

From: Timothy Lock <tim@gologic.us>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 5/12/2014 11:22 AM
Subject: Re: 97 Cumberland Avenue - level III Site Plan and Subdivision Review
Attachments: 14-0512_A606 CorTen_Raw and Oxidized.JPG; 14-0512_Rustwall Panel.JPG

Jean,

Distressing/oxidizing takes approximately 1-2 months in a costal climate. It would certainly be distressed before the project is complete.

The decision to use this finish/material was two-fold. As you know, we use super-insulated walls in all of our projects, so, the challenge is to have a finish light enough to be supported over 12" of rigid insulation on the building exterior. A metal panel works great for this since it is very light and cost effective (we also considered stucco as an option but there are other metal paneled buildings in the neighborhood and zero stucco buildings). Then, we chose the CorTen metal panel because it helped match the color and color variation of the brick buildings along Washington Ave. where this site is prominently visible due to the elevation above the 7-eleven.

This is the product we are proposing:

http://www.cortenroofing.com/rustwall-trade-panel_8_1160_30805.html (the pictures at the bottom have several images of the panels installed).

Also, I've attached a couple of images - the first is two A606-4 "Cor-Ten" Steel samples, one raw, the other fully oxidized. The second image is of a sample the Rust-Wall panel about two weeks into the oxidation process (same material, just pre-formed to the panel profile). After two months it will be fairly consistently the same color as the bottom sample in the first image.

A606-4 "Cor-Ten" steel is very simply a different steel alloy to standard structural carbon steel which promotes the natural development of consistent oxidation (rust) forming a protective, weatherproof film on the metal's surface which resists the corrosive effects of rain, snow, etc. negating the need for highly toxic paints and long term maintenance of said paints.

Thanks - and let me know if you need more info.

Timothy Lock, RA
Project Architect · GO Logic LLC
Belfast, Maine · 207.338.1566 x250
gologic.us

On May 12, 2014, at 10:43 AM, Jean Fraser <JF@portlandmaine.gov> wrote:

> Tim
>
> Sounds good.
>
> How long does it take to get "distressed"?
>
> May be you could explain that choice of cladding as I wouldn't have thought the rusting contributes to its thermal characteristics!!!
>
> thanks
> Jean

>
> (PS My parents designed and built a passive solar house 20 years ago and at least one of the reviewers is LEED certified, so we are on the same page re most of the proposal but the cladding has us wondering)
>
> >>> Timothy Lock <tim@gologic.us> 5/12/2014 10:14 AM >>>
> Jean,
>
> Sure! - how about this, i will send the spec and also forward some photos pre and post distressing (rusting).
>
> I will forward everything to you shortly.
>
> Thanks!
>
> Timothy Lock, RA
> Project Architect · GO Logic LLC
> Belfast, Maine · 207.338.1566 x250
> gologic.us
>
>
>
> On May 12, 2014, at 9:54 AM, Jean Fraser <JF@portlandmaine.gov> wrote:
>
>> Tim
>>
>> Can you send the spec by e-mail (with maybe a graphic) this morning as the meeting is fixed and difficult to reorganize- and then follow up with the sample at your earliest convenience this week.
>>
>> I had said "preferably" by the end of last week in my e-mail and somehow got the idea from the telephone conversation that you were sending it right way. But its not the end of the world.
>>
>> thanks
>> Jean
>>
>>
>>
>>
>>
>>
>>
>>>> Timothy Lock <tim@gologic.us> 5/12/2014 9:25 AM >>>>
>> Jean, i'm sorry, perhaps i missed this in the correspondence, but i didn't realize you were trying to review it today - I can have it to you by tomorrow mid morning at the earliest.
>>
>> Would this work for you?
>>
>> Timothy Lock, RA
>> Project Architect · GO Logic LLC
>> Belfast, Maine · 207.338.1566 x250
>> gologic.us
>>
>>
>>
>> On May 12, 2014, at 9:21 AM, Jean Fraser <JF@portlandmaine.gov> wrote:
>>
>>>> Tim

>>>

>>> I had requested the sample of the cladding by last Friday as I have a 1pm meeting today where I have a group of people who want to look at it (and prepare formal review for the Planning Board)-- is there any chance someone could get it to my reception (4th floor city hall- planning) by or around noon today?

>>>

>>> Many thanks

>>> Jean

>>>

>>>

>>> Jean Fraser, Planner

>>> City of Portland

>>> 874 8728

>>> >>> Timothy Lock <tim@gologic.us> 5/7/2014 4:59 PM >>>

>>> Jean,

>>>

>>> Thanks for the comments (and the thorough phone review of the status). We'll be in touch on a drop-off time for the sample and about a follow up meeting regarding strategies moving forward. In addition, i will draft a response to David Senus' questions.

>>>

>>> Thanks again!

>>>

>>> Timothy Lock, RA

>>> Project Architect · GO Logic LLC

>>> Belfast, Maine · 207.338.1566 x250

>>> gologic.us

>>>

>>>

>>>

>>> On May 7, 2014, at 4:30 PM, Jean Fraser <JF@portlandmaine.gov> wrote:

>>>

>>>> Tim

>>>>

>>>> I apologize for not getting back to you sooner on this.

>>>>

>>>> The review is progressing and I have received engineering review comments (stormwater). Usually I would wait and write a comprehensive review e-mail (or letter) with all comments but I can see that comments will not all be arriving soon (as we have so many projects). I have therefore attached the stormwater review comments and there is likely to be time before the PB workshop for you to address these and have any revisions approved.

>>>>

>>>> The other issue is the design review and thank you for a very comprehensive submission on this. We anticipate the proposed cladding will be controversial and it would help inform the review if we could see the actual material that has been proposed- could you get us an actual sample of the "rust red metal panel finish", preferably this week?

>>>>

>>>> Just now I am unable to confirm a date for the PB workshop as we are having to schedule extra Board meetings in May to cover all the current projects - and the availability of the Board members for all the necessary meetings has not yet been confirmed. I will let you know as soon as possible.

>>>>

>>>> Thank you

>>>> Jean

>>>>

>>>>

>>>>

>>>>

>>>>
>>>>
>>>>
>>>> Jean Fraser, Planner
>>>> City of Portland
>>>> 874 8728
>>>> >>> "tim@gologic.us" <tim@gologic.us> 4/19/2014 8:21 AM >>>
>>>> Thanks Jean and Barbara!
>>>>
>>>> We will conduct another neighborhood meeting, thanks!
>>>>
>>>> Tim Lock, RA
>>>>
>>>>
>>>>
>>>> Sent from my iPhone
>>>>
>>>> > On Apr 18, 2014, at 6:20 PM, "Jean Fraser" <JF@portlandmaine.gov> wrote:
>>>> >
>>>> > Peter and Timothy
>>>> >
>>>> > I am writing to confirm that your application has been assigned to me and is now under active review. However, I will be out of the office next week, so Barbara Barhydt (Development Review Services Manager) will be looking after it next week and please contact her if you have any questions.
>>>> >
>>>> > In any case I will contact you the week of April 28th to update you on the review.
>>>> >
>>>> > Could you please review your process and timetable for the neighborhood meeting which I understand was held on April 14th. It has been brought to our attention by a neighbor that your invitation was postmarked on April 7th (ie 7 days prior to the meeting) and the City's requirement for noticing a neighborhood meeting is 10 days notice (see attached). If this is the case then I believe you will have to hold another neighborhood meeting and give the 10 days notice for that.
>>>> >
>>>> > Thank you
>>>> > Jean
>>>> >
>>>> >
>>>> > Jean Fraser, Planner
>>>> > City of Portland
>>>> > 874 8728
>>>> >
>>>> > Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested. --
>>>> > <Neighborhood Mtg. Guidelines 8-2013.pdf>
>>>>
>>>> Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested. --
>>>> <2014.05.05 97 Cumberland Ave Peer Review Memo.pdf>
>>>
>>
>