

Rob Wiener
Preservation Compliance Coordinator
City of Portland, Maine

Re.: 133 Spring Street - heat pumps on Spring Street

Rob,

With regards to the heat pumps on the low roof of the restaurant entrance (formerly West End Deli entrance) - We currently have approval for two, low-profile refrigeration pumps on top of this roof (both of which service the restaurant kitchen) - See SK-03.

As the project has progressed the client has proceeded with the interior fit-out the restaurant main space as a design / build endeavor, and have need for space air conditioning and heating of the main restaurant space. This has necessitated the addition of two taller heat pumps to be added to this low roof. See SK-03(A).

This is the only space available for these heat pumps both in terms of distance between indoor and outdoor units, and in terms of available roof space: The steep, gable roof of the main building would require an additional structural platform, access for service, and would be quite visible to all; the new, rear apartment already has two heat pumps associated with it, currently tucked beside the upper roof monitor to block their view from Park Street - the remainder of the available roof space is either too visible from Park St., is occupied by the restaurant kitchen exhaust blower, or conflicts with the egress route of the other apartment (the one not being renovated). The ground level at the back is shared in common with the other owners and would also be unsuitable due to snow build-up / lack of protection.

As we certainly agree that these pumps can be an eyesore, we have opted to paint them black to help them fade to the background. We hope that this would be sufficient to blend them into the fabric of the building. See SK-11.

Alternatively, we have been exploring ideas for constructing a screen around these taller pumps that would also allow proper airflow for them to operate. See SK-12. We feel the selection of materials for this screen would need to tie into the palette already in place: black metal cap-flashing that matches the new parapet flashing above the brick, with either 1) a dull metal screen, either square, round or diamond-pattern (akin to the diamond siding at the rear apartment), or 2) a black square-pattern screen (akin to the leaded glass windows above the restaurant entrance).

We plan to bring some material samples to the upcoming meeting.

Please let us know if you need anything else prior to the meeting.

Thank you.

JAMIE BROADBENT, AIA, LEED AP
KAPLAN THOMPSON ARCHITECTS
424 FORE STREET
PORTLAND, ME 04101

207 842-2888 x208

JAMIE@KAPLANTHOMPSON.COM
[HTTP://WWW.KAPLANTHOMPSON.COM](http://WWW.KAPLANTHOMPSON.COM)

