Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/20/13

Planner: Benjamin Wallace Jr

# HISTORIC PRESERVATION BOARD
# CITY OF PORTLAND, MAINE

## PUBLIC HEARING
## 575 CONGRESS STREET

**TO:** Chair Romano and Members of the Historic Preservation Board

**FROM:** Rob Wiener, Preservation Compliance Coordinator
Deb Andrews, Historic Preservation Program Manager

**DATE:** April 23, 2013

**RE:** May 1, 2013 Public Hearing

| | |
|---|---|
| Application For: | Certificate of Appropriateness for storefront and window alterations, cornice addition, and new sign |
| Address: | 575 Congress Street |
| Applicant: | Fat Dragon (Todd Alexander & Theresa Chen) |

### Introduction

Applicants Todd Alexander and Theresa Chen, represented by architect David Lloyd, are applying for a Certificate of Appropriateness for the renovation of 575 Congress Street. The proposal calls for alterations to the ground floor level, the addition of a cornice at the roof line, and the addition of a new sign for the restaurant and music venue known as the Empire (existing name to be retained.) Mr. Alexander and Ms. Chen have applied to Portland's Congress Street Façade Improvement Program for a matching grant to improve the storefront.

### Subject Structure

Located at the corner of Congress and Forest Avenue, the subject structure is a non-contributing, two-story commercial block dating from the mid-nineteenth century. Its original appearance has been completely obscured by subsequent changes – the latest being the 1957 façade of granite veneer and stucco. From 1916 to 1923, the second floor was occupied by the well-known Empire Chop Suey restaurant. An "Oriental" marquee topped the entrance on Congress Street, and a large, vertical sign with exposed light bulbs reading "Chop Suey" rose well above the building's roofline. In recent decades the building housed a bank before becoming a music venue and nightspot.

**Proposed Installation**

Working within a fairly modest budget, Ms. Chen and Mr. Alexander hope to bring more architectural cohesiveness to a challenging façade. The applicants propose to retain and restore the existing exterior materials, with matching new red granite panels to replace the discordant diagonal ceramic tile patches and damaged pieces. The proposal also includes painting of the second floor stucco wall, with a grey that relates well with the mottled granite. The existing second story windows will be retained and new windows on the first floor have been chosen to relate to the upper floor fenestration. A cornice will be added to cap the façade, interrupted by the significant lighted sign on Congress Street that echoes the historic Chop Suey sign that once marked this building. At the entrances, existing doors and other woodwork will be retained and painted charcoal grey, and the ceiling of the canopy will be changed to steel mesh with three LED lights.

**Staff Comments**

Despite budget limitations and the challenges presented by the present condition of the subject property, the proposed project has the potential to bring welcome improvement to a busy downtown corner. Working within the constraints imposed by existing wall coverings, the changes proposed are mostly subtle except for a large new window and the dramatic focal point presented by the new sign.

The current proposal does not include complete rearrangement of the granite panels on the first floor, meaning it will be impossible to assure a relationship between the patterns in the granite divisions and the new window to the left of the entrance. This new multi-lite window does duplicate the pattern of the upstairs windows, and comes close in terms of size and proportions. But the sizes of the granite panels vary, making it difficult to insert the window and create a rational pattern. Adding the large opening in the Congress Street wall and changing the existing right-hand window to one with four similar proportioned divisions make the façade more inviting and coherent.

Staff recommends the Board impose a condition that staff inspect the masonry replacement work at the start of the project to ensure a close match of material and mortar. The Board might also stipulate that whole granite panels or "tiles", rather than pieces, be used in patching areas, as piecework would add discordant subdivisions in the masonry pattern.

Few changes are proposed for the Forest Avenue façade. The existing window will be replaced with one the same size that matches the other windows, the granite panels will be repaired, and the door will be painted charcoal like the front entrance. Given cost considerations, the odd small window opening will be retained, but with a new frame to match the others.

The addition of a painted cornice at the roofline will be a positive contribution to the unification of the building, adding needed definition at the cap. The relationship between the ground floor granite and the second floor stucco is tenuous, but it should help to paint the stucco a grey that connects it more to the tones in the granite.

The new lighted sign will be a significant addition to this prominent corner location. From the submitted materials, staff is unclear whether the white LED bulbs will mimic bare incandescent bulbs, but it appears so from the representation. We also assume conduit will be painted to match the sign background to minimize its visibility.

From the plans it is unclear whether the existing sign within the entrance vestibule will be retained. The Board might inquire about this and other existing signage. The Board should also confirm whether an additional sign on Forest Avenue is proposed.

**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.*

The proposed sign should be evaluated according to the general review standards as well as the sign guidelines referenced within the historic preservation ordinance.

**Motion for Consideration**

On the basis of plans and specifications submitted for the 5/1/13 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations and sign at 575 Congress Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, **(subject to the following conditions…)**

**Attachments**

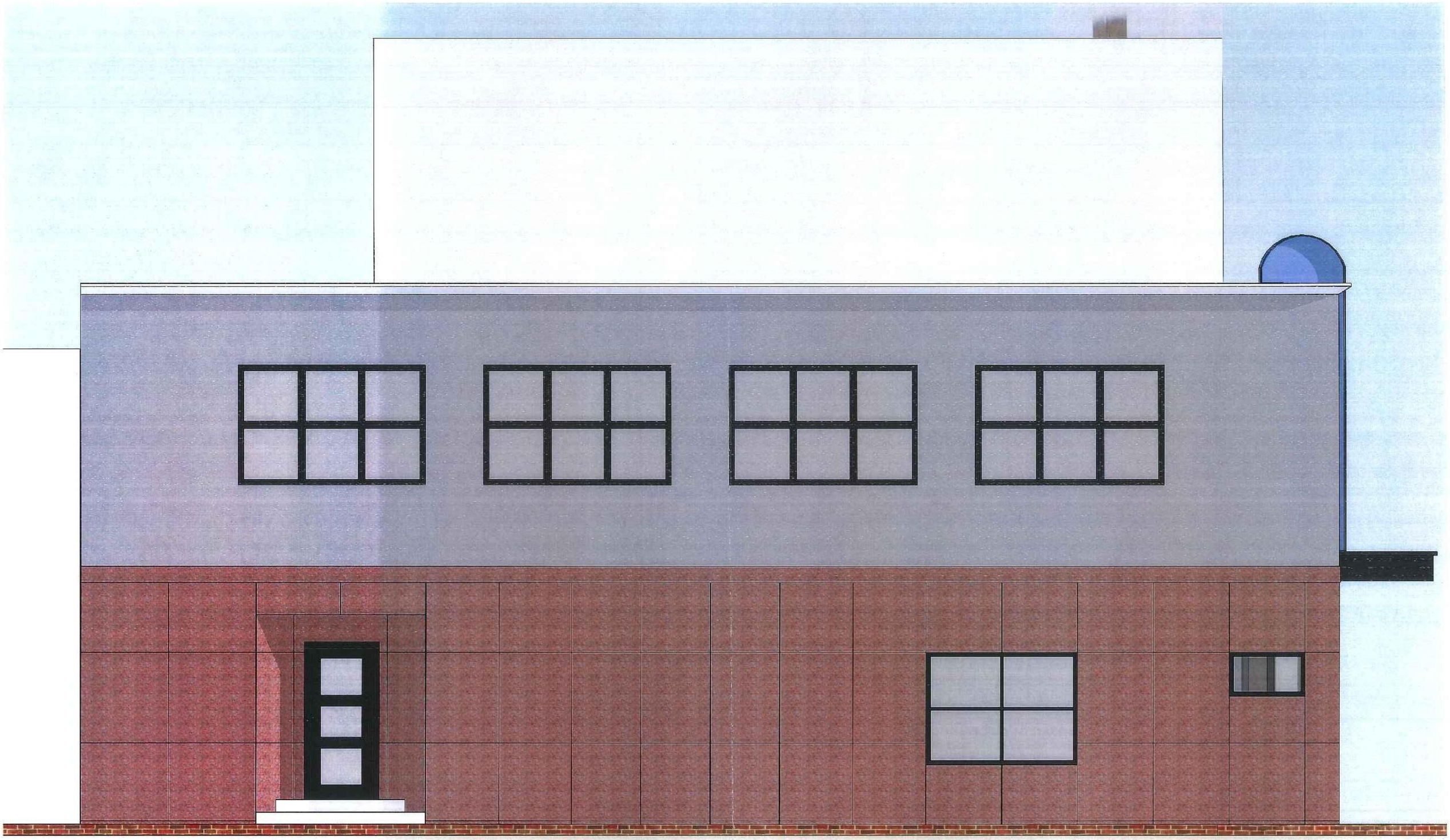
1. Photos of the present conditions.
2. Application with drawings and specifications.

ARTS

EMPIRE
POM'S THAI TASTE

RE

EMPIRE
EMPIRE
POM'S THAI TASTE



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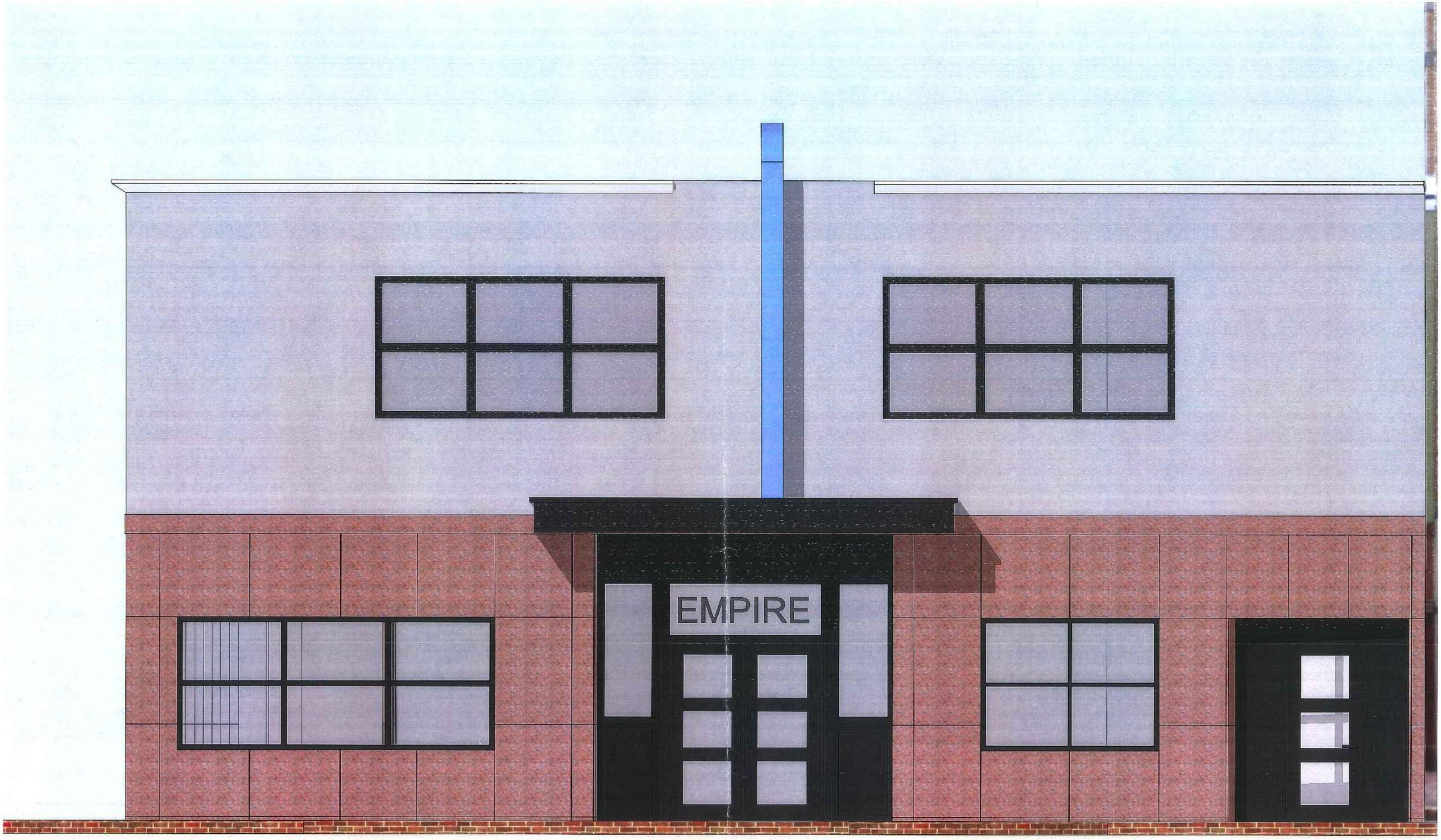
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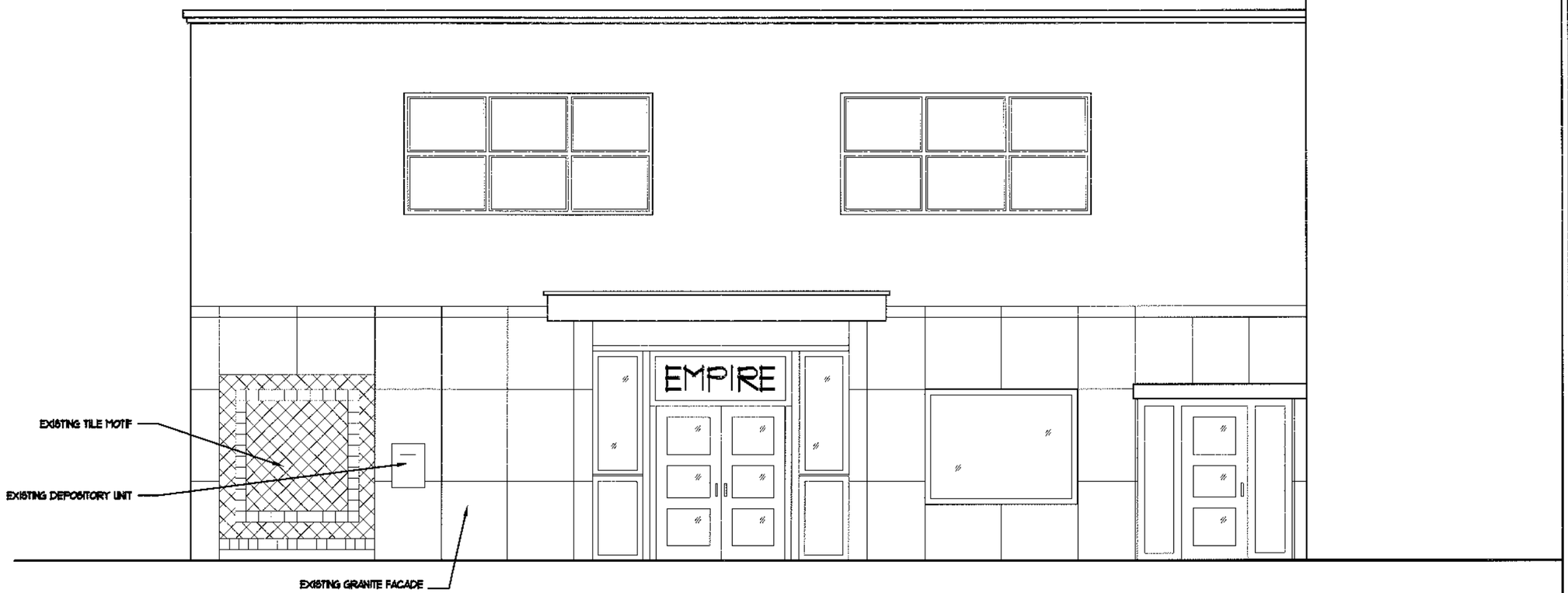



1 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

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

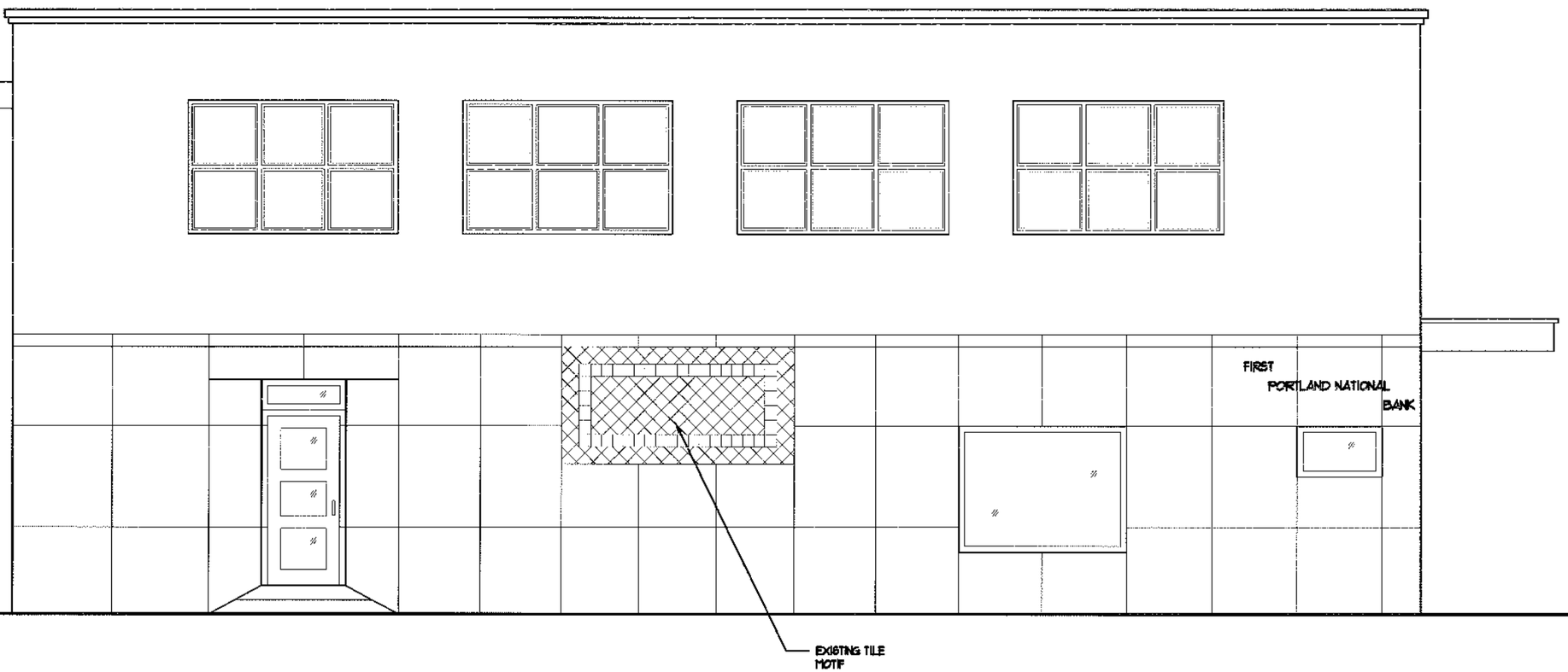
Date: 16 April 2013

EXISTING SOUTH ELEVATION

Project: EMPIRE

575 CONGRESS STREET
PORTLAND, MAINE

A1




1 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

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

Date: 16 April 2013

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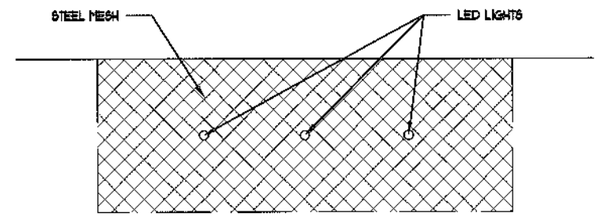
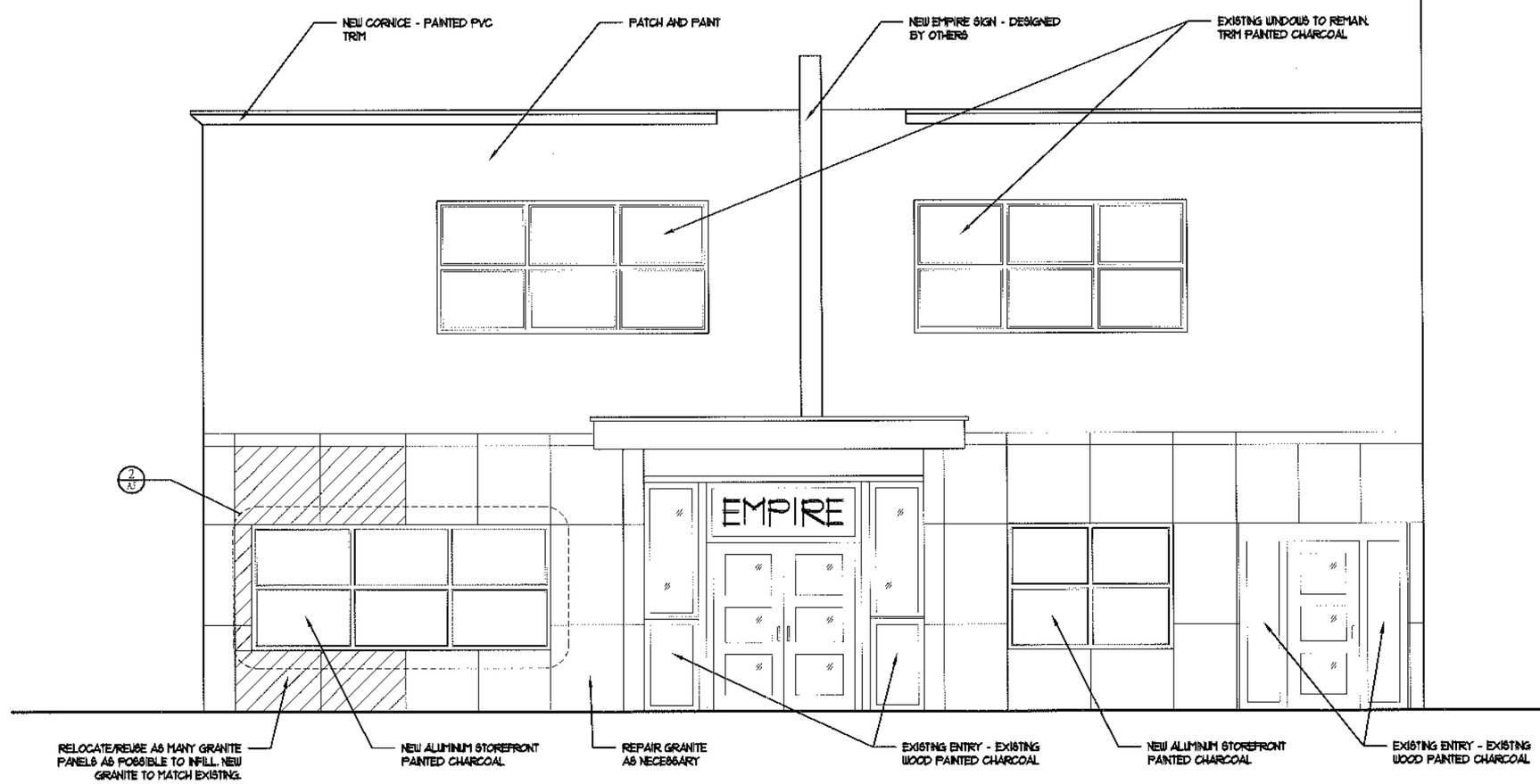
Project: EMPIRE

575 CONGRESS STREET
PORTLAND, MAINE

A2




2 ENTRY CANOPY CEILING PLAN
SCALE: 3/16"=1'-0"




1 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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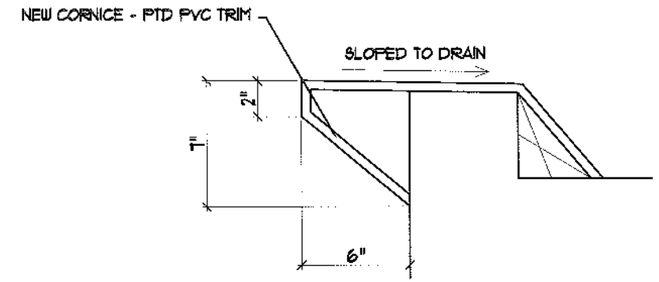
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Date: 16 April 2013
Scale: 3/16" = 1'-0"

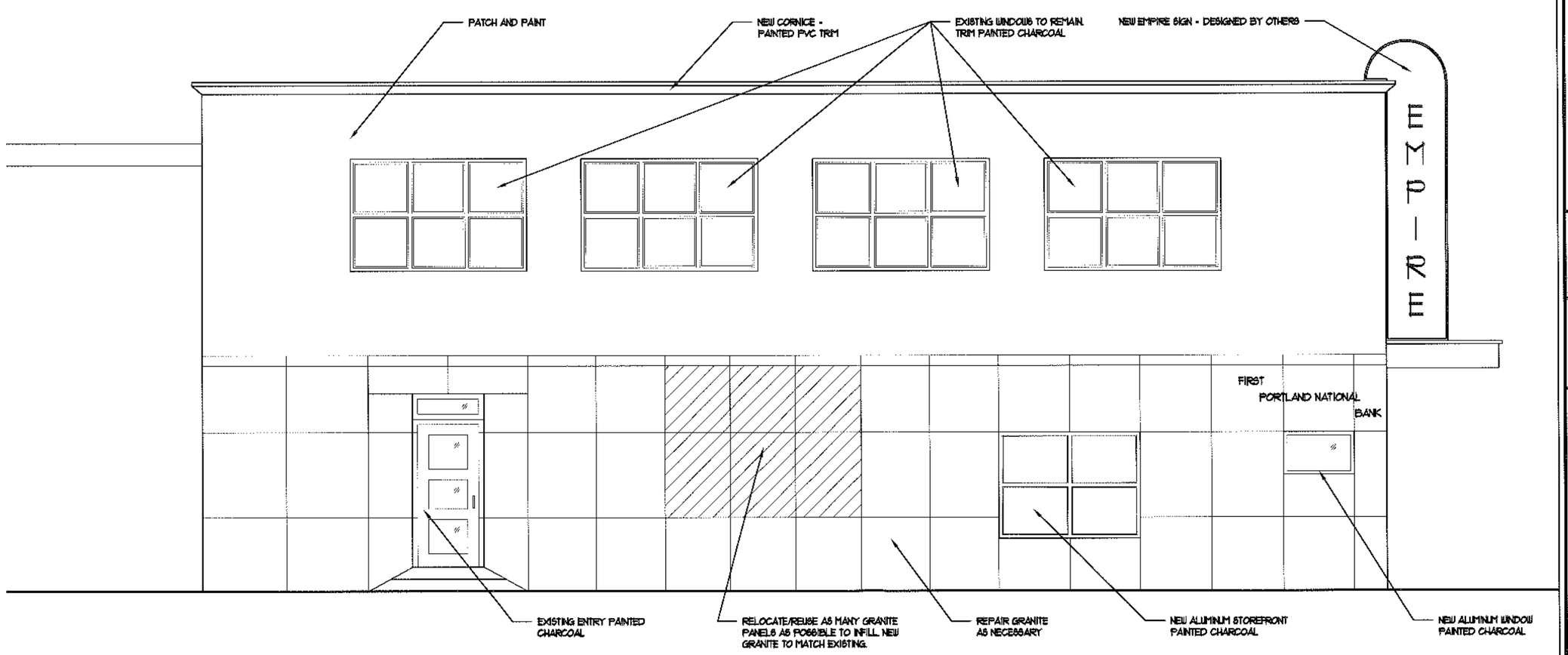
PROPOSED SOUTH ELEVATION

Project: EMPIRE
575 CONGRESS STREET
PORTLAND, MAINE

A3




2 TYPICAL CORNICE DETAIL
SCALE: 1 1/2"=1'-0"

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

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Scale: AS NOTED

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PROPOSED WEST ELEVATION

Project:

EMPIRE

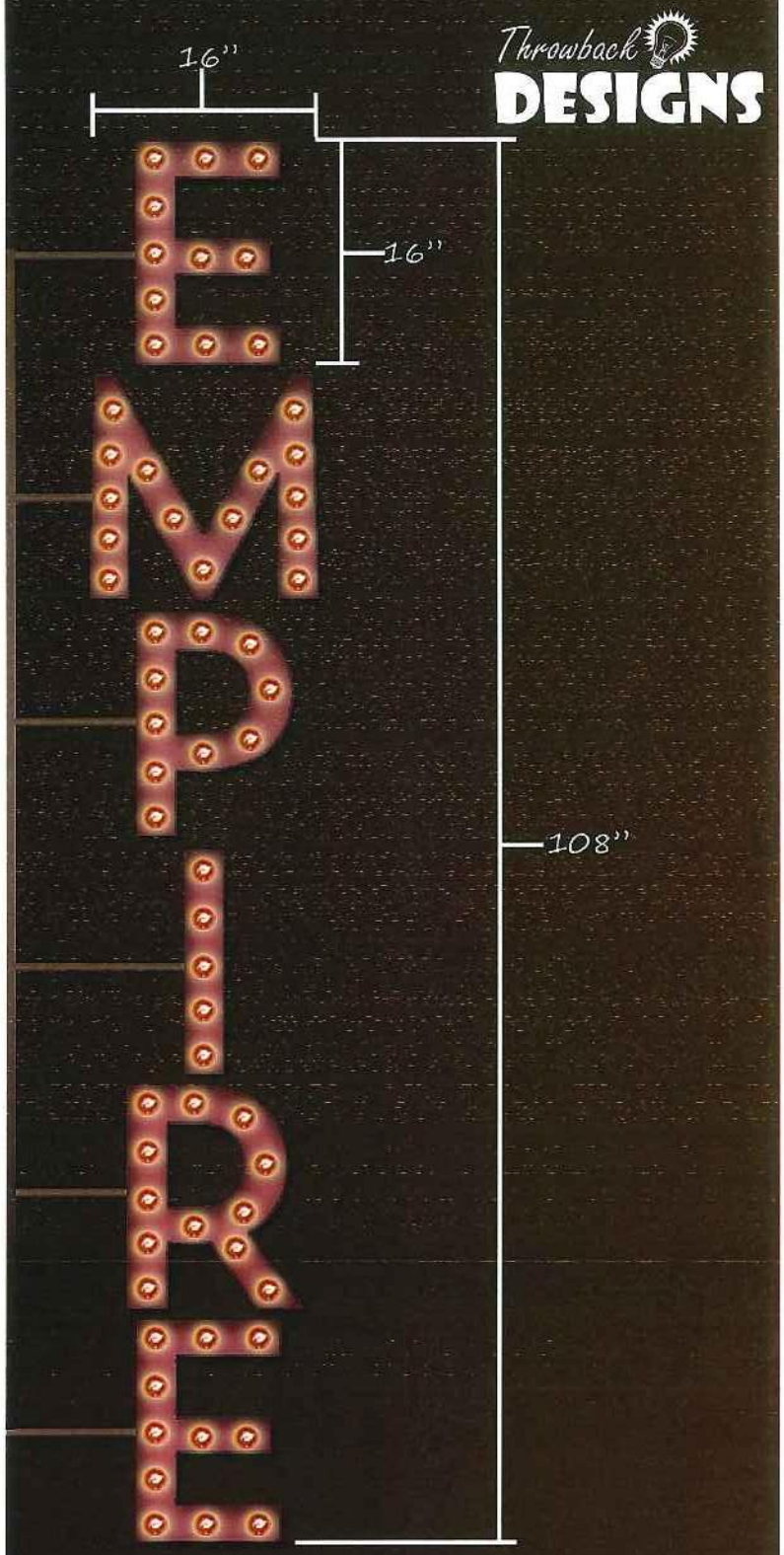
575 CONGRESS STREET
PORTLAND, MAINE

A4

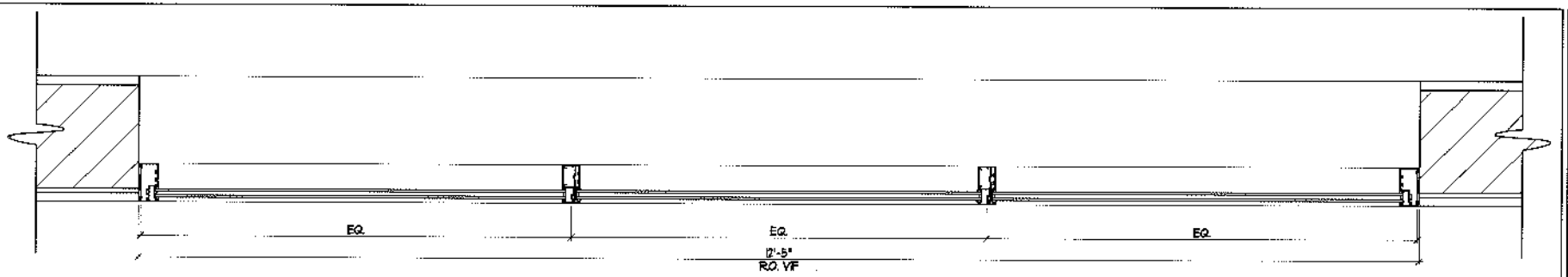
m2-2m

sign is 156" high
by 28" wide
3/16" plate steel
12"
16" wide letter
by 16" high
1/8"
plate
steel
4 1/2"

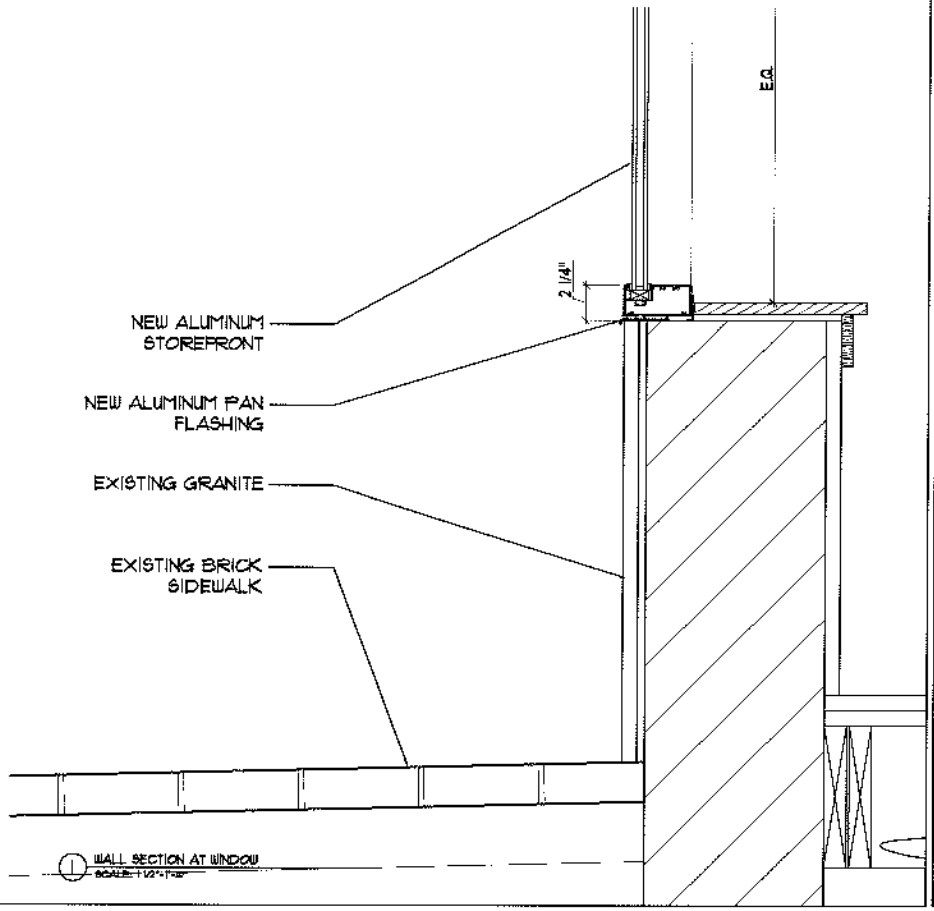
Throwback DESIGNS




2 Sided sign. 6 letters per side.
64 - .4watt white LED bulbs per side
Total Wattage - 51.2watts
4.5'' deep channel letters
18 & 20 Gauge Welded Steel Construction
Painted finish
12 gauge wiring




2 WINDOW DETAIL
SCALE: 1"=1'-0"




1 WALL SECTION AT WINDOW
SCALE: 1 1/2"=1'-0"

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
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Date: 16 April 2013
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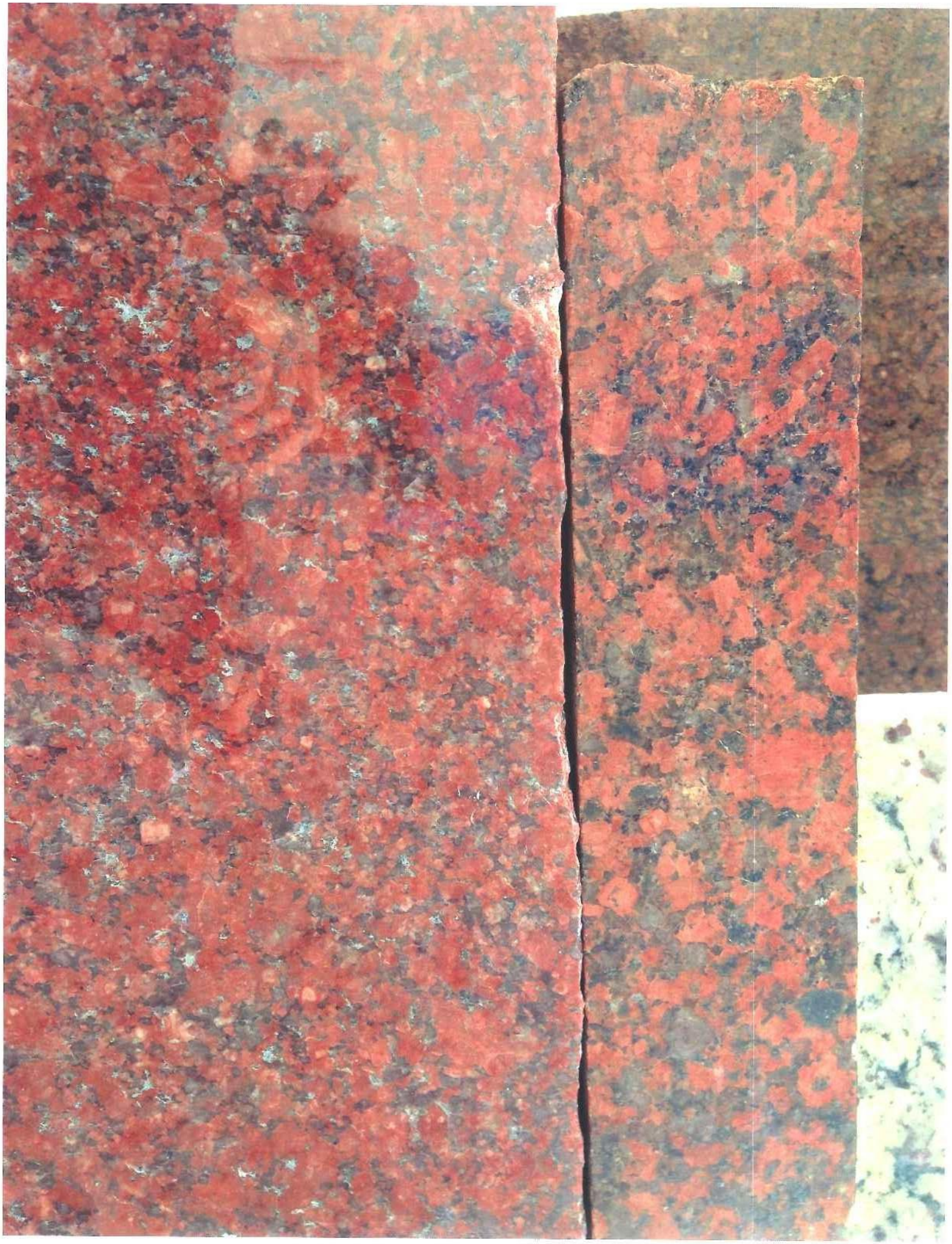
WINDOW DETAILS

Project:
EMPIRE
575 CONGRESS STREET
PORTLAND, MAINE

A5



# SECTION 08411

# ALUMINUM-FRAMED STOREFRONTS

## PART 1 - GENERAL

1.01 Summary

A. Section Includes: Kawneer Architectural Aluminum Storefront Systems, including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of storefront units.

1. Types of Kawneer Aluminum Storefront Systems include:

a. Trifab® VG 451 Storefront System – 2" x 4-1/2" (50.8 x 114.3) nominal dimension; Non-Thermal; Front, Center, Screw Spline, Shear Block, Stick or Punched Opening Fabrication.

b. Trifab® VG 451T Storefront System – 2" x 4-1/2" (50.8 x 114.3) nominal dimension; Thermal; Front, Center, Back, Multi-Plane, Structural Silicone or Weatherseal Glazed (Type B); Screw Spline, Shear Block, Stick or Punched Opening Fabrication.

B. Related Sections:

1. Division 08 411"Aluminum-Framed Entrances and Storefronts"
2. Division 08810 "Glass"

1.02 References (Industry Standards)

1.03 System Description

A. Storefront System Performance Requirements:

1. Wind loads: Provide storefront system; include anchorage, capable of withstanding wind load design pressures of 18 lbs./sq. ft. inward and 24.1lbs./sq. ft. outward. The design pressures are based on the IBC Building Code; 2003 Edition.
2. Air Infiltration: The test specimen shall be tested in accordance with ASTM E 283. Air infiltration rate shall not exceed 0.06 cfm/ft$^2$ at a static air pressure differential of 6.24 psf.
3. Water Resistance: The test specimen shall be tested in accordance with ASTM E 331. There shall be no leakage at a minimum static air pressure differential of 8 psf (383 Pa) as defined in AAMA 501.
4. Uniform Load: A static air design load of 20 psf (958 Pa) shall be applied in the positive and negative direction in accordance with ASTM E 330. There shall be no deflection in excess of L/175 of the span of any framing member. At a structural test load equal to 1.5 times the specified design load, no glass breakage or permanent set in the framing members in excess of 0.2% of their clear spans shall occur.
5. Thermal Transmittance (U-factor): When tested to AAMA Specification 1503, the thermal transmittance (U-factor) shall not be more than:

a. Glass to Exterior – 0.47 (low-e) or 0.61 (clear).

b. Glass to Center – 0.44 (low-e) or 0.61 (clear).

c. Glass to Interior – 0.41 (low-e) or 0.56 (clear).

6. Sound Transmission Class (STC) and Outdoor-Indoor Transmission Class (OITC): When tested to AAMA Specification 1801 and in accordance with ASTM E1425 and ASTM E90, the STC and OITC Rating shall not be less than:

a. Glass to Exterior – 38 (STC) and 31 (OITC)

b. Glass to Center – 37 (STC) and 30 (OITC)

c. Glass to Interior – 38 (STC) and 30 (OITC)

1.04 Submittals

A. General: Prepare, review, approve, and submit specified submittals in accordance with "Conditions of the Contract" and Submittals Sections. Product data, shop drawings, samples, and similar submittals are defined in "Conditions of the Contract."

B. Quality Assurance/Control Submittals:

1. Test Reports: Submit certified test reports showing compliance with specified performance characteristics.

1.05 Warranty

A. Project Warranty: Refer to "Conditions of the Contract" for project warranty provisions.

B. Manufacturer's Product Warranty: Submit, for Owner's acceptance, manufacturer's warranty for storefront system as follows:

1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by Kawneer.

1.06 Quality Assurance

A. Qualifications:

1. Installer Qualifications: Installer experienced (as determined by contractor) to perform work of this section who has specialized in the installation of work similar to that required for this project and who is acceptable to product manufacturer.
2. Manufacturer Qualifications: Manufacturer capable of providing structural calculations, applicable independent product test reports, installation instructions, a review of the application method, customer approval and periodic field service representation during construction.

B. Pre-Installation Meetings: Conduct pre-installation meeting to verify project requirements, substrate conditions, manufacturer's installation instructions, and manufacturer's warranty requirements.

1.07 Delivery, Storage, and Handling

A. Ordering: Comply with manufacturer's ordering instructions and lead-time requirements to avoid construction delays.

B. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

C. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle storefront material and components to avoid damage. Protect storefront material against damage from elements, construction activities, and other hazards before, during and after storefront installation.

## PART 2 - PRODUCTS

2.01 Manufacturers (Acceptable Manufacturers/Products)

A. Acceptable Manufacturers: Kawneer Company, Inc.

1. Address: Kawneer Company, Inc.
555 Guthridge Court,
Technology Park/Atlanta,
Norcross, GA 30092
Telephone: 770 449 5555
Fax: 770 734 1560

2. Proprietary Product(s)/System(s): Kawneer Aluminum Storefront Systems.

a. Kawneer Aluminum Storefront System

b. Series: Trifab® VG 451 (non-thermal) or Trifab® VG 451T (thermal) Storefront System

c. Framing Member Profile: 2" x 4-1/2" (50.8 x 114.3) nominal dimension; Front, Center, Back, Multi-Plane, Structural Silicone or Weatherseal Glazed (Type B); Screw Spline, Shear Block, Stick or Punched Opening Fabrication.

d. Finish/Color: (See 2.06 Finishes)

B. Substitutions:

1. General: Refer to Substitutions Section for procedures and submission requirements.

a. Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.

b. Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid storefront installation and construction delays.

2. Substitution Documentation

a. Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.

b. Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for storefront system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum storefront for a period of not less than ten (10) years.

c. Test Reports: Submit test reports verifying compliance with each test requirement required by the project.

d. Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

3. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

2.02 Materials

A. Aluminum (Framing and Components):

1. Material Standard: ASTM B 221; 6063-T6 alloy and temper

2. Member Wall Thickness: Each framing member shall provide structural strength to meet specified performance requirements.

3. Tolerances: Reference to tolerances for wall thickness and other cross-sectional dimensions of storefront members are nominal and in compliance with AA Aluminum Standards and Data.

2.03 Accessories

A. Fasteners: Where exposed, shall be Stainless Steel.

B. Gaskets: Glazing gaskets shall be extruded EPDM rubber.

C. Perimeter Anchors: Aluminum. When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.

D. Thermal Barrier (Trifab® VG 451T):

1. Kawneer IsoLock® Thermal Break with a 1/4" (6.4) separation consisting of a two-part chemically curing, high-density polyurethane, which is mechanically and adhesively joined to aluminum storefront sections.

a. Thermal Break shall be designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505.

2.04 Related Materials

A. Sealants: Refer to Joint Treatment (Sealants) Section.

B. Glass: Refer to Glass and Glazing Section.

2.05 Fabrication

A. General:

1. Fabricate components per manufacturer's installation instructions and with minimum clearances and shim spacing around perimeter of assembly, yet enabling installation and dynamic movement of perimeter seal.
2. Accurately fit and secure joints and corners. Make joints flush, hairline and weatherproof.
3. Prepare components to receive anchor devices. Fabricate anchors.
4. Arrange fasteners and attachments to conceal from view.

2.06 Finishes

A. Factory Finishing:
1. Kawneer Permanodic® AA-M12C22A44, AAMA 611, Architectural Class I Color Anodic Coating (Color by Architect).
2. Kawneer Permanodic® AA-M12C22A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear ) (Standard).

2.07 Source Quality Control

A. Source Quality: Provide aluminum storefront specified herein from a single source.
1. Building Enclosure System: When aluminum storefront is part of a building enclosure system, including entrances, entrance hardware, windows, curtain wall system and related products, provide building enclosure system products from a single source manufacturer.

B. Fabrication Tolerances: Fabricate aluminum storefront in accordance with framing manufacturer's prescribed tolerances.

## PART 3 - EXECUTION

3.01 Examination

A. Site Verification of Conditions: Verify substrate conditions (which have been previously installed under other sections) are acceptable for product installation in accordance with manufacturer's instructions. Verify openings are sized to receive storefront system and sill plate is level in accordance with manufacturer's acceptable tolerances.
1. Field Measurements: Verify actual measurements/openings by field measurements before fabrication; show recorded measurements on shop drawings. Coordinate field measurements, fabrication schedule with construction progress to avoid construction delays.

3.02 Installation

A. General: Install framing system in accordance with manufacturer's instructions and AAMA storefront and entrance guide specifications manual.
1. Dissimilar Materials: Provide separation of aluminum materials from sources of corrosion or electrolytic action contact points.
2. Weathertight Construction: Install sill members and other members in a bed of sealant or with joint filler or gaskets, to provide weathertight construction. Coordinate installation with wall flashings and other components of construction.
3. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
4. Provide alignment attachments and shims to permanently fasten system to building structure.
5. Align assembly plumb and level, free of warp and twist. Maintain assembly dimensional tolerances aligning with adjacent work.

B. Related Products Installation Requirements:
1. Sealants (Perimeter): Refer to Joint Treatment (Sealants) Section.
2. Glass: Refer to Glass and Glazing Section.
a. Reference: ANSI Z97.1, CPSC 16 CFR 1201 and GANA Glazing Manual.

3.03 Field Quality Control

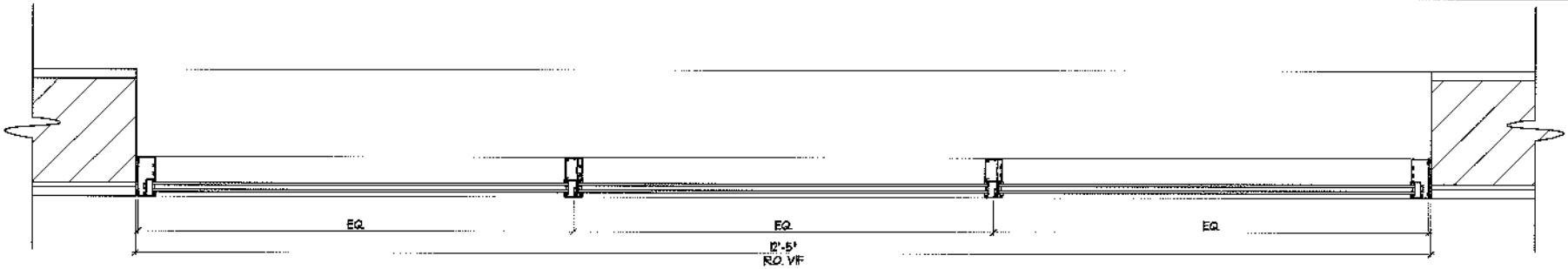
A. Field Tests: Architect shall select storefront units to be tested as soon as a representative portion of the project has been installed, glazed, perimeter caulked and cured. Conduct tests for air infiltration and water penetration with manufacturer's representative present. Tests not meeting specified performance requirements and units having deficiencies shall be corrected as part of the contract amount.
1. Testing: Testing shall be performed by a qualified independent testing agency. Refer to Testing Section for payment of testing and testing requirements. Testing Standard per AAMA 503, including reference to ASTM E 783 for Air Infiltration Test and ASTM E 1105 Water Infiltration Test.
a. Air Infiltration Tests: Conduct tests in accordance with ASTM E 783. Allowable air infiltration shall not exceed 1.5 times the amount indicated in the performance requirements or 0.09 cfm/ft$^2$, whichever is greater.
b. Water Infiltration Tests: Conduct tests in accordance with ASTM E 1105. No uncontrolled water leakage is permitted when tested at a static test pressure of two-thirds the specified water penetration pressure but not less than 6.24 psf (300 Pa).

B. Manufacturer's Field Services: Upon Owner's written request, provide periodic site visit by manufacturer's field service representative.

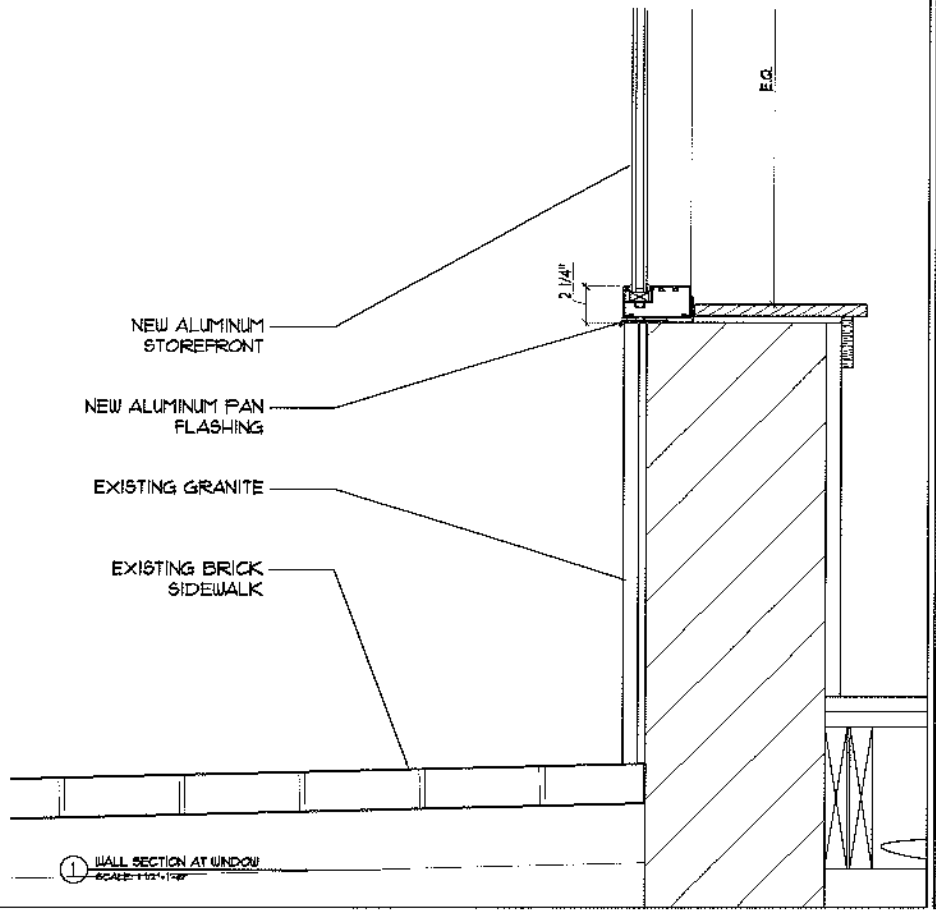
3.04 Protection and Cleaning

A. Protection: Protect installed product's finish surfaces from damage during construction. Protect aluminum storefront system from damage from grinding and polishing compounds, plaster, lime, acid, cement, or other harmful contaminants.

B. Cleaning: Repair or replace damaged installed products. Clean installed products in accordance with manufacturer's instructions prior to owner's acceptance. Remove construction debris from project site and legally dispose of debris.




2 WINDOW DETAIL
SCALE: 1"=1'-0"

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