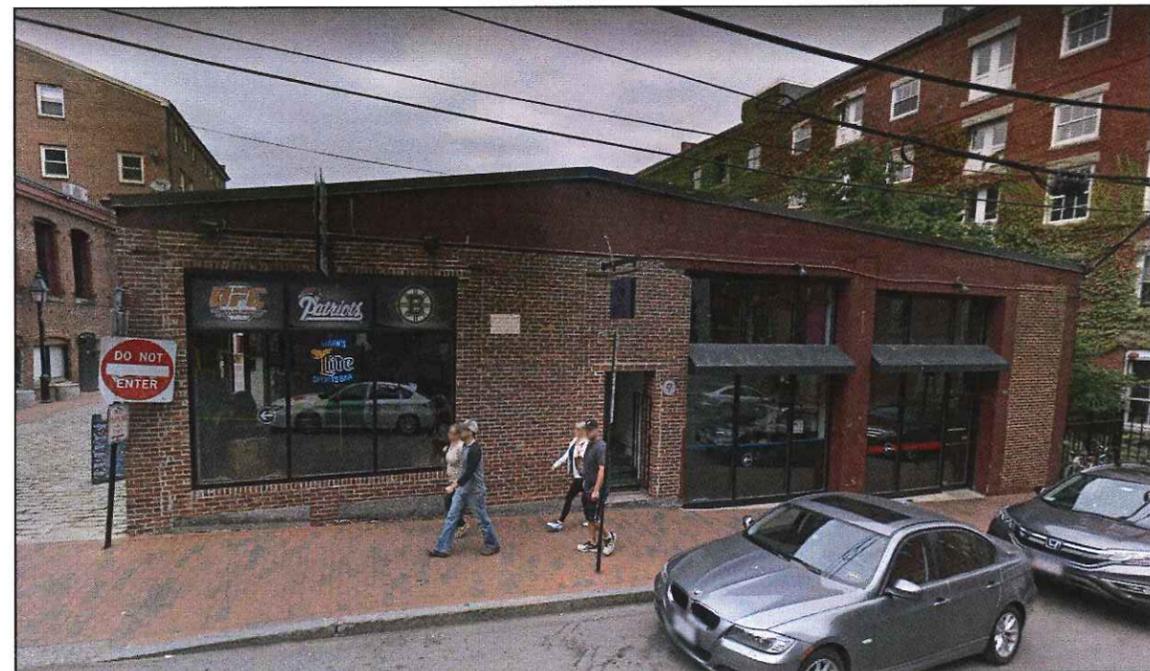
4 EXISTING VIEW LOOKING EAST ON WHARF STREET



2 EXISTING VIEW LOOKING WEST ON WHARF STREET



3 EXISTING VIEW LOOKING SOUTH ON WHARF STREET



1 EXISTING VIEW FROM UNION STREET

SHELL FIT-UP
UNION STREET
PORTLAND, MAINE



RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207.450.6414
senatore@rsaarch.com

CONSULTANTS:

REVISIONS:

DATE: 20 FEBRUARY 2018

PROJECT No. 1778

DRAWN BY: RRT, RJS, JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
PHOTOS

Att. 3

SHELL IMPROVEMENTS

50 WHARF STREET
PORTLAND MAINE

PERMIT DRAWINGS

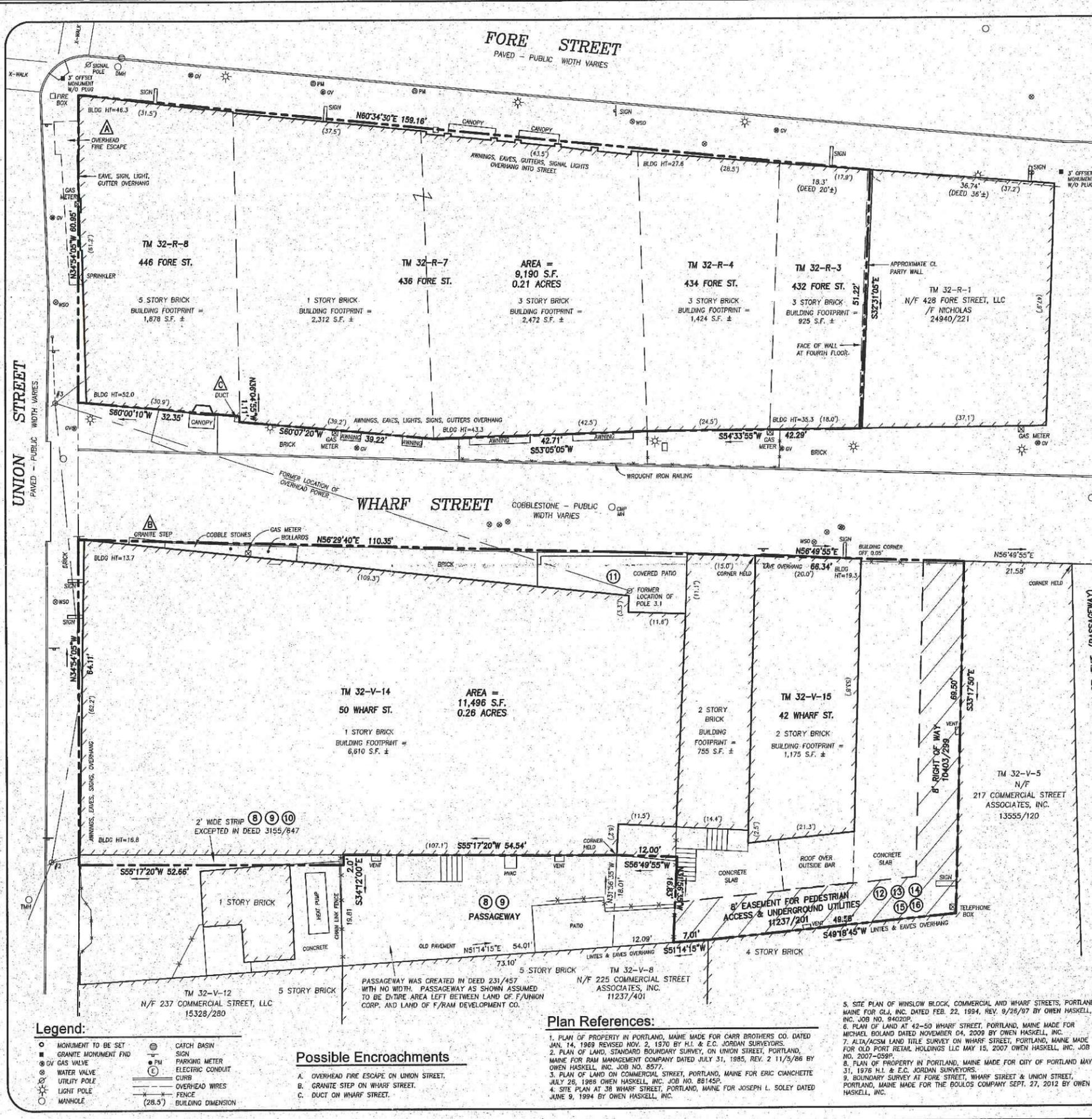
MAY 3, 2018

DRAWING LIST	
SHEET NUMBER	
G0-0	TITLE SHEET
G1-0	GENERAL NOTES, /
G1-1	LIFE SAFETY PLAN
ARCHITECTURAL	
A1-0	FLOOR PLAN
A1-1	ENLARGED RAMP PLAN
A2-0	ELEVATIONS
A2-1	RENDERINGS
A7-0	DOOR SCHEDULE

ARCHITECT

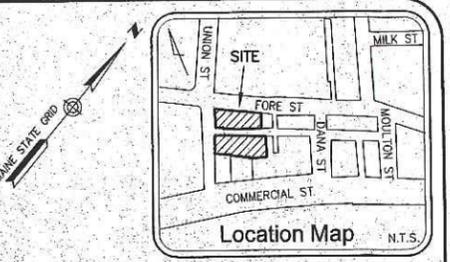
RYAN SENATORE **ARCHITECTURE**

665 CONGRESS STREET, SUITE 304, PORTLAND, MAINE 04101
207-650-6414



Notes

- OWNER OF RECORD: N/F BACH 2007-3 WHARF STREET, LLC, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 28880 PAGE 18.
 - LOCUS IS SHOWN AS LOTS 3, 4, 7 AND 8 IN BLOCK R AND LOTS 14 AND 15 IN BLOCK V ON PORTLAND PROPERTY MAP 32.
 - BEARINGS ARE BASED ON MAINE STATE COORDINATE SYSTEM WEST ZONE.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 230051 0013 B WITH AN EFFECTIVE DATE OF JULY 17, 1986, PANEL 13 OF 17, THE SUBJECT PROPERTY LIES IN ZONE C, AN AREA OF MINIMAL FLOODING.
 - UTILITIES (WATER, GAS, ELECTRIC, TELEPHONE AND SEWER) ARE AVAILABLE THROUGH ADJOINING PUBLIC STREETS OR THROUGH APPURTENANT EASEMENTS WHICH ARE SHOWN ON THE SURVEY.
 - NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.
 - THERE ARE NO ON SITE PARKING SPACES.
 - ALL BUILDINGS HAVE PEDESTRIAN ACCESS FROM PUBLIC STREETS.
- Schedule B Section 2 Exceptions:**
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. NCS-547961-SHANT EFFECTIVE DATE: NOVEMBER 25, 2013
- NON SURVEY ITEMS.
 - INTENTIONALLY DELETED.
 - RIGHTS AND EASEMENTS OVER A RIGHT OF WAY OR PASSAGEWAY IN DEED DATED MARCH 6, 1935 RECORDED IN BOOK 1468 PAGE 125, AS AFFECTED BY RELEASE RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS AS SET FORTH AND REFERENCED IN DEED DATED APRIL 7, 1944 RECORDED IN BOOK 1749 PAGE 112, AS AFFECTED BY INSTRUMENT RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS GRANTED TO HARBOR REALTY COMPANY, UNION CORP. AND LENAHAN REALTY CORP. BY INSTRUMENT DATED JULY 18, 1952 RECORDED IN BOOK 2088 PAGE 227, AND TO CABR BROTHERS COMPANY BY INSTRUMENT DATED JULY 18, 1952 RECORDED IN BOOK 2097 PAGE 267, AS AFFECTED BY INSTRUMENT RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT DATED MARCH 13, 1953 RECORDED IN BOOK 2124 PAGE 341 - AS SHOWN ON PLAN.
 - RIGHTS AND EASEMENTS GRANTED TO LAWRENCE ADLERSTEIN SET FORTH IN DEEDS DATED NOVEMBER 18, 1992 RECORDED IN BOOK 10403 PAGE 299 AND BOOK 10403 PAGE 314 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN DEED TO THOMAS E. CARR, SR. AND THOMAS E. CARR, II DATED JANUARY 14, 1994 RECORDED IN BOOK 11237 PAGE 196 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN DEED TO GLJ, INC. DATED JANUARY 14, 1994 RECORDED IN BOOK 11237 PAGE 201 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN EASEMENT DEED TO THOMAS E. CARR, SR. AND THOMAS E. CARR, II AND GLJ, INC. DATED JANUARY 2, 1994 RECORDED IN BOOK 11237 PAGE 209 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN DEEDS TO JOSEPH L. SOLEY DATED MARCH 19, 1994 RECORDED IN BOOK 11349 PAGE 235 AND DATED MARCH 22, 1994 RECORDED IN BOOK 11349 PAGE 239 - AS SHOWN ON SURVEY.
 - NON SURVEY ITEM.
 - SURVEY PREPARED BY OWEN HASKELL, INC. DATED APRIL 30, 2007, AS REVISED, RECORDED IN PLAN BOOK 207 PAGE 255, DISCLOSES THE FOLLOWING MATTERS: ENCROACHMENTS OF OVERHEAD FIRE ESCAPE, CONCRETE BUTTRISS INTO UNION STREET, AND DUCK WORK, OVERHEAD ACU, AND BUILDING CORNER INTO WHARF STREET - ALL AS SHOWN ON THIS SURVEY.
 - NON SURVEY ITEMS.



Legal Description

LOT 1

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF FORE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY SIDE OF FORE STREET AT ITS INTERSECTION WITH THE EASTERLY SIDE OF UNION STREET; THENCE, N 60° 34' 30" E ALONG SAID FORE STREET, 159.16 FEET TO LAND NOW OR FORMERLY OF 428 FORE STREET, LLC; THENCE, S 32° 31' 05" E ALONG SAID LAND OF 428 FORE STREET, LLC 51.22 FEET TO THE NORTHERLY SOUTHERLY SIDE OF WHARF STREET; THENCE, ALONG SAID WHARF STREET THE FOLLOWING COURSES AND DISTANCES: S 54° 33' 55" W A DISTANCE OF 42.29 FEET; S 53° 05' 05" W A DISTANCE OF 42.71 FEET; S 65° 07' 20" W A DISTANCE OF 39.22 FEET; N 36° 04' 55" W A DISTANCE OF 1.11 FEET; S 60° 00' 10" W A DISTANCE OF 32.35 FEET TO SAID UNION STREET; THENCE N 34° 54' 05" W ALONG SAID UNION STREET, 60.95 FEET TO THE POINT OF BEGINNING, CONTAINING 9,190 SQUARE FEET.

LOT 2

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF WHARF STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY SIDE OF WHARF STREET AT ITS INTERSECTION WITH THE EASTERLY SIDE OF UNION STREET; THENCE, ALONG SAID WHARF STREET, THE FOLLOWING COURSES AND DISTANCES: N 56° 29' 40" E A DISTANCE OF 110.35 FEET; N 55° 49' 55" E A DISTANCE OF 66.34 FEET TO LAND NOW OR FORMERLY OF 217 COMMERCIAL STREET ASSOCIATES, INC.; THENCE, S 33° 17' 50" E ALONG SAID 217 COMMERCIAL STREET ASSOCIATES, INC. LAND 69.50 FEET; THENCE S 49° 18' 45" W ALONG SAID 217 COMMERCIAL STREET ASSOCIATES, INC. 48.58 FEET; THENCE, S 51° 14' 15" W ALONG 225 COMMERCIAL STREET ASSOCIATES 7.01 FEET; THENCE, N 31° 56' 35" W ALONG A PASSAGEWAY LEADING TO UNION STREET, 16.83 FEET; THENCE, S 56° 48' 55" W ALONG SAID PASSAGEWAY 12.00 FEET; THENCE, S 55° 17' 20" W ALONG SAID PASSAGEWAY 64.54 FEET; THENCE, S 34° 12' 00" E ALONG SAID PASSAGEWAY 2.00 FEET; THENCE, S 55° 17' 20" W ALONG LAND NOW OR FORMERLY OF SAID 237 COMMERCIAL STREET, LLC 62.66 FEET TO SAID UNION STREET; THENCE N 34° 54' 05" E ALONG SAID UNION STREET 64.11 FEET TO THE POINT OF BEGINNING, CONTAINING 11,496 SQUARE FEET.

TOGETHER WITH THE ALL RIGHT TITLE AND INTEREST IN AND TO THE PASSAGEWAY DESCRIBED AS BEING ADJACENT TO LOT 2 ABOVE AND APPURTENANT RIGHTS IN THE 2' STRIP OF LAND WHICH WERE WAS EXCEPTED AND RESERVED IN DEED FROM UNION CORP. TO AUGUSTUS BARBER DATED NOVEMBER 3, 1970 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3155, PAGE 647.

Zoning Information:

ZONING PER ZONING REPORT PREPARED BY ZONING-INFO, INC. FOR SITE #28514 DATED DECEMBER 19, 2013

ZONE: B-3 DOWNTOWN DISTRICT ZONE WITH HISTORIC OVERLAY AND PEDESTRIAN ACTIVITY DISTRICT (PAD) OVERLAY, WITHIN A DOWNTOWN ENTERTAINMENT OVERLAY ZONE.

MINIMUM LOT SIZE: NONE REQUIRED

MINIMUM LOT FRONTAGE: 15 FEET

MAXIMUM DENSITY: MINIMUM 75% OF THE STREET LEVEL. FRONTAGE OF A BUILDING LOCATED WITHIN THE PAD MUST BE UTILIZED WITH RETAIL, PERSONAL SERVICE USES, OR DRINKING ESTABLISHMENTS WITH A MINIMUM FLOOR AREA OF 75% MULTIPLIED BY A 20 FOOT DEPTH ALONG WHARF AND FORE STREETS

15 FEET MAXIMUM LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY WITHIN THE PAD OVERLAY, 30 FEET IN ALL OTHER AREAS 100% LOT COVERAGE

MAXIMUM HEIGHT: MINIMUM 35 FEET WITHIN 50 FEET OF ANY STREET FRONTAGE OR FOR NEW CONSTRUCTION; 65 FEET MAXIMUM BUILDING HEIGHT

SETBACKS:
 FRONT/STREET: MAXIMUM 5 FEET
 SIDE: NONE REQUIRED
 REAR: NONE REQUIRED

MINIMUM PARKING REQUIRED:
 RESIDENTIAL: 2 PARKING SPACES PER SWELLING UNIT
 RETAIL: 1 PARKING SPACE PER 200 SQUARE FEET OF FIRST FLOOR AREA IN EXCESS OF 2,000 SQUARE FEET NOT USED FOR BULK STORAGE, PLUS 1 PARKING SPACE PER 700 SQUARE FEET FOR EACH FLOOR ABOVE THE FIRST FLOOR NOT USED FOR BULK STORAGE
 RESTAURANT: 1 PARKING SPACE PER 150 SQUARE FEET NOT USED FOR BULK STORAGE OR FOOD PREPARATION AREA
 OFFICES: 1 PARKING SPACE PER 400 SQUARE FEET NOT USED FOR BULK STORAGE
 TOTAL PARKING SPACES REQUIRED:
 154 TOTAL PARKING SPACES, 5 OF WHICH MUST BE DESIGNATED HANDICAP PER ADA REQUIREMENTS

- Legend:**
- MONUMENT TO BE SET
 - GRANITE MONUMENT FND
 - GAS VALVE
 - WATER VALVE
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - PARKING METER
 - ELECTRIC CONDUIT
 - CURB
 - OVERHEAD WIRES
 - FENCE
 - BUILDING DIMENSION (28.5')

Possible Encroachments

- OVERHEAD FIRE ESCAPE ON UNION STREET.
- GRANITE STEP ON WHARF STREET.
- DUCT ON WHARF STREET.

Plan References:

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CARR BROTHERS CO. DATED JAN. 14, 1969 REVISED NOV. 2, 1970 BY H.L. & E.C. JORDAN SURVEYORS.
- PLAN OF LAND, STANDARD BOUNDARY SURVEY, ON UNION STREET, PORTLAND, MAINE FOR RAM MANAGEMENT COMPANY DATED JULY 31, 1985, REV. 2 11/9/86 BY OWEN HASKELL, INC. JOB NO. 8577.
- PLAN OF LAND ON COMMERCIAL STREET, PORTLAND, MAINE FOR ERIC CIANCHETTE JULY 26, 1988 OWEN HASKELL, INC. JOB NO. 88145P.
- SITE PLAN AT 38 WHARF STREET, PORTLAND, MAINE FOR JOSEPH L. SOLEY DATED JUNE 9, 1994 BY OWEN HASKELL, INC.
- SITE PLAN OF WINSLOW BLOCK, COMMERCIAL AND WHARF STREETS, PORTLAND, MAINE FOR GLJ, INC. DATED FEB. 22, 1994, REV. 9/25/97 BY OWEN HASKELL, INC. JOB NO. 94020P.
- PLAN OF LAND AT 42-50 WHARF STREET, PORTLAND, MAINE MADE FOR MICHAEL BOLAND DATED NOVEMBER 04, 2009 BY OWEN HASKELL, INC.
- ALTA/ACSM LAND TITLE SURVEY ON WHARF STREET, PORTLAND, MAINE MADE FOR OLD PORT RETAIL HOLDINGS LLC MAY 15, 2007 OWEN HASKELL, INC. JOB NO. 2007-059P.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND MAY 31, 1976 H.L. & E.C. JORDAN SURVEYORS.
- BOUNDARY SURVEY AT FORE STREET, WHARF STREET & UNION STREET, PORTLAND, MAINE MADE FOR THE BOULOS COMPANY SEPT. 27, 2012 BY OWEN HASKELL, INC.

ALTA/ACSM Land Title Survey

Wharf Street
 Portland, Cumberland County, Maine
 Made for Record Owner
 Dream Port 3, LLC
 75 Woodland Park Drive, Tenafly, NJ 07670

Surveyor's Certification

TO: U.S. REAL ESTATE ADVISORS, FIRST AMERICAN TITLE INSURANCE COMPANY, STARWOOD MORTGAGE CAPITAL LLC, ITS SUCCESSORS AND ASSIGNS

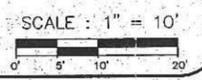
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 27, 2012 AND FIELD INSPECTION ON DECEMBER 5, 2013.

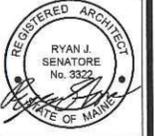
JOHN W. SWAN
 PROFESSIONAL LAND SURVEYOR NO. 1038
 IN THE STATE OF MAINE

DATE OF PLAN: DECEMBER 23, 2013
 REVISION DATE:

OHJ JOB NO. 2013-221P

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. Route One, Unit #10
 Falmouth, Maine 04105
 Tel. (207)774-0424 Fax (207)774-0511
 www.owenhaskell.com





© 2018 RYAN SENATORE ARCHITECTURE

50 WHARF STREET
SHELL FIT-UP
PORTLAND, MAINE



RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 3, 2018

PROJECT No. 1778

DRAWN BY: RJS, JPF

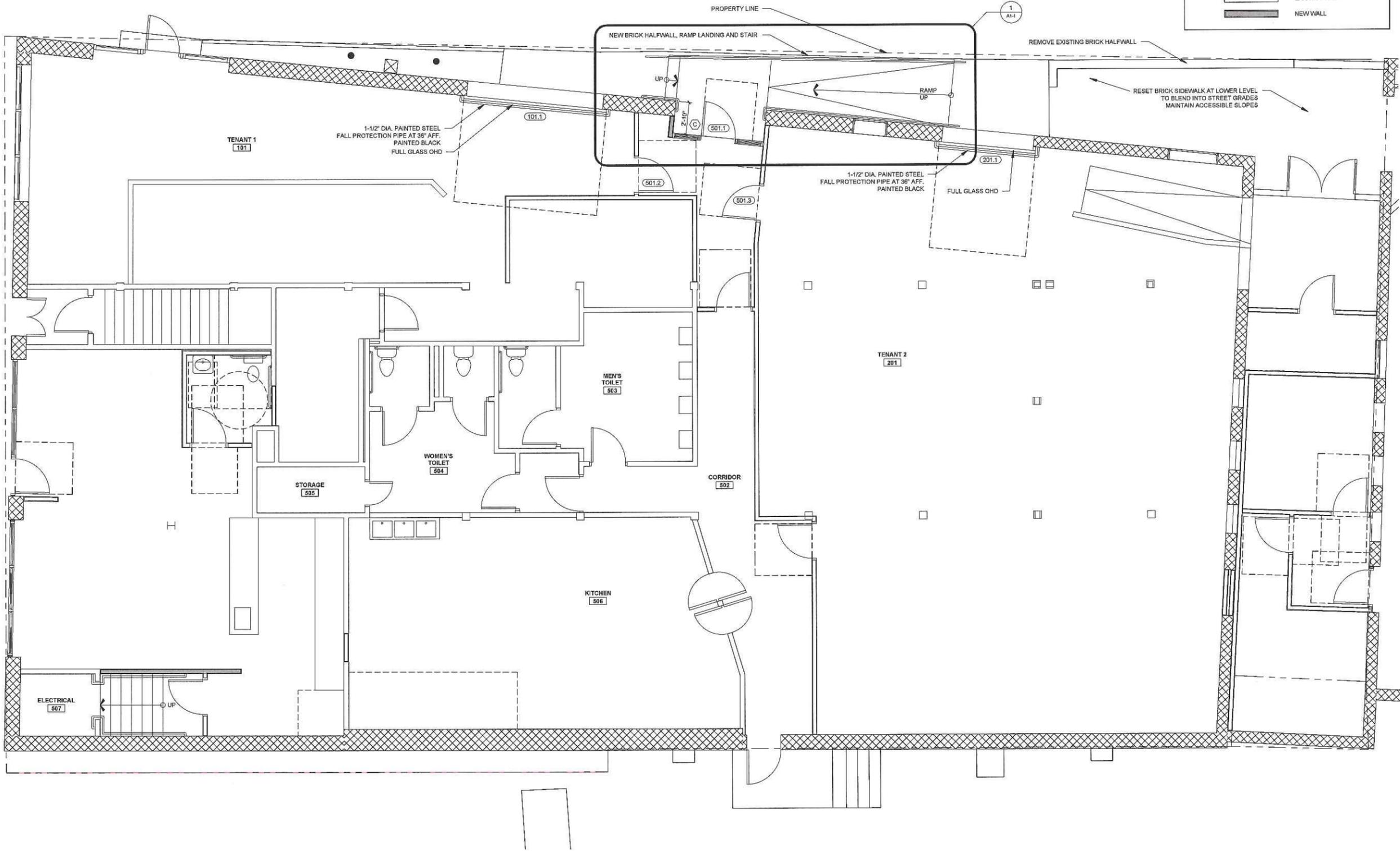
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
SHELL FLOOR
PLAN

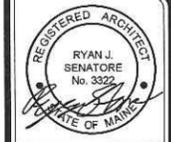
A1-0

WALL LEGEND	
	EXISTING WALL
	NEW WALL



1 FIRST FLOOR PLAN
1/4" = 1'-0"





© 2018 RYAN SENATORE ARCHITECTURE

50 WHARF STREET
SHELL FIT-UP
PORTLAND, MAINE



RYAN SENATORE
ARCHITECTURE
595 CONGRESS STREET
PORTLAND, MAINE 04101
207-850-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 3, 2018

PROJECT No. 1778

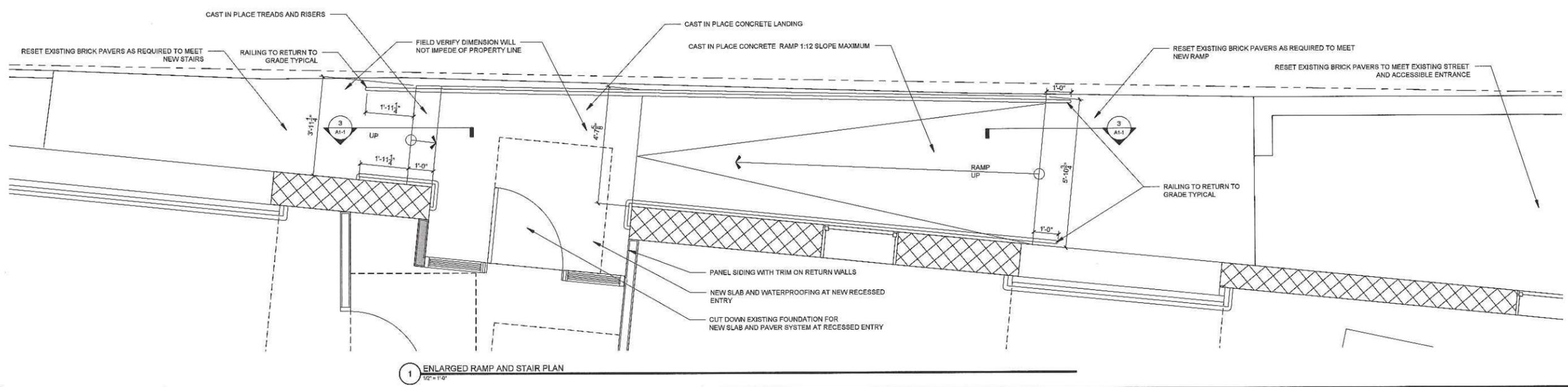
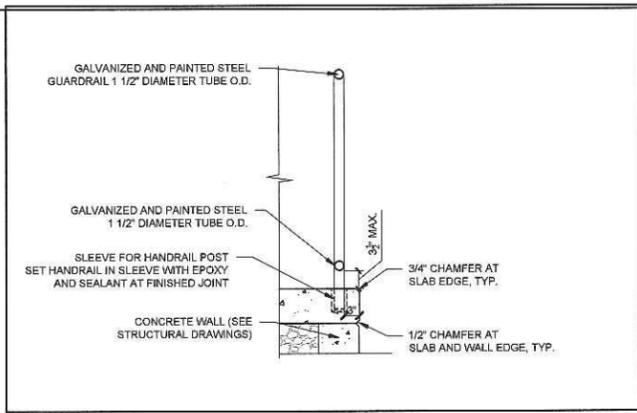
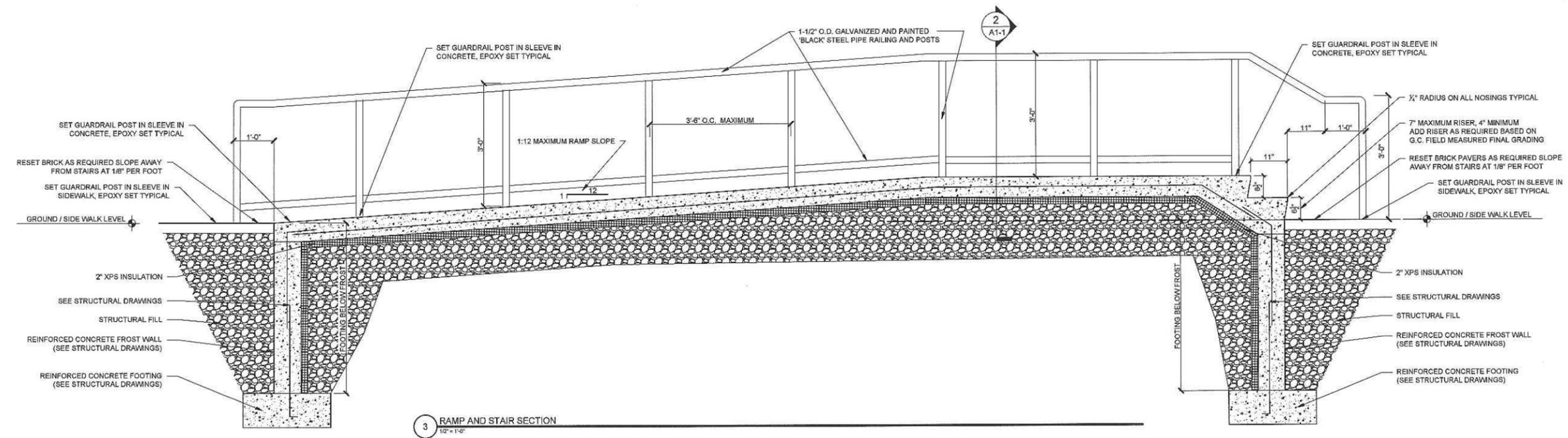
DRAWN BY: RJS, JPF

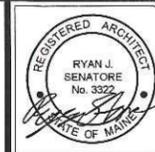
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
ENLARGED
RAMP PLAN

A1-1





© 2018 RYAN SENATORE ARCHITECTURE

50 WHARF STREET
SHELL FIT-UP
PORTLAND, MAINE



RYAN SENATORE
ARCHITECTURE
665 CONGRESS STREET
PORTLAND, MAINE 04101
207-690-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 3, 2018

PROJECT No. 1778

DRAWN BY: RJS, JPF

CHECKED BY: RJS

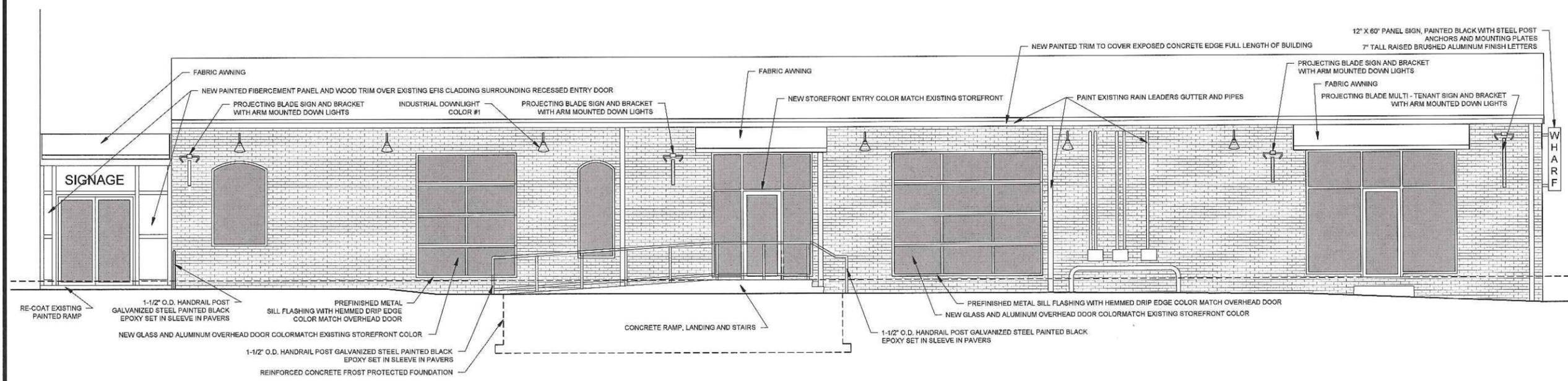
SCALE: AS NOTED

SHEET TITLE:
ELEVATIONS 1

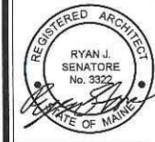
A2-0



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



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



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50 WHARF STREET
SHELL FIT-UP
PORTLAND, MAINE



2 VIEW LOOKING WEST ON WHARF STREET
1/4" = 1'-0"



1 VIEW LOOKING EAST ON WHARF STREET
1/4" = 1'-0"



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CONSULTANTS:

REVISIONS:

DATE: MAY 3, 2018

PROJECT No. 1778

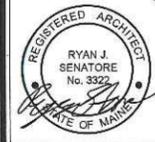
DRAWN BY: RJS, JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
RENDERINGS

A2-1



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50 WHARF STREET
SHELL FIT-UP
PORTLAND, MAINE



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CONSULTANTS:

REVISIONS:

DATE: MAY 3, 2018

PROJECT No. 1778

DRAWN BY: RJS, JPF

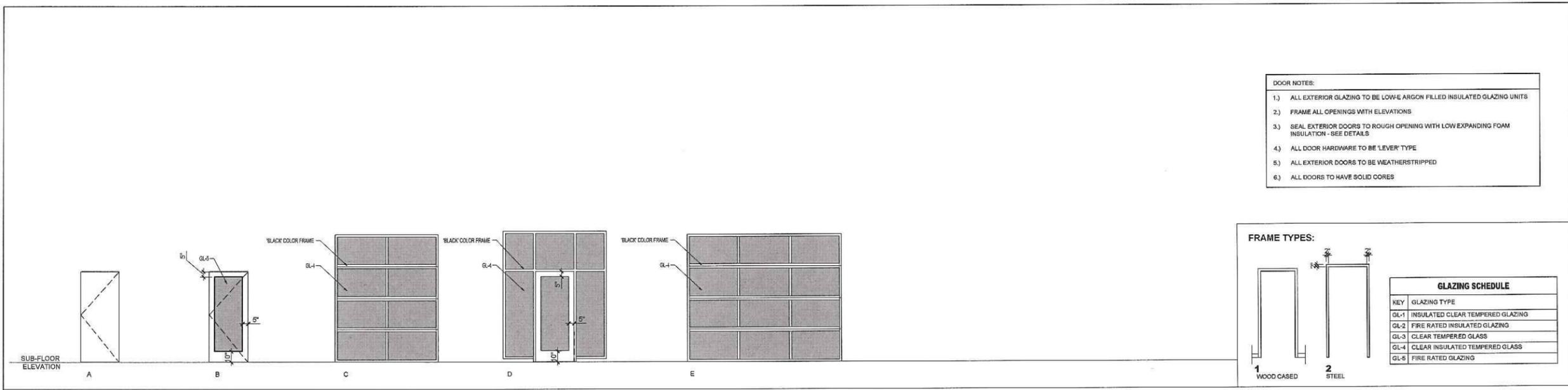
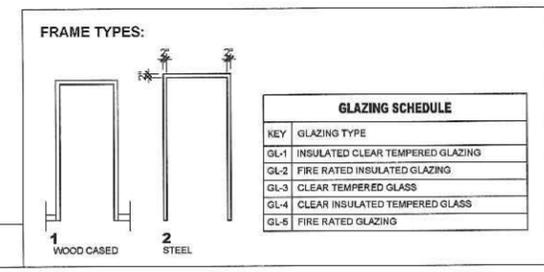
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
DOOR
SCHEDULE

A7-0

- DOOR NOTES:
- 1) ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED INSULATED GLAZING UNITS
 - 2) FRAME ALL OPENINGS WITH ELEVATIONS
 - 3) SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS
 - 4) ALL DOOR HARDWARE TO BE 'LEVER' TYPE
 - 5) ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED
 - 6) ALL DOORS TO HAVE SOLID CORES



1 DOOR TYPES
1/8" = 1'-0"

DOOR SCHEDULE																					
DOOR NO.	DOOR				FRAME							GENERAL									
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	INSULATED	TYPE	MATERIAL	THRESHOLD	HEAD	JAMB	SLL	CLOSER	FIXE FINISH (MINUTES)	FLOOR ACCESS	REMARKS	HARDWARE KEY	MATERIALS KEY	FINISH KEY	
101.1	E	10'-0"	9'-10"	1 3/4"	AL	PTD	Y	-	-	-	-	-	-	-	-	-	-	FULL GLASS ALUMINUM OVERHEAD DOOR, VERIFY SIZE WITH EXISTING OPENING	M.S. - MORTISE LOCK SET	AL - ALUMINUM	PTD - PAINTED
201.1	C	8'-0"	9'-10"	1 3/4"	AL	PTD	Y	-	-	-	-	-	-	-	-	-	-	FULL GLASS ALUMINUM OVERHEAD DOOR, VERIFY SIZE WITH EXISTING OPENING	LS - LOCK SET	FR - FIRE/RESISTANT GLASS	AWD - ANODIZED ALUMINUM
501.1	D	3'-0"	7'-0"	1 3/4"	AL	PTD	Y	-	AL	-	-	-	-	Y	-	-	-	STOREFRONT DOOR WITH SIDELIGHTS AND TRANSOM, PANIC HARDWARE, THERMALLY BROKEN	PR - PRIVITY SET	MTL - METAL	STN - STAINLESS
501.2	B	3'-0"	7'-0"	1 3/4"	STL	PTD	Y	2	STL	-	-	-	-	Y	60	-	-	PANIC HARDWARE	PS - PASSAGE SET	STL - STEEL	-
501.3	B	3'-0"	7'-0"	1 3/4"	STL	PTD	Y	2	STL	-	-	-	-	Y	60	-	-	PANIC HARDWARE	LP - LEVER FULL	WD - WOOD	-
																			PH - PEEPHOLE LENS	WD - WOOD	-

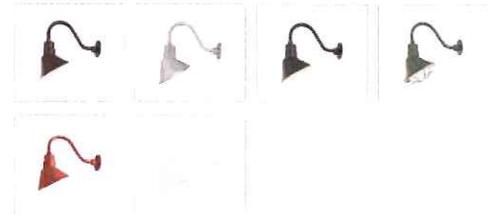
Millennium Lighting RAS10-RGN15



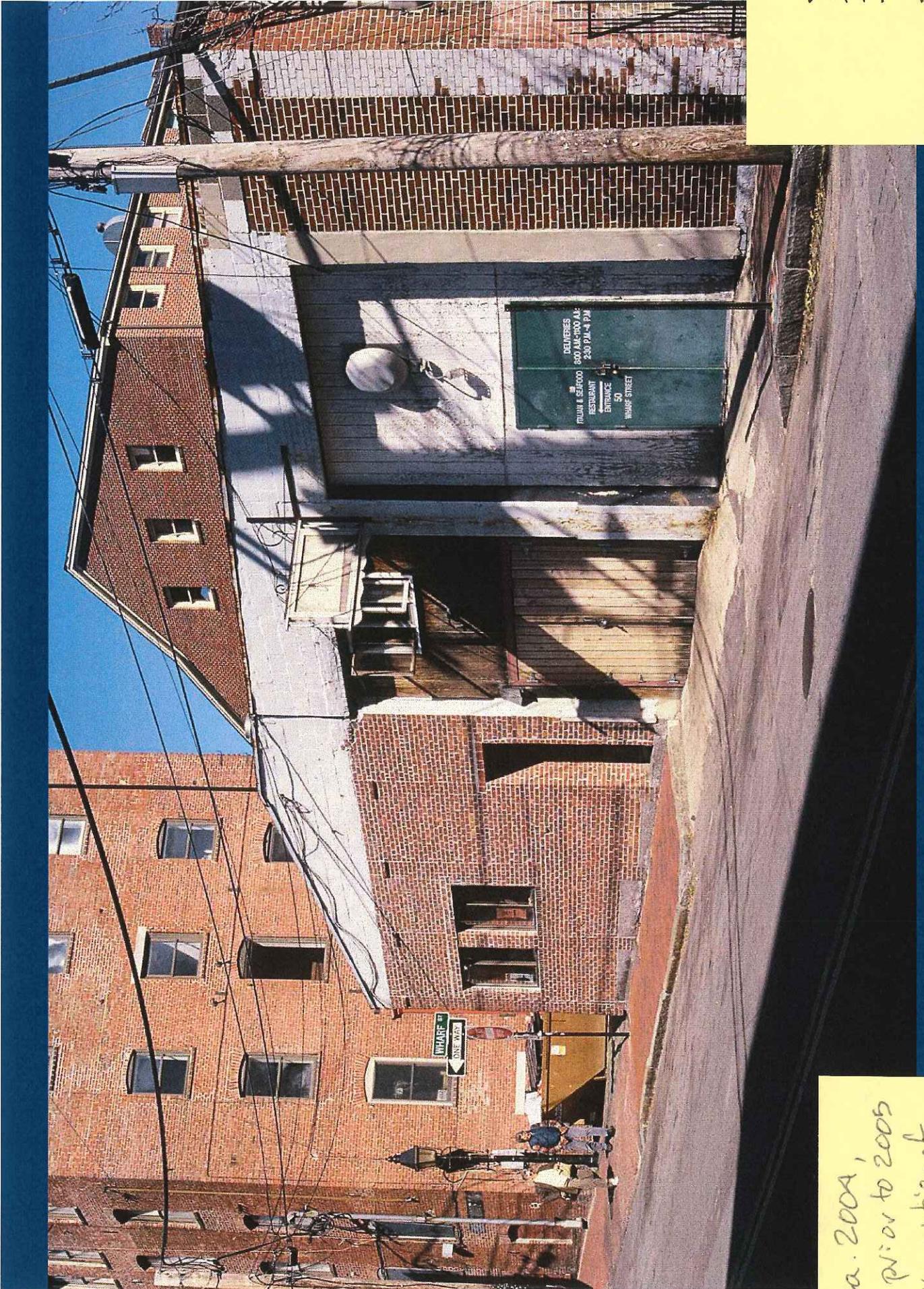
Millennium Lighting RAS10-RGN15

Finish: *Satin Black*

Millennium Lighting RAS10-RGN15 R Series 1 Light
Outdoor Wall Sconce with 10" Wide Angle Shade and
14.5" Gooseneck Stem



Att. 4



ca. 200A,
prior to 2005
renovation of
O'Neil St.
elevation



2005, following renovation

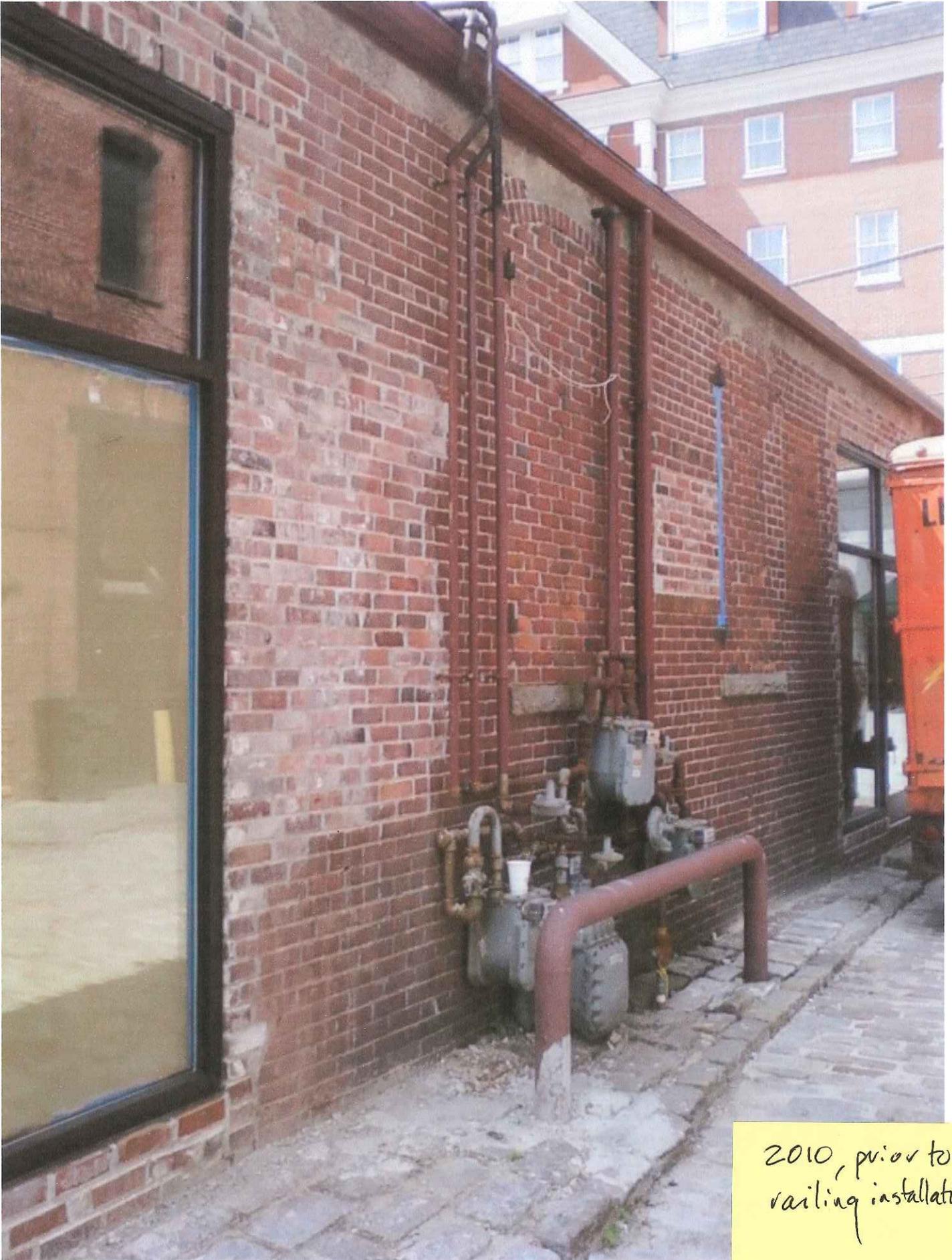


2008



FOR LEASE
1-800-7-0327-5F
Call for information/lease
terms, availability and location.
We are currently leasing with potential
for more information.
CALL US TODAY AT 773-332-
5600
CBRE | Real Estate

2008



2010, prior to
railing installation

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING

Vicinity of 51 WHARF STREET (rear elevations of 438 and 442 FORE STREET)

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: June 13, 2018
RE: June 20, 2018 PUBLIC HEARING

Application for: Certificate of Appropriateness for Exterior Alterations and Signage Plan
Address: 51 Wharf Street (rear, 436 Fore)
Applicant: Michael Barton, owner's rep
Property Owner: Deering Ave Associates Inc. and Wharf Properties LLC.
Project Architect: Ryan Senatore

Introduction

Architect Ryan Senatore and owner's representative Mike Barton are requesting approval for a program of exterior alterations at the west end of Wharf Street, north side. While the address provided by the applicant is 51 Wharf, the alterations affect the Wharf Street elevations of two different Fore Street buildings: 438 Fore and 442 Fore. Proposed alterations include:

- Replace existing exterior doors on both buildings. As noted by Mr. Barton, the intention is to unify the street level façade. Proposed doors are full-lite, aluminum-clad doors. In the large storefront opening at the east end of the project area, sliding doors are proposed, as well as a single entry door.
- Remove louvres from two grade-level window openings and replace with windows. New louvre to be installed in existing solid door.
- Install a series of projecting blade signs and industrial spot lights at the same vertical position on both buildings.
- Window trim and warehouse doors on upper façade of the 442 Fore Street building are to be repainted. No window replacement is proposed at this level.

Owner representative Mike Barton has provided a project description that describes the scope of work as well as the general intent of the project. Mr. Senator has provided photographs of existing conditions, an elevation and product specifications.

Subject Structures

The easternmost storefront proposed for alterations is located on the building identified as 436-438 Fore Street. (Its Wharf Street address is unclear.) This building, which was constructed in two phases, was built in 1977 and is classified as a noncontributing building in the Portland Waterfront Historic Resources Inventory.

The balance of the project area is located on the rear elevation of 442 Fore Street. This historic structure is a rather curious one, as the top two floors were removed at some point (reason unknown). The building presents itself as a one-story structure on Fore Street. Its Wharf Street elevation is two stories tall and retains original openings and much of its historic character.

As with many of the buildings that have rear elevations facing Wharf Street, the upper and ground floor elevations have been compromised by several rounds of ill-conceived renovations and various accretions over time (exposed conduit, spotlights, mechanicals, etc.)

Scope of Work

Proposed alterations are listed in the introduction to this report.

Staff Comments, Questions

Staff appreciates the new owner's interest in upgrading existing conditions of Wharf Street. Investment at this end of the street is sorely needed to upgrade the image and revitalization potential of the street.

In reviewing the applicant's proposal, staff wishes to offer a few questions and recommendations for consideration:

- As Mr. Barton notes in his cover letter, one of the goals of the project is to unify the treatment of the ground floor facades. A threshold question for the Board is whether it is appropriate/acceptable to unify the two ground floor treatments given the fact that the project affects two different buildings, one of which was built in 1977 and is clearly noncontributing and another which retains much of its 1876 character. As much as Wharf Street as a whole has a generally identifiable character, it is lined by individual structures, each of which has its own architectural features. In staff's view, while some elements of the proposed scope of work might be coordinated (e.g. signage placement) the renovation of each building should be handled individually. Even if the ground floor

tenant's space spans the lower level of two buildings, the exteriors need not be homogenized.

- Every effort should be made as part of this renovation to remove obsolete conduit, vents, security cameras, wiring, etc. from the buildings. Any new or reused conduit for the proposed lighting program should be carefully considered.
- Are sliding doors appropriate in this context, even on the 1977 structure?
- Details such as door hardware and finishes should be given careful consideration.
- Should the existing windows installed at grade level on the 1876 structure serve as the model for new windows?
- While staff understands that the upper facades are not included in applicant's scope of work, rehabilitation of the upper façade of the two-story 1876 structure would greatly enhance the building and the overall image of the street, especially as the entire façade is within clear view as one enters Wharf Street from the west. Replacement of the single-lite windows with 6/6 sash and rehabilitation of the warehouse doors would have a significant visual impact.

Applicable Review Standards

Because 436-438 Fore Street is a noncontributing structure in the district (built in 1977), the ordinance's Standards for Review of Noncontributing Structures apply in reviewing changes to the Wharf Street elevation:

- (a) In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.*
- (b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in section 14-651 shall apply.*

The Wharf Street elevation of 442 Fore Street, on the other hand, does retain much of its historic (1876) character. Although the windows and doors have been replaced, the original arched openings and basic composition of the rear elevation remain intact and, with careful attention to detail, the façade could be returned to a more historically accurate appearance. Given the contributing status of this façade, the ordinance's Standards for Review of Alterations apply:

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Attachments:

1. Applicant's project description
2. Applicant's photos of building and existing conditions
3. Floor plan, elevation
4. Product specifications

Att. 1

Deb Andrews
City of Portland
389 Congress Street
Portland, ME 04101

THE CONGRESS GROUP

June 6, 2018

Re: 51 Wharf Street – Façade Improvements

The following is a description of some proposed exterior improvements to an existing building located at 50 Wharf Street in Portland:

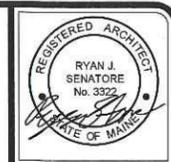
- Replace existing exterior doors
 - Intention is to unify the street level façade with consistent door & window openings
- Replace existing louvers with windows
 - Intention is to provide additional natural light within interior space and increase pedestrian curiosity on Wharf Street
- Enhance building mounted signage
 - Intention is to provide more announcement of business activities along the Wharf St corridor using blade signage. Also at the intersection of Union/Wharf Street we intend to provide a building mounted directory sign to aid with wayfinding for people traveling long the Union Street pedestrian corridor
- Enhance building mounted lighting
 - Intention is to harmonize spacing of existing lighting feeds and install new, consistent pedestrian level lighting

If you have questions or comments, I would like to hear from you. Please call me at 207-939-5432, or send me an email at michael.corbett.barton@gmail.com

Thank you for your consideration.

Sincerely,

Michael Barton, Manager



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51 WHARF STREET
RENOVATIONS
PORTLAND, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
568 CONGRESS STREET
PORTLAND, MAINE 04101
207-600-8414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: 05 / 01 / 18

PROJECT No. 1821

DRAWN BY: RJS, JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
PHOTOS

P1



3 EXISTING VIEW OF 51 WHARF LOOKING EAST

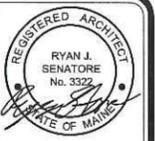


2 EXISTING VIEW OF 51 WHARF LOOKING EAST



1 VIEW OF 51 WHARF EXISTING MULTI-LEAF DOORS

AH.3



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51 WHARF STREET
RENOVATIONS
PORTLAND, MAINE



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ARCHITECTURE
555 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: 05 / 01 / 18

PROJECT No. 1821

DRAWN BY: RJS, JPF

CHECKED BY: RJS

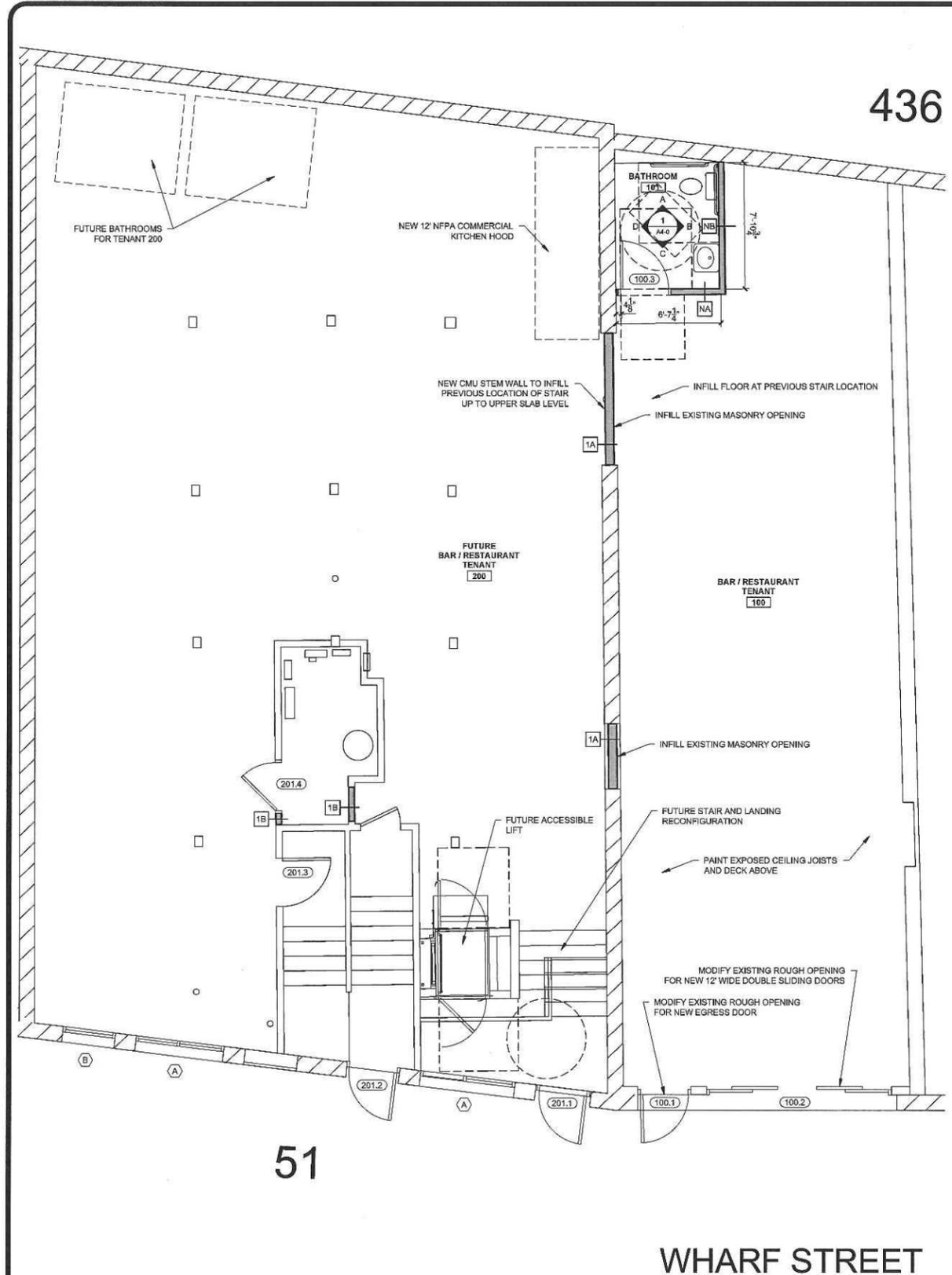
SCALE: AS NOTED

SHEET TITLE:

FLOOR PLAN

A1-0

436



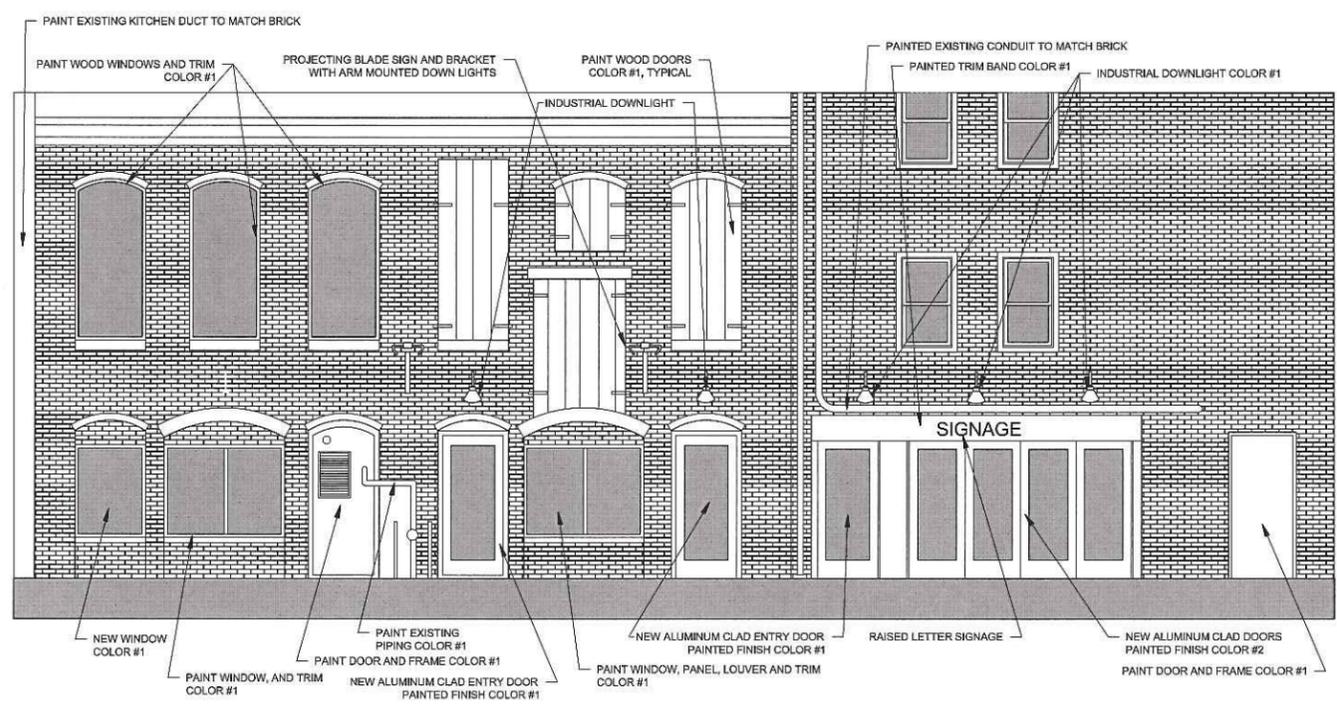
51

WHARF STREET

1 FIRST FLOOR PLAN
1/4" = 1'-0"



COLOR #1 = BLACK



2 PART ELEVATION (FROM WHARF STREET)
1/4" = 1'-0"

AH.4



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51 WHARF STREET
RENOVATIONS
PORTLAND, MAINE



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PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: 05/01/18

PROJECT No. 1821

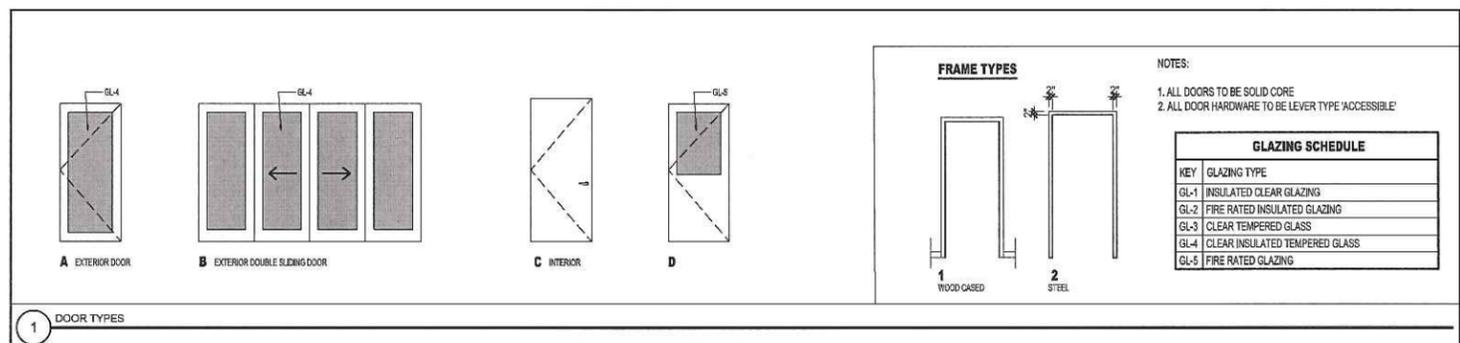
DRAWN BY: RJS, JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
DOOR
SCHEDULE

A7-0

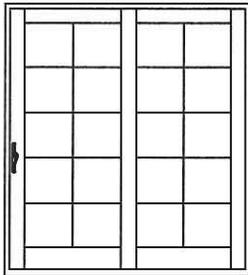


1 DOOR TYPES

DOOR SCHEDULE															FOB ACCESS		
DOOR NO.	DOOR				FRAME						GENERAL						
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	INSULATED	TYPE	MATERIAL	THRESHOLD	HEAD	JAMB	SILL	CLOSURE		SWINGING	PARALLEL
100.1	A	3'-0"	7'-0"	1-3/4"	ALWD	PTD	Y	1	AL	AL	-	-	-	Y	-	-	PANIC HARDWARE, G.C. TO CONFIRM SIZE TO EXISTING ROUGH OPENING
100.2	B	12'-0"	6'-8"	1-3/4"	ALWD	PTD	Y	1	AL	AL	-	-	-	-	-	-	DOUBLE SLIDING DOOR, G.C. TO CONFIRM SIZE TO EXISTING ROUGH OPENING
100.3	C	3'-0"	7'-0"	1-3/8"	WD	PTD	N	2	STL	-	-	-	-	Y	-	-	-
201.1	A	3'-0"	7'-0"	1-3/4"	ALWD	PTD	Y	1	AL	AL	-	-	-	Y	-	-	PANIC HARDWARE, G.C. TO CONFIRM SIZE TO EXISTING ROUGH OPENING
201.2	A	3'-0"	7'-0"	1-3/4"	ALWD	PTD	Y	1	AL	AL	-	-	-	Y	-	-	PANIC HARDWARE, G.C. TO CONFIRM SIZE TO EXISTING ROUGH OPENING
201.3	D	3'-0"	7'-0"	1-3/4"	STL	PTD	Y	2	STL	AL	-	-	-	Y	90	-	HALF GLASS FIRE DOOR WITH MAGNETIC HOLD OPEN TIED TO FIRE ALARM SYSTEM
201.4	C	3'-0"	7'-0"	1-3/4"	STL	PTD	Y	2	STL	AL	-	-	-	Y	90	-	-



GENERAL INFORMATION



RIGHT STATIONARY

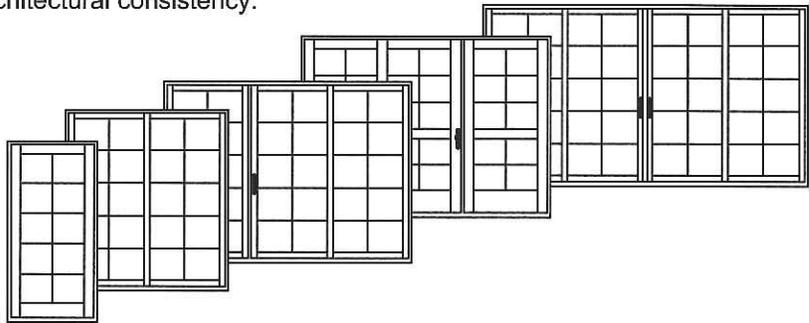
DIMENSIONAL DOORS

Custom clad sliding patio doors may be specified as "dimensional", by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom clad sliding patio doors are available in single, twin, triple and quad panel doors. The standard size range includes sizes specifically designed for replacement of older patio door models in existing structures, as well as a full range of "true size" products for architectural consistency.

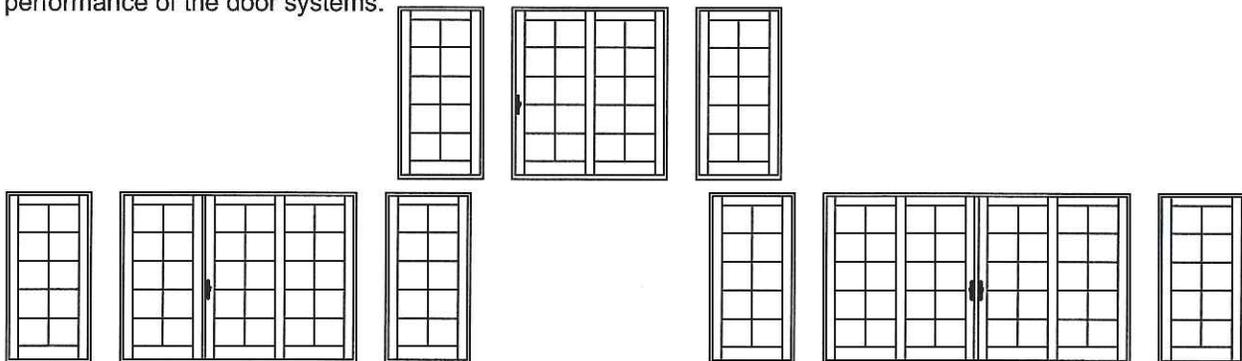
OPERATION

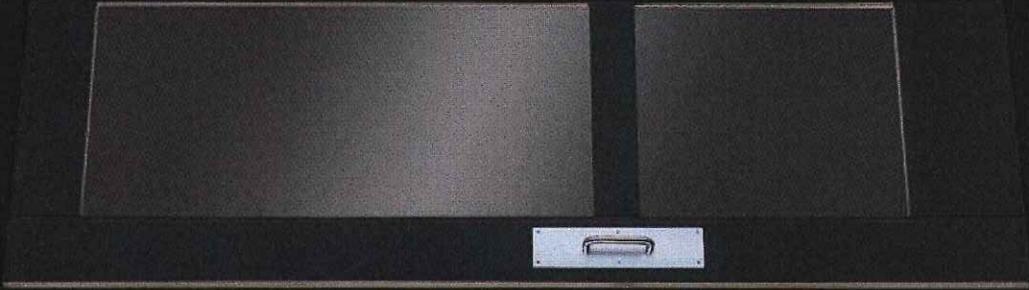
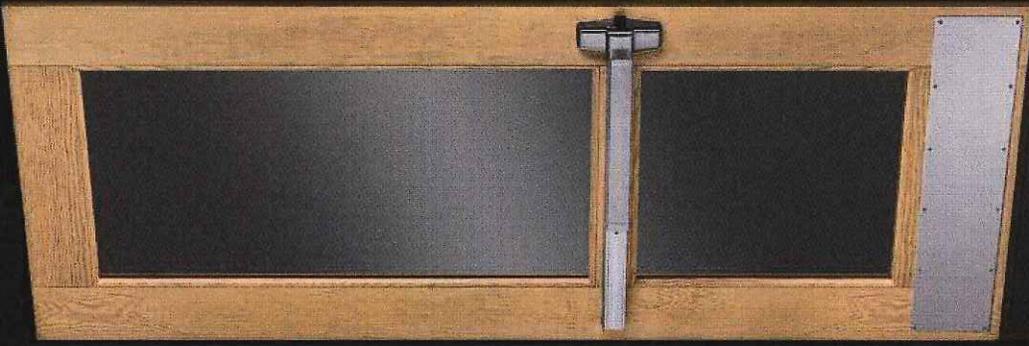
Custom clad sliding patio doors are available in a full range of operating and stationary styles. Single panel doors are only available as stationary (non-venting) styles. Two-panel doors are available with left or right operation. Three-panel doors are available with left and right operation and with center or end operators. Four-panel doors are available with two panels operating from the center. Configuration and handing is based on viewing the door from the exterior.



MULTIPLE ASSEMBLIES

Custom clad sliding patio doors are available in a wide variety of multiple panel configurations from the factory, all of which are assembled with continuous sills. Mulling of clad sliding patio doors to like products in the field is not recommended. Instead, individual factory assembled units should be installed in contiguous rough openings, in order to provide adequate framing support to assure the best performance of the door systems.





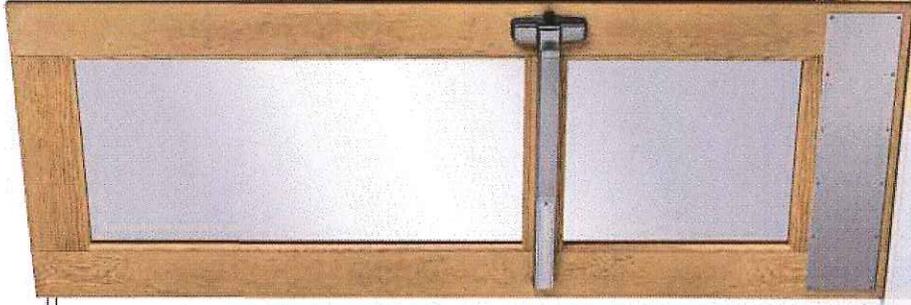
Doors of Epic® Proportions

When you select or specify Epic doors and commercial hardware, you choose impressive functionality.

Doors of Epic proportions need hardware that can keep pace with size and performance. JELD-WEN's commercial hardware not only measures up but also delivers the options you need for institutional and commercial applications.

Many colors and options provide ample opportunities for a distinctive look and feel for your project, and JELD-WEN's accompanying commercial hardware will not let you down. So no matter which beautiful interior wood finish options or tough exterior metal cladding options you choose, JELD-WEN has hardware that complements the look without compromising the security and functionality of the entry. Concealed rod hardware hides the locking mechanism in the stile of the door, so your client sees the door and not its workings.

We also back these products with industry-leading support. Whether you're looking for architectural information to help you specify the product or you need a consultation with a JELD-WEN representative, we have resources in place to assist you every step of the way.

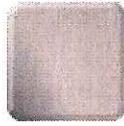


COMMERCIAL HARDWARE OPTIONS

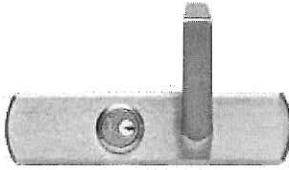
Hardware Finishes



Bronze



Satin



Von Duprin Rhodes Entry Lever



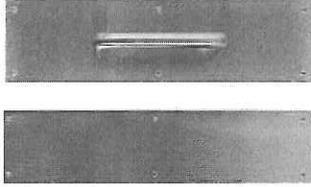
LCN Closer Satin Nickel



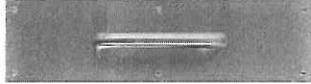
LCN Closer



Donjo Kick Plate Satin Nickel



Donjo Push Plate



Donjo Pull Plate



Sparta



Rhodes (std)



9927 Series - Von Duprin SVR Exit Device



99 Series - Von Duprin RIM Exit Device



9947 Series - Von Duprin CVR Exit Device



F570 (Standard)



Schlage Saturn Interior / Exterior Lockset



Neptune



Saturn



Falcon Deadbolt Interior / Exterior



Falcon Exit Trim Dane



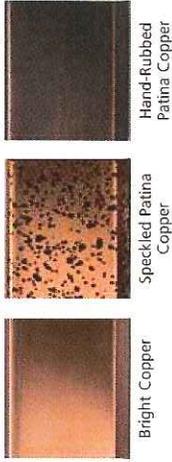
Falcon Exit Trim Quantum

FEATURES & OPTIONS



41 EXTERIOR METAL CLAD COLORS
CUSTOM COLOR MATCH WITH
70% KYNAR 500® FINISH

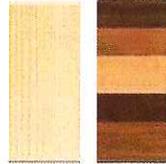
3 EXTERIOR COPPER CLAD FINISHES



Actual colors may vary from the samples displayed.
Please visit your JELD-WEN dealer for actual samples.

TRIM AND GLASS OPTIONS ARE AVAILABLE. VISIT JELD-WEN.COM FOR OPTIONS

WOOD OPTIONS

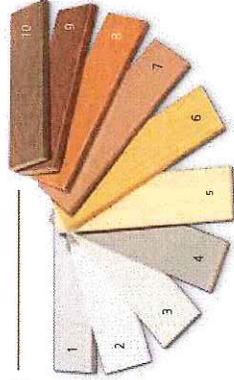


Auralast Pine is standard for the interior and available as an exterior option.

Custom wood species also available for interior and exterior. See your dealer for details.

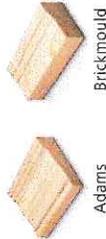
PREFINISHED PINE INTERIORS

1. Primed
 2. Brilliant White
 3. Ivory
 4. Desert Sand
 5. Clear Lacquer
 6. Wheat
 7. Cider
 8. Fruitwood
 9. Cordovan
 10. Walnut
- Colors shown may not match final finish.



FSC® certified or SFI certified wood available.
See your JELD-WEN dealer for details.

Wood Exterior Trim



Flat (3-1/2\", 4-1/2\", 5-1/2\")

Aluminum Exterior Trim



Manchester

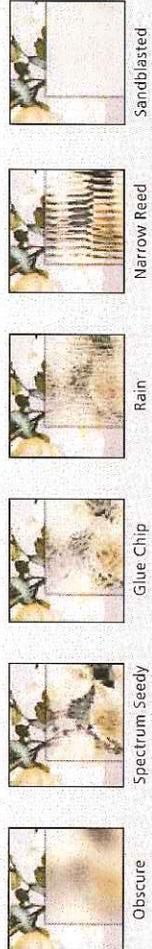
Pendleton

Flat

Brickmould

Adams

Sampling of our Textured and Tinted Glass Options



Obscure

Spectrum Seedy

Glue Chip

Rain

Narrow Reed

Sandblasted

Many other glass options available. See your JELD-WEN dealer for details.



Millennium Lighting RAS10-RGN15

Finish: *Satin Black*

Millennium Lighting RAS10-RGN15 R Series 1 Light
Outdoor Wall Sconce with 10" Wide Angle Shade and
14.5" Gooseneck Stem



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