

Historic Preservation Board

Wednesday, December 6, 2023 at 5:00 PM
Room 209, 2nd Floor of City Hall;
and Zoom.



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Ashley Keenan
Valerie Paquin-Gould
Rob Whitten

HYBRID PARTICIPATION:

The Historic Preservation Board invites the public to attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Please check the Agenda Center prior to the meeting (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be asked to unmute by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: Dec 6, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing and Workshop 12/6/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/83016109895>

Or One tap mobile :

+13052241968,,83016109895# US

+13092053325,,83016109895# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US

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Webinar ID: 830 1610 9895

International numbers available: <https://portlandmaine-gov.zoom.us/j/83016109895>

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **ELECTION OF NEW OFFICERS**
 - i. Nominations and Board Approval for new Chairperson and Vice-Chairperson.
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 15, 2023**

- i. PUBLIC HEARING
14 Orchard Street (Administrative Appeal): *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Whitten present*
184 State Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Whitten present*

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 15, 2023

- i. Certificate of Appropriateness for Roofing Replacement; 184 STATE STREET; Geoffrey Rice, Applicant. Plan Number: HPBR-002695-2023. The Board voted 4-2 to approve the application with conditions. Whitten and Paquin-Gould opposed.

5. UNFINISHED BUSINESS

- i. Administrative Appeal of Certificate of Appropriateness for Alterations to Noncontributing Garage; 14 ORCHARD STREET; William & Jean Bennett, Appellants. Plan Number: HPAR-002615-2023. The Board will review and vote on findings of fact and conclusions of law related to the appeal heard at the hearing on November 15, 2023. The Board will not take public comment on this item.

6. COMMUNICATION AND REPORTS

7. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Alterations; 25 MORNING STREET; Katherine McDowell and Christopher Dugan, Applicants. Plan Number HPBR-002651-2023.
- ii. Certificate of Appropriateness for Carriage House Rehabilitation; 86 MORNING STREET; Angela Bonarrigo, Applicant. Plan Number: HPBR-002703-2023.

8. WORKSHOP

- i. Preliminary Review of Rehabilitation and Interpretive Elements; 1 BEAN POT CIRCLE (B&M CANNERY BUILDING); The Initiative for Digital Engineering and Life Science, Applicant. Plan Number: HPBR-002723-2023.

**CITY OF PORTLAND
HISTORIC PRESERVATION BOARD**

Administrative Appeal of Certificate of Appropriateness

NOTICE OF DECISION

Appellants: William and Jean Bennett
Property Owner: Through These Doors
Property Location ("Property"): 14 Orchard Street
Plan Number: HPAR-002615-2023
Zoning District: West End Historic District

Findings of Fact/Conclusions

1. Appellants own property located at 20 Orchard Street abutting the Property and therefore have standing to bring this administrative appeal.
2. Appellants filed a timely appeal off the issuance of a Revised Certificate of Appropriateness ("COA") dated October 27, 2023 by the Historic Preservation Office staff, as a minor project, for the redesign of a non-contributing garage located at the Property.
3. Formerly the location of the Frances W. Peabody House, a residence for individuals with AIDS, the Property is currently the home of the Through these Doors – a nonprofit corporation operating a family crisis shelter. The garage redesign will allow two more bedrooms for the shelter.
4. The detached garage which was approved by the City in 1994 does not contribute to historic principal structure located on the Property.
5. The Historic Preservation Board ("Board") held a *de novo* public hearing on the administrative appeal on November 15, 2023. Board members present: Robert O'Brien, Chair, Brad Miller, Vice Chair, Hilary Basset, Ashley Keenan, Valerie Paquin-Gould and Rob Whitten.
6. The Appellants were represented by Robert Papazian, Esq., the property owner by Gordon Smith, Esq., the Historic Preservation Office staff by Amy McNally, Esq. and the Board by Durward Parkinson, Esq.
7. The Board received written submissions against the issuance of the COA from the Appellant's attorney, Peter Haffenreffer, a neighborhood resident and Paul Stevens, an architect and former resident of the neighborhood. The Board heard oral in opposition to the from Paul Stevens and several residents of the neighborhood.

8. Evan Schueckler, Historic Preservation Manager and Rebecca Bagley, architect testified in favor of the issuance of the COA. The Board also received the October 27, 2023 memorandum from the Historic Preservation staff. The Board found more persuasive the staff memorandum and the testimony of Schueckler and Bagley regarding compliance with applicable provisions of the City of Portland Land Use Code (“Code”).
9. During its deliberations at its meeting on November 15 and December 6, 2023, the Board considered those provisions of the Code Sections 17.8.3 and 17.8.4, which are specifically disputed by the Appellants in this appeal:

A.1 Scale/Form: The Board found that the proposed one-and-a-half story garage redesign adds only two feet to the top of the structure and the height of the walls will not change. The Board further concluded that a sloped roof (as opposed to the approved flat roof) would not be appropriate because it would add unnecessary height to the structure causing it to look tall and skinny. The Board voted ___ to ___ that this standard had been met.

A.2 Width: The width of the garage is consistent with other single bay garages and will not change. The Board voted ___ to ___ that this standard had been met.

A.3 Proportions to Facades: For the reasons set forth in A.1 and A.21, the Board voted ___ to ___ that this standard had been met.

A.4 Roof Shape: Visual compatibility under this standard does not mean that the roof shape must remain the same or match the main building. There are also several other instances of flat roof accessory structures in the West End District. The Board voted ___ to ___ that this standard had been met.

A.5 Scale of Structure: The redesigned garage has a diminutive presence and is similar in size to the existing garage. The Board voted ___ to ___ that this standard had been met.

B. 1 Proportion and Openings: The front ramp to the structure in favor of a rear entrance. The proportion and openings on the redesigned garage are otherwise consistent with what was approved by the City in 1994. The Board voted ___ to ___ that this standard had been met.

B.2 Rhythm of Solids and Voids in Facades: The approved false garage door opening and blind window is consistent with the rhythm of a single car garage. The Board voted ___ to ___ that this standard had been met.

B.3 Rhythm of Entrance Porch and Other Projections: Again the false garage door and a blind window adds to the differentiation and rhythm of the entrance and other projections. The Board voted ___ to ___ that this standard had been met.

C.1 Walls of Continuity: The currently existing rock wall will not be disturbed. The Board voted ___ to ___ that this standard had been met.

C.2 Rhythm of Spacing and Structures on Street: These remain the same because the redesigned garage remains in its current location-- and is situated well back from the street and has significant side yards. The Board voted ___ to ___ that this standard had been met.

C.3 Directional Expression of Principal Elevation: The redesigned structure has the same directional expression of the principal elevation as the structure approved in 1994. The Board voted ___ to ___ that this standard had been met.

D.1 Compatible Use: The residential use of the redesigned garage is compatible with the neighborhood. The Board voted ___ to ___ that this standard had been met.

Decision

By a vote of ___ to ___, the Board voted that the Historic Preservation staff did not err in issuing the Revised Certificate of Appropriateness which is the subject of this appeal.

Accordingly, the administrative appeal is denied and the approval of the Revised Certificate of Appropriateness by the Historic Preservation staff is affirmed.

Dated: December ___, 2023

Robert O'Brien, Chair

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: December 1, 2023
RE: 25 Morning Street - PUBLIC HEARING – Dormer Additions and Alterations
PROJECT ID: HPBR-002651-2023
MEETING: December 6, 2023

Owner: Katherine McDowell and Chris Dugan
Architect: Michael Bruno, gaf Architecture

A sign announcing the Historic Preservation Board's meeting on 12/6/23 was posted at the property on 11/23/23. A legal ad was published in the Portland Press Herald on 11/24/23 and 11/25/23, and 47 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

The owners, who occupy the third-floor apartment of this hip-roofed, three-unit building, plan to expand their unit into the currently unfinished fourth-floor attic. Proposed are a long, shed-roofed dormer on the south roof and a shorter dormer on the north roof, which will meet at the rear end to form a shallow gable facing east, replacing the rear (east) hip. In addition to new windows in the dormer and rear attic walls, east-facing windows on the rear of the second and third floors are to be replaced in a new configuration.

Dimensions:

Overall Height: Existing ridge is 40'-10" above the first floor; proposed dormers maintain the same ridge height. Interior wall height at the dormer faces (south and north) appears to be 7'-5"

Footprint: No expansion of the building footprint is proposed.

Material Specifications:

Siding	Existing siding: aluminum (4" reveal.) Proposed dormers: smooth Hardie fiber-cement lap siding (7" reveal.)
Trim	Proposed dormers: corners 7" wide to match siding reveal. Windows: 4-sided "picture frame" casing. Dormer roofs: sloped soffit matching roof slope.
Roofing	Existing: asphalt shingles. Proposed dormers: unspecified; 2.5/12 slope
Windows	Marvin Ultimate clad, 1/1 double-hung and 1-light casements. Dormer rear: French casements. New windows at rear of 2 nd and 3 rd floors: vinyl picture units

with flankers, matching 1st floor rear window.

SUMMARY OF HISTORIC CONTEXT



Figure 1: Map of Munjoy Hill Historic District showing location of 25 Morning Street



Figure #2: Aerial view of 25 Morning Street location

Morning Street was one of the last streets on Munjoy Hill to be fully developed and was laid out in part on land owned by members of the Deering family in 1868. However, by the early 1870s, only the south side of the street (Nos. 10-40) had been developed. The remainder of the street was undeveloped until the 1890s. The architectural character of the street is fairly homogeneous compared to some streets in the neighborhood, as many dwellings were developed within a 10 to 15-year period. Many dwellings are either two-and-a-half stories with a front gable roof or three story “triple-deckers” with a flat or hip roof. Dwellings include examples of the Italianate, Queen Anne, Colonial Revival, and vernacular styles. Roof forms are eclectic with examples of hip, flat and front gable. Most dwellings are generally set at or near the sidewalk. Entrances are on the street façade, accessed by a front porch, usually one story in height. Parking, where provided, is accommodated in narrow driveways to the side of the houses.

The subject property is a contributing building in the Munjoy Hill District, constructed in 1899. In many ways it is a typical triple decker, but the roof is hipped instead of flat. Despite the loss of original windows, trim and the original wood siding due to the application of aluminum siding, and loss of the balustrade on the front porch roof, it retains its basic form and character.



Figure #3: 1924 tax photo of 25 Morning Street

Additional information on the Munjoy Hill Historic District can be found on the city website:
<https://www.portlandmaine.gov/665/Historic-Districts>

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

October 4, 2023, Workshop:

At the preliminary workshop architect Michael Bruno and owners Katherine McDowell and Chris Dugan presented plans that had previously been discussed with HP staff. The Board was generally positive about the overall massing, scale, and location of the two dormers, the height of which do not increase the original ridge height. Although the staff report and two Board members questioned whether the south dormer should extend all the way to the intersection of the front hip and the ridge (visibility from Morning Street was acknowledged,) the majority of the Board appeared inclined to accept the proposed size and location.

Several questions focused on whether the roof pitch of the dormers could be increased at all, either by lowering the dormer wall heights or by increasing the overall height of the ridge. Mr. Bruno responded by saying that neither option was likely to be feasible, with the original ridge height near the maximum and the interior wall height near the minimum. Board members requested that a roof plan be included in the next submission.

The rear elevation, which faces east, and at some distance the Eastern Promenade, included telescoping, full-height doors and a Juliette balcony, which inspired comments. While the very shallow balcony was not ruled out, there was a common desire to ensure it would be recessive and minimally prominent. More important to Board members was maintaining the continuous original eave line, which was proposed to be broken by the doors and balcony. Other details requested for an upcoming public hearing included the trim and siding specifications that will be expected to balance differentiation of the new elements with compatibility.

Board discussion of windows included:

- A desire to see greater alignment of new dormer windows with lower floors, where possible
- Clarification of window types and sizes, with details
- There was discussion of whether symmetry would be important to the composition of the rear face of the new fourth floor, with varied points of view expressed; further exploration of the composition of the east (rear) façade was encouraged.

FINAL PROPOSAL – DECEMBER 6, 2023 PUBLIC HEARING

Mr. Bruno provided a revised cover letter that describes the design changes and added details in

response to the October 4 workshop comments. In brief:

- Simplified window types, with double-hung windows and casement windows, but no folding accordion doors
- Casement windows instead of folding doors on the rear (east) face of the fourth floor, and no Juliette balcony, resulting in the retention of the continuous original eave line
- New fourth floor windows have been aligned “to the extent feasible.” The Board discussed the south dormer in particular, but interior programming limited ability to shift openings.
- On the rear (east,) the new fourth floor layout is symmetrical, and distinctly different from the new window layouts on the second and third floors.

STAFF COMMENTS

Board members were generally favorable in their preliminary review of the proposed dormers and alterations, and the applicants have submitted final plans that respond to a number of the comments and concerns raised at the October workshop. New dormers are clearly differentiated from the existing house, with window patterns, siding and trim details. Mr. Bruno and his clients were not able to follow all of the Board’s recommendations, such as improved window alignment and altering the pitch of the dormer roofs, but the workshop comments did not indicate that such revisions would be necessary for the proposals to meet the Standards for Review of Alterations and bring a positive outcome at the hearing.

Staff has some minor comments about fenestration which the applicants may or may not be able to accommodate:

- The windows closest to the front on both the north and south dormers appear somewhat awkwardly close to the corner of the dormer from the exterior, but this may be difficult to change without altering the floor plan. As these are not principal elevations, this does not raise concerns about meeting the Standards for Review.
- The fourth floor at the rear (east end) of the new dormers diverges from the general rhythm of solids to voids by including a large amount of glass. This was the case at the workshop as well, and Board members did not seem uncomfortable with the program; they understood the desire to take advantage of views and noted that the rear of the building was set well back from the Eastern Promenade.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1
Every reasonable effort shall be made to provide a compatible use for a 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.	
Standard Met?	Staff Comments
Yes	Residential use continues. Expansion of living space into an attic is not unusual, though most houses in the immediate context have fewer than four occupied floors. An original hipped roof form is affected with some visibility on the south and east, but the original hipped roof form is still visible at the front.

Standard 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.	
Standard Met?	Staff Comments
Yes	The original hipped roof form is still prominent at the front. Board members did not object strongly to the extent of the south dormer. Continuous original eave line is now being retained on the rear face.

Standard 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.	
Standard Met?	Staff Comments
Yes	Proposed alterations should be perceived as modern changes, well differentiated.

Standard 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.	
Standard Met?	Staff Comments
Yes	Changes to the rear façade have occurred in the past; no elements with architectural or historical significance will be affected, except that evidence of rear doors that probably accessed porches and / or exterior stairs, will be eliminated.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	No such distinctive elements are proposed to be altered or destroyed.

Standard 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 archaeological 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.	
Standard Met?	Staff Comments
Yes	The additions and alterations are differentiated yet reasonably compatible with the original structure.

Standard 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.	
Standard Met?	Staff Comments
Yes	Project involves a major intervention on the roof, but one that could be removed, if necessary.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002651-2023 for dormer additions and alterations at 25 Morning Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-#1, 2, 3, 4, 5, 9, and 10.

ATTACHMENTS

1. Revised cover letter and project summary
2. Revised architectural plans, with photos
3. Window and siding information
4. Elevations from October 4, 2023 workshop
5. Additional photos provided by staff

Nov 10, 2023

To: Historic Preservation Board

Subject: 25 Morning St. Attic Renovation – Revisions following Oct 4th Public Hearing

Following the October 4th, 2023 Public Hearing, we have revised our submission to address the comments and discussion:

1. After thorough review of the windows and cornice continuance on the East facade, juliet balcony discussions, and following code compliance on doors/window sill heights, we have decided to simplify the windows to be double-hung windows for habitable rooms on South facade and forego the "sliding window types". We propose standard casement windows (North and South) and "french casement" windows (East) to get clear views and avoid continuous solid glazing. We feel that this simplification achieves our functional and design goals without compromising any of the previously agreed Board comments or intent.
2. The East facade cornice now continues across and is no longer broken up by any sliding doors or windows. Along with the updated placement of windows, this separates the style from below and creates a symmetry against the asymmetry of the existing windows below.
3. We have added a roof plan to show extents of where dormers are being added. No building section is added at this time due to strict limitations of our allowed maximum building height (existing ridge) and lowest eave height possible (7'-5"). We feel that this dictates our allowed roof pitch.
4. As requested, we have reviewed the South elevation and have aligned the windows to the extent feasible. Unfortunately, their placement is largely dictated by the interior but because this elevation is not visible to the public, we expect this to be acceptable.
5. All double hung windows in habitable rooms are egress-sized at 3'-6" wide by 5'-0" high.
6. All siding and trim are now called out in the drawings.

Below is the original cover letter provided for the Oct 4th submission annotated in brackets where there are changes.

Again, we are thrilled to raise our family in this wonderful location and continue to make our home a gathering place for the community.

Let us know if you have any questions or there are further details we can provide.

Thank you,
Christopher Dugan and Katherine McDowell

Original Cover Letter

We are seeking approval to renovate our existing attic space to increase the space and functionality of our home.

In particular, we will finish and convert the attic to livable space, and add an internal stair from the 3rd floor apartment up to the attic. By expanding the 3rd floor apartment, we can both have space for our growing family and retain the 1st and 2nd floor apartments as rental units. As this structure was traditionally owner-occupied with rental units, we are keen to maintain that historical through-line.

In order to keep the original character of the property and integrate the addition into the existing structure as much as possible, we are planning to keep the West, North, and South sides of the property unchanged, except to add new dormers to the attic. These, however, will be set back from the front of the building and only visible from a very small stretch of Morning St.

On the East side, we plan to replace a window and door from a previous renovation with a more cohesive window arrangement to match the rest of the property and add new windows in the attic. Here, the dormers will continue to the back of the property in order to facilitate the view and head-height clearance. We plan to gable the back of the roof to complete the space and echo surrounding properties, while maintaining as much of the roofline detailing as possible. While we believe that these changes will improve the appearance of the back of the property, it's also worth noting that they are only visible from fairly specific angles on the Eastern Promenade and for most of the year they are occluded by trees.

The detailed changes are as follows:

2nd Floor

- Replace existing window and closed up door combination from a previous renovation with a double hung picture window combo to match the rest of the property

3rd Floor

- Replace existing window and closed up door combination from a previous renovation with a double hung picture window combo to match the rest of the property
- **(Interior Only)** Convert oversized landing into a small office space
- **(Interior Only)** Open the wall between the kitchen and existing back stairway wall
- **(Interior Only)** Open the wall between the kitchen and existing 2nd bedroom
- **(Interior Only)** Remove remains of unused kitchen chimney between the kitchen and existing 2nd bedroom
- **(Interior Only)** Alter the back stairway to exit into the existing 2nd bedroom instead of the kitchen
- **(Interior Only)** Add a staircase to the attic in the existing 2nd bedroom

Attic

- Add dormers to North and South elevations on the East side of the building
- Gable the East elevation
- Add three bedrooms along the South elevation with corresponding egress windows
- Add a bathroom on the North elevation with a small window for ventilation
- Create a large open space to capture the views of Casco Bay with matching telescoping windows on the North and South elevations [For the 2nd submission, these are now casement windows]
- Add windows on the East elevation to match lower floors and sliding doors with a Juliet balcony to invite an indoor/outdoor feel to the space [For the 2nd submission, there is no balcony, only french casement windows]
- **(Interior Only)** Add a Laundry closet
- **(Interior Only)** Add a small hallway to connect bedrooms
- **(Interior Only)** Add clothing closets to two of the new bedrooms

We are thrilled to raise our family in this wonderful location and continue to make our home a gathering place for the community.

Let us know if you have any questions or there are further details we can provide.

Thank you,
Christopher Dugan and Katherine McDowell

DUGAN RESIDENCE | RENOVATION

25 MORNING ST, PORTLAND, ME 04101



1 MORNING STREET PHOTOS - WALKING NORTH ON MORNING STREET ON DIRECT ADJACENT SIDEWALK

SCALE: N/A



2 MORNING STREET PHOTOS - WALKING NORTH ON MORNING STREET ON SIDEWALK ACROSS STREET

SCALE: N/A

DUGAN RESIDENCE | RENOVATION

25 MORNING ST, PORTLAND, ME 04101



1 EASTERN PROMENADE PHOTOS - WINTER VIEWS

SCALE: N/A

2 EAST FACADE ELEVATIONS

SCALE: N/A



2 EASTERN PROMENADE PHOTOS - VIEWS WALKING NORTH ALONG EASTERN PROMENADE SIDEWALK

SCALE: N/A

DUGAN RESIDENCE - RENOVATION

25 MORNING ST.
PORTLAND, ME 04101
PH: #

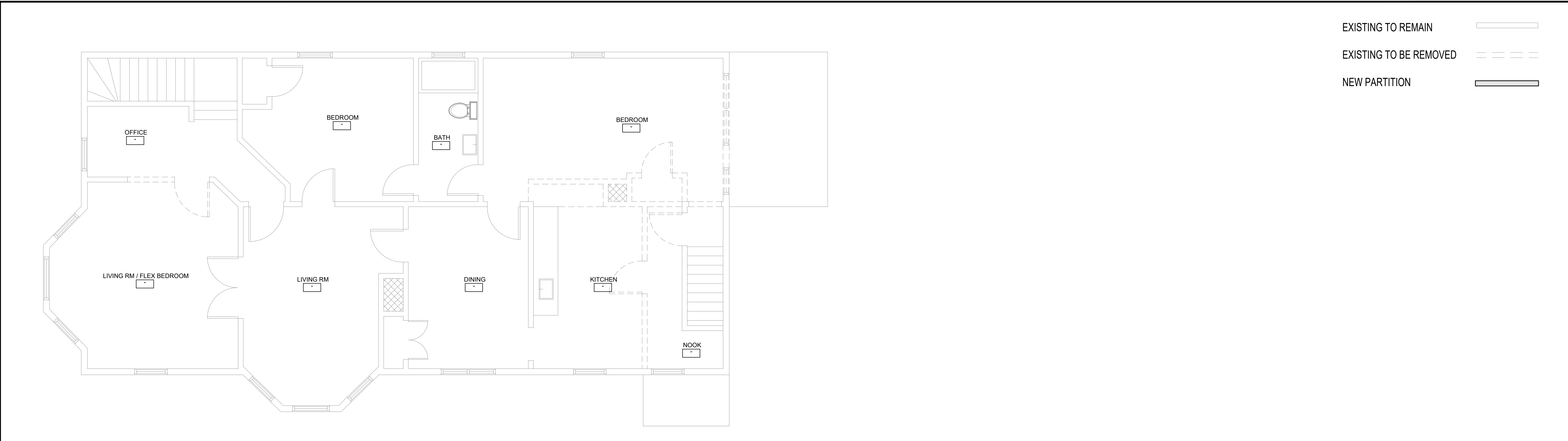
COVER SHEET + EXISTING PHOTOS

Scale: AS NOTED
Project: 2023 - 006
Date: 10/16/2023
Revisions: ISSUED FOR REVIEW

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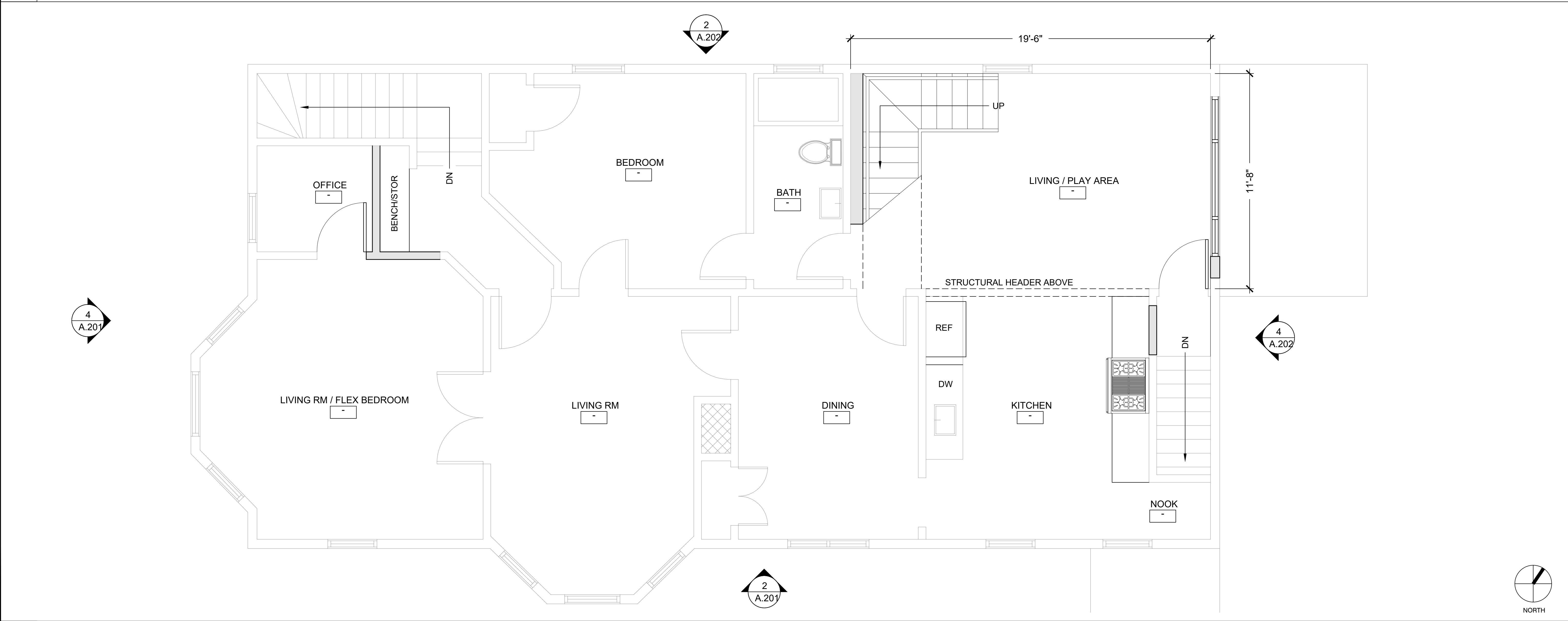


- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW PARTITION

2

THIRD FLOOR PLAN - EXISTING

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



1

THIRD FLOOR PLAN - PROPOSED

SCALE: 3/8" = 1'-0"

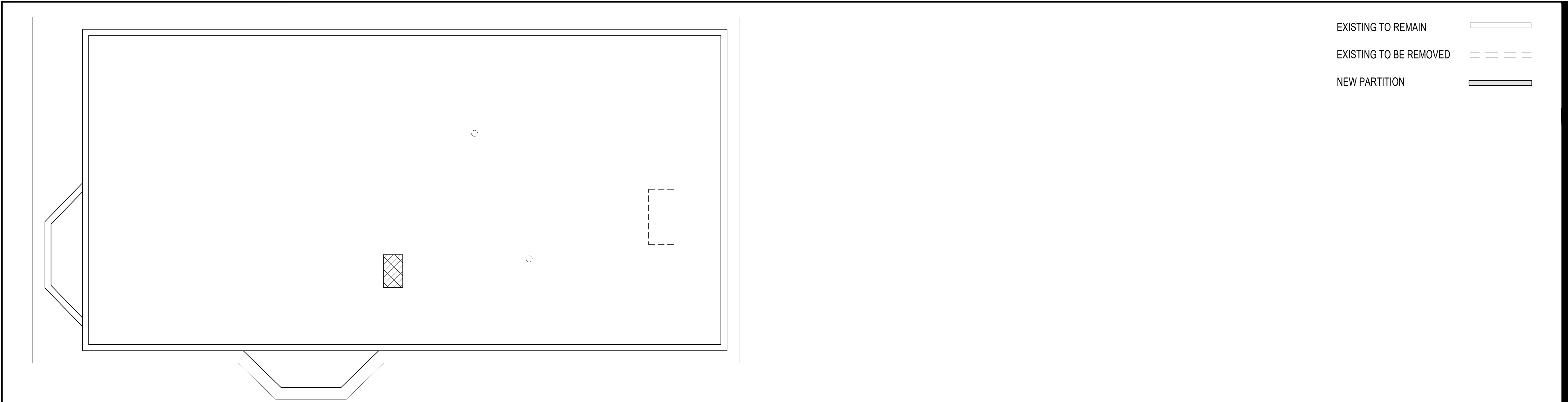
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DUGAN RESIDENCE - RENOVATION
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PH: #

THIRD FLOOR PLANS
Scale: AS NOTED
Project: 2023 - 006
Date: 11/03/2023
Revisions: ISSUED FOR REVIEW

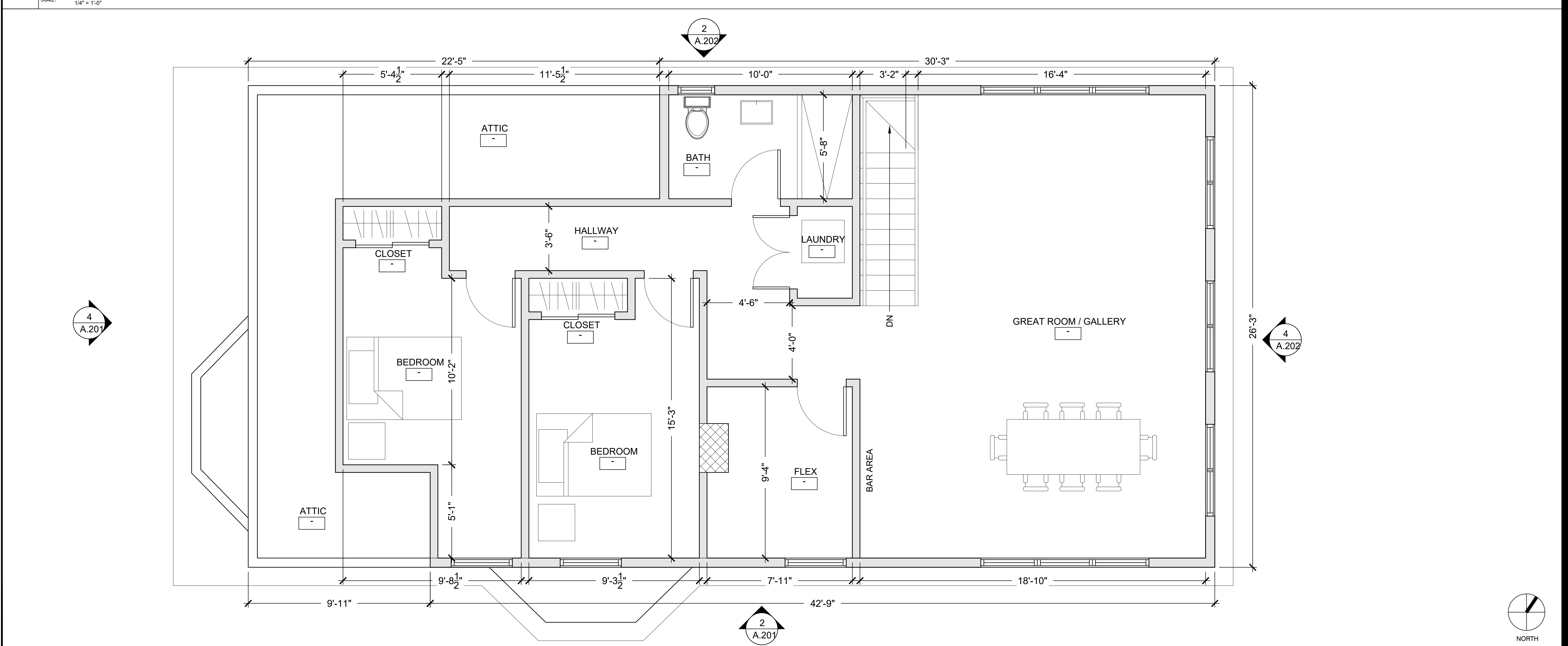
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2

ATTIC FLOOR PLAN - EXISTING

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



1

ATTIC FLOOR PLAN - PROPOSED

SCALE: 3/8" = 1'-0"

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PH: #

ATTIC FLOOR PLANS

Scale: AS NOTED

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Revisions: ISSUED FOR REVIEW

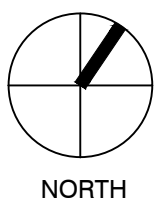
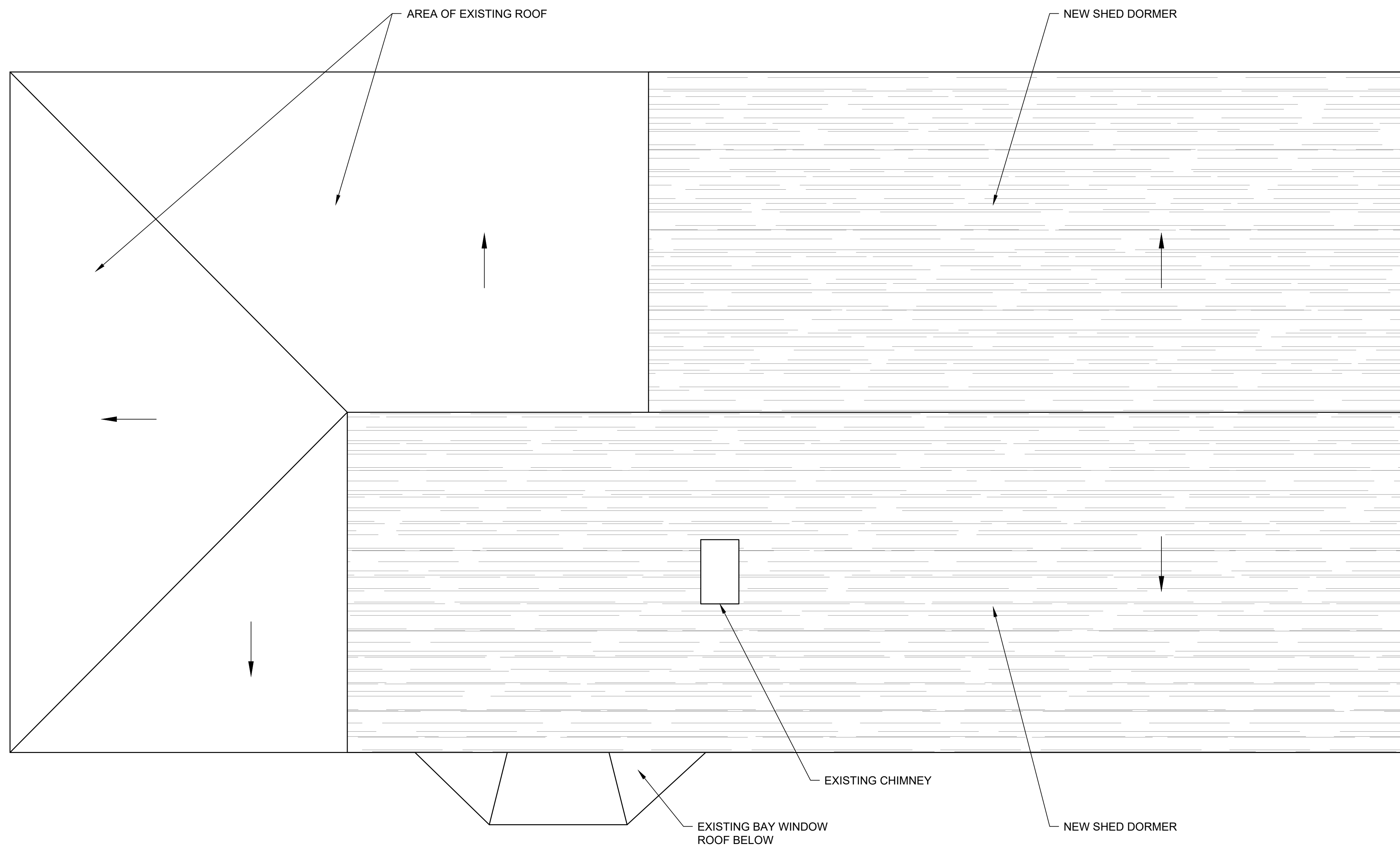
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1

ROOF PLAN - PROPOSED

SCALE: 3/8" = 1'-0"



ROOF PLAN

A.105

DUGAN RESIDENCE - RENOVATION

25 MORNING ST.
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PH: #

Date: 11/03/2023
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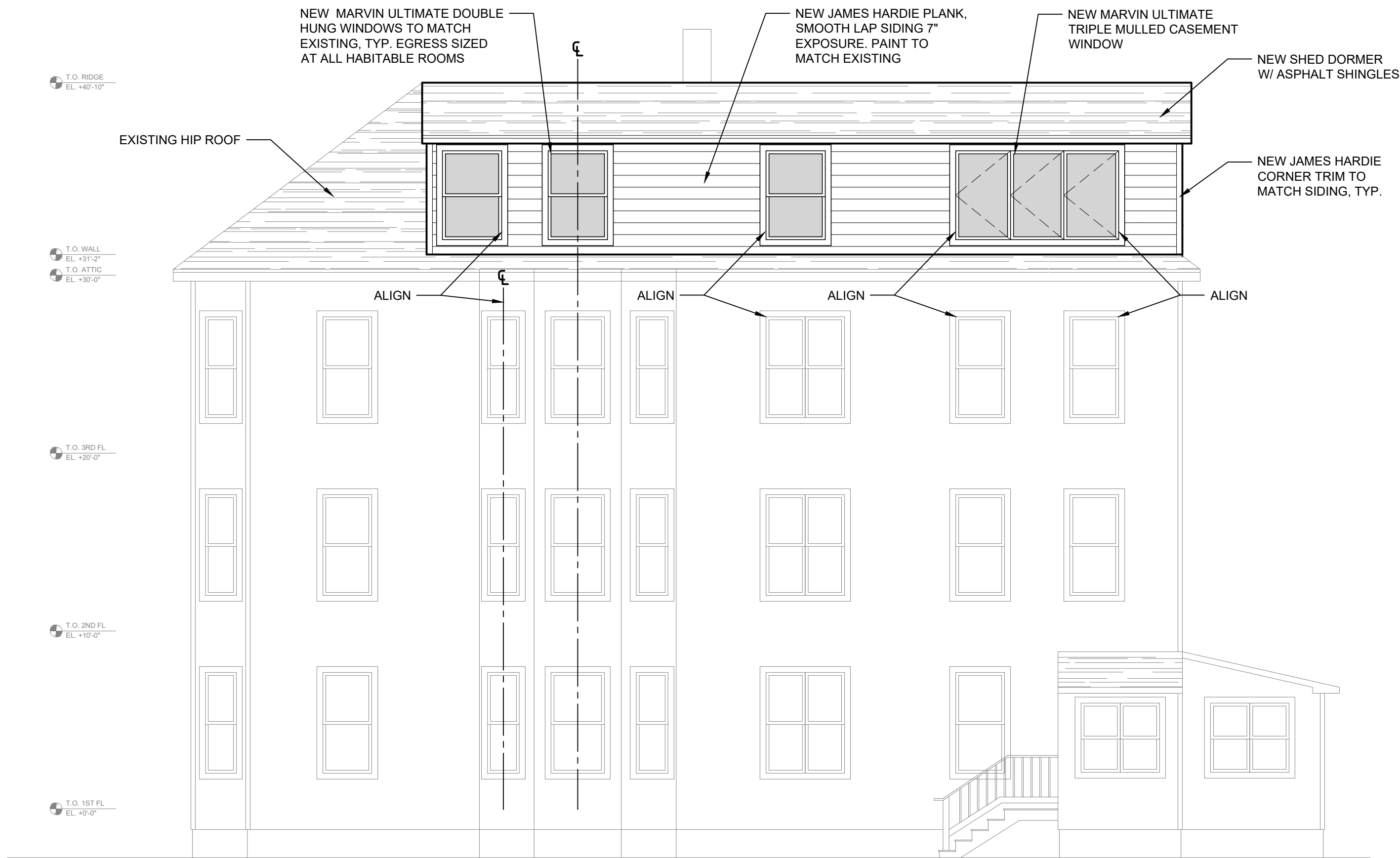
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1 EXTERIOR SOUTH ELEVATION - EXISTING

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



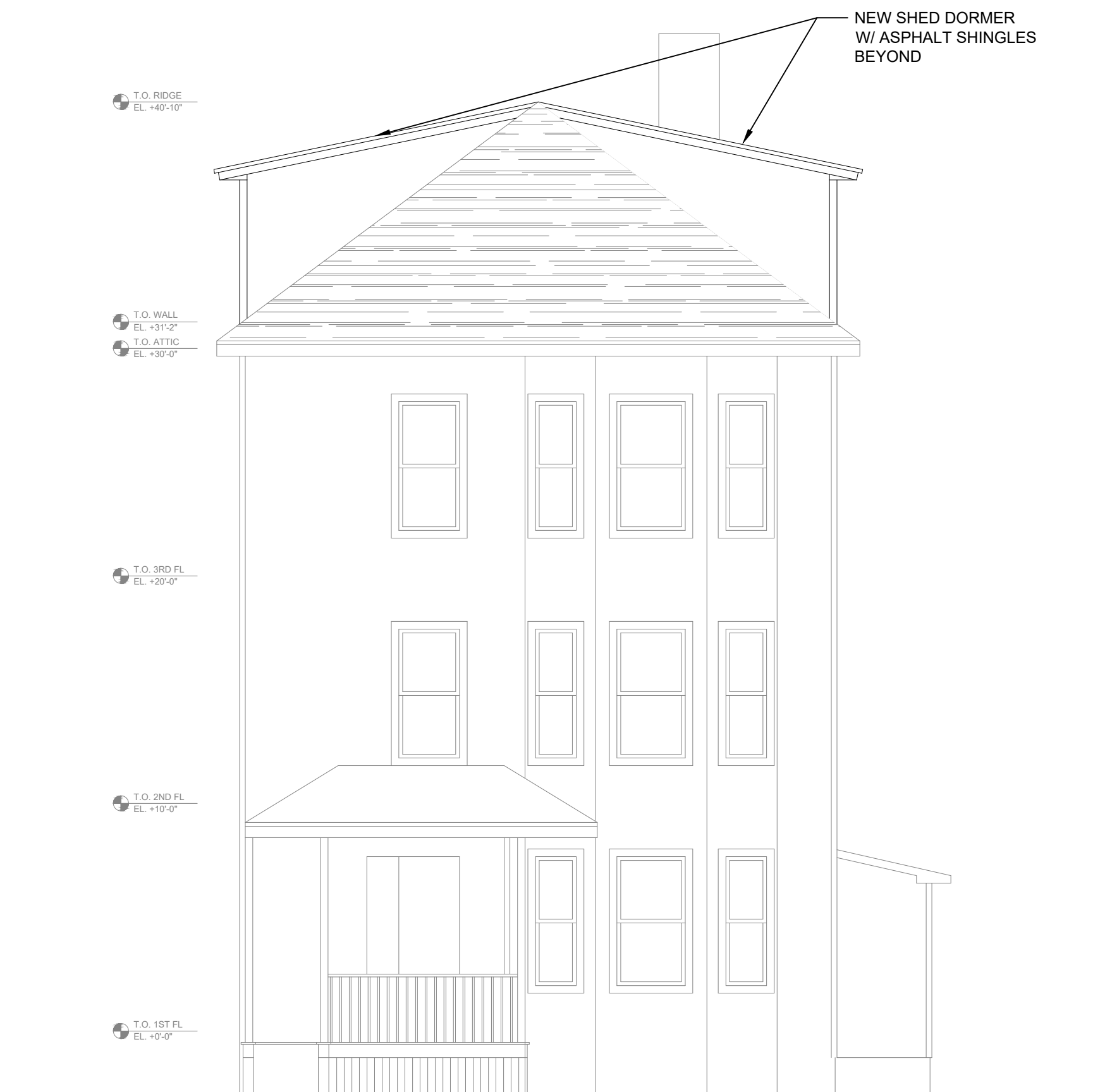
2 EXTERIOR SOUTH ELEVATION - PROPOSED

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



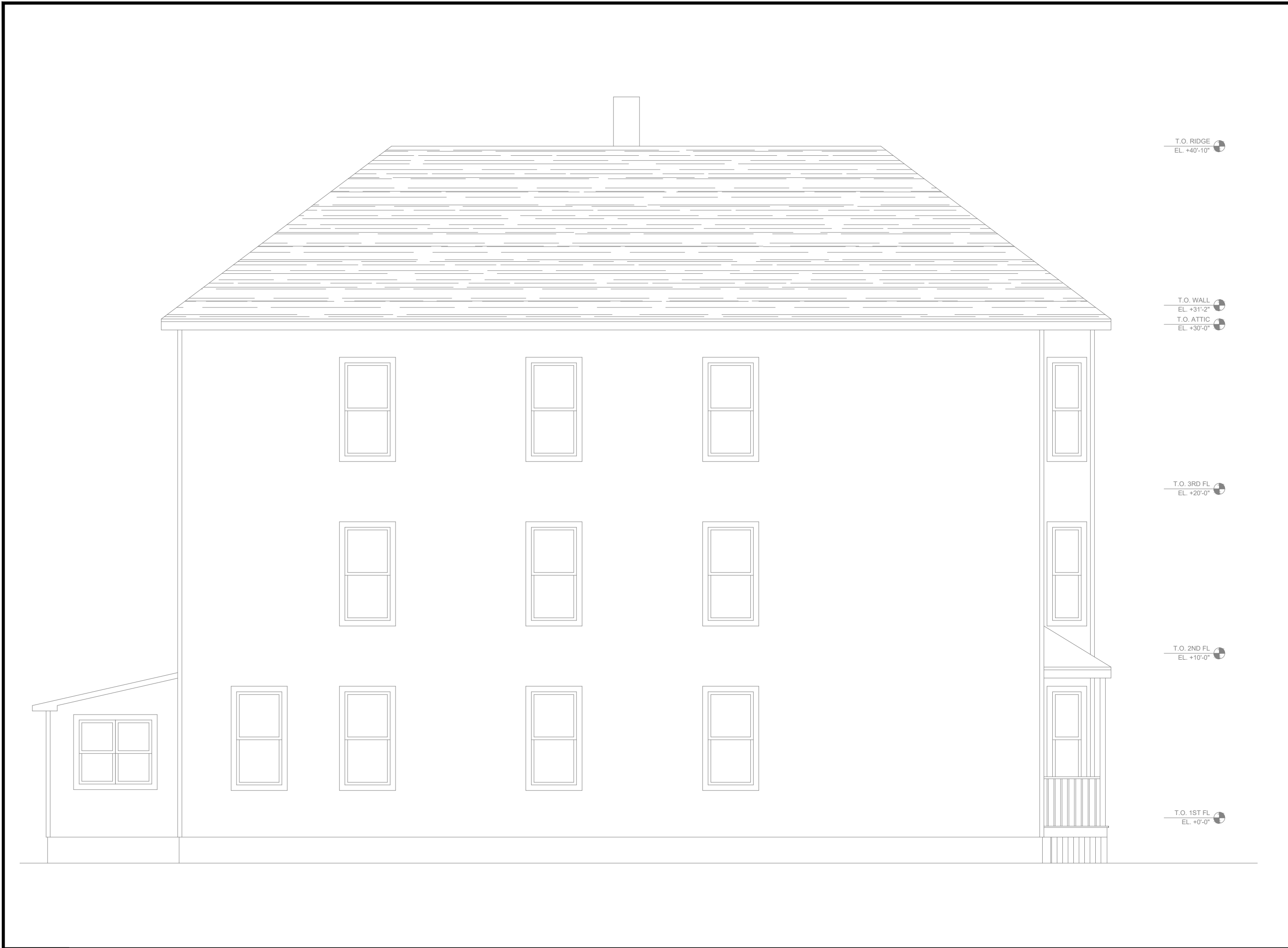
3 EXTERIOR WEST ELEVATION - EXISTING

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



4 EXTERIOR WEST ELEVATION - PROPOSED

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



1

EXTERIOR NORTH ELEVATION - EXISTING

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



3

EXTERIOR EAST ELEVATION - EXISTING

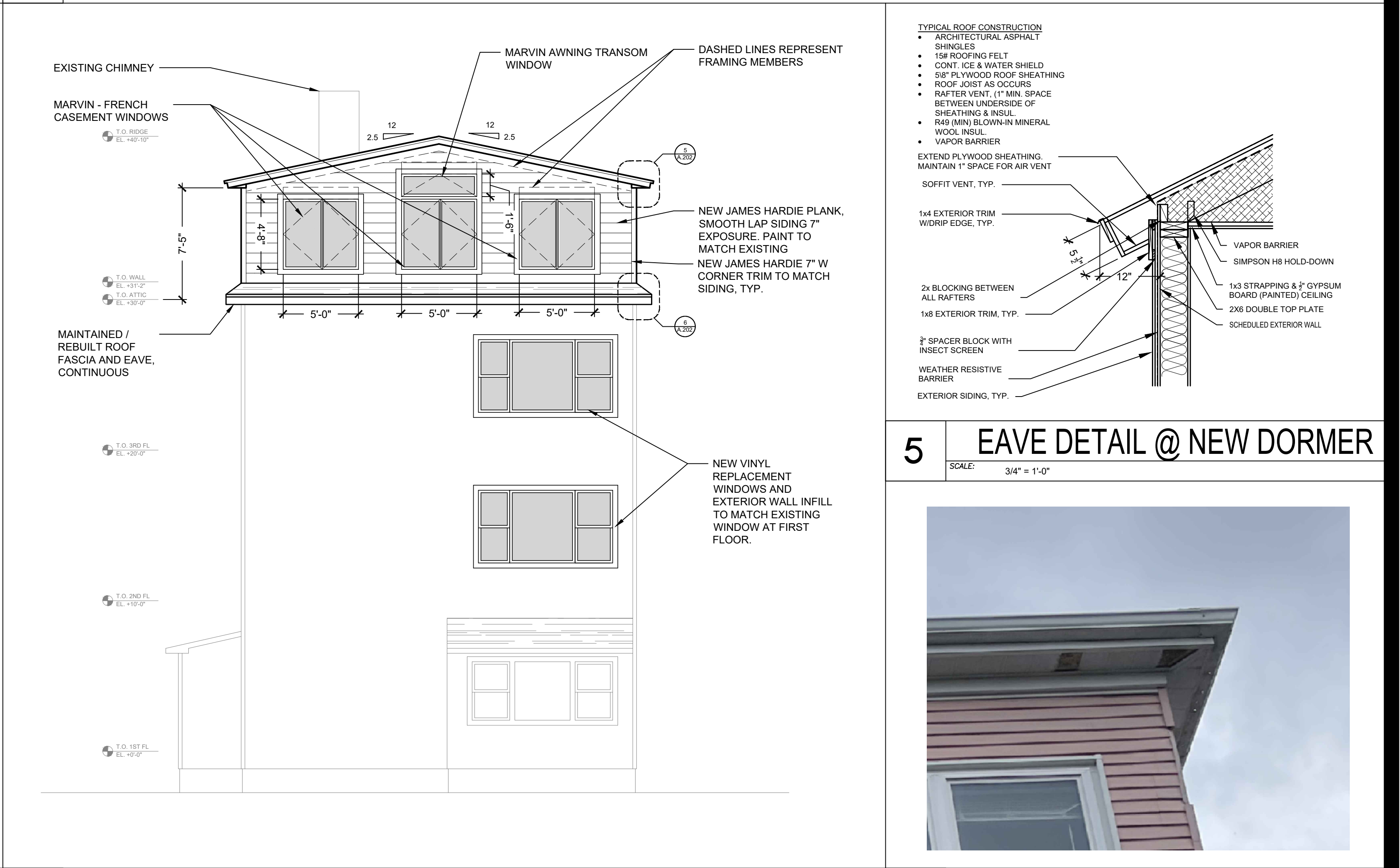
SCALE: 3/16" = 1'-0"



2

EXTERIOR NORTH ELEVATION - PROPOSED

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



4

EXTERIOR EAST ELEVATION - PROPOSED

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

ULTIMATE

MARVIN SIGNATURE® COLLECTION



THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE® COLLECTION				MARVIN ELEVATE® COLLECTION	MARVIN ESSENTIAL™ COLLECTION
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 3 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 5 color options	FIBERGLASS 5 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

Marvin Signature® collection

REDEFINING THE STANDARD

The Ultimate product line, part of the Marvin Signature collection, unites beautiful design with exceptional craftsmanship. Add character to almost any space with our most extensive selection of shapes, styles, sizes, and options—including wood interiors protected by tough wood or aluminum exteriors. With nearly limitless opportunities for customization, Ultimate can match your vision—and give it room to grow.



Casement windows in Bronze with Oil Rubbed Bronze hardware

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.



Direct Glaze Narrow Frame Corner window in Ebony

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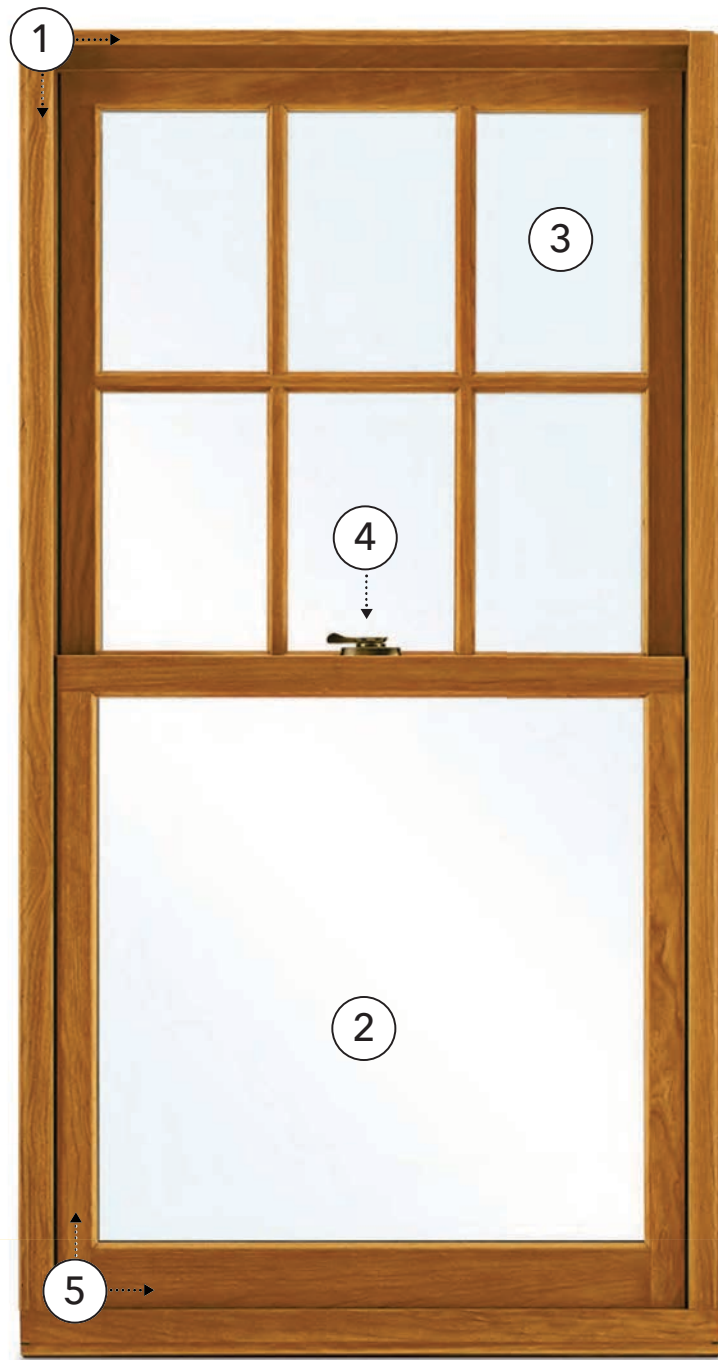
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WINDOWS



Awning and Picture windows in Ebony

WINDOW TERMS + DEFINITIONS



1. FRAME

There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.

2. GLAZING

The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

3. LITE

Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

4. HARDWARE

Marvin uses only the highest quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

5. SASH

The sash—operating or stationary—is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offer precise fit and ease of operation.

WINDOW OPERATING STYLES



DOUBLE HUNG

Double hung windows have two movable sashes which operate vertically.



CASEMENT

A window that is hinged to its frame at the side and opens like a door.



GLIDER

A window with a sash that slides horizontally to open and close.



AWNING

An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



FIXED OR PICTURE

An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.

MORE FLEXIBILITY TO MEET ANY
DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.

DOUBLE HUNG WINDOWS

Ultimate Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.



Double Hung G2 windows and Sliding French door in Bronze

Photo: Laurey Glenn

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window in White with Oil Rubbed Bronze hardware



Photo: Laurey W. Glenn

Double Hung G2 windows in White with Oil Rubbed Bronze hardware

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDOORS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

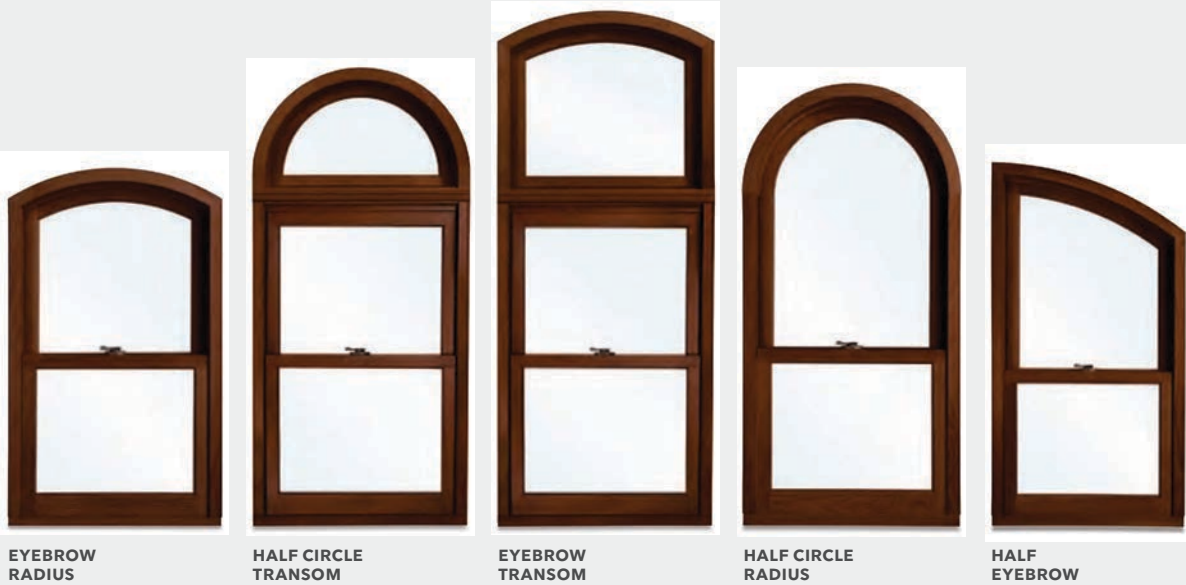
DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

ULTIMATE DOUBLE HUNG ROUND TOP G2



Double Hung Round Top G2 windows in White with Satin Nickel hardware



ULTIMATE DOUBLE HUNG ROUND TOP G2

The Ultimate Double Hung Round Top G2 window will add traditional arching and elegant lines to your home or historic preservation project. With the same features and grace of the Ultimate Double Hung G2 window, this window offers design flexibility with numerous variations of radius shapes. Choose from multiple divided lite patterns to further enhance the arch of the window. These versatile windows—available in a wide range of sizes—can provide a subtle accent or a dramatic focal point to enhance your home design.

ROUND TOP VARIATIONS

EYEBROW AND HALF EYEBROW RADIUS OPERATING DOUBLE HUNG

A classic look with a gentle eyebrow radius. Beautiful as a stand alone window or as part of an assembly.

HALF CIRCLE TRANSOM

This simulated half circle transom window can be sized to stand alone or easily fit above a double hung window.

EYEBROW TRANSOM AND PICTURE

This stationary window is available as a transom or picture window. These windows are designed to complement the Ultimate Double Hung G2 window with correlating sizes and matching springline.

HALF CIRCLE RADIUS OPERATING DOUBLE HUNG

A dramatic window with a true half circle arch. The look gives a beautifully smooth transition from jamb to header. Both sashes are operable.

ASYMMETRIC CURVE OPERATING SINGLE HUNG

This striking window style adds elegant curve to a two-wide window assembly (not shown).

ULTIMATE DOUBLE HUNG INSERT G2



Double Hung Insert G2 windows in White with Satin Nickel hardware

MARVIN SIGNATURE® COLLECTION



Double Hung Insert G2 windows with Matte Black hardware

ULTIMATE DOUBLE HUNG INSERT G2

The Ultimate Double Hung Insert G2 window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house.



INTERIOR



EXTERIOR



SASH LOCK IN SATIN NICKEL

ULTIMATE SINGLE HUNG G2



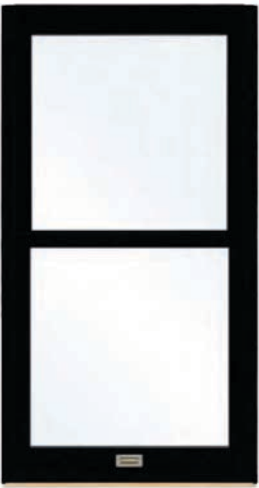
Single Hung G2 window with Traditional Lift Lock in Satin Chrome



Single Hung G2 windows with Contemporary Lift Lock in Brass

ULTIMATE SINGLE HUNG G2

A contemporary classic, the Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and Marvin's unique Wash Mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.



INTERIOR WITH
CONTEMPORARY
LIFT LOCK



INTERIOR WITH
TRADITIONAL
LIFT LOCK



CONTEMPORARY LIFT LOCK OPERATION SHOWN IN SATIN NICKEL

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Wood Exterior Double Hung windows with White hardware



Wood Exterior Double Hung windows with custom stain

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



WOOD DOUBLE/SINGLE HUNG EXTERIOR



WOOD DOUBLE HUNG MAGNUM INTERIOR



DOUBLE HUNG INSERT EXTERIOR

CASEMENT + AWNING WINDOWS

Ultimate Casements and Awnings are innovative, high-performing windows. Delivering exceptional versatility and clean profiles, these state-of-the-art windows are designed to suit virtually any application.



Casement and Awning windows with Satin Nickel hardware

ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR WITH 4 3/8" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 3/8" NARROW JAMB

JAMBS + PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

ULTIMATE CASEMENT EASY WASH MODE

Ultimate Casement operates in a way so revolutionary that we've patented it, making Marvin the only place you'll find it. The hardware allows access to both sides of the glass from the inside of your home, making window washing stress- and ladder-free.

REVOLUTIONARY WASH MODE

- 1. Crank the handle twice.
- 2. Push down on the hardware arm, and push the window away. Then crank the arm back.
- 3. Swing the window all the way open, pulling it across toward the lock for accessibility to exterior glass.



Marvin exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20 inches wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.

ULTIMATE CASEMENT FEATURES + OPTIONS



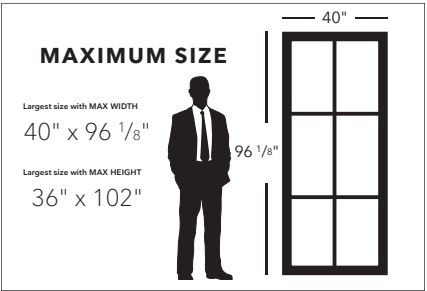
MULTI-POINT LOCKING SYSTEM
Multi-point locking mechanisms enhance performance and make large casements easy to operate.



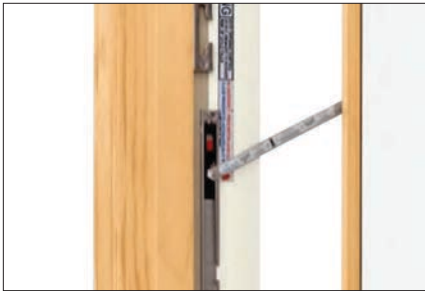
ENDLESS DESIGN OPTIONS
A variety of divided lite patterns, including a double hung look make energy-efficient casements the perfect replacement window in older homes.



LOCK STATUS SENSOR
Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.



LARGE SIZES OPEN WITH EASE
We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.



WINDOW OPENING CONTROL DEVICE
Limits the casement sash opening to less than 4 inches when engaged. The release mechanism allows for operation beyond 4 inches. This option meets the ASTM F2090-21 standard.



FRICTION LIMITER
Flip a lever to lock the sash securely in place at multiple set angles, allowing you to open your window on windy days. Available for push out only.

ULTIMATE CASEMENT



Casement window in Designer Black painted interior finish with Matte Black hardware



Photographer: Sara Tramp

Casement windows with Matte Black hardware

ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin’s exclusive Wash Mode for easy cleaning—even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.



CASEMENT INTERIOR WITH FOLDING HANDLE



CASEMENT EXTERIOR WITH FOLDING HANDLE



CASEMENT INTERIOR WITH HANDLE IN MATTE BLACK



ULTIMATE CASEMENT NARROW FRAME



Casement Narrow Frame window with White hardware

Photographer: Reed Brown



Casement Narrow Frame windows in Ebony

ULTIMATE CASEMENT NARROW FRAME

The Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.



CASEMENT NARROW FRAME
INTERIOR WITH FOLDING
HANDLE



CASEMENT NARROW FRAME
EXTERIOR WITH FOLDING
HANDLE



CASEMENT PUSH OUT NARROW FRAME INTERIOR
WITH HANDLE IN OIL RUBBED BRONZE



ULTIMATE FRENCH CASEMENT



French Casement Push Out windows in Pine



French Casement window with Oil Rubbed Bronze folding hardware

ULTIMATE FRENCH CASEMENT

The Ultimate French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.



FRENCH CASEMENT INTERIOR WITH FOLDING HANDLES



FRENCH CASEMENT PUSH OUT INTERIOR



FRENCH CASEMENT PUSH OUT EXTERIOR

ULTIMATE CASEMENT INSWING



ULTIMATE CASEMENT INSWING

The Ultimate Casement Inswing window complements classic architectural styles. Inswing casements are particularly desirable where an outswing window would interfere with a patio, deck, or outdoor walkway. The Ultimate Casement Inswing can open from 90 to 180-degrees, so it is completely out of the way when open. Also available in a French Casement Inswing for a wide view with no center post to spoil the scenery.

ULTIMATE CASEMENT ROUND TOP



ULTIMATE CASEMENT ROUND TOP

The Ultimate Casement Round Top window is a great choice for designs that require large unobstructed views and the elegance of an arched shape. You can select from numerous round top shapes for design flexibility. The window can be used alone as a focal point or in combination with other windows.



ROUND TOP VARIATIONS

HALF CIRCLE RADIUS OPERATING CASEMENT
A dramatic window with a true half circle arch. The look gives a beautifully smooth transition from jamb to header.

HALF CIRCLE RADIUS OPERATING FRENCH CASEMENT
This striking window style adds an elegant curve to a double sash window with no center post for a wide-open view.

EYEBROW RADIUS OPERATING CASEMENT
A classic look with a gentle eyebrow radius. Beautiful as a stand alone window or as part of an assembly.

TRANSOM
Stationary windows with either eyebrow or half circle arches can be sized to stand alone or easily fit above a casement.

ULTIMATE AWNING



Awning window in stained Multi-Grain Douglas Fir with Matte Black hardware



Awning and Picture windows with Matte Black hardware and Designer Black sash/White frame

ULTIMATE AWNING

A top-hinged alternative or complement to a casement window, the Ultimate Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard to reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.



AWNING WITH FOLDING HANDLE IN SATIN NICKEL



AWNING PUSH OUT WITH PUSH OUT HANDLE IN OIL RUBBED BRONZE

ULTIMATE AWNING NARROW FRAME



Awning Narrow Frame windows with White hardware



Awning Narrow Frame windows with Satin Nickel hardware

ULTIMATE AWNING NARROW FRAME

The Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame—meaning it can be installed in replacement projects without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window's contemporary aesthetic looks beautiful on its own or as a complement to narrow frame casement or picture windows. Hardware located at the bottom of the window means easy operation—even in hard to reach areas like over a kitchen sink.



AWNING NARROW FRAME
WITH FOLDING HANDLE
IN SATIN NICKEL



AWNING PUSH OUT NARROW FRAME
WITH PUSH OUT HANDLE
IN SATIN NICKEL

MORE WINDOW STYLES

Distinctive spaces demand distinctive windows. Ultimate offers a wide variety of shapes, sizes, and operating styles to exactly match the design requirements of any building project.



Picture and Specialty Shape windows in Douglas Fir

ULTIMATE GLIDER



Glider window in Ebony

ULTIMATE GLIDER

The clean look and contemporary styling of Ultimate Glider windows is complemented by innovative performance features and beautiful design options. Comfortable ergonomics make the windows effortless to operate with an easy, one-handed locking system. Choose from one or two operating sash on dual sash configurations.



INTERIOR



EXTERIOR

ULTIMATE GLIDER BI-PARTING



Glider Bi-parting window in White Oak finish

ULTIMATE GLIDER BI-PARTING

The Ultimate Glider Bi-parting is a stunning variation on the clean, contemporary look of a glider window. Two center panels slide to each side of the window, providing an unobstructed opening. Perfect for the indoor/outdoor lifestyle, the Ultimate Glider Bi-parting window makes a large and easy pass-through from kitchen to outdoor dining or living space.



INTERIOR



EXTERIOR

ULTIMATE VENTING PICTURE



Venting Picture windows in White painted interior finish



Venting Picture windows in Stone White

ULTIMATE VENTING PICTURE

The Ultimate Venting Picture window-exclusive to Marvin-is a beautiful way to bring natural light and fresh air into a room. Designed with a patented hidden screen system, it opens evenly on all sides for passive air exchange, adding comfort and air flow to your home.



INTERIOR



EXTERIOR



VENTILATION SCREEN

ULTIMATE PICTURE



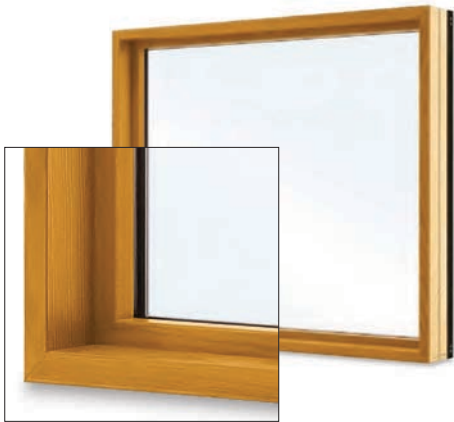
Picture and Awning windows in White painted interior finish



Casement and Direct Glaze Picture windows

ULTIMATE PICTURE

The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view. Durable and energy efficient, it can be sized to match accompanying double hung, single hung, or casement windows.



DIRECT GLAZE PICTURE WINDOW
INTERIOR VIEW



IN-SASH PICTURE WINDOW
INTERIOR VIEW

DIRECT GLAZE
Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

IN-SASH
In-sash Picture windows are non-operable, and they can match the profiles of windows with operable sash.

ULTIMATE PICTURE NARROW FRAME



Picture Narrow Frame windows in Designer Black painted interior finish



Casement Narrow Frame and Picture Narrow Frame window in Ebony

ULTIMATE PICTURE NARROW FRAME

Homes designed to express a unique vision need windows to match. The contemporary look of the Ultimate Picture Narrow Frame window blurs the line between inside and outside with clean lines, narrow frames, and an almost unlimited selection of shapes and sizes. Ideal for transforming multiple units into stunning window wall configurations, the Ultimate Picture Narrow Frame window is available in sizes up to 86 inches wide and 146 inches high.



DIRECT GLAZE PICTURE NARROW FRAME



IN-SASH PICTURE NARROW FRAME

DIRECT GLAZE
Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

IN-SASH
In-sash Picture windows are non-operable, and they can match the profiles of windows with operable sash.

ULTIMATE CORNER



Direct Glaze narrow Frame Corner and Picture windows in White

ULTIMATE CORNER

Make the most of your panoramic views by incorporating corner windows as a design focal point. Corner windows flood a room with natural light, and a stacked assembly can be a bold architectural statement for both the interior and exterior. Clear sightlines from multiple angles enhance the breathtaking view.



INTERIOR WITH DESIGNER BLACK
PAINTED INTERIOR FINISH*

EXTERIOR IN LIBERTY BRONZE*

CORNER DETAILS

The clad cap on the exterior and wood cap on the interior create a clean aesthetic and minimal visual disruption.



INTERIOR CLOSE UP
SHOWN IN DESIGNER BLACK



EXTERIOR CLOSE UP
SHOWN IN LIBERTY BRONZE

* Pictured above: Direct Glaze Corner Window
In-Sash Corner Windows also available

ULTIMATE CORNER NARROW FRAME



ULTIMATE CORNER NARROW FRAME

The Ultimate Corner Narrow Frame window makes a strong architectural statement in expansive sizes, combining narrow profiles and clean lines with industry-leading performance. Pair this corner window with other Marvin narrow frame windows for consistent sightlines that maximize glass and views.



CORNER DETAILS

The clad cap sits flush on the exterior, creating a clean-lined contemporary aesthetic. On the interior, the corner cap is stepped with a square profile.



ULTIMATE SPECIALTY SHAPES



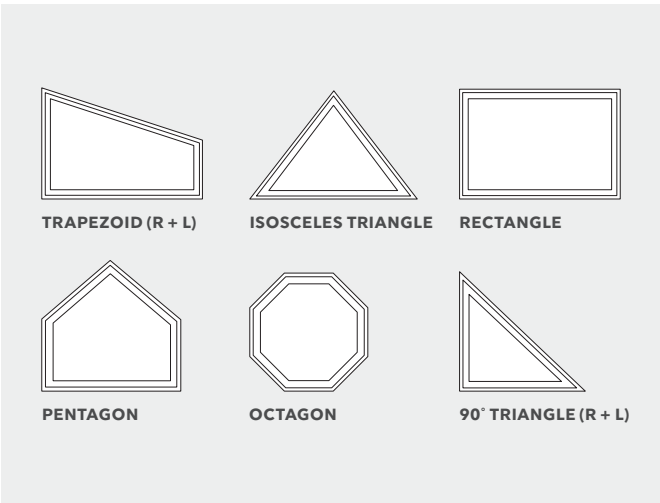
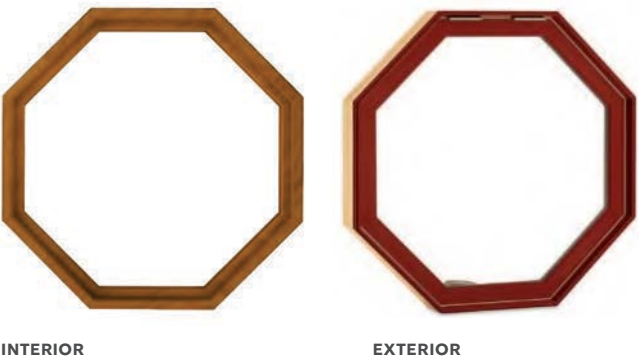
Specialty Shape Direct Glaze windows with White painted interior finish



Skycove, Direct Glaze Specialty Shapes windows, and Sliding French Door in Ebony

ULTIMATE SPECIALTY SHAPES

The Ultimate Specialty Shape windows are available in hundreds of geometric shapes customized to add special flair to a window design. Many are available as operating windows, providing access to fresh air in addition to unique aesthetics.



ULTIMATE BAY + BOW



Double Hung G2 Bay



Picture Bow window

ULTIMATE BAY

Ultimate Bay windows are a group of connected windows extending outward from a room at desired angles—allowing light and views from multiple directions. Some feature a larger operating or stationary window flanked by smaller windows. Ultimate Bay windows can create space indoors for a cozy nook or window seat or maximize a scenic view to serve as a room's focal point. They can be created with combinations of 3 to 6 casement or double hung windows (fixed or operating).



BAY INTERIOR WITH CASEMENT AND PICTURE WINDOWS

ULTIMATE BOW

Ultimate Bow windows are a series of windows connected to form a gentle outward curve. Typically made up of four or more windows, Ultimate Bow windows can create a small nook, open up a view, bring in more light, and boost visual appeal from inside and out. Bow windows are available with casement, double hung, or picture windows. They can be created with combinations of 3 to 6 casement or double hung windows (fixed or operating).



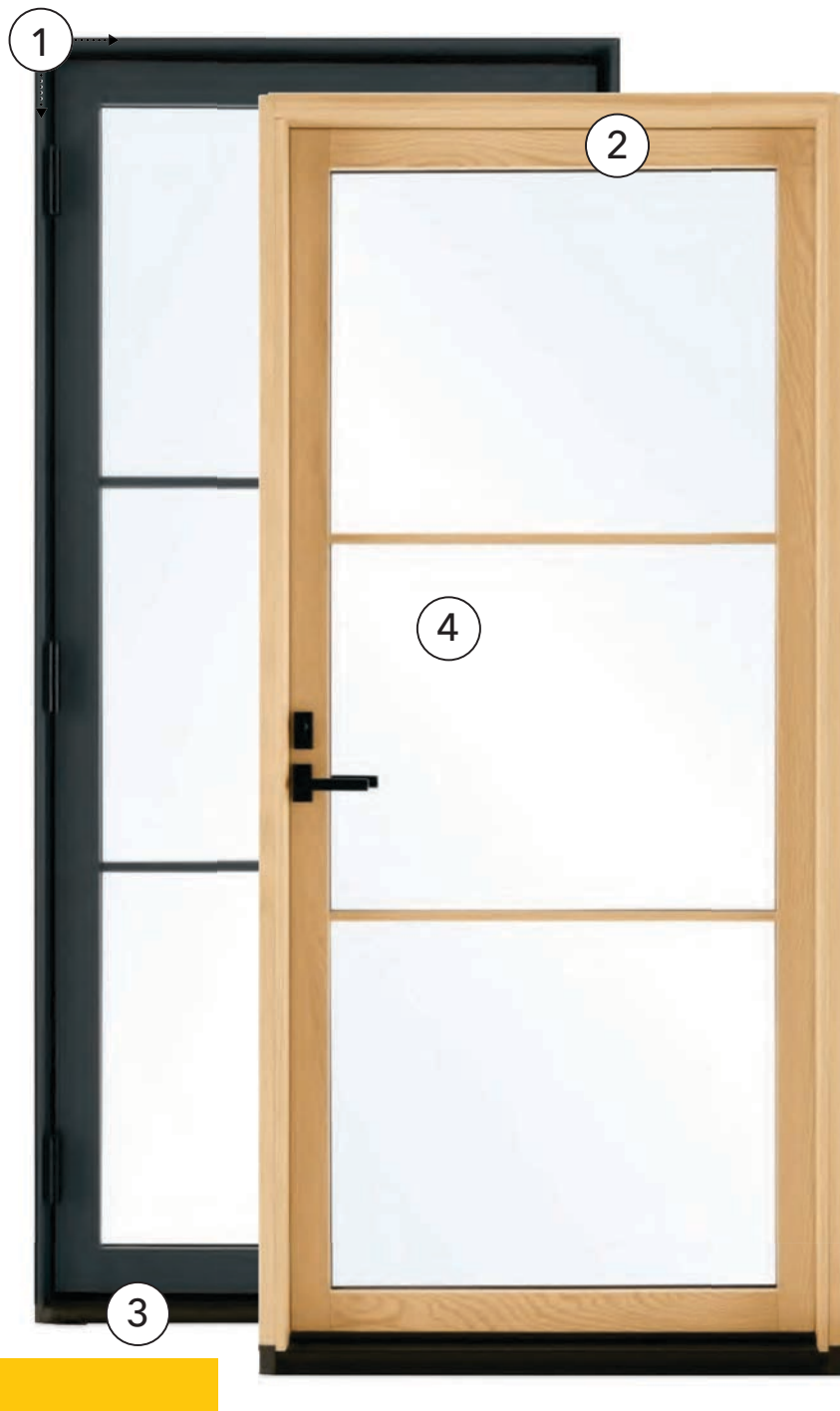
BOW INTERIOR WITH CASEMENT AND PICTURE WINDOWS

DOORS



Multi-Slide doors in Bronze

DOOR TERMS + DEFINITIONS



1. FRAME

The door frame includes the head jamb across the top, side jambs, and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. STILES + RAILS

The horizontal wood members of a door are called rails; the vertical components are called stiles. With a traditional French door design, the bottom rail is about 8 inches high, with 4 ¾ inch stiles and top rail. Doors with a more contemporary style often feature more glass, with stiles and rails as sleek as 3 inches.

3. SILL

Our door sills are made of Ultrex®, our proprietary pultruded fiberglass that is exceptionally strong and virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS

In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, and all share the tight tolerances for fit and quality finishes.

DOOR OPERATING STYLES



OUTSWING DOOR

Single or double swinging doors open to the exterior.



INSWING DOOR

Single or double swinging doors open to the interior.



SLIDING DOOR

Save space with a door panel that operates by sliding along a track.



BI-FOLD DOOR

This door folds open and closed like an accordion and can include up to 16 panels.



LIFT AND SLIDE DOOR

For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.



MULTI-SLIDE DOOR

Another option to blend interior and outdoor living with a modular frame system.

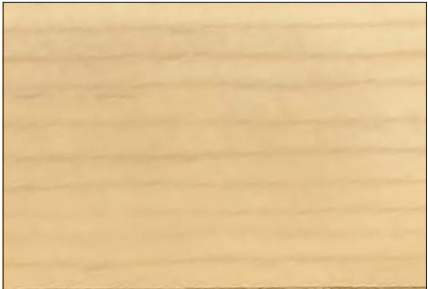
MAKE EVERY ENTRANCE GRAND

Marvin doors are designed to maximize the potential of any opening, view, and living space.

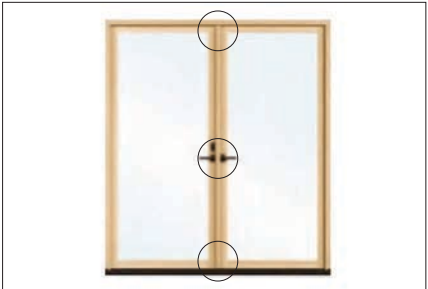
DOOR FEATURES + OPTIONS



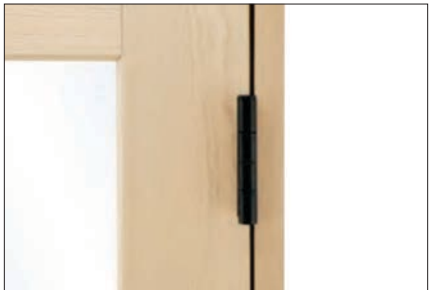
BEAUTY WITH PERFORMANCE
Designed for durability and to minimize air and water infiltration. Many of our door products are certified to a light commercial rating of PG40.



SOLID WOOD PANELS + FRAMES
The sound of a Marvin door closing is a quiet statement of quality. Wood in the panels and frames make for an elegant, crafted look and feel, and provide a weather-tight closure for outstanding energy efficiency.*



MULTI-POINT LOCKING SYSTEM
Concealed stainless steel head and foot bolts within the door secure it solidly at three points. Choose either a keyed or non-keyed lever handle. Multi-point lock comes standard.



ADJUSTABLE HINGE
Standard on swinging doors, an adjustable hinge makes it easy to fine-tune the fit of a swinging door over the door's lifetime. Available in a variety of finishes, plus coastal options.



LOW PROFILE SILL
This innovative sill option on select door types provides for a smooth transition between exterior and interior living spaces.



RAISED AND FLAT PANELS
Raised and flat panels add depth and style to sliding and swinging French doors, including arch top swinging doors. This option changes the overall aesthetic of your door when less than a full lite of glass is desired.

Sliding French Door in Ebony

* Standard in 1 3/4" and available in 2 1/4" panel thickness.

ULTIMATE SWINGING NARROW PROFILE DOOR



Inswing door in Hazelnut with unequal panel widths and Matte Black hardware



Inswing Door in Pine with Matte Black hardware

ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.



INSWING
INTERIOR



INSWING
EXTERIOR



SWINGING DOOR HANDLES IN MATTE BLACK
EXTERIOR

ULTIMATE SWINGING FRENCH DOOR G2



Inswing French door G2 with Oil Rubbed Bronze hardware

MARVIN SIGNATURE® COLLECTION



Inswing French door G2 and Elevate Direct Glaze window in White with Simulated Divided Lites

ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 ⅛ inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.



INSWING
INTERIOR



INSWING
EXTERIOR



Available with IZ3

ULTIMATE SLIDING FRENCH DOOR



Sliding French door in Bronze



Sliding French door in Stained Multi-Grain Douglas Fir with Matte Black hardware

ULTIMATE SLIDING FRENCH DOOR

For the classic elegance of the French door with smooth, space-saving operation, our Ultimate Sliding French door is built to your specifications. With a rich, luxurious fit, feel, and finish, available in configurations up to 16 feet wide and standard heights up to 9 feet, this door offers a view with a grand entrance while conserving space for traffic flow or furniture layout. Available transom and stationary panels further enhance the view, flooding the room with daylight.



INTERIOR



EXTERIOR



INTERIOR LOCKED AND UNLOCKED CONTEMPORARY SLIDING HANDLE IN MATTE BLACK

ULTIMATE SLIDING PATIO DOOR



Sliding Patio door in Designer Black painted interior finish with Matte Black hardware



Sliding Patio door in Vertical Grain Douglas Fir with Matte Black hardware

ULTIMATE SLIDING PATIO DOOR

Dependable Ultimate Sliding Patio doors are created for smooth operation, performance, and amazing durability. Our tough Ultrex® fiberglass sill withstands traffic and seasonal changes, contributing to both the door’s energy efficiency and incredibly smooth operation. The contemporary 3 inch stiles and rails maximize your view, while the two-point lock system enhances performance.



INTERIOR



EXTERIOR



INTERIOR LOCKED AND UNLOCKED CONTEMPORARY SLIDING HANDLE IN SATIN NICKEL

ULTIMATE MULTI-SLIDE DOOR



Multi-Slide door with Matte Black hardware



Multi-Slide door with Satin Nickel hardware

ULTIMATE MULTI-SLIDE DOOR

The Ultimate Multi-Slide door is an ideal option to blend indoor and outdoor living, and the performance ratings of these doors match the exceptional views they frame. They're available in styles up to 6 panels uni-directional or 10 panels bi-parting. Both pocket and stacked designs are available with an optional scenic door Ultimate Sliding Screen.



EXTERIOR



HARDWARE AND SILL FEATURES

Pull and latch hardware provides easy operation and squared-off corners for a clean, contemporary look.



DESIGN FLEXIBILITY

Available in pocket or stacked configurations for openings up to 56 feet wide and 12 feet high. Pocketing configuration shown above.



ULTIMATE BI-FOLD DOOR



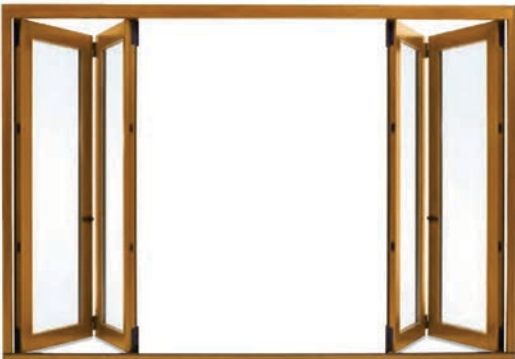
Bi-Fold door



Elevate Double Hung and Picture windows with Bi-Fold and Inswing French Doors

ULTIMATE BI-FOLD DOOR

The Ultimate Bi-Fold door provides big glass and clean design aesthetics to give homeowners more flexibility and a deep indoor-outdoor connection. Spanning 55 feet in width, the Ultimate Bi-Fold door is one of the widest panel doors in the industry. Without question, the Bi-Fold door is a simple, elegant solution for adjoining interior spaces or connecting to the outdoors. Available with a wood or clad exterior.



EXTERIOR



INTERIOR PANEL HANDLE

The interior panel handle features a minimalist design that smoothly operates folding panels with a 90-degree twist and latches at the head and sill.



Available with IZ3

ULTIMATE LIFT AND SLIDE DOOR



Lift and Slide door in Honduran Mahogany with Satin Nickel hardware

Photo Courtesy of Dwell, Turkel Design, and 22 Waves Creative



Lift and Slide door in Honduran Mahogany

ULTIMATE LIFT AND SLIDE DOOR

With openings up to 48 feet wide and 12 feet high, now you can add acres to your floor plan. Available with pocketing panels that slide into the wall, completely disappearing from view, or stacked panels that slide and stack perfectly within the door frame for a seamless transition from inside to out. Both are available with exclusive flush-mount handles and exterior finger pulls that virtually disappear when not in use.



INTERIOR



HARDWARE OPTIONS

Available with exclusive flush-mount hardware, interior finger pull, and optional exterior finger pull.



POCKET AND STACKED CONFIGURATION

When open, panels either slide into the wall cavity or stack neatly into the wall cavity. They glide on the inconspicuous 3/16 inch high exposed track.

ULTIMATE COMMERCIAL DOOR



Commercial door



Commercial door

ULTIMATE COMMERCIAL DOOR

The Ultimate Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, they're manufactured with different construction and assembly processes from our residential doors.



INTERIOR



EXTERIOR



PANIC RIM, CLOSER, REMOVABLE MULLION, AND SILL OPTIONS

OPTIONS



Casement windows and Sliding Patio doors in Ebony with Simulated Divided Lites

INTERIOR FINISH OPTIONS

PINE

VERTICAL GRAIN
DOUGLAS FIR

MIXED GRAIN
DOUGLAS FIR

CHERRY

WHITE OAK

HONDURAN MAHOGANY

MAPLE
Custom option

BLACK WALNUT
Custom option

WOOD SPECIES

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of our Ultimate windows and doors. As a lower maintenance option, wood can also be used on only the interior with an extruded aluminum cladding exterior. Marvin offers both options, leading the industry in sourcing, processing, and utilizing high-quality wood.



STAIN + PAINT

When compared to painting or staining on the job site, factory-stained finishes offer consistent quality and performance resulting from our expertise with wood as a material and years of perfecting our finishing processes. Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our painted interior finish option on any Marvin windows and doors with a wood or clad exterior for a factory-painted option that arrives ready to install.

CLEAR

WHEAT

HONEY

HAZELNUT

LEATHER

CABERNET

ESPRESSO

Stain colors shown on Pine. To see more about finishes visit [Marvin.com](https://www.marvin.com).

DESIGNER BLACK

WHITE

PRIMED WHITE

EXTERIOR FINISH OPTIONS

STONE WHITE
COCONUT CREAM
SIERRA WHITE
CASHMERE
PEBBLE GRAY
HAMPTON SAGE
CADET GRAY
CLAY
CASCADE BLUE
SUEDE
GUNMETAL
WINEBERRY
BRONZE
BAHAMA BROWN
EVERGREEN
EBONY
BRIGHT SILVER (PEARLESCENT)
COPPER (PEARLESCENT)
LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

PINE
VERTICAL GRAIN DOUGLAS FIR
MAHOGANY
WESTERN RED CEDAR Exterior trim package only



Double Hung G2 window in Ebony



Double Hung G2 window in Suede

EXTERIOR CASINGS + SUBSILLS



Brick Mould Casing and special subsill with custom mull cover in Hampton Sage

EXTERIOR CASINGS + SUBSILLS

Adding Marvin extruded aluminum or wood casings and subsills to your windows and doors provides great architectural detail to any home. Ultra-durable extruded aluminum casings feature a beautiful factory-applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around the sides and top of a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.



BRICK MOULD CASING
WITH A246 SUBSILL



FLAT CASING
WITH A246 SUBSILL



COLUMBUS CASING
WITH A1450 SUBSILL



RIDGELAND CASING
WITH A1453 SUBSILL



GRAYSON CASING
WITH A1451 SUBSILL



THORTON CASING
WITH A1450 SUBSILL



STRATTON CASING
WITH A1453 SUBSILL



POTTER CASING
WITH A217 SUBSILL



Grayson Casing in Bronze



Potter Casing with A1451 Subsill in Cascade Blue

DIVIDED LITES



Inswing French Door G2 and Round Top window with custom Simulated Divided Lites



MARVIN SIGNATURE® COLLECTION

DIVIDED LITES

Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass.

Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)

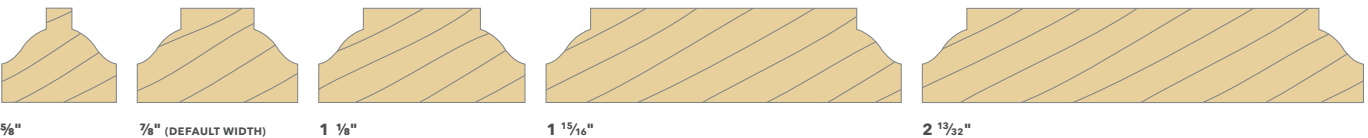
Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



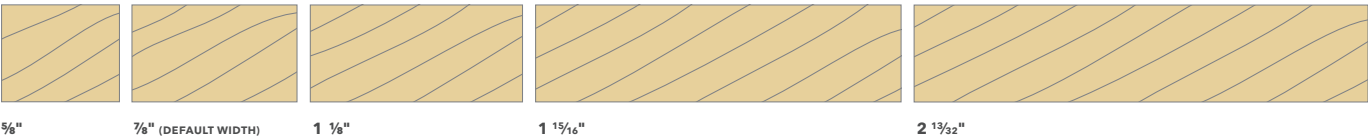
GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



SQUARE STICKING



STICKING AND PROFILES

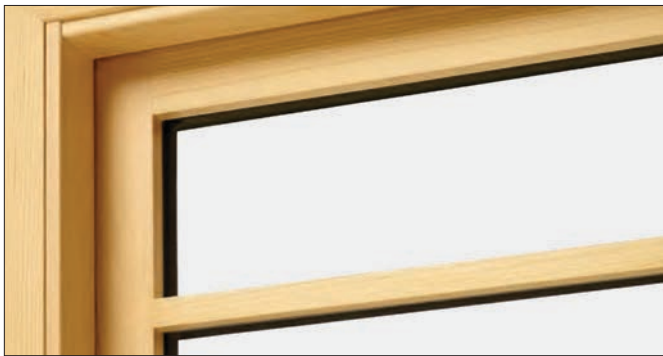
Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



SQUARE



SQUARE STICKING

GLASS + GLAZING



Awning and Picture windows and Inswing French door in Pebble Gray



DUAL PANE GLAZING
Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas-filled insulating space between the glass layers.



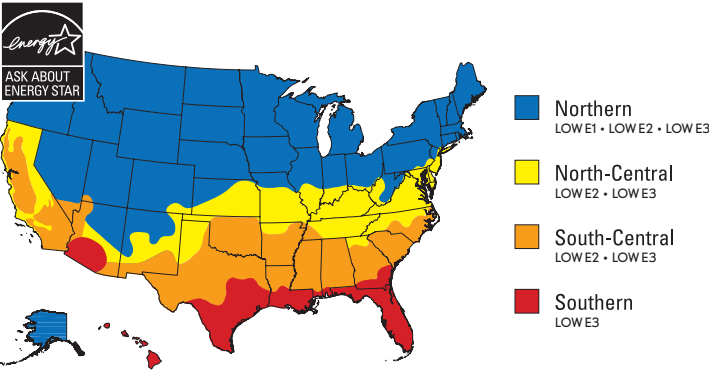
TRIPLE PANE GLAZING
Triple pane glazing consists of three panes of glass with Low E coatings applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾ inch.

GLASS + GLAZING

The thermal and structural properties of wood combined with the right glazing make Marvin wood and extruded aluminum clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

GLASS COATINGS

Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.



LOW E1
Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

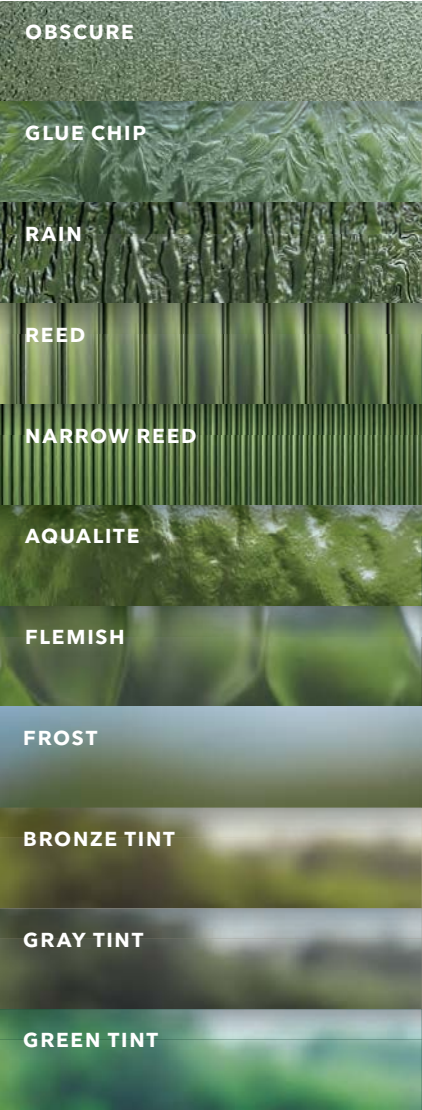
LOW E2
The most common Low E coating since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

LOW E3
Used in applications where solar heat gain may be a concern, low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

SPECIALTY GLASS

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that are designed specifically for hurricane zones.

A variety of decorative glass options, including those shown below and others, are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.



HOME AUTOMATION



Casement windows and Sliding French door with concealed Lock Status Sensors

SLIDING DOOR AUTOMATIC CONTROL

Even though a large Ultimate Multi-Slide door slides open or closed with surprising ease, Marvin offers an option for automated operation. The quiet, motorized system works with touchpad controls and can easily be adapted to interface with home automation systems and smart phone technologies.



LOCK STATUS SENSOR

Our Lock Status Sensor brings smart home capabilities to Marvin windows and doors. This affordable solution is installed in the factory and fully concealed—meaning no unsightly sensors attached on the exterior or interior and no additional modification of your product once installed. The sensor can be wired or wirelessly connected, working in tandem with your smart home security system to indicate if windows and doors are closed and locked and providing peace of mind when security is a concern.



SCREENS



Double Hung Insert G2 windows in Stone White with Full Screens

SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens now come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

CASEMENT SCREEN OPTIONS



WOOD SCREEN SURROUND

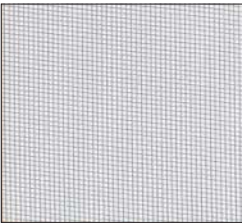
The patented wood screen surround with wood interior and aluminum exterior features Marvin Bright View™ screen mesh. Aluminum screen mesh options also available.



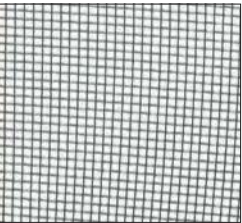
INSWING CASEMENT SCREEN

The beautifully crafted inswing screen adds a classic touch and allows access to operate push-out casement and awning windows.

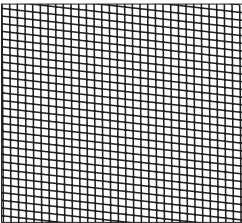
SCREEN MESH OPTIONS



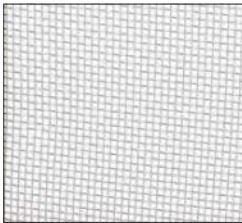
MARVIN
BRIGHT VIEW™



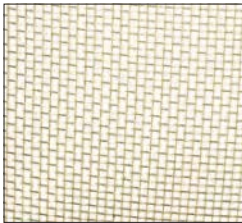
CHARCOAL
ALUMINUM WIRE



BLACK
ALUMINUM WIRE



BRIGHT
ALUMINUM WIRE



BRIGHT
BRONZE WIRE

DOUBLE HUNG SCREEN OPTIONS



FULL OR HALF SCREEN

Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.



DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM SASH OR SCREEN

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only for wood windows.



STORM AND SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways, glass above screen, screen above glass, or glass above glass.



ENERGY PANEL

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

DOOR SCREEN OPTIONS



ULTIMATE SWINGING SCREEN DOOR

With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges.



ULTIMATE SLIDING SCREEN DOOR

Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation.



SCENIC DOOR SLIDING SCREEN

The Marvin Ultimate Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15 feet wide and up to 10 feet high uni-directional or up to 29.5 feet wide bi-parting.

Marvin window and door screens come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

WINDOW OPENING CONTROL DEVICES

Marvin Window Opening Control Devices (WOCD) meet the ASTM F2090-21 standard, created to assist in the prevention of window falls. To meet the standard, our devices limit the window's net clear opening to less than 4 inches (when the sash is open) and have a release function allowing the window to open completely. In order to meet the safety standard, WOCD disengagement takes two independent actions, which helps prevent accidental release. Devices will then automatically reengage once the window is closed and again limit the window opening to less than 4 inches upon re-opening.



ULTIMATE CASEMENT



ULTIMATE DOUBLE HUNG G2



ULTIMATE GLIDER

WINDOW HARDWARE



Double Hung G2 with Auto-locking Sash Lock in Satin Nickel

WINDOW HARDWARE

Ultimate’s durable and elegant hardware is engineered for reliability and to harmonize with any décor. Choose a finish to complement your architectural style. Durable painted finishes in Matte Black, Satin Taupe, Bronze, and White mimic the look of metal. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.



AUTO-LOCKING HARDWARE SYSTEM

PRODUCTS:
Ultimate Double Hung G2
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



TRADITIONAL LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



CONTEMPORARY LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Satin Taupe • White
Satin Nickel • Brass • Satin Chrome



FOLDING HANDLE

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



PUSH OUT HANDLE*

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • White
Antique Brass • Oil Rubbed Bronze
Satin Nickel



FOLDING HANDLE

PRODUCTS:
Ultimate Glider

AVAILABLE FINISHES:
Matte Black • Brass • Satin Chrome
Satin Nickel • Bronze • White • Satin Taupe
Antique Brass • Oil Rubbed Bronze

* Satin Taupe not available, Oil Rubbed Bronze is standard.

FINISHES



DOOR HARDWARE



Outswing Narrow Profile door with Minimalist handle in Matte Black

DOOR HARDWARE

Ultimate door hardware is engineered for durability, ergonomics, and to be a beautiful complement to your Marvin door. Satin Nickel, Brass, and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.



TRADITIONAL SWINGING FRENCH

AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Oil Rubbed Bronze
Polished Chrome
PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze



TRADITIONAL SLIDING FRENCH

AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Oil Rubbed Bronze
Polished Chrome
PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze



TRADITIONAL SLIDING PATIO

AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Oil Rubbed Bronze
Polished Chrome
PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze



ADJUSTABLE HINGE

AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Polished Chrome
Oil Rubbed Bronze
Goldtone • Silver Frost
PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze



CONTEMPORARY SLIDING

AVAILABLE FINISHES:
Matte Black • Dark Bronze
PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze



CONTEMPORARY SWINGING

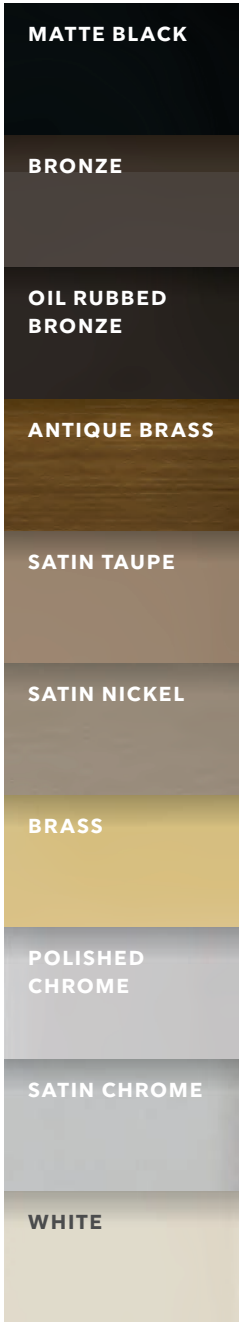
AVAILABLE FINISHES:
Matte Black • Dark Bronze
PVD FINISHES:
Satin Nickel
Oil Rubbed Bronze



MINIMALIST SWINGING

AVAILABLE FINISHES:
Matte Black • Dark Bronze
PVD FINISHES:
Satin Nickel
Oil Rubbed Bronze

FINISHES



GALLERY HARDWARE



Rocky Mountain Hardware with Edge Escutcheon, Shift Lever, and Wire Texture in Silicon Bronze Medium

GALLERY HARDWARE

Marvin Gallery Hardware is a curation of door hardware from three renowned manufacturers. Each set chosen meets Marvin's high standards for aesthetics, quality, and craftsmanship.

This hardware collection makes it easy for you to find the hardware choice that perfectly reflects your unique design sensibilities, vision, and personality. From contemporary to traditional, each beautiful piece heightens the aesthetics of any Marvin door.



ASHLEY NORTON

Established in 1987, Ashley Norton is one of the leading designers of fine architectural hardware. With a broad range of designs to suit any architectural style and an abundance of finish options, Ashley Norton solid brass and bronze hardware is built by the most talented craftsman for the most discerning customers.



BOUVET

Founded in 1884 in France by famed ironworker Gustave Bouvet. Metal Style Bouvet combines traditional French ironwork craftsmanship and materials with modern technology to create distinctive hardware for equally distinctive doors. Metal Style Bouvet represents the finest of decorative French-inspired hardware.



ROCKY MOUNTAIN HARDWARE

Rocky Mountain Hardware is expertly crafted in America using only the finest art-grade bronze and precision mechanisms. With over three decades of experience, Rocky Mountain Hardware continues to set itself apart with inimitable style, boundless capabilities, and exceptional quality guaranteed to stand the test of time.

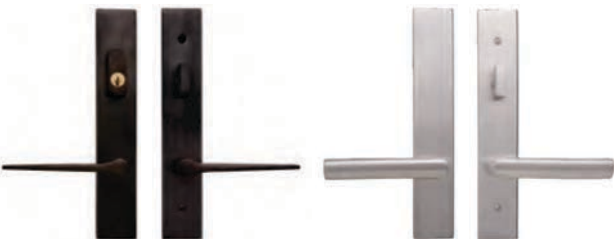
Ashley Norton



ROCKY MOUNTAIN
H A R D W A R E

GALLERY HARDWARE

ASHLEY NORTON



URBAN ESCUTCHEON
CLAROS LEVER
DARK BRONZE FINISH

URBAN ESCUTCHEON
ATLAS LEVER
SATIN CHROME FINISH



ARCH ESCUTCHEON
CHESTER LEVER
POLISHED BRASS FINISH

ANGULAR ESCUTCHEON
ADONIS LEVER
DARK BONZE FINISH



DUNN PULL
DARK BRONZE FINISH

BOUVET



RECTANGULAR
ESCUTCHEON
BIRDCAGE 1054 LEVER
BLACK FINISH

RECTANGULAR
ESCUTCHEON
TWISTED 1055 LEVER
PEWTER FINISH



ARCH ESCUTCHEON
CLASSIC 1052 LEVER
PEWTER FINISH

RECTANGULAR
ESCUTCHEON
SQUARE 1051 LEVER
BLACK FINISH



ARCH ESCUTCHEON
ARRONDIE LEVER
BLACK FINISH



ARCH ESCUTCHEON
BIRDCAGE LEVER
PEWTER FINISH

ROCKY MOUNTAIN HARDWARE



CURVED E539 ESCUTCHEON
HOOK L104 LEVER
WHITE BRONZE
MEDIUM FINISH

STEPPED ESCUTCHEON
LEGACY L109 LEVER
SILICON BRONZE
DARK FINISH



STEPPED ESCUTCHEON
SQUIRREL TAIL L102 LEVER
SILICON BRONZE FINISH

MAC K ESCUTCHEON
EMILE L21005 LEVER
WHITE BRONZE
BRUSHED FINISH



TROUSDALE ESCUTCHEON
OFFSET TROUSDALE
GRIP G30300
SILICON BRONZE DARK
LUSTRE FINISH



EDGE ESCUTCHEON
OFFSET D GRIP SDP6
SILICON BRONZE
LIGHT FINISH
BASIC TEXTURE



COASTAL



Double Hung G2 and Round Top windows and Outswing French door in Stone White

COASTAL PRODUCTS

COASTAL PRODUCTS

Coastal living is beautiful and serene until the storms hit. When you live by the water, you need to know that your windows and doors will stand up to the challenge of coastal conditions. We offer windows and doors specifically designed for the extreme conditions and construction requirements of coastal zones.

	ULTIMATE CASEMENT AND ULTIMATE AWNING Our innovative, high-performing casement window offers a variety of customization, expert craftsmanship and superior value. Also available in a round top style. IZ3 and IZ4 certified.
	ULTIMATE DOUBLE HUNG G2 (EXTRUDED ALUMINUM CLAD ONLY) The Ultimate Double Hung G2 window is a contemporary classic. The exclusive innovative locking system means the window locks automatically when closed. Also available in an operating round top style with clad exterior. IZ3 certified.
	ULTIMATE WOOD DOUBLE HUNG Advanced engineering and the high-quality construction of our Ultimate Wood Double Hung window make it incredibly durable, versatile, and easy to use. An all wood exterior and interior bring beautiful and classic style to your project. Also available in a round top style. IZ3 certified.
	ULTIMATE WOOD DOUBLE HUNG MAGNUM Designed for large residential openings, commercial applications, and historic renovations, the Ultimate Wood Double Hung Magnum window is available in sizes as large as 5 feet wide and 10 feet high. IZ3 certified.
	ULTIMATE DIRECT GLAZE PICTURE WINDOW Unique geometric shapes and beautifully arched round tops, Direct Glaze Picture windows add dimension and drama to your project. Choose from numerous shapes and curves to create your ideal window. Certified for IZ3 or IZ4 depending on the window specifications.



Casement and Awning windows in Stone White with IZ3 certification

	ULTIMATE SWINGING NARROW PROFILE DOOR The Ultimate Swinging Narrow Profile Door features narrow sightlines, 3 inch stiles and rails, and contemporary square interior and exterior profiles. Select IZ3 certified sizes and configurations, along with accompanying transoms and sidelites, are available.
	ULTIMATE SWINGING FRENCH DOOR The Ultimate Swinging French door is a modern classic. Superior in fit and finish, these doors combine traditional design and expert craftsmanship in a variety of design combinations that complement any space. Certified for IZ3 or IZ4 depending on the specifications of your door.
	ULTIMATE SLIDING FRENCH G2 DOOR The elegant look of a traditional French G2 door with a space-saving sliding design. You can feel the superior quality in the substantial wood and nearly effortless operation of this door. IZ3 certified.
	ULTIMATE BI-FOLD DOOR The Ultimate Bi-Fold door is a simple, elegant solution for indoor/outdoor living. Bigger sizes with more glass and a clean design aesthetic combine to give homeowners more flexibility. Spanning 55 feet in width, the Ultimate Bi-Fold door is one of the widest panel doors in the industry. IZ3 certified.
	ULTIMATE MULTI-SLIDE DOOR The Ultimate Multi-Slide door is more than just a panoramic door. It's an entirely new lifestyle. Smoothly slide it open and invite into your home expansive views, fresh air, and an abundance of warm, natural light. IZ3 Certified.
	MULL OPTIONS Dramatic ocean views are often created by grouping IZ3 windows in an assembly, sometimes joining them both horizontally and vertically. The space between the windows where they are joined together is called a mull. Mulling options for Marvin IZ3 Ultimate Casement windows and Ultimate Double Hung windows with frame-to-frame mulling configurations are WDMA certified in most sizes.



Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

MARVIN.COM

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ENERGY STAR® and the ENERGY STAR certification mark are
registered US marks.

Part #19980958. October 2022. [REG]

Colors shown in printed materials are simulations and may not
precisely duplicate product or finish colors. Contact your local
Marvin dealer to view actual product and finish color samples.

**It's Possible[™]
to fall in love
with your
home again.**

New England Product Catalog



Hardie® Plank Smooth Iron Gray

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Now is the time
to bring your
vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

ENDLESS
DESIGN
POSSIBILITIES

With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.

TRUSTED
PROTECTION

From non-combustible fire resistance to resisting pests, moisture and extreme weather, Hardie® fiber cement helps protect your home and everything you cherish.

LONG-LASTING
BEAUTY

Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.**

*Estimate based on total Hardie® siding sales through 2022 and average housing unit size. **30-Year limited non-prorated substrate warranty for Hardie® siding and soffit products. 15-Year non-prorated limited substrate warranty for Hardie® Trim products. ColorPlus® Technology finishes have a 15-year prorated limited finish warranty.



**Endless
design
possibilities.**

**Endless ways
to express
yourself.**



Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.



Scan code to request a sample.

Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering

Arctic White

Cobble Stone

Navajo Beige

Khaki Brown

Monterey Taupe

Timber Bark

Rich Espresso

Mountain Sage

Gray Slate

Boothbay Blue

Light Mist

Pearl Gray

Aged Pewter

Night Gray

Evening Blue

Deep Ocean

Iron Gray

Countrylane Red

Hardie® Trim Color Offering

Arctic White

Cobble Stone

Timber Bark

Iron Gray

Midnight Black

Hardie® Plank

Thickness 5/16 in

Length 12 ft planks

Select Cedarmill® & Smooth

Width	5.25 in	6.25 in
Exposure	4 in	5 in



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width	3.5 in	5.5 in	7.25 in	11.25 in
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5/4 Smooth
Thickness 1 in
Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

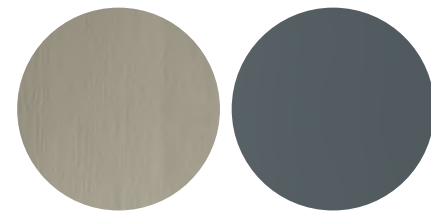


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size	4 ft x 10 ft
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Hardie® Shingle

Thickness 1/4 in

Length 48 in

Straight Edge Panel

Height 14 in 15.25 in

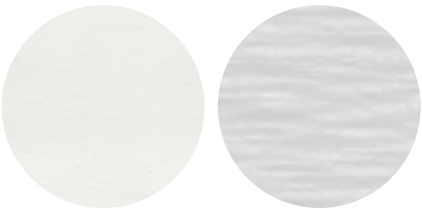
Exposure 5 in 7 in



Batten Boards

Smooth & Rustic Grain

Thickness	.75 in
Length	12 ft
Width	2.5 in



A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

Select Cedarmill® & Smooth		Thickness 5/16 in		Length 12 ft planks		
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®						
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection™	•	•				
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

Smooth						
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection™	•	•				
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

Beaded Select Cedarmill®	
Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

*9.25 in and 12 in widths do not feature the drip edge

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim



4/4 Smooth		Thickness .75 in		Length 12 ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	•	•	•		•
Dream Collection™	•	•	•	•	•
Prime					

5/4 Smooth			Thickness 1 in		Length 12 ft boards	
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	●	●	●	●		●
Dream Collection™	●	●	●	●	●	●
Prime						

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190



Rustic Grain	
Statement Collection™	•
Dream Collection™	•
Prime	•



Smooth	
Statement Collection™	•
Dream Collection™	•
Prime	•

Protection in every detail, complete confidence in every area.

Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

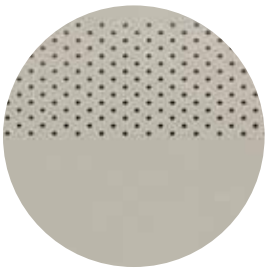
Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

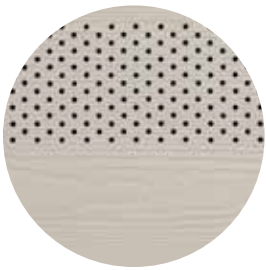
In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.



Hardie® Soffit



Vented
Smooth



Vented
Select Cedarmill®



Non-Vented
Smooth



Non-Vented
Select Cedarmill®

Thickness 1/4 in				
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime			

Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime			

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Complete Exterior
by James Hardie™

Confidence and
beauty all around.



Scan code to visualize
Hardie® products on
your home.



Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.



Hardie® Shingle



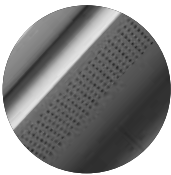
Hardie® Panel &
Hardie® Trim Batten



Hardie® Plank



Hardie® Trim Boards



Hardie® Soffit

**Durability
you can trust.**

**Protection
you can feel.**



Tougher than the elements.



Fire

A home’s exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won’t burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant



*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.



Pests

Mother Nature’s creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida



Water Resistant

From rain to ice to snow, Mother Nature’s precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.



The highest-quality materials for your highest satisfaction.

Unique Formulation HZ5® Substrate

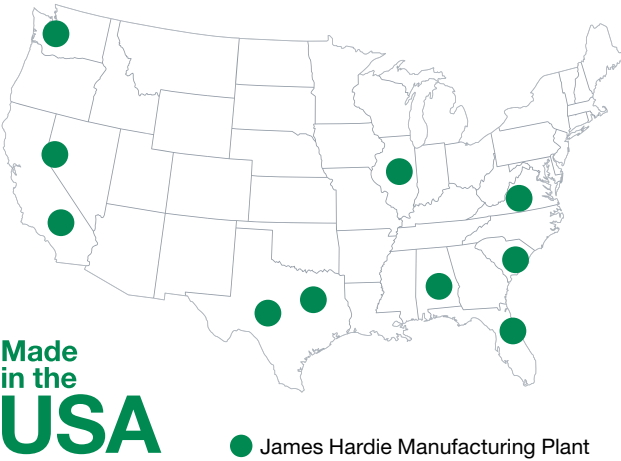
Not all fiber cement is the same. The Hardie® HZ5® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

Proprietary enhancements create durable Hardie® siding

Perfect balance of strength and workability
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability
Patented and proprietary additives are chemically bonded within the HZ5® substrate matrix to provide durable moisture resistance. In addition, Hardie® Plank in HZ5® substrates come with a drip edge to provide improved water management.

Increased dimensional stability
Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

Beauty begins with a finish that lasts.

Hardie® Shingle Straight Edge Panel
Eden Green

Hardie® Trim Smooth
Arctic White

ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With over 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.



Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.



Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.



*Estimate based on total Hardie® siding sales through 2022 and average housing unit size.



Warranty — for peace of mind

Help protect your home with North America's #1 brand of siding, backed by exceptional warranties. Unlike other brands, James Hardie doesn't prorate our siding and trim substrate warranty coverage. We stand 100% behind our siding for 30 years and our trim for 15 years.

- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie



Year
10



Year
20



Year
30

Endorsements — a reputation built on trust

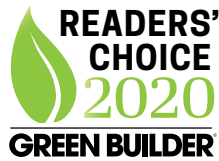
For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.



Featured on
Magnolia Network's Fixer Upper:
Welcome Home 2021



Featured on
HGTV's
Urban Oasis 2022

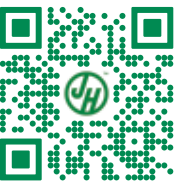


Green Builder Magazine
Readers' Choice,
"Most Sustainable Product" 2020

Make your home stand up and stand out.

#1 Return on Investment*

Re-siding with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.



Scan code to
view the
Cost vs.
Value Report.



*Remodeling magazine 2021 Cost vs Value Report, national data for exterior home replacement projects over \$15,000. © 2021 Hanley Wood, LLC. Complete data from the Remodeling 2021.

FOR THE PROS

Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.



INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil	
Length	164 ft	
Width	1-7/8 in	

Installation Done Right

INSTALLATION ACCESSORIES

Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.



PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



Finishing Touches

COLORPLUS® TECHNOLOGY ACCESSORIES

Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.



Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection™ products.* About 18–20 linear feet per tube. Refer to packaging for manufacturer’s recommendations.

*For matching Dream Collection™ products, contact your local James Hardie representative.

TRIM ACCESSORIES

Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.



Scan code to view install and technical documents.



#MyHardieHome | 1.888.542.7343 | jameshardie.com



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1 EXTERIOR SOUTH ELEVATION - EXISTING

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



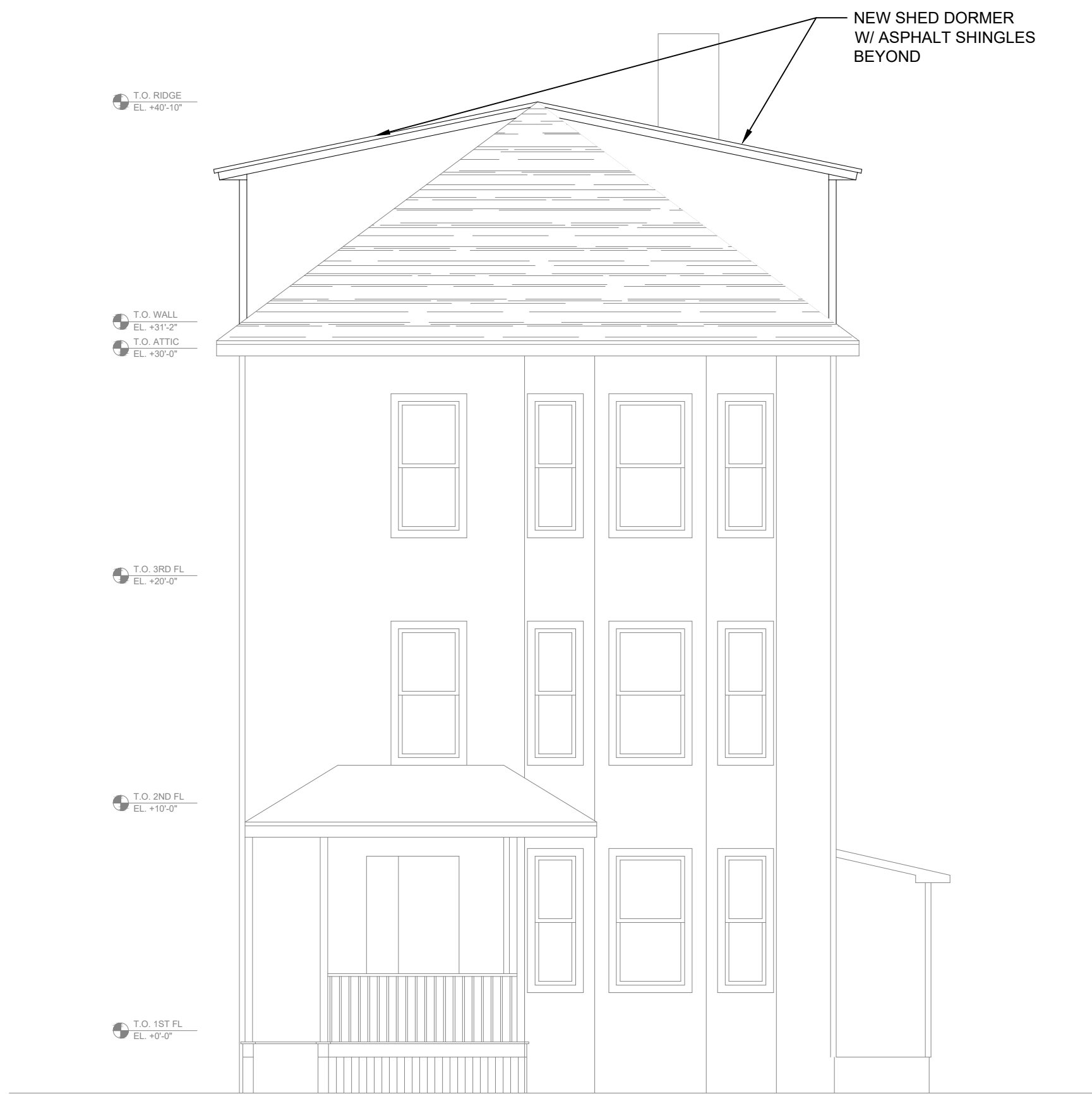
2 EXTERIOR SOUTH ELEVATION - PROPOSED

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



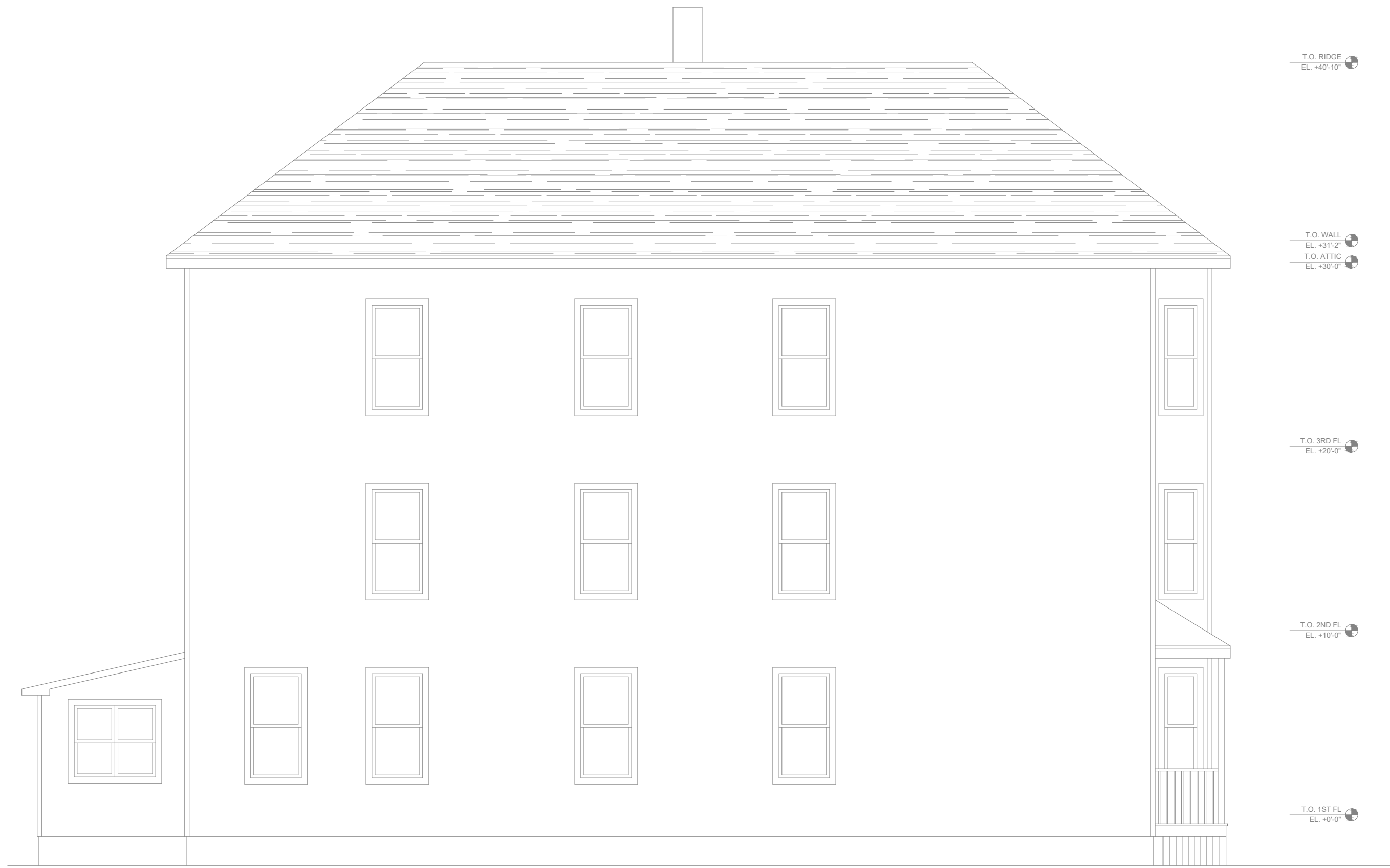
3 EXTERIOR WEST ELEVATION - EXISTING

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



4 EXTERIOR WEST ELEVATION - PROPOSED

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



1 EXTERIOR NORTH ELEVATION - EXISTING

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



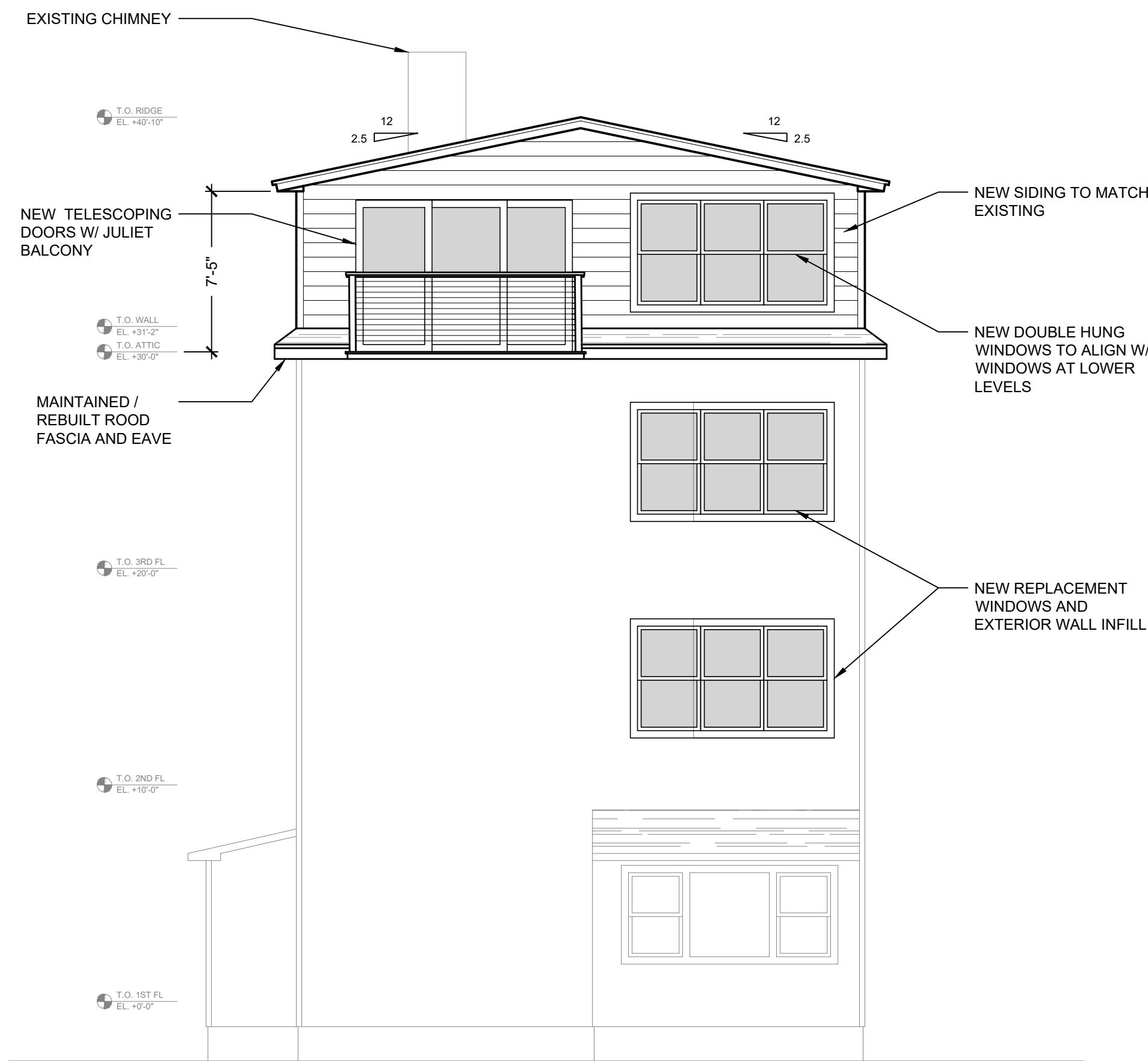
2 EXTERIOR NORTH ELEVATION - PROPOSED

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



3 EXTERIOR EAST ELEVATION - EXISTING

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



4 EXTERIOR EAST ELEVATION - PROPOSED

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









Write a description for your map.





00001. V



25 Morn

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: December 1, 2023
RE: 86 Morning Street – PUBLIC HEARING – Carriage House Rehabilitation
PROJECT ID: HPBR-002703-2023
MEETING: December 6, 2023

Owner: Angela Bonarrigo
Architect: Evan Carroll, bild Architecture

A sign announcing the Historic Preservation Board's meeting on December 6, 2023 was posted at the property on November 25, 2023. A legal ad was published in the Portland Press Herald on November 24, 2023 and November 25, 2023, and 49 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Rehabilitate existing historic carriage house into an accessory dwelling unit. Repair or replace all exterior siding and trim, replace all existing windows and doors, and add several new windows, doors, and skylights. Garage door openings to be filled with new French doors in the southern opening and a filler panel with glazing to simulate French doors in the northern opening. Uncover and repair louvers at cupola.

Reconfigure and regrade site to better accommodate outdoor amenities and parking for three cars. Modify porch skirt on primary structure as garbage/recycling storage area.

Dimensions:

Overall Height: ~25' (existing)

Footprint: ~20' x 22'

Material Specifications:

Foundation	Concrete
Siding	Wood or composite
Trim	Wood or composite
Roofing	Asphalt shingles
Windows	Aluminum-clad wood
Doors	Aluminum-clad wood

SUMMARY OF HISTORIC CONTEXT

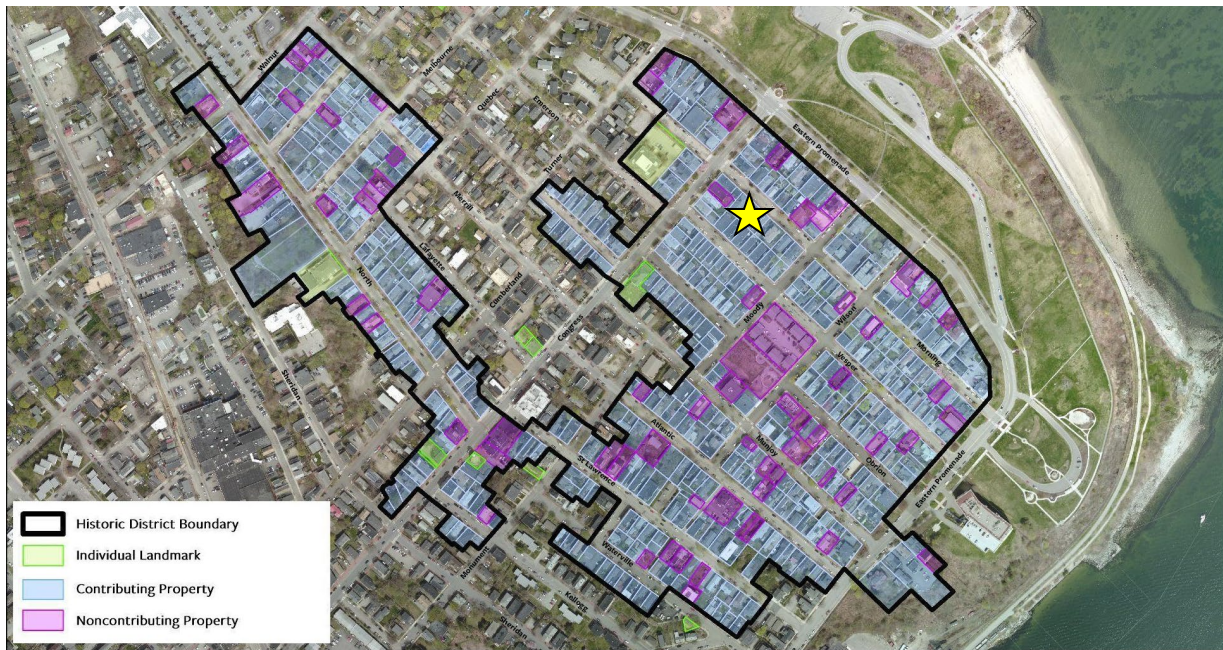


Figure 1: Map of the Munjoy Hill Historic District showing location of 86 Morning Street with a yellow star.

86 Morning Street is a contributing building in the Munjoy Hill Historic District. The 1924 tax card lists the structure as around 25 years old at that time; however, the structure is shown on the 1896 Sanborn Fire Insurance map, meaning that it was built in at least 1985.

The primary structure is three stories with a mansard roof, corner turret, and partial wrap-around porch. It was originally clad with clapboard siding and some shingles, and featured highly decorative hood moldings at the windows. The siding has been replaced with aluminum, and the hood molds have been removed at the lower two stories. The structure does still retain the classically inspired porch, bracketed cornice, and decorative dormers at the mansard roof. Generally, the structure still retains its overall form and fenestration pattern.

The carriage house is also shown on the 1896 Sanborn map, being indicated as an accessory structure at one-and-a-half stories tall. While we cannot confirm the appearance of the structure at that time, the 1924 tax photo for the adjacent properties clearly shows the carriage house. The structure has generally retained its pyramidal roof form and cupola, though some details have been stripped off the building, the street-facing elevation has been clad in vinyl siding, roll-up garage doors have been installed, and asphalt roofing has been extended over the louvers of the cupola.



Figure 2: 1924 tax photo of 86 Morning Street.



Figure 3: 1924 tax photo of 88 Morning Street showing the carriage house at 86 Morning Street.

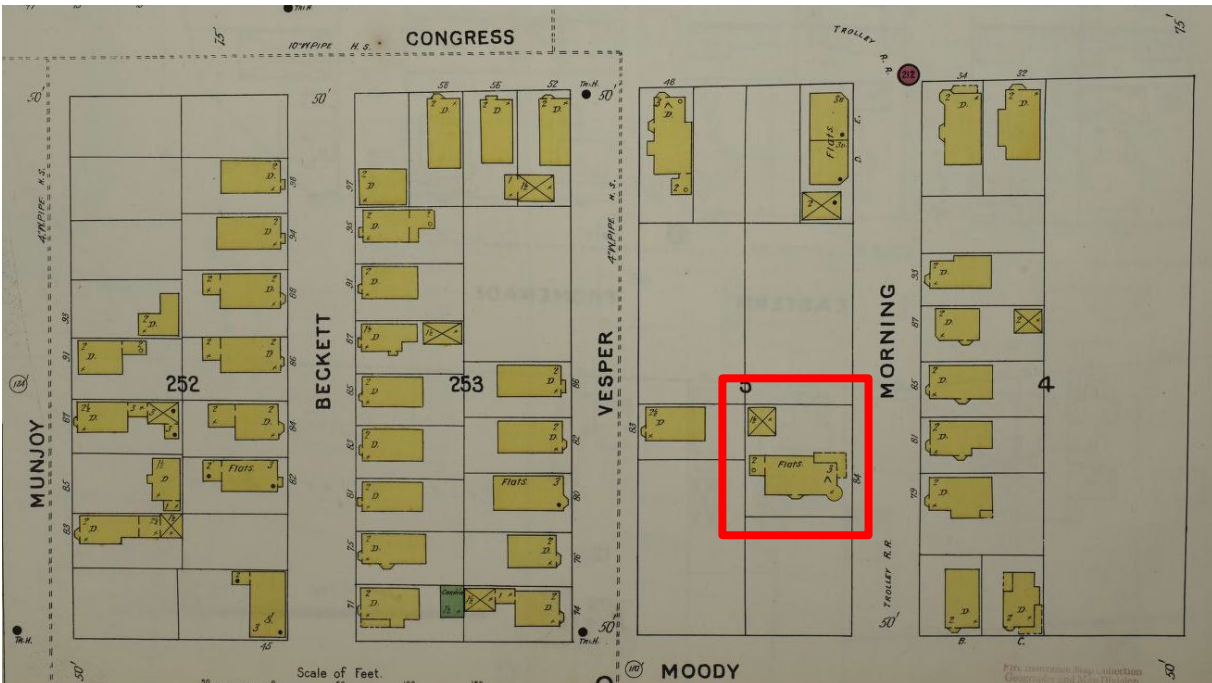


Figure 4: 1896 Sanborn Fire Insurance map showing 86 Morning Street with a red box. The map shows the one-and-a-half story carriage house on the lot as well.

Additional information on the Munjoy Hill Historic District can be found on the city website:
<https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

The applicant is proposing to rehabilitate the existing historic carriage house structure into an accessory dwelling unit and to complete sitework improvements to the side yard parking area.

In order to complete the rehabilitation, the structure will require significant structural repairs and upgrades including the pouring of a new foundation and structural sill plate repairs. While this structural work will be significant, the applicant's intention is to retain as much of the structure as possible, while ending with a stabilized structure that retains the form, scale, and placement of the existing structure with some of the exterior character restored.

Rehabilitation of the structure will require some exterior alterations, including new openings and skylights concentrated at the side elevations. The most visible proposed alterations include a new second story window at the front elevation, and new doors/fill for the garage door openings. The second story window will be placed symmetrically with the existing window; however, it will be subtly differentiated from the historic window through the absence of muntins and trim. The non-historic rollup garage doors will be removed and replaced with new elements that are more in keeping with the doors visible in the 1924 tax photo. The southern opening will receive a set of

two-light French doors that will provide access to a patio. The northern opening will receive a wall fill emulating the design of the adjacent doors, but with solid panels in the lower half. These proposed alterations will retain the existing openings and emulate the historic half-light doors that are no longer extant.

In addition to the alterations at the carriage house structure itself, the applicant is also proposing to reconfigure the side yard between the carriage house and the street. Currently, a wide curb cut provides access to three parking spaces perpendicular to the street. The applicant is now proposing to pull the parking away from the carriage house in order to create a usable outdoor space for the residents. The proposed design also reconfigures the parking spaces to have only one perpendicular to the street, and the other two on an angle. This allows for a reduced paved area while breaking up the appearance of a wall of cars when the driveway is full.

The applicant is also proposing to modify the porch skirt at the primary structure in order to create an area for storing trash/recycling bins out of sight. A length of skirting will be removed and reconfigured into doors that, when closed, will blend in with the rest of the skirting.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a 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.	
Standard Met?	Staff Comments
Yes	The applicant is proposing a residential use which does not require any significant alterations to the character defining features of the existing carriage house structure. Residential uses are also typical of the Munjoy Hill Historic District.

Standard 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.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to remove or destroy any significant historic fabric or architectural features. Existing historic features, such as the cupola, will be retained and rehabilitated, while the overall form, scale, and placement of the structure will remain unchanged.

Standard 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.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to add any conjectural features. Details will be based on existing conditions, pictorial evidence, or subtly differentiated.

Standard 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.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to remove any known changes which may have acquired significance in their own right.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to destroy or remove any examples of skilled craftsmanship.

Standard 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.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to repair and retain exterior materials where they are in salvageable condition. Otherwise, siding and trim will be replaced with materials that match the dimensions and character of the existing elements.

Standard 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 archaeological 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.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to differentiate alterations such as new windows, doors, and skylights from the historic elements of the building.

Standard 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.	
Standard Met?	Staff Comments
Yes	Generally, the proposed alterations could be reversed by removing new windows, doors, and skylights and infilling those areas with new sheathing and cladding.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002703-2023 for carriage house rehabilitation at 86 Morning Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2 11-6 & 9-10.

ATTACHMENTS

1. Project Summary Letter
2. Existing Conditions Photographs
3. Drawings



10/23/2023

Evan Schueckler, Robert Wiener, &
Historic Preservation Department
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101

RE: Carriage House Renovation & Restoration at 86 Morning Street

Dear Evan and Rob,

Please accept the following application for a Certificate of Appropriateness for our proposed renovation to the carriage house at 86 Morning Street. The project is the rehabilitation of an accessory carriage house and change of use from Storage to an Accessory Dwelling Unit. No additions will be made to the structure.

Our proposed work on the building will consist of replacing the foundation and rotted lower portion of balloon stick-frame structure, repairing/replacing exterior finishes, modifying exterior openings, and building the entire interior residential fit-out. Site work will consist of shortening the driveway to create a private residential patio, installing garden landscaping, moving the trash storage location, and providing a pedestrian stair and path to connect the various features.

We plan to achieve historic sensitivity in the following ways: The massing and roofline will remain unchanged, and the function of the cupola will be restored with the addition of a window. The roof cornice will be restored with a gutter of an historic profile, and siding and trim will be restored. The existing overhead doors will be replaced; one infilled in a way to retain a memory of the previous opening, and the other with a set of French doors that will replicate the historic Carriage house doors. We plan to add a new window opening on the street-facing side and plan to add additional openings on the south side, not visible to the street.

I hope that the attached materials are enough for us to begin an informed conversation about the future of this carriage house and its contribution to the historic nature and housing of persons in our City of Portland. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Evan A. Carroll". The signature is fluid and cursive, with the first name "Evan" and last name "Carroll" being more prominent than the middle initial "A".

Evan Carroll, Maine Licensed Architect



Existing Conditions Photography

Carriage House Renovation & Restoration
86 Morning Street

ingenuity thoughtfulness empathy

Existing Carriage
House from
Morning Street



Carriage House
Front



Carriage House
Neighbor Side



Carriage House
Apartment Side



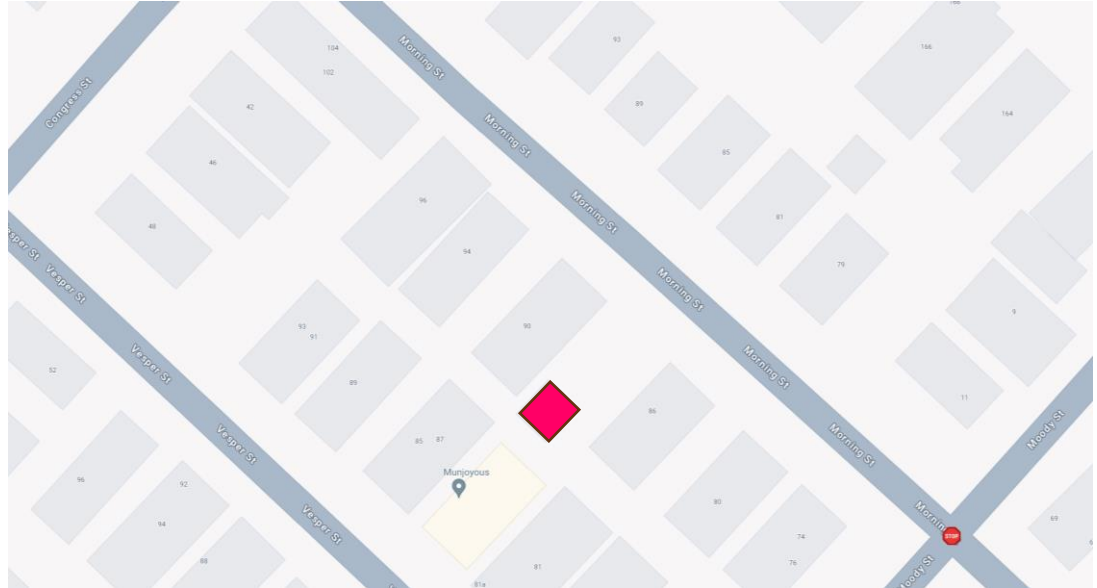


Existing Conditions Photography

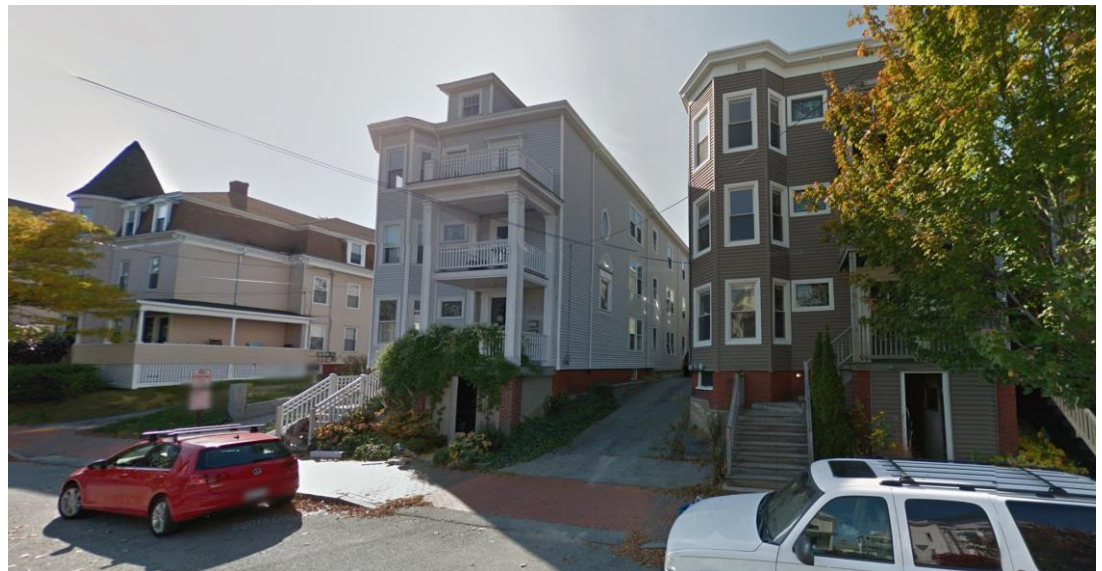
Carriage House Renovation & Restoration
86 Morning Street

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Context
Key Map



Context
90 & 94 Morning





Existing Conditions Photography

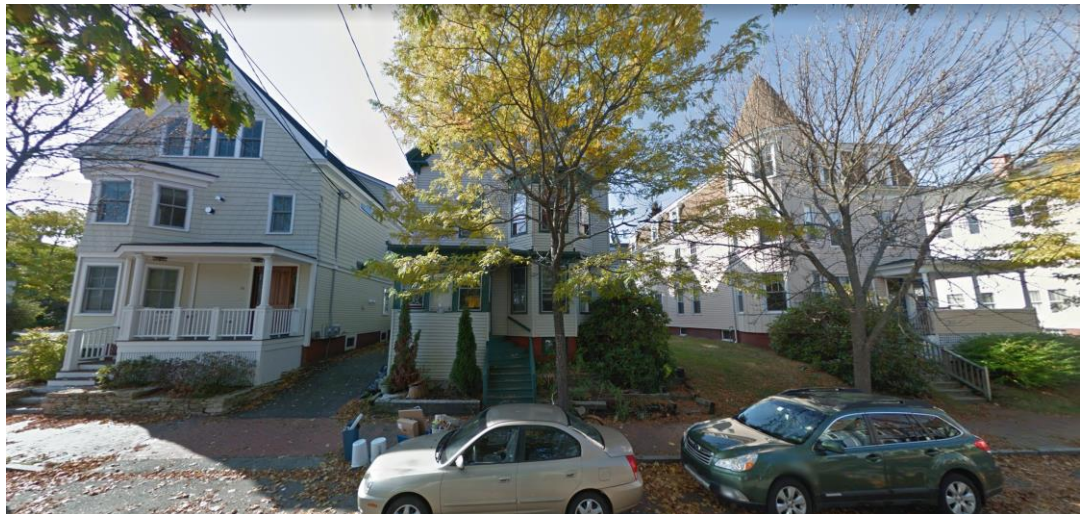
Carriage House Renovation & Restoration
86 Morning Street

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Context
86 & 90 Morning



Context
76, 80 & 86
Morning





Existing Conditions Photography

Carriage House Renovation & Restoration
86 Morning Street

ingenuity thoughtfulness empathy

Context
81 & 79 Morning



Context
89 & 85 Morning



CARRIAGE HOUSE

86 MORNING STREET
PORTLAND, ME 04101
HP SUBMISSION SET
11/13/2023



ABBREVIATIONS

AV	AIR/VAPOR
AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
CONC.	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
E	EXISTING
ELEC	ELECTRICAL
ELEVS.	ELEVATIONS
ENG	ENGINEERED
ERV	ENERGY RECOVERY VENTILATOR
EXT	EXTERIOR
F.F.E.	FINISH FLOOR ELEVATION
GWB	GYP SUM WALL BOARD
GYP BD	GYP SUM WALL BOARD
HWD	HARDWOOD
INSUL	INSULATION
INT	INTERIOR
MECH	MECHANICAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
P&S	BRACKET W/ CLOTHES POLE & SHELF
PT	PRESSURE TREATED/PAINTED
RCP	REFLECTED CEILING PLAN
SCHED	SCHEDULE
SIM	SIMILAR
STRUCT	STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
SV	SHOWER VENT
T.B.A.	TO BE DETERMINED
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WD	WOOD

SITE LOCATION

GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
 - CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO PERFORMANCE OF ANY WORK.
 - CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AS PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 - INSTALLERS MUST BE TRAINED AND EXPERIENCED IN THE APPLICATION/INSTALLATION OF THE PRODUCTS/MATERIALS THAT THEY ARE INSTALLING.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN CONDITIONS AS ALLOWED BY THE MANUFACTURER.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN COORDINATION WITH ALL OTHER WORK CONDUCTED ON SITE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- ANY DEVIATIONS WHATSOEVER FROM THE DRAWINGS AND/OR SPECIFICATIONS ARE NOT ALLOWED WITHOUT THE OWNER'S WRITTEN PERMISSION. FAILURE TO PROCURE SUCH WRITTEN AUTHORIZATION PLACES ALL RESPONSIBILITY FOR THE VARIATION ON THE CONTRACTOR.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES, HOOK UP CHARGES, ETC.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY REGULATING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN AN APPROVED AND LEGAL MANNER.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES. ALL ARCHITECTURAL FEATURES ARE NOTED ON DRAWINGS.
- DIMENSIONS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF STUD UNLESS OTHERWISE NOTED.

#	NAME	ISSUE DATE
A000	COVER	11/13/2023
A001	CODE / LIFE SAFETY	11/13/2023
A002	ASSEMBLIES	11/13/2023
D100	DEMO PLANS & ELEVATIONS	11/13/2023
A050	SITE PLAN	11/13/2023
A051	SITE SECTION	11/13/2023
A100	PLANS & ELEVATIONS	11/13/2023
A302	SECTIONS & INTERIOR ELEVS	11/13/2023
A501	EXTERIOR DETAILS	11/13/2023

MATERIALS LIST:

- SIDING - COMPOSITE 4" EXPOSURE CLAPBOARDS, PAINTED (SMART SIDE OR HARDIE)
- PANEL SIDING - COMPOSITE BOARD & ALUMINUM EXTRUSIONS (HARDIE & TAMLYN)
- TRIM - 1X COMPOSITE TRIM, PIANTED (BOREAL, HARDIE OR AZEK)
- ROOFING - ARCHITECUTRAL SHINGLES (GAF OR CERTAINTEED)
- WINDOWS & FRENCH DOORS - ALUMINUM CLAD WOOD (MARVIN)
- ENTRY DOOR- FIBERGLASS (THERMATRU)
- SKYLIGHTS - COMPOSITE (VELUX)
- EXTERIOR LIGHT - BASIS OF DESIGN Maxim Zenith 10" Wide LED Outdoor Wall Sconce

OWNER	ARCHITECT	STRUCT ENGINEER
ANGELA BONARRIGO 86 MORNING STREET PORTLAND, ME 04101	EVAN CARROLL, ARCHITECT BILD ARCHITECTURE PO BOX 8235 PORTLAND, ME 04104 P: 207-408-0168 evan@bildarchitecture.com	AARON JONES, P.E. STRUCTURAL INTEGRITY CONSULTING 46 FOREST AVE, PORTLAND, ME 04101 P: 207-774-4614



Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com

STAMP

CONSULTANT

PROJECT NUMBER
19020

PROJECT NAME
CARRIAGE HOUSE
86 MORNING STREET
PORTLAND, ME 04101

SET TITLE
HP SUBMISSION SET

DRAWN BY
EAC

SHEET TITLE
COVER

SET ISSUE DATE
11/13/2023

REVISIONS
No. Date

A000

Building Area Information

Building Gross Square Feet:
First Floor: 459 SF
Second Floor: 459 SF
Total: 918 SF

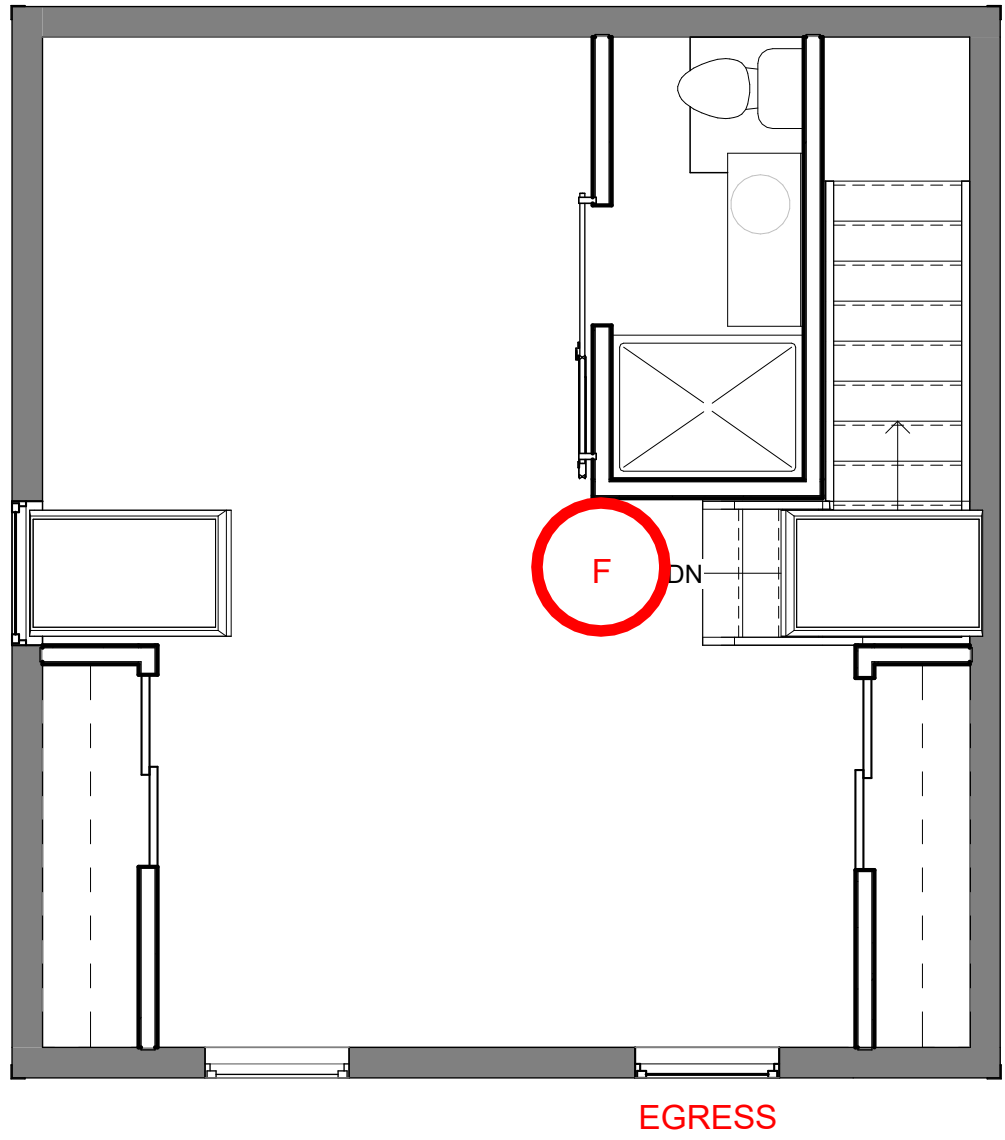
IBC Code Overview 2015

Construction: Type VB
Sprinkler: 13D

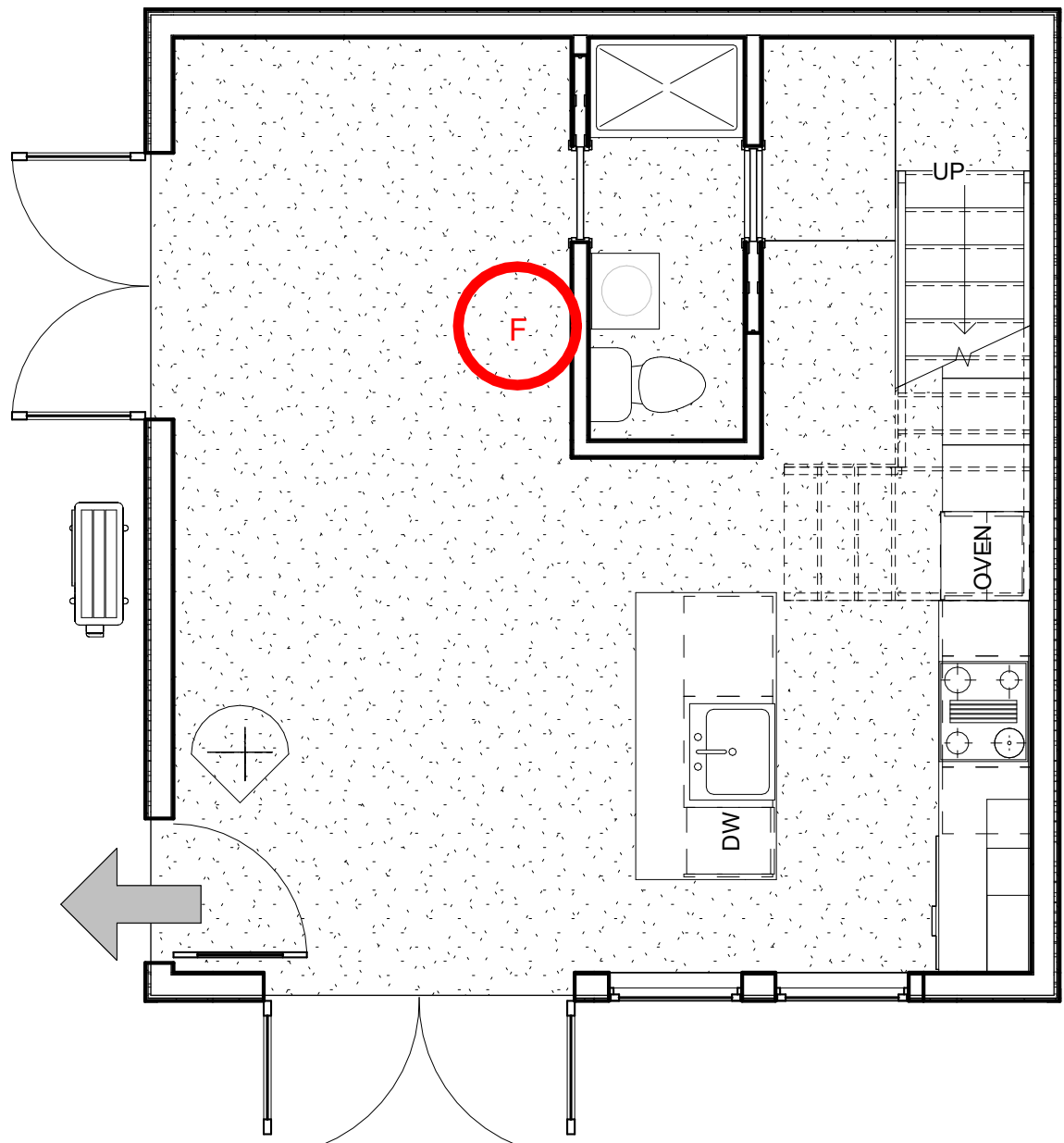
IRC 2015:

- R303.1 Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room.
R303.3 Bathrooms shall be provided with aggregate glazing area in window not less than 3sf.
Exception Glazed area not required wher artificial light and local exhaust system are provided.
R303.7 Interior stairways shall be provided with an artificail light source
R303.10 Every dwelling unit shall be provided with heating facilities.
R304.1 Habitable rooms shall have an area not less than 70sf.
R305.1 Ceiling height to be 7' - 6'-8" in bathrooms
R306.1 Every dwelling unit shall be provided with water closet, lavatory, bathtub or a shower.
R306.2 Every dwelling unit shall have kitchen and every kitchen shall have a sink.
R306.3 Plumbing fixtures shall be connected to sanitary sewer or an approved private sewage disposal system.
R306.4 Plumbing fixture shall be connected to an approved water supply system.
R307.1 Fixtures shall be spaced according to standards.
R307.2 Bathtub and shower floors and walls above bathtub with installed shower heads shall be finished with non-absorbent surfaces.
R311.1 The means of egress shall be continuous and un obstructed.
R311.2 Min., 1 egress door shall be provided; side hinged; clear width min 32in; clear height min 78in.
R311.7.2 6'-8" headheight on stairs
R3.11.7.5.1 Risers height shall not be more than 7 3/4"
R3.11.7.5.2 Treads depth shall not be less than 10"
R311.7.8 Handrails to be provided on not less than one side of flight with 4 or more risers.
R311.7.8.1 Height of handrails not less than 34in and not more than 38in
R311.7.8.2 Handrails for stairwells shall be continuous for the full length of flight; Hand rail shall terminate at a newel post.
R311.7.8.3 Handrails
with a circular cross section- 1 1/4" min, 2in max
R312.1.1 Guards shall be provided along open sided stairways that are more than 30in vertically from grade and 36in horizontally to the edge of open side.
R312.1.2 Guard heights not be less than 36in in ht
Exception: Where the top of guard serves as handrail on the open sides of stairs, top of guard shall be 34in min and 38in max.
R314.2.2 Smoke alarms shall be provided in dwelling units.
R314.3 Smoke alarms to be provided in 1. In each sleeping room; 2. Outside each sleeping area in the immediate vicinity of bedrooms; 3. Smoke alarms shall be installed not less than 3ft horizontally form bathroom door opening.
R314.3.1 Smoke alarms shall not be installed less than 20ft from cooking appliances.
R314.4 Where more than one smoke alarms are required to be installed within an individual dwelling unit, the alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit.
R314.6 Smoke alarms installed in accordance with R314.2.2 shall be permitted to be battery powered.
R314.7 Fire alarms shall comply with NFPA 72.
R315.2.2 Carbon monoxide alarms shall be provided in each dwelling unit.
R315.3 CO alarms shall be installed outside each sleeping area in the immediate vicinity of the bedrooms. If a fuel burning appliance is located in bedroom or its attached bathroom, CO shall be nstalled.
R315.5 CO alarms installed in accordance with R314.2.2 shall be permitted to be battery powered.
R315.6.1 House hold CO detections system shall comply with NFPA 720
R315.6.2 CO detectors shall be installed in locations specified in section R315.3. These locations supersede the locations specified in NFPA 720.
R315.6.3 CO detectors shall be a permanent fixture.

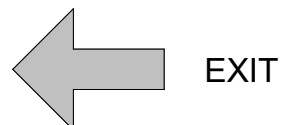
N1101.6 Historic Building: If defined locally
N1101.7 Cumberland County Climate Zone 6a
N1107 Existing Buildings General
N1107.1.1 Unaltered portions of existing buildings not required to comply with energy efficiency chapter.
N1107.6 A report citing degradation of historic element may be submitted in lieu of conforming to energy chapter.
N1109.1.1
Exception 2. If cavities are filled with insulation, and the level of insulation is improved, insulation requirements do not apply.



② SECOND FLOOR - LIFE SAFETY
1/4" = 1'-0"



① FIRST FLOOR - LIFE SAFETY
1/4" = 1'-0"



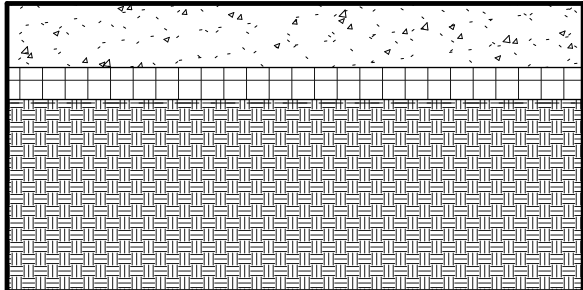
EXIT

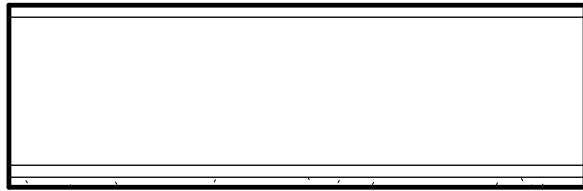


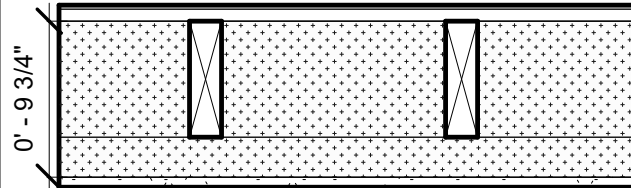
TRAVEL DISTANCE

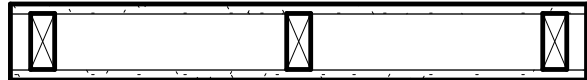


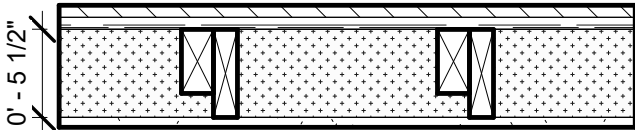
SMOKE DETECTOR / CO2 DETECTOR

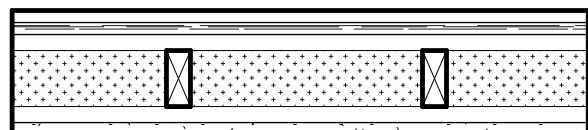
GRAPHIC DESCRIPTION	SLAB INFILL			
INTERIOR  SOIL	1. 4" CAST-IN-PLACE CONCRETE SLAB - PER STRUCTURAL 2. 2" RIGID INSULATION (R-10) 3. VAPOR RETARDER - 10 MIL POLYETHYLENE 4. COMPACTED STRUCTURAL FILL - PER STRUCTURAL			
S1	FIRE RATING	UL NUMBER	STC RATING	R-VALUE
	NA	NA	NA	10

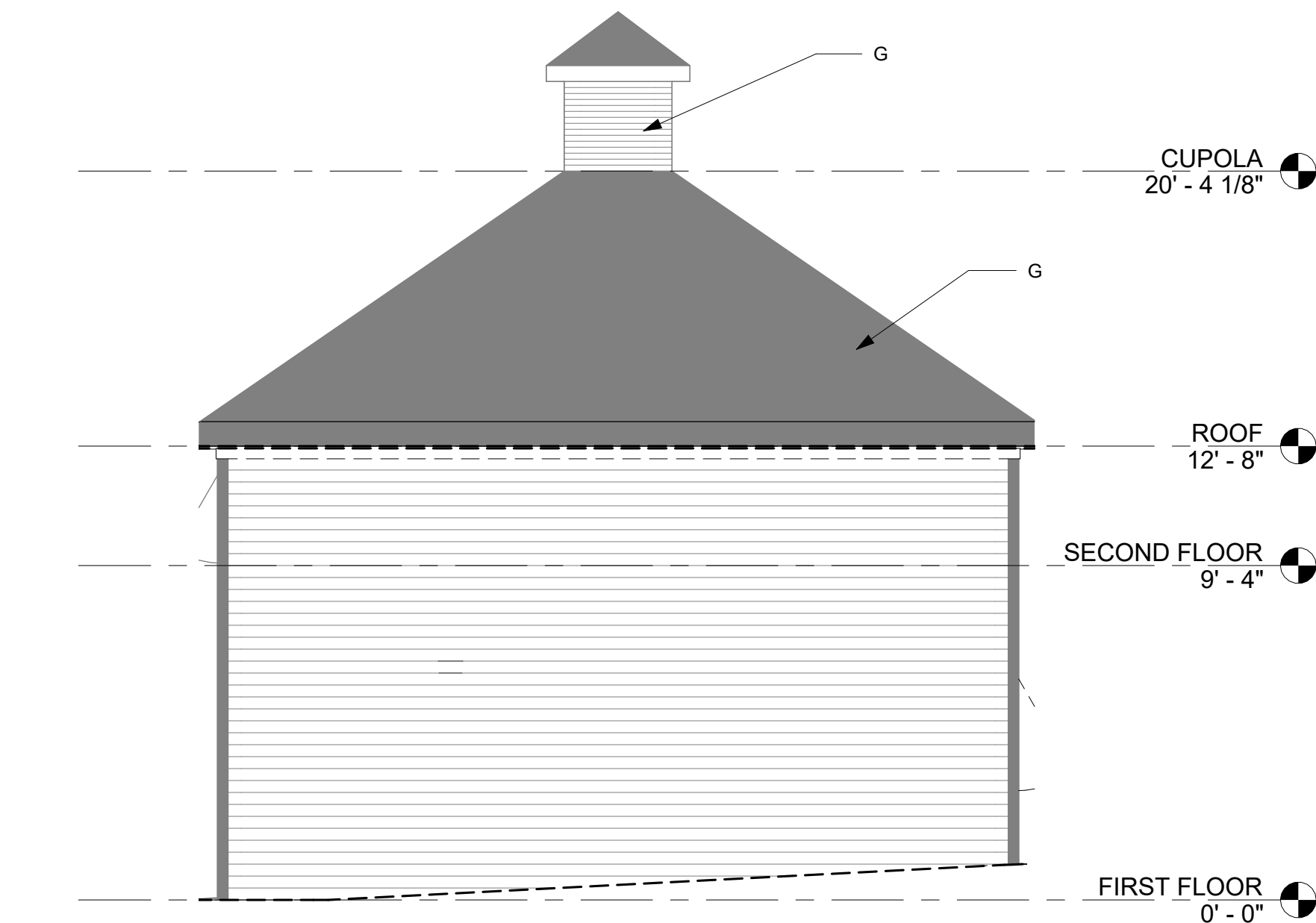
GRAPHIC DESCRIPTION	FLOOR - 2X10 FRAMING (INFILL)				
TOP  BOTTOM	TOP 1. SEE FINISH SCHEDULE FOR FLOOR FINISH & UNDERLAYMENT 2. 3/4" WOOD SUB-FLOOR 3. 2X FRAMING - EXISTING 4. 5 1/2" BATT INSULATION (IF NEEDED) 5. 1X WOOD FURRING 6. 5/8" GYPSUM BOARD BOTTOM				
F1	FIRE RATING	UL NUMBER	STC	IIC RATING	R-VALUE
	-	-	-	-	-

GRAPHIC DESCRIPTION	ROOF - SLOPED TRUSSES			
EXTERIOR  INTERIOR	EXTERIOR 1. ASPHALT SHINGLE 2. ROOFING UNDERLAYMENT 3. ICE & WATER SHIELD 4' UP FROM FOOR DRIP EDGES 4. EXISTING 1X ROOF SHEATHING BOARDS (REPAIR OR REPLACE AS NEEDED) 5. WOOD FURRING 6. INSULATION: FILL CAVITY WITH POLYURETHANE SPRAY FOAM 7. WOOD FURRING 8. INSULATION: FILL CAVITY WITH POLYURETHANE SPRAY FOAM 9. 5/8" GYPSUM BOARD INTERIOR			
R1	FIRE RATING	UL NUMBER	STC RATING	R-VALUE
	NA	NA	NA	60

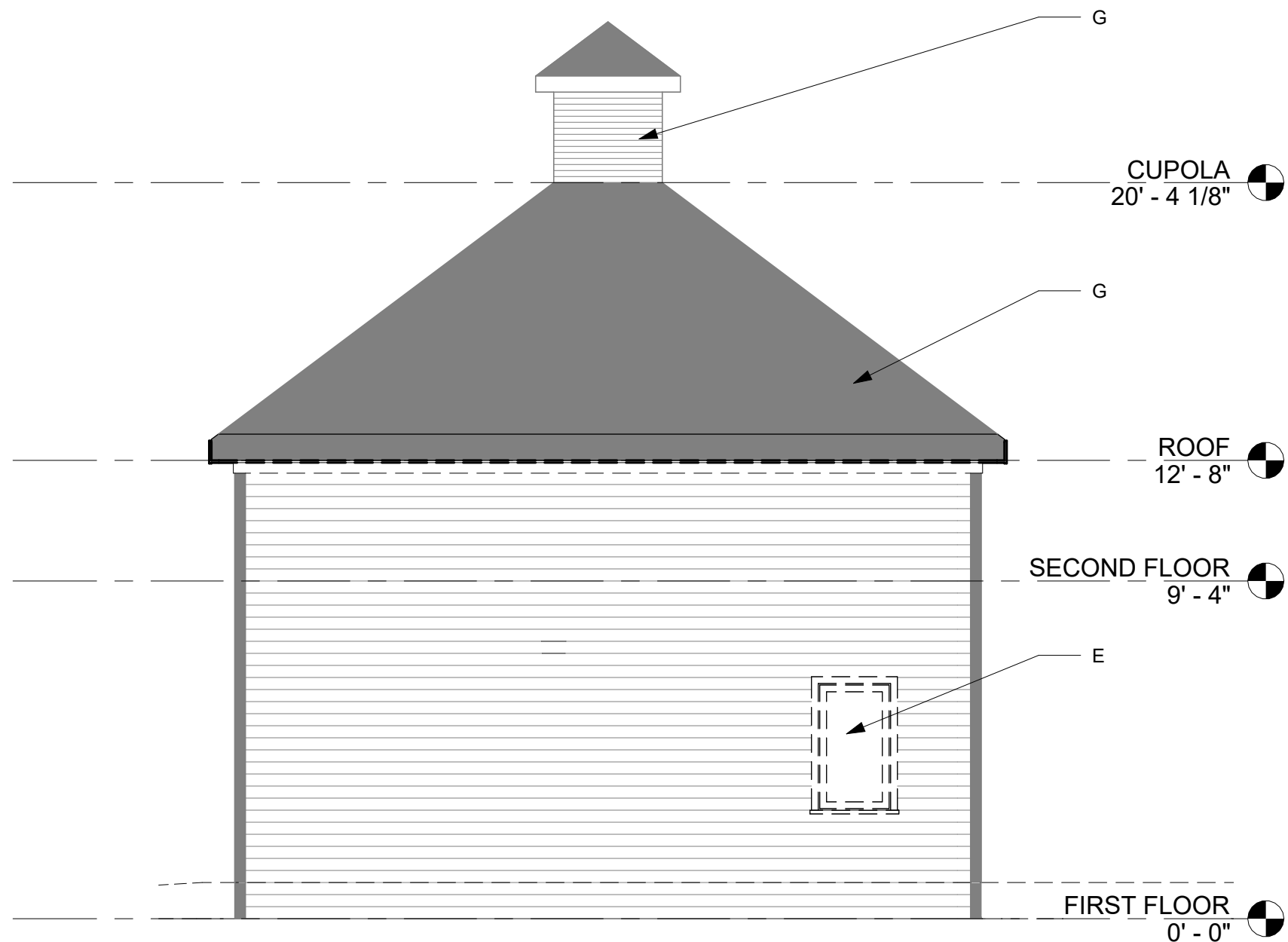
GRAPHIC DESCRIPTION	WALL - NON STRUCTURAL - 2X			
	1. 5/8" GYPSUM BOARD 2. 2 X WOOD FRAMING 3. A. W1.1 = 2X4 4. B. W1.2 = 2X6 5. BATT INSULATION (OPTIONAL) 6. 5/8" GYPSUM BOARD			
W1.1 W1.2	FIRE RATING	UL NUMBER	STC RATING	R-VALUE
	NA	NA	NA	NA

GRAPHIC DESCRIPTION	WALL - EXTERIOR - TYPICAL			
EXTERIOR  INTERIOR	EXTERIOR 1. COMPOSITE SIDING - MATCH EXISTING EXPOSURE 2. MECHANICALLY FASTENED VAPOR PERMEABLE DRAINAGE MEMBRANE 3. EXISTING 1X SHEATHING BOARDS (REPAIR OR REPLACE AS NEEDED) 4. WALL FRAMING 5. A. EXISTING 2X4 WOOD STUDS TO EXTEND AT LEAST 3' BELOW 2ND FLOOR & TO REMAIN ABOVE 2ND FLOOR 6. B. 2X6 WOOD STUDS SPLICED TO EXISTING STUDS FOR ENTIRETY OF 1ST FLOOR 7. C. FILL CAVITY WITH POLYURETHANE SPRAY FOAM MIN 5" THICK (R30 MIN) 8. PAINTED GWB FINISH INTERIOR			
E1	FIRE RATING	UL NUMBER	STC RATING	R-VALUE
	-	-	-	30

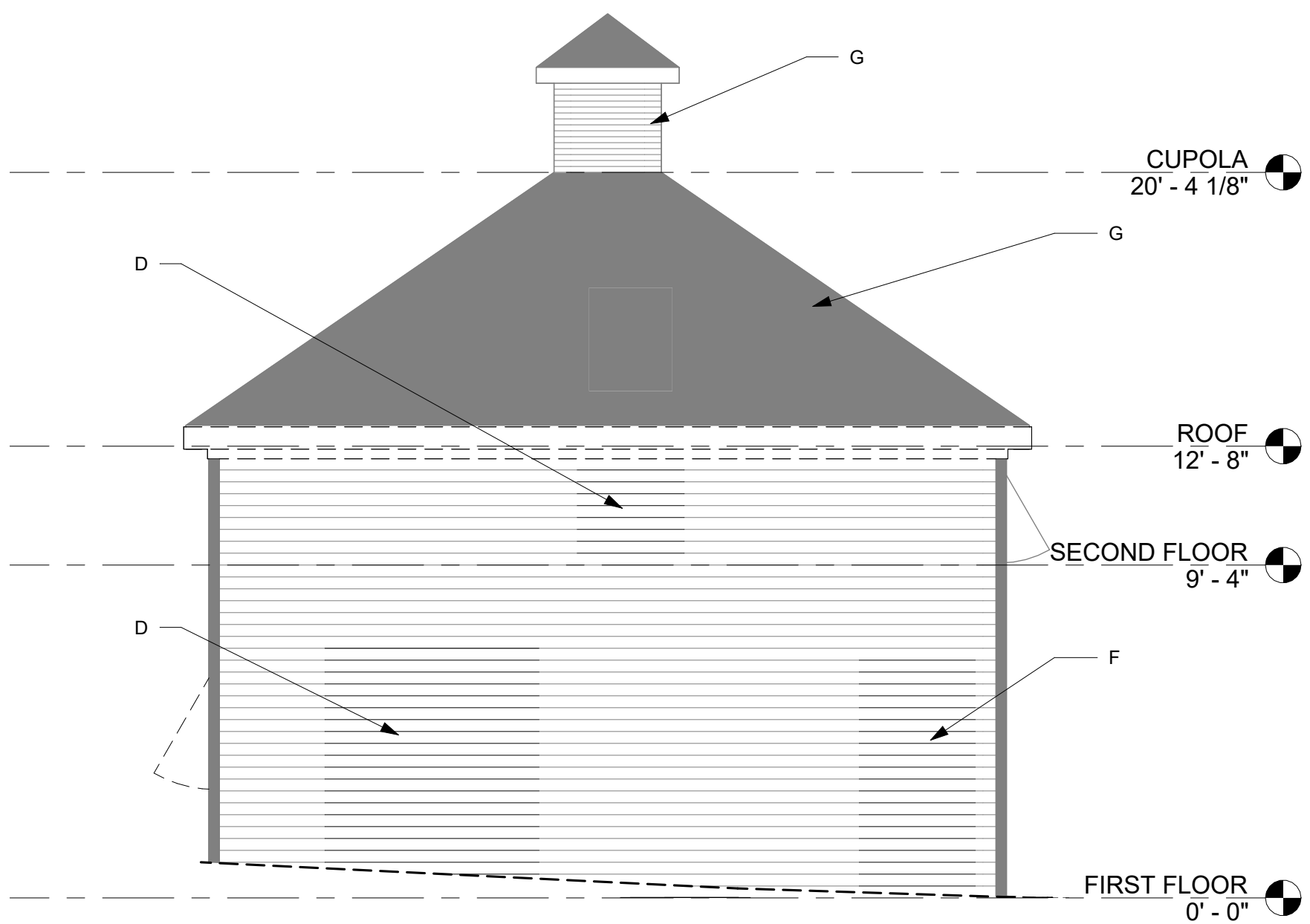
GRAPHIC DESCRIPTION	WALL - EXTERIOR - OPENING INFIL			
EXTERIOR  INTERIOR	EXTERIOR 1. COMPOSITE SIDING - MATCH EXISTING EXPOSURE 2. MECHANICALLY FASTENED VAPOR PERMEABLE DRAINAGE MEMBRANE 3. 1/2" WOOD SHEATHING 4. WALL FRAMING 5. A. 2X4 WOOD STUDS 6. B. FILL CAVITY WITH POLYURETHANE SPRAY FOAM MIN 3 1/2" THICK (R22 MIN) 7. PAINTED GWB FINISH INTERIOR			
E2	FIRE RATING	UL NUMBER	STC RATING	R-VALUE
	-	-	-	22



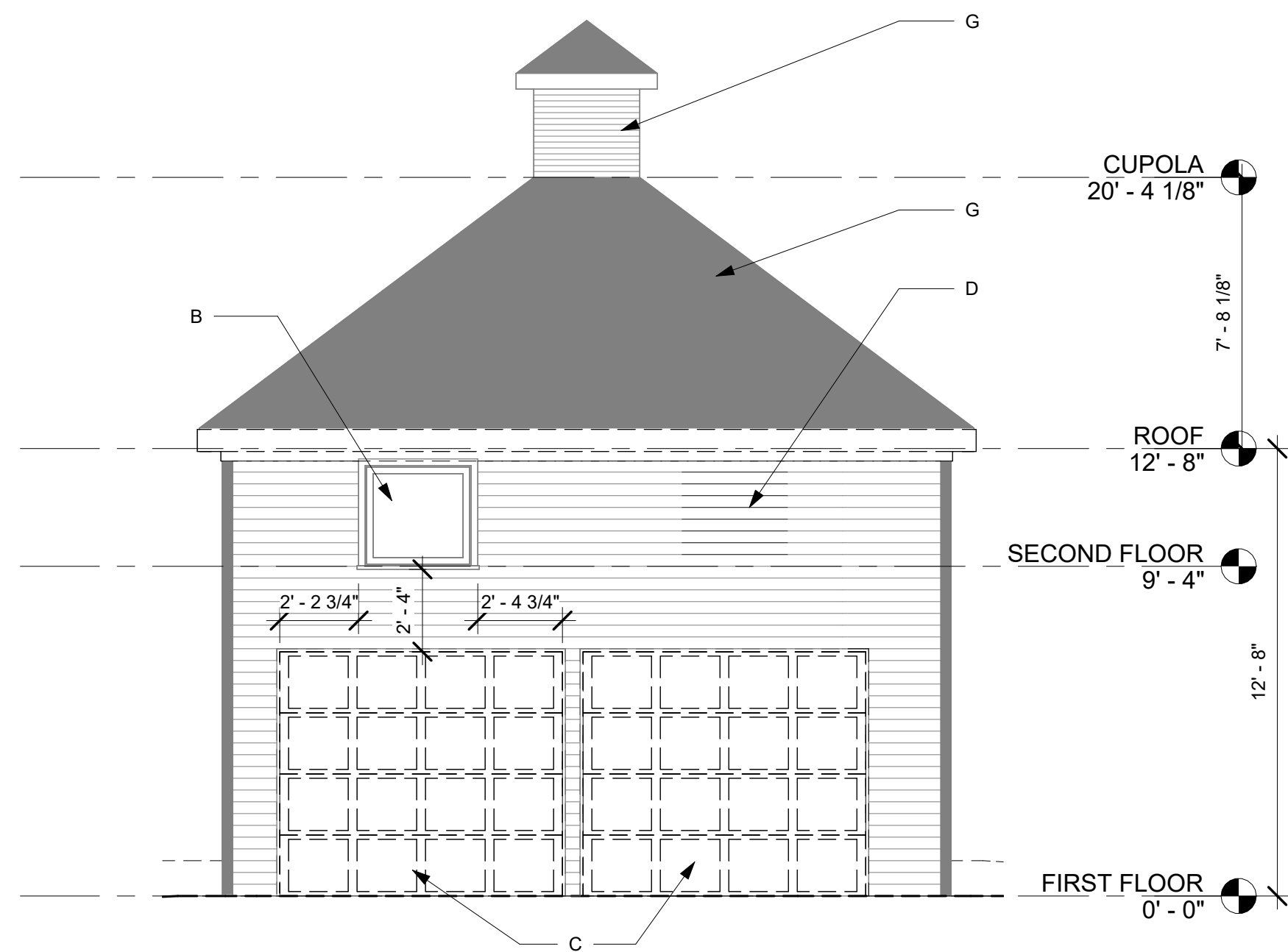
④ SOUTH ELEV - EXISTING
1/4" = 1'-0"



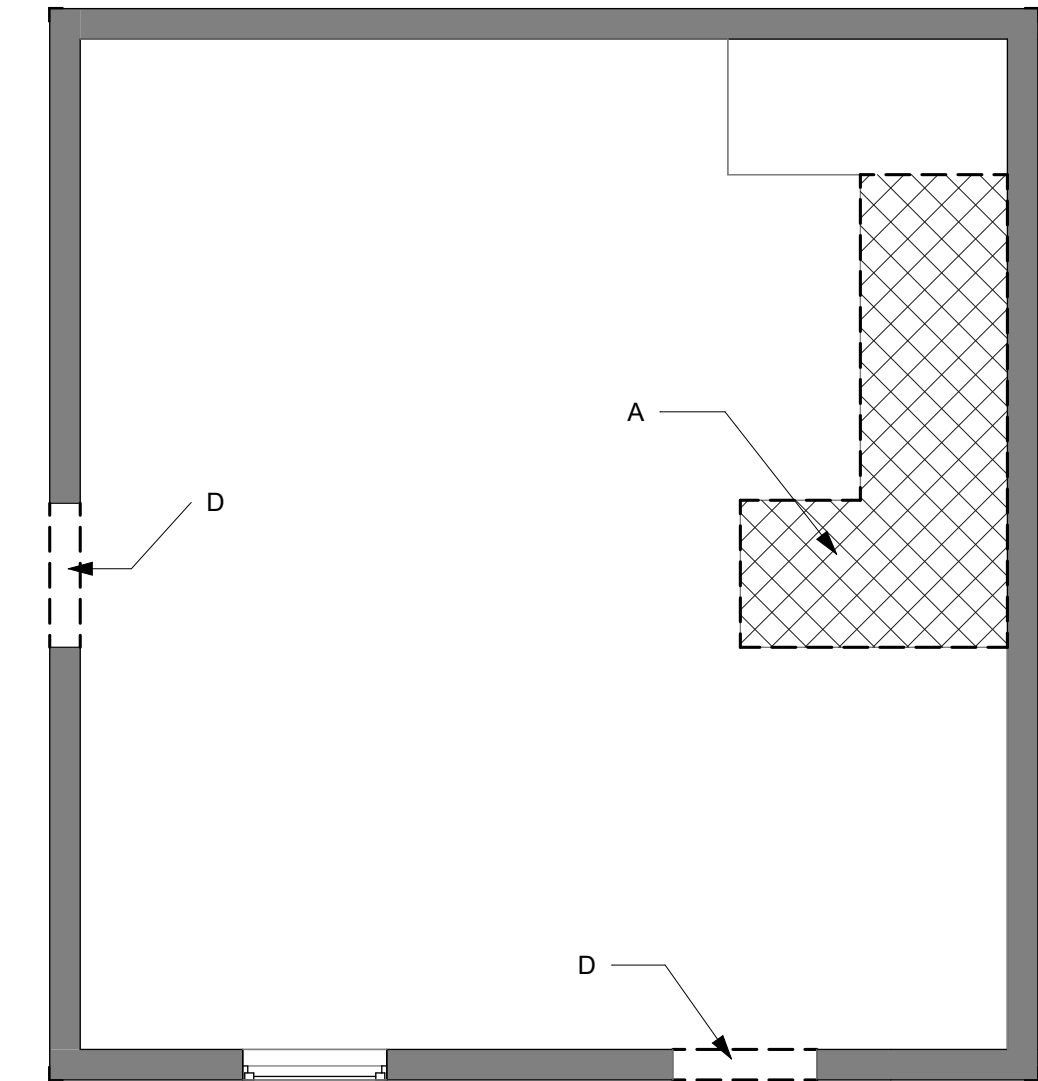
③ EAST ELEV - EXISTING
1/4" = 1'-0"



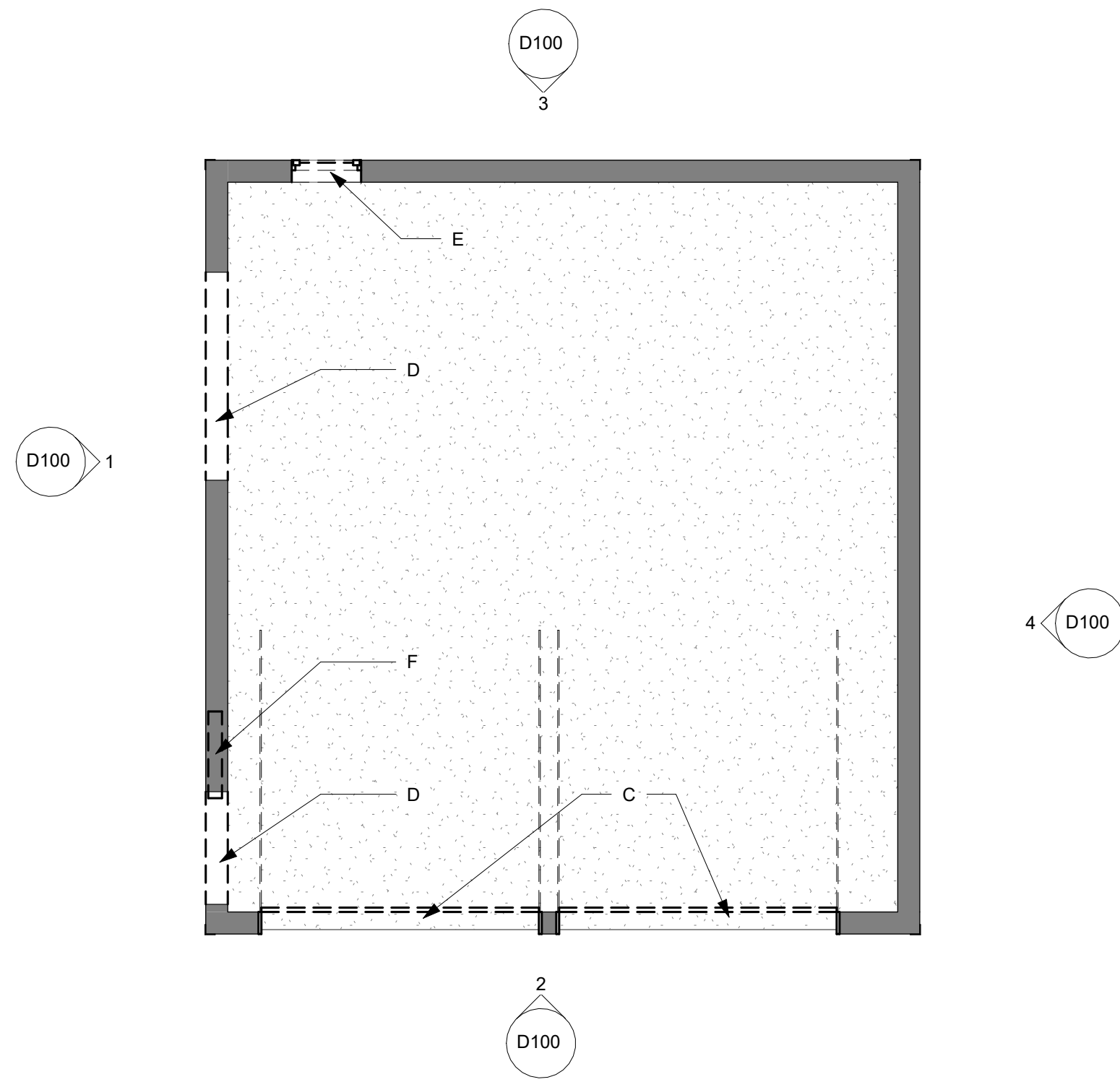
① DEMO - SOUTH ELEVATION
1/4" = 1'-0"



② DEMO - EAST ELEVATION
1/4" = 1'-0"



⑥ SECOND FLOOR - DEMO
1/4" = 1'-0"



⑤ FIRST FLOOR - DEMO
1/4" = 1'-0"

- DEMO KEYNOTES:
- A. REMOVE EXISTING FLOORING FOR FUTURE STAIR
 - B. REMOVE EXISTING WINDOW TO BE REPLACED
 - C. REMOVE OVERHEAD DOORS FOR INFILL
 - D. CUT & REMOVE FOR FUTURE OPENING
 - E. REMOVE WINDOW FOR INFILL
 - F. REMOVE DOOR FOR INFILL
 - G. REMOVE ROOFING

DEMO KEYNOTES
1/4" = 1'-0"

Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com

bild
ARCHITECTURE

STAMP

CONSULTANT

PROJECT NUMBER
19020

PROJECT NAME
CARRIAGE HOUSE
86 MORNING STREET
PORTLAND, ME 04101

SET TITLE
HP SUBMISSION SET

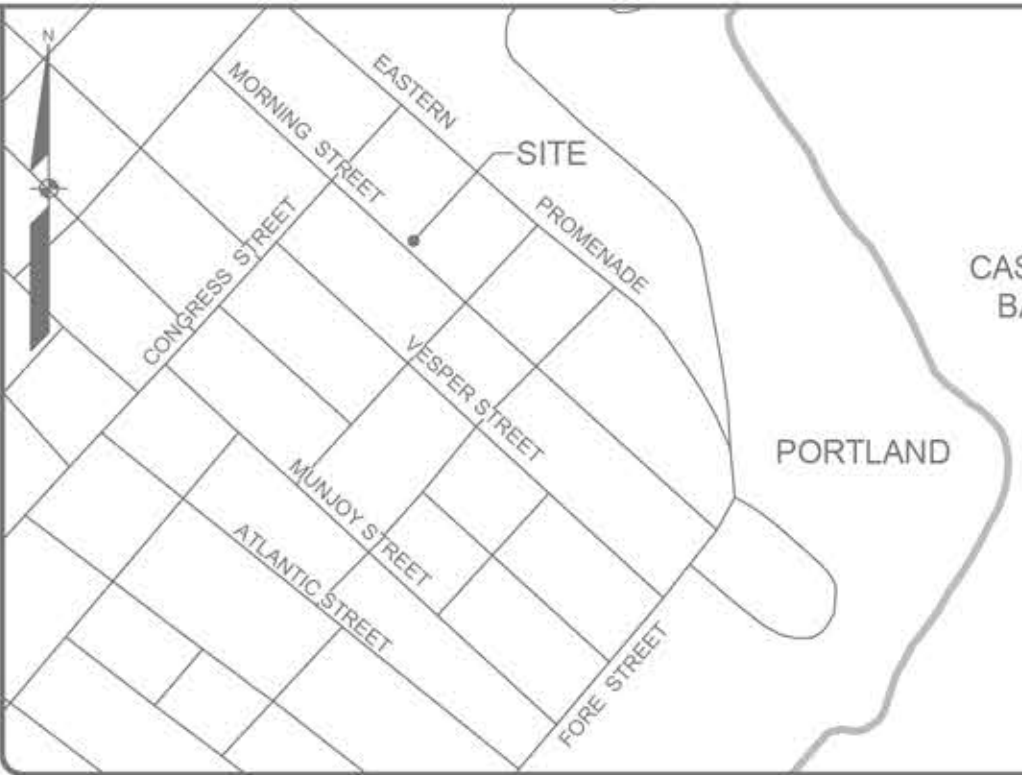
SHEET TITLE
DEMO PLANS & ELEVATIONS

DRAWN BY
Author

SET ISSUE DATE
11/13/2023

REVISIONS
No. Date

D100



GENERAL NOTES:

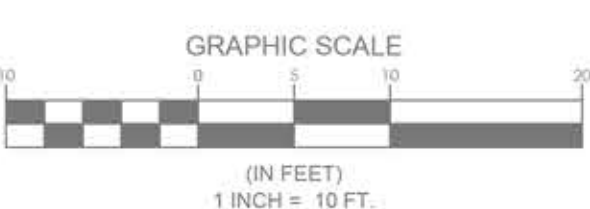
- 1. THE RECORD OWNERS OF THE PARCEL IS ANGELA BONARRIGO BY DEED DATED FEBRUARY 23, 2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34682, PAGE 249.
- 2. THE PROPERTY IS SHOWN AS LOT D-5 ON THE CITY OF PORTLAND TAX MAP 3 AND IS LOCATED IN THE R6 RESIDENTIAL DISTRICT.
- 3. TOTAL AREA OF PARCEL IS APPROXIMATELY 6,394 SQUARE FEET OR 0.15 ACRES.
- 4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN AUGUST OF 2023.
- 5. PLAN REFERENCES:
 - A. "CONDOMINIUM PLAT - 102 MORNING STREET CONDOMINIUM MADE FOR TIMOTHY HALEY" BY TITCOMB ASSOCIATES ON OCTOBER 22, 2021 AND RECORDED AT CCRD IN PLAN BOOK 222, PAGE 189.
 - B. "CONDOMINIUM PLAT 83 VESPER STREET PORTLAND, MAINE 04101 FOR SCOTT L. IRWIN & MICHELLE L. CARR" PREPARED BY SURVEY INC. IN OCTOBER OF 2004 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 411.
- 6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), GEOID18 IN U.S. SURVEY FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- 7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- 8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23005100149, HAVING AN EFFECTIVE DATE OF JULY 17, 1996. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- 9. SPACE AND BULK CRITERIA FOR THE R6 RESIDENTIAL DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	1 UNIT PER 725 SQUARE FEET
MINIMUM LOT SIZE:	2,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	20 FEET
MINIMUM FRONT YARD:	5 FEET
MINIMUM SIDE YARD:	5 FEET; SIDE STREET: NONE
MINIMUM REAR YARD:	10 FEET; DETACHED ACCESSORY: 5 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET; DETACHED ACCESSORY: 18 FEET
MAXIMUM LOT COVERAGE:	60%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
□	MONUMENT
○	IRON PIPE/ROD
N/F	NOW OR FORMERLY
▨	BUILDING
▨	DECK/STEPS/ OVERHANG
▨	EDGE PAVEMENT
▨	EDGE CONCRETE
▨	EDGE BRICK
▨	CURB LINE
---	CONTOURS
---	CHAIN LINK FENCE
---	STOCKADE FENCE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
□	LANDSCAPING
□	ELECTRIC METER
□	GAS METER
S	SANITARY SEWER
S	SANITARY MANHOLE
○	UTILITY POLE
OHU	OVERHEAD UTILITY
●	REBAR TO BE SET



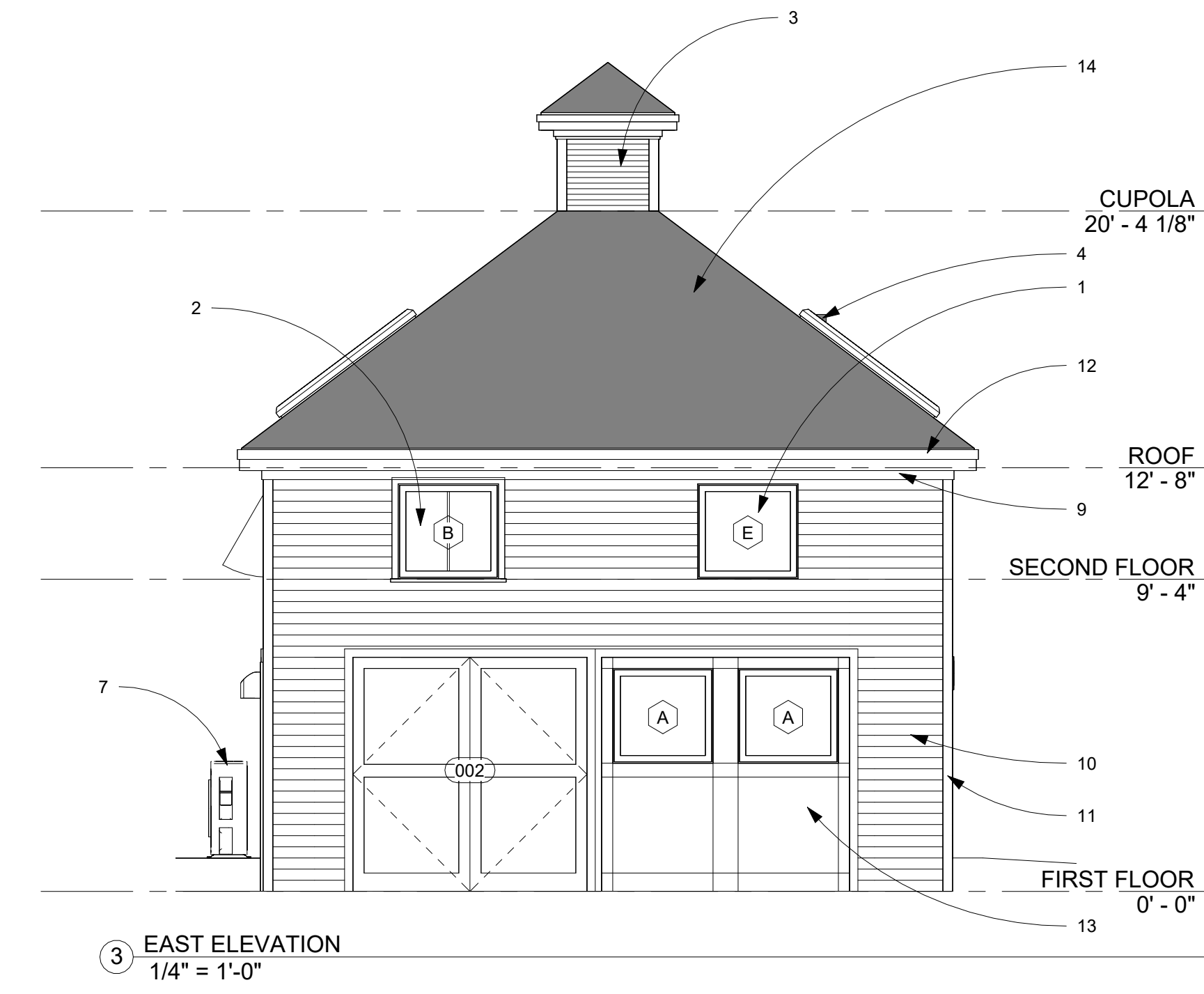
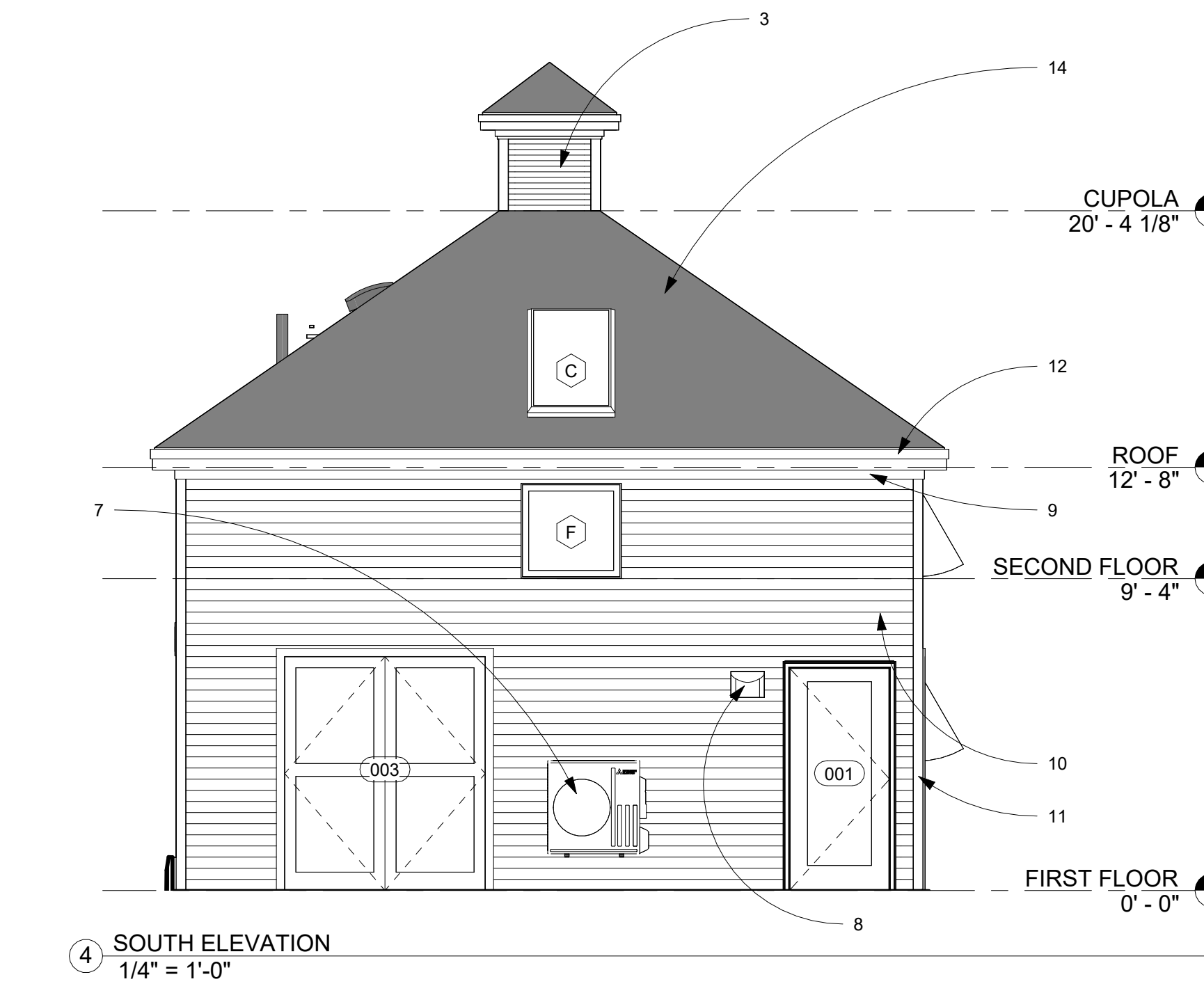
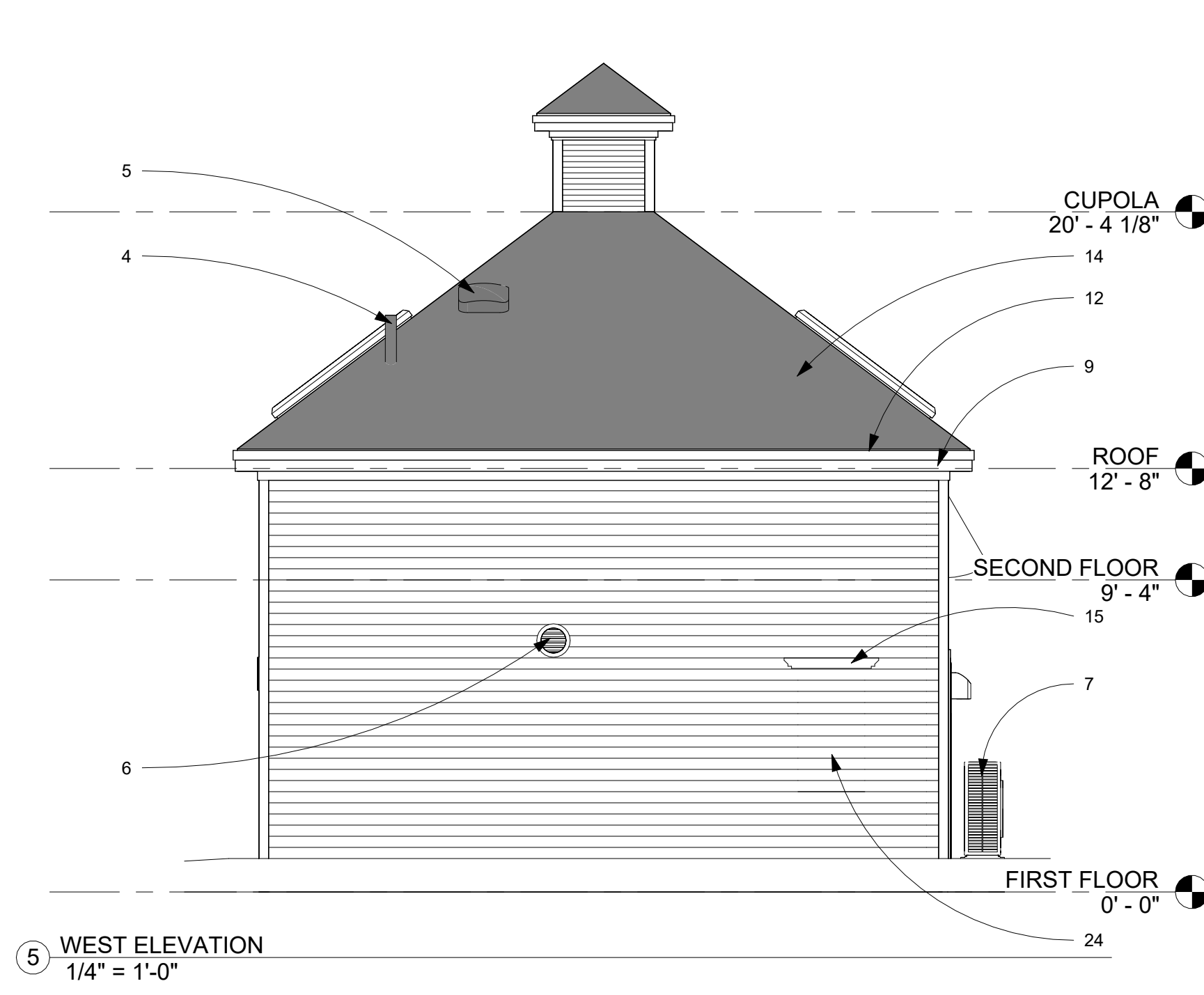
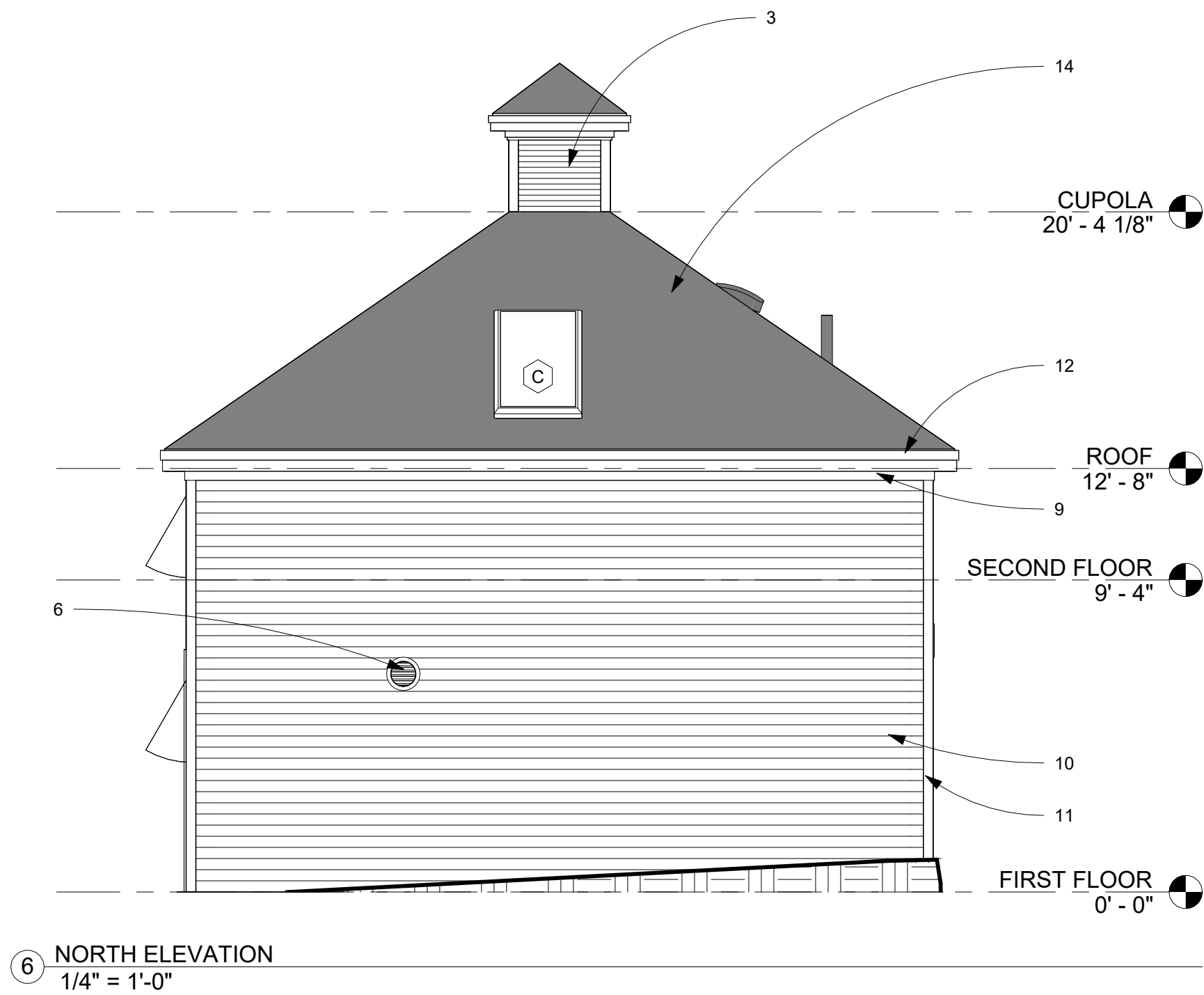
ISSUED TO CLIENT	STATUS:
DATE:	DATE:
REV. BY:	CDL
9/8/2023	9/8/2023

SEBAGO TECHINCS
WWW.SEAGOTECHINCS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LANDSCAPE DESIGN
OF: 86 MORNING STREET
PORTLAND, ME
FOR: LORING BUILDERS, LLC
P.O. BOX 2628
SOUTH PORTLAND, ME 04105

DESIGNED	CGM
DRAWN	JMC
CHECKED	CDL
DATE	08/22/23
SCALE	1" = 10'
PROJECT	2303235

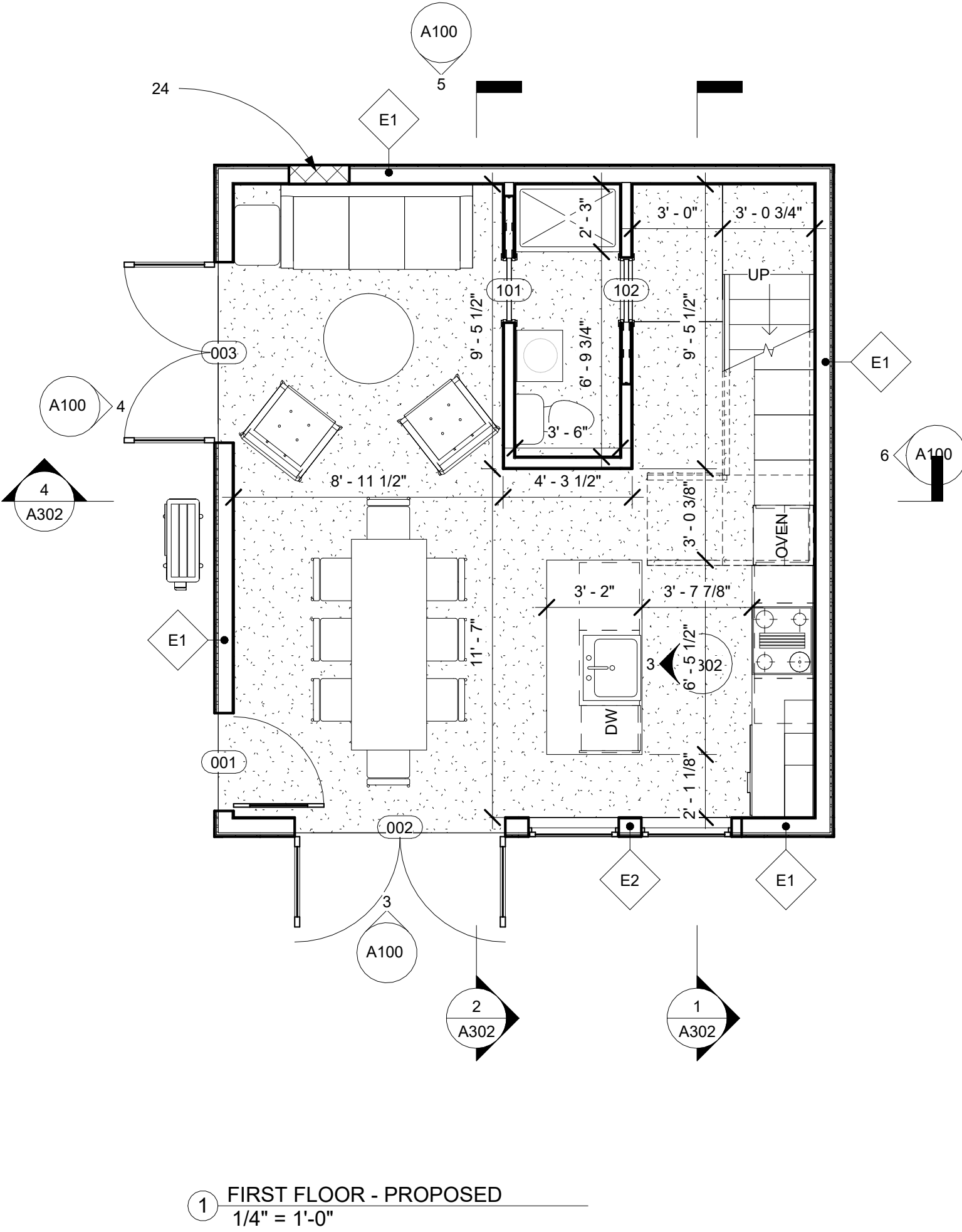
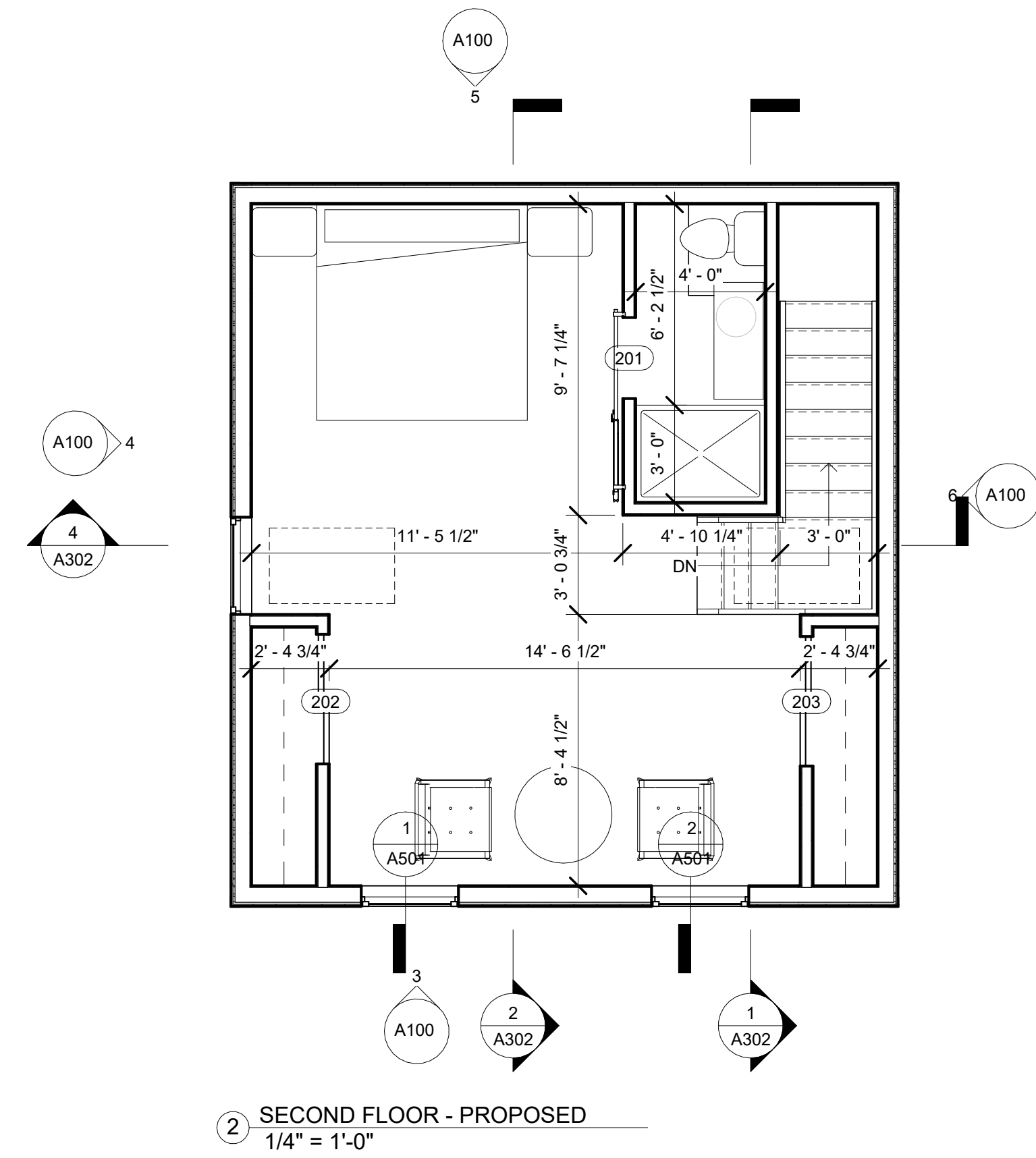
SHEET 1 OF 1

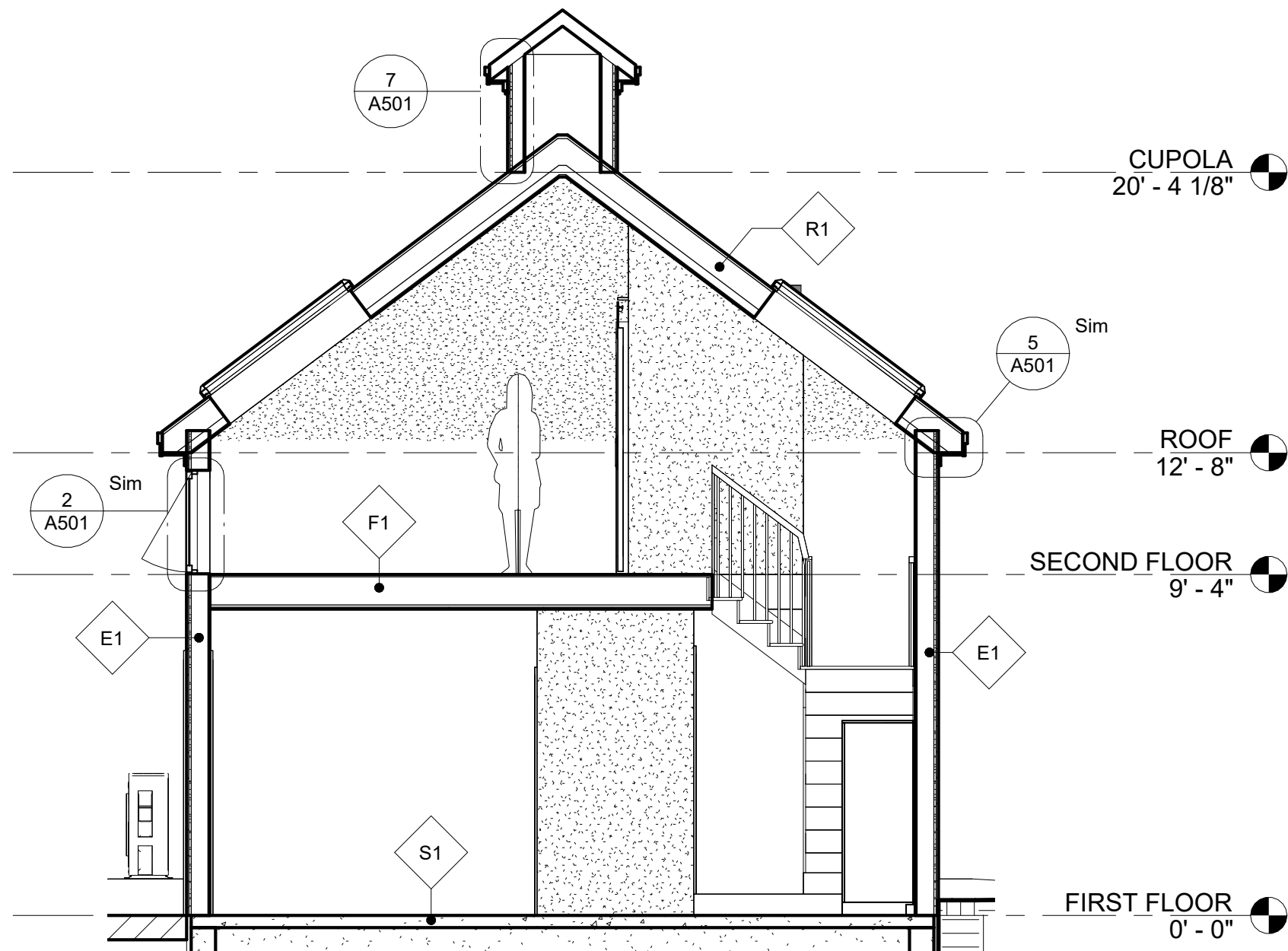


DOOR SCHEDULE						
#	W	H	DESCRIPTION	DOOR FINISH	FRAME FINISH	COMMENTS
001	3' - 0"	6' - 8"	FULL LIGHT SINGLE LEAF	FACTORY FINISHED ALUMINUM	FACTORY FINISHED ALUMINUM	
002	7' - 0"	7' - 0"	DIVIDED LIGHT DOUBLE LEAF	FACTORY FINISHED ALUMINUM	FACTORY FINISHED ALUMINUM	
003	6' - 0"	7' - 0"	DIVIDED LIGHT DOUBLE LEAF	FACTORY FINISHED ALUMINUM	FACTORY FINISHED ALUMINUM	
101	2' - 1"	6' - 8"	SOLID POCKET DOOR	WOOD	WOOD	
102	2' - 1"	6' - 8"	SOLID POCKET DOOR	WOOD	WOOD	
201	2' - 6"	6' - 8"	SOLID BARN DOOR	WOOD	WOOD	
202	4' - 0"	5' - 0"	CLOSET SLIDER	WOOD	WOOD	
203	4' - 0"	5' - 0"	CLOSET SLIDER	WOOD	WOOD	

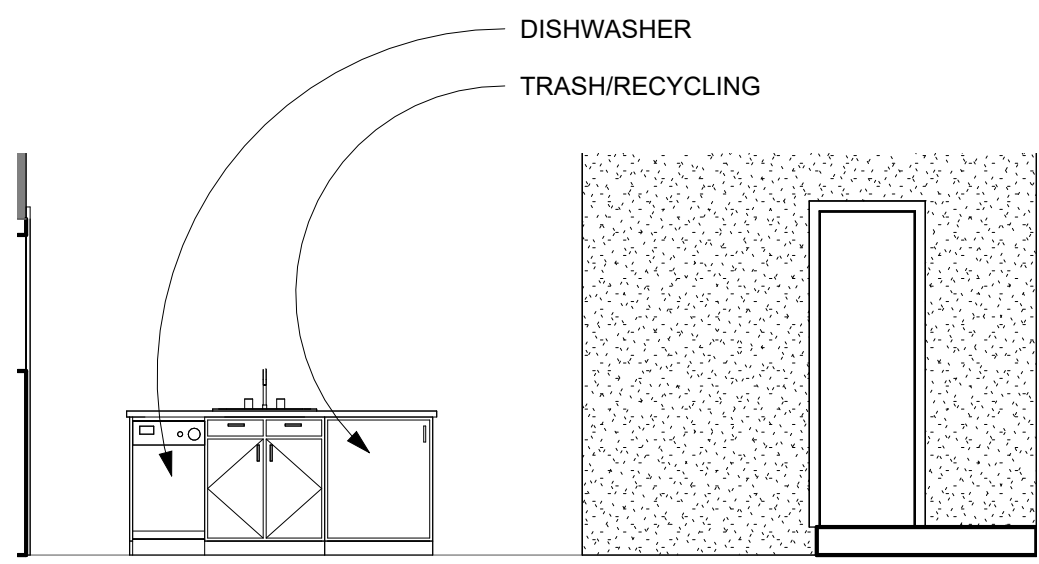
WINDOW SHEDULE					
TYPE	W	H	DESCRIPTION	FINISH	Comments
A	3' - 0"	2' - 10"	NEW AWNING	FACTORY FINSHED ALUMINUM	
B	3' - 0"	2' - 10"	REPLICA AWNING	FACTORY FINSHED ALUMINUM	VERIFY DIMS IN FIELD
C	2' - 6"	5' - 0"	AWNING SKYLIGHT	FACTORY FINSH	
D	2' - 0"	3' - 6"	EXISTING TO BE INFILLED	N/A	
E	3' - 0"	2' - 10"	NEW AWNING	FACTORY FINSHED ALUMINUM	MATCH DIMS TO EXISTING WINDOW
F	3' - 0"	2' - 10"	NEW EGRESS CASEMENT	FACTORY FINSHED ALUMINUM	

- KEYNOTES:
- 1 INSTALL NEW WINDOW IN NEW OPENING - SEE WINDOW SCHED
 - 2 INSTALL NEW WINDOW IN EXISTING OPENING
 - 3 INSTALL COSMETIC "VENT" LOUVER
 - 4 NEW PLUMBING VENTS
 - 5 NEW ROOF EXHAUST
 - 6 NEW WALL VENT (GENERAL LOCATION)
 - 7 NEW HEAT PUMP (TYP)
 - 8 NEW EXTERIOR WALL SCONCE (TYP)
 - 9 REPAIR OR REPLACE WITH COMPOSITE EXISTING WOOD ROOF FASCIA (TYP)
 - 10 REPAIR OR REPLACE WITH COMPOSITE EXISTING WOOD CLAPBOARD SIDING (TYP)
 - 11 REPAIR OR REPLACE WITH COMPOSITE EXISTING WOOD TRIM (TYP)
 - 12 NEW FIBERGLASS GUTTER (TYP)
 - 13 NEW PAINTED COMPOSIT PANEL WITH ALUMINUM EXTRUSION TRIM
 - 14 REPAIR EXISTING ROOF SHEATHING AND RESHINGLE WITH ASPHALT SHINGLES (GAF TIMBERLINE, COLOR = WEATHERED WOOD)
 - 15 REMOVE CROWN MOULDING TO BE REUSED IN ANOTHER LOCATION
 - 16 - NOT USED
 - 17 ELEC. PANEL
 - 18 SHELVING
 - 19 WOOD STAIR WITH CODE COMPLIANT HANDRAIL AND GUARD WOOD RISERS AND TREADS - PNT
 - 20 STACKED WASHER/DRYER GC TO PROVIDE WATER AND POWER
 - 21 COUNTERTOP
 - 22 SHELVING WITH CLOTHES ROD
 - 23 CODE COMPLIANT 42" HIGH GUARD
 - 24 INFILL WINDOW OPENING

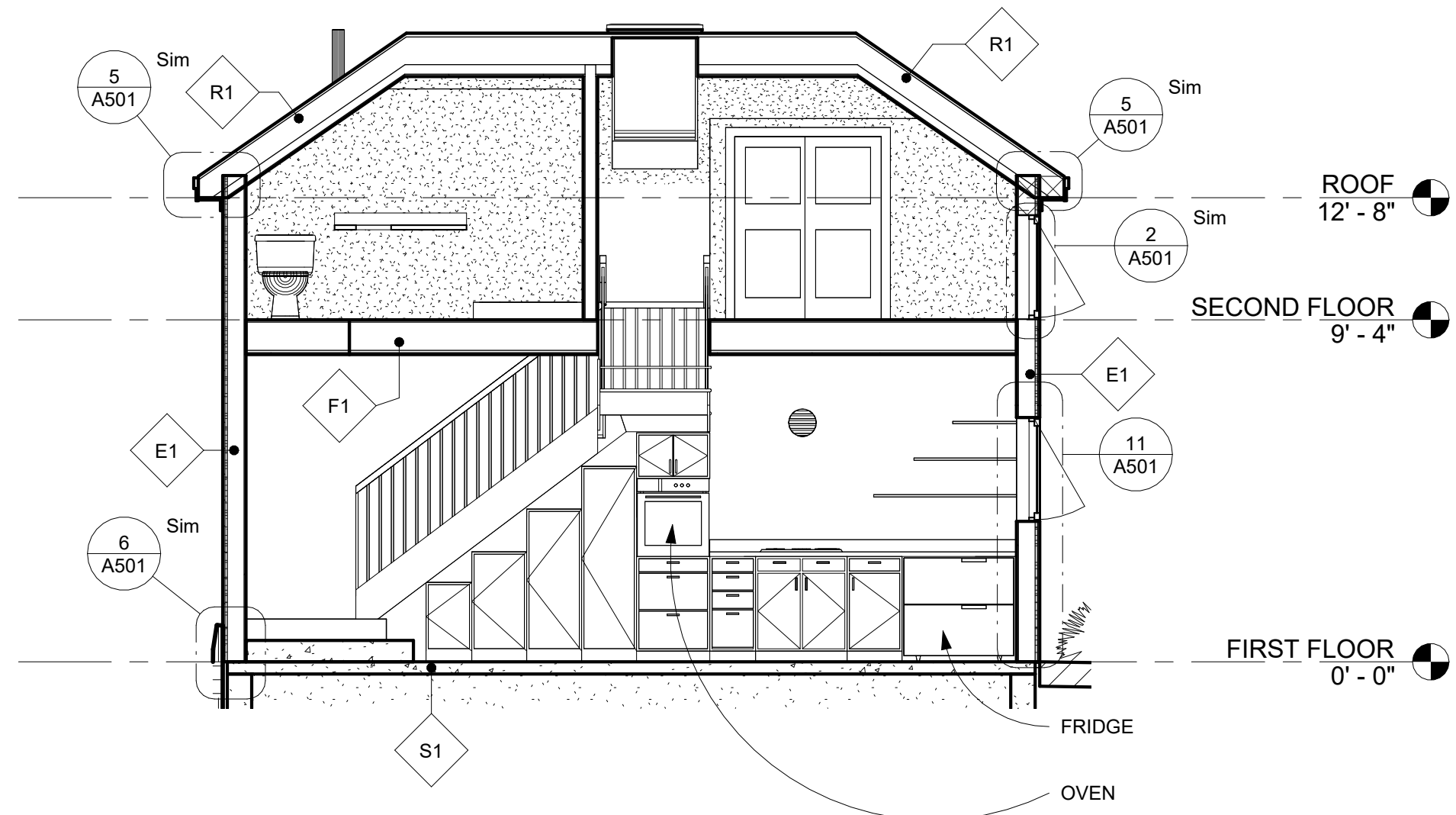




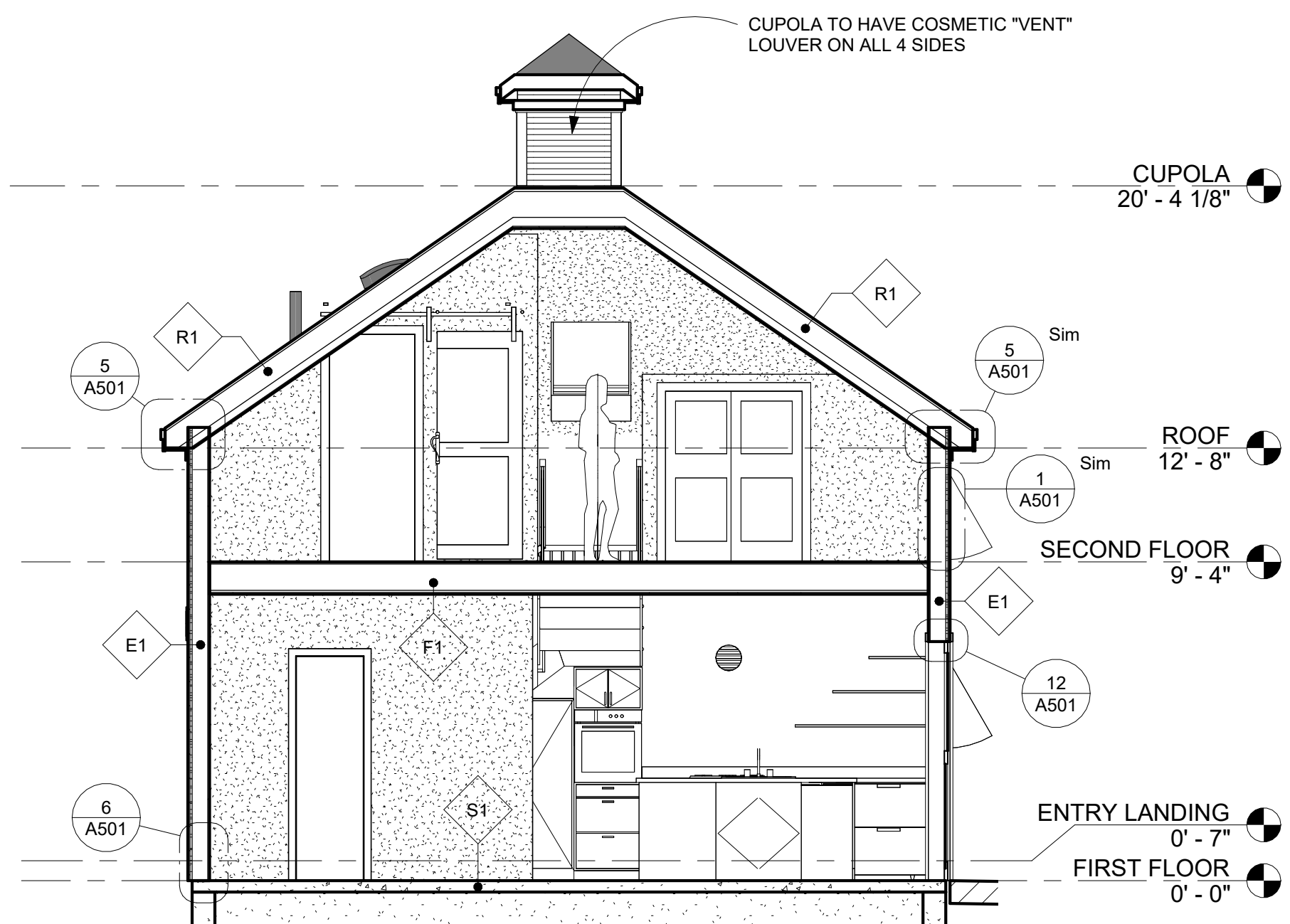
④ BLDG SECTION LONG - WEST
1/4" = 1'-0"



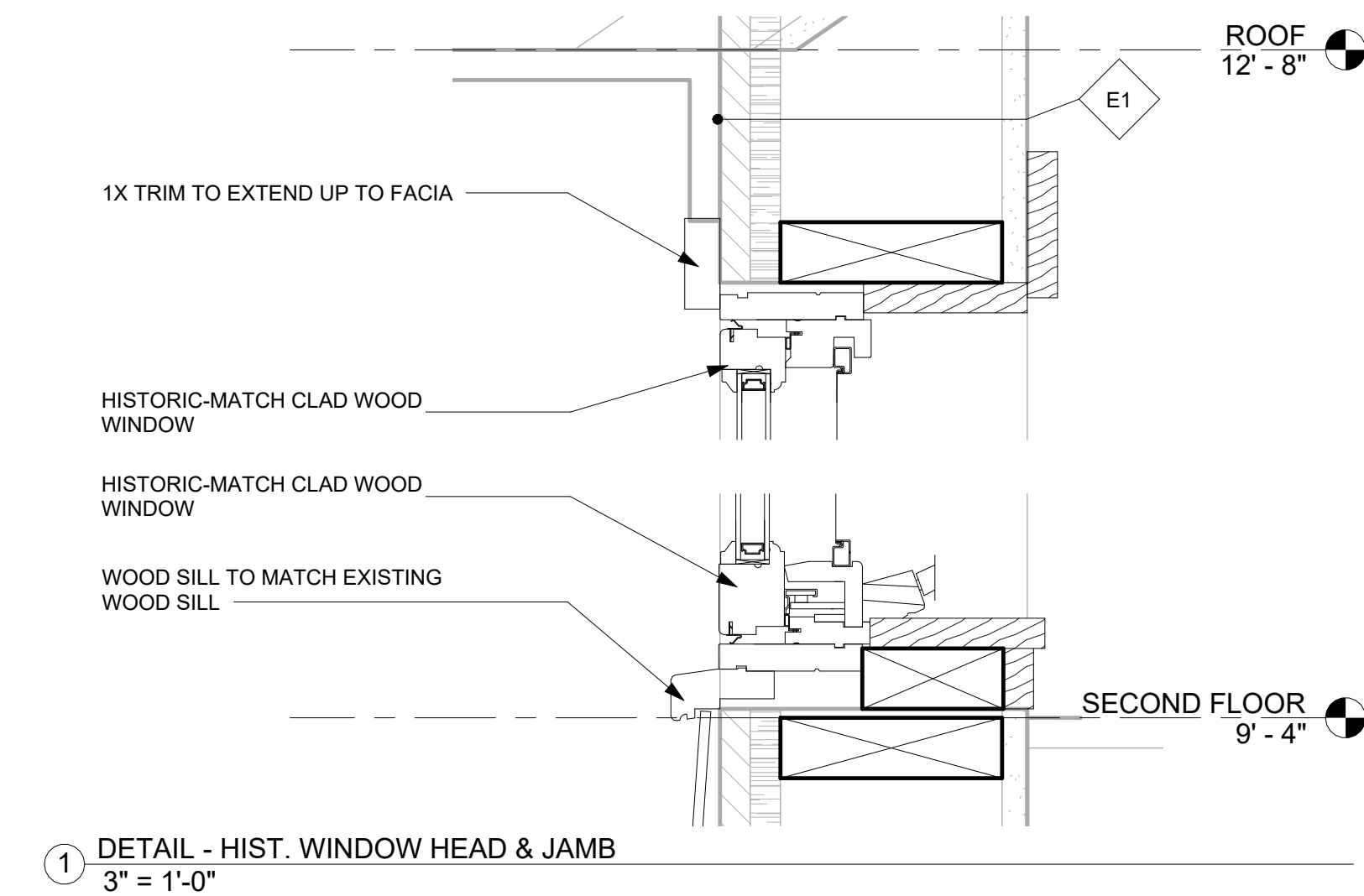
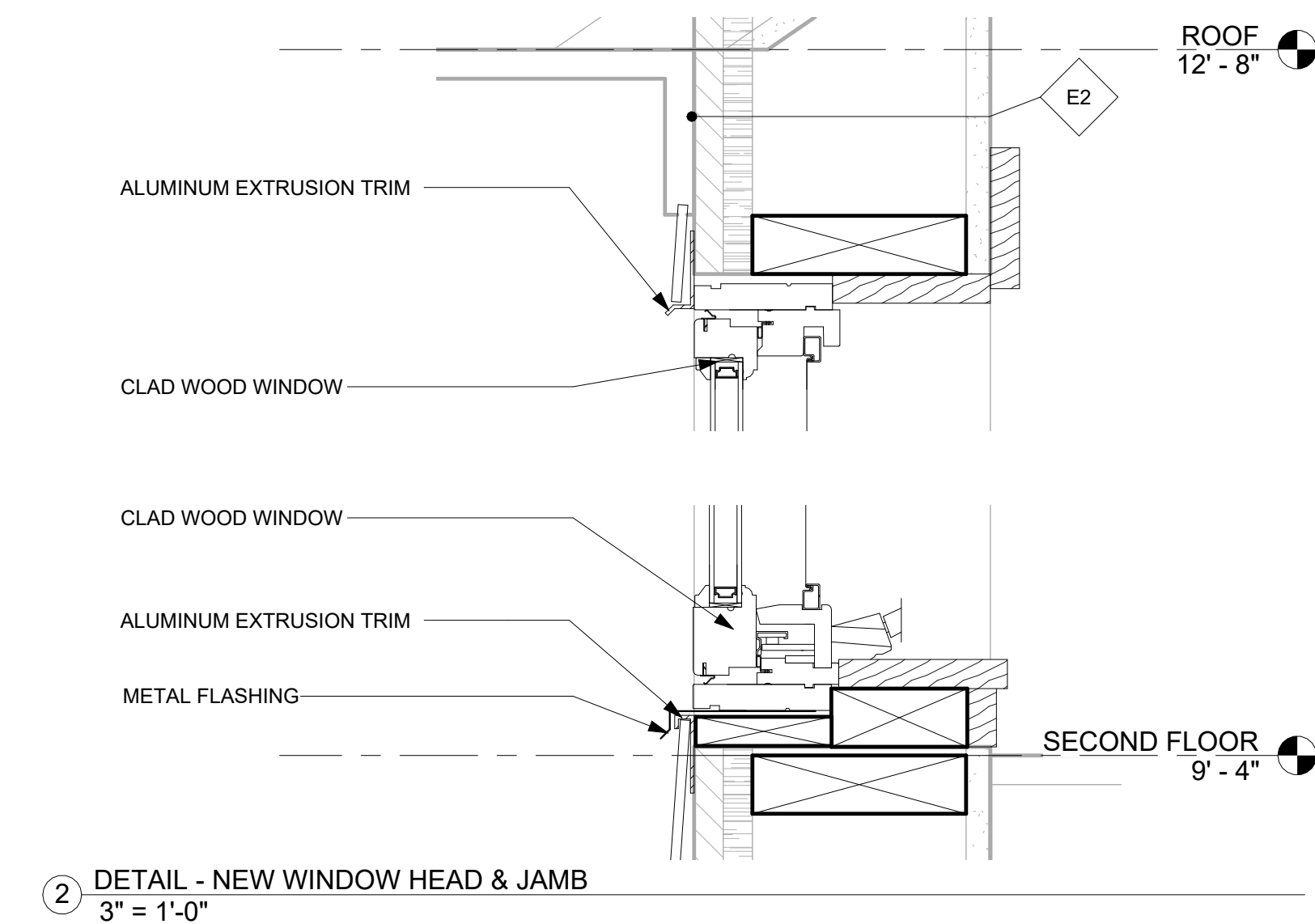
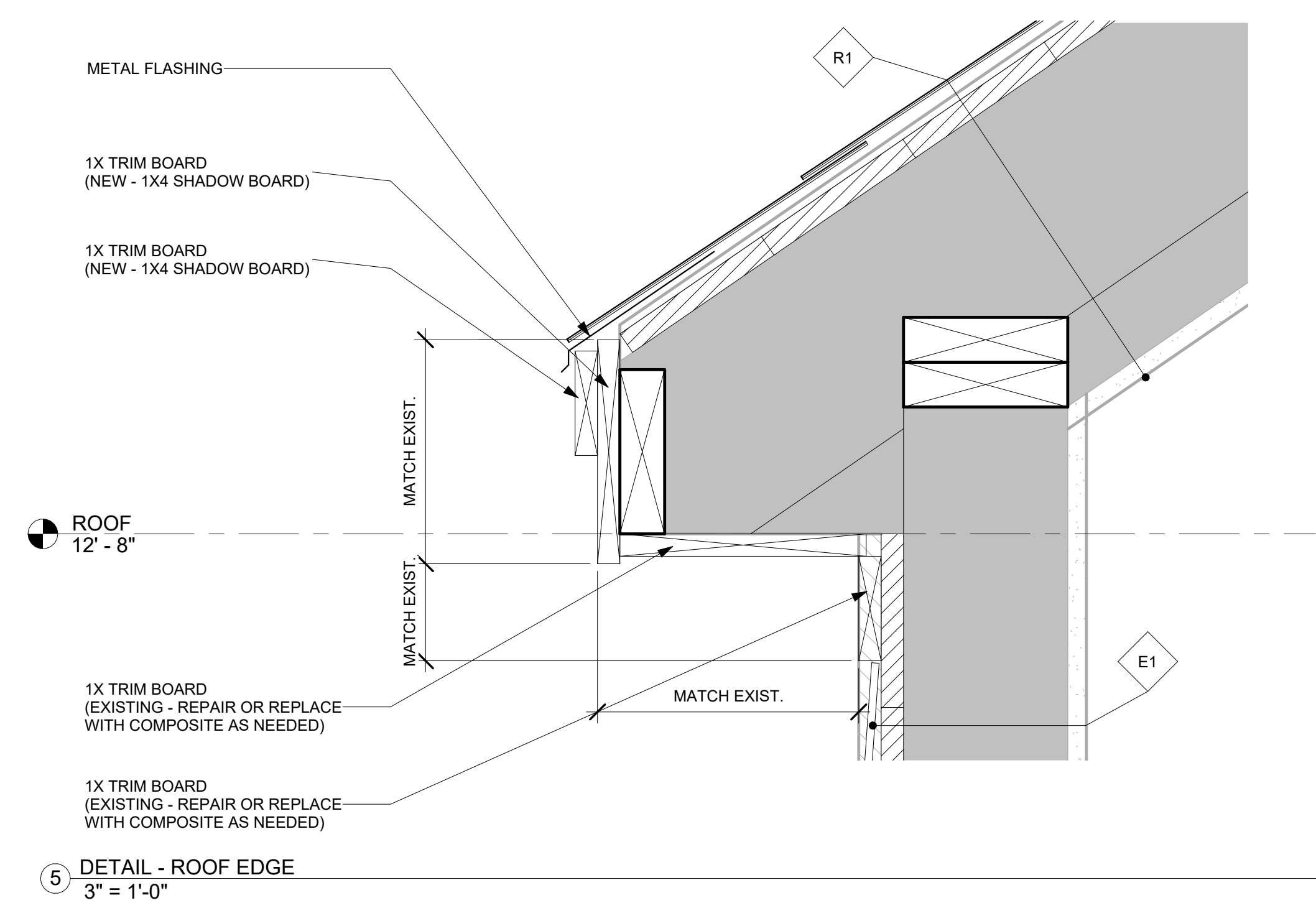
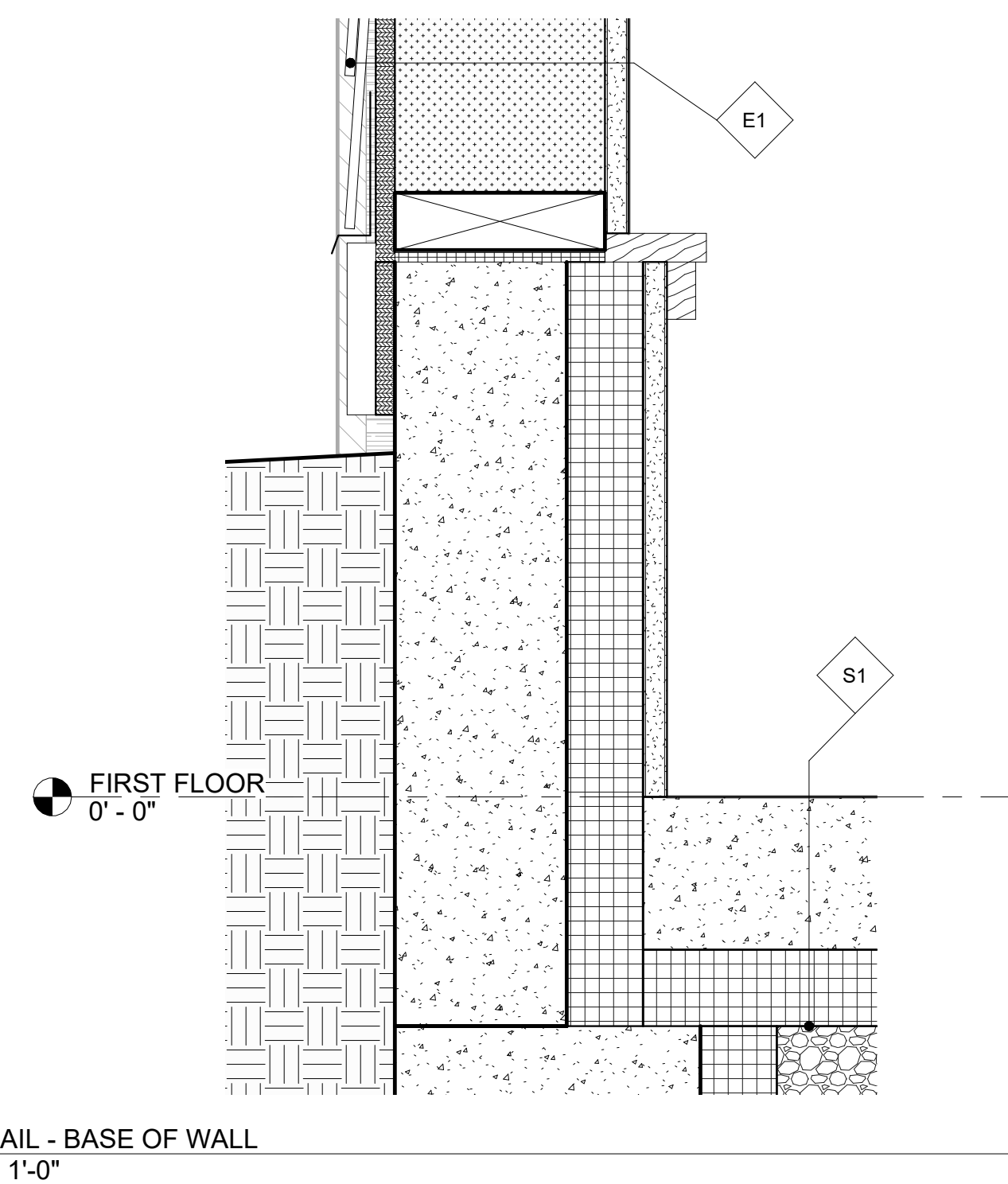
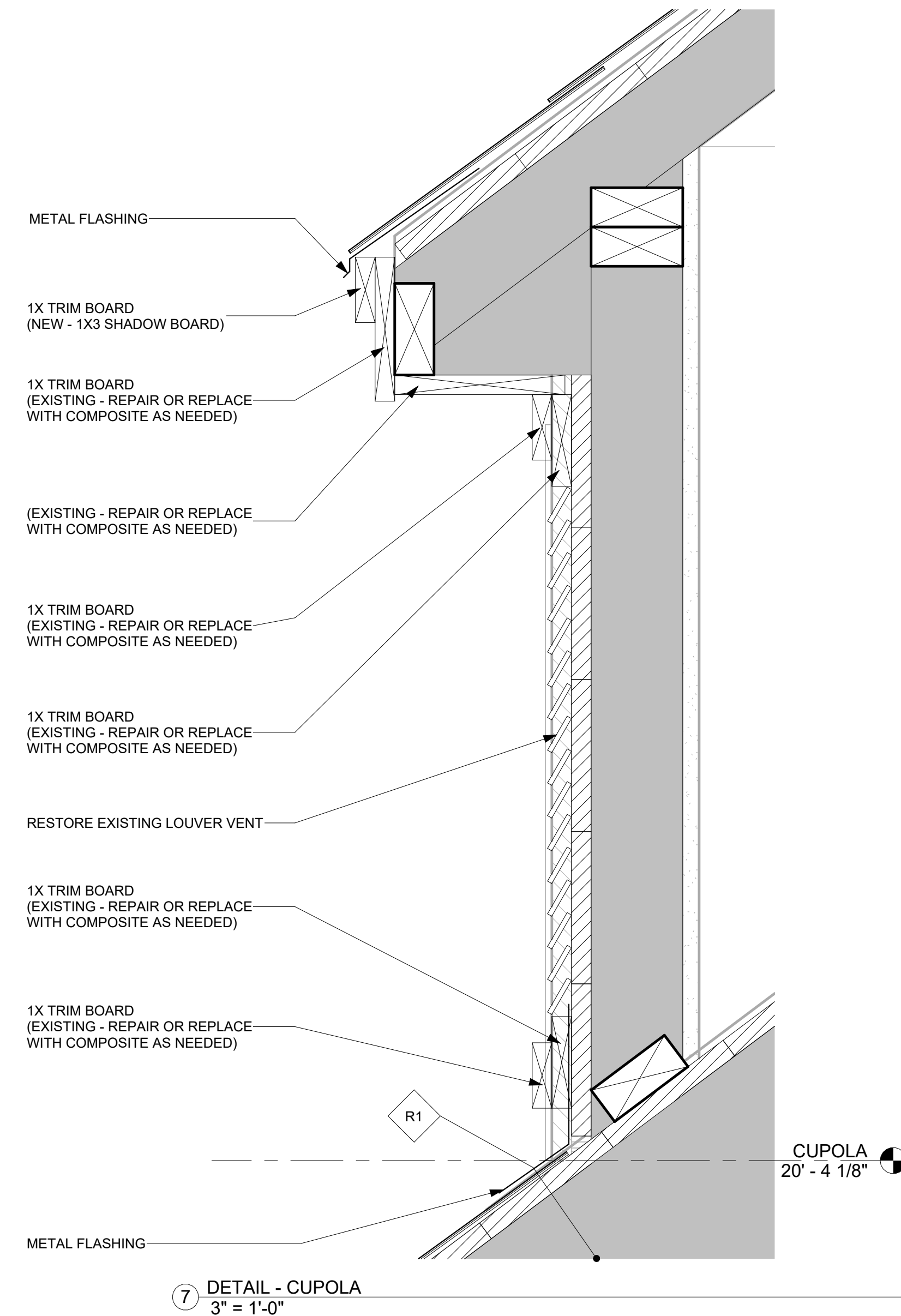
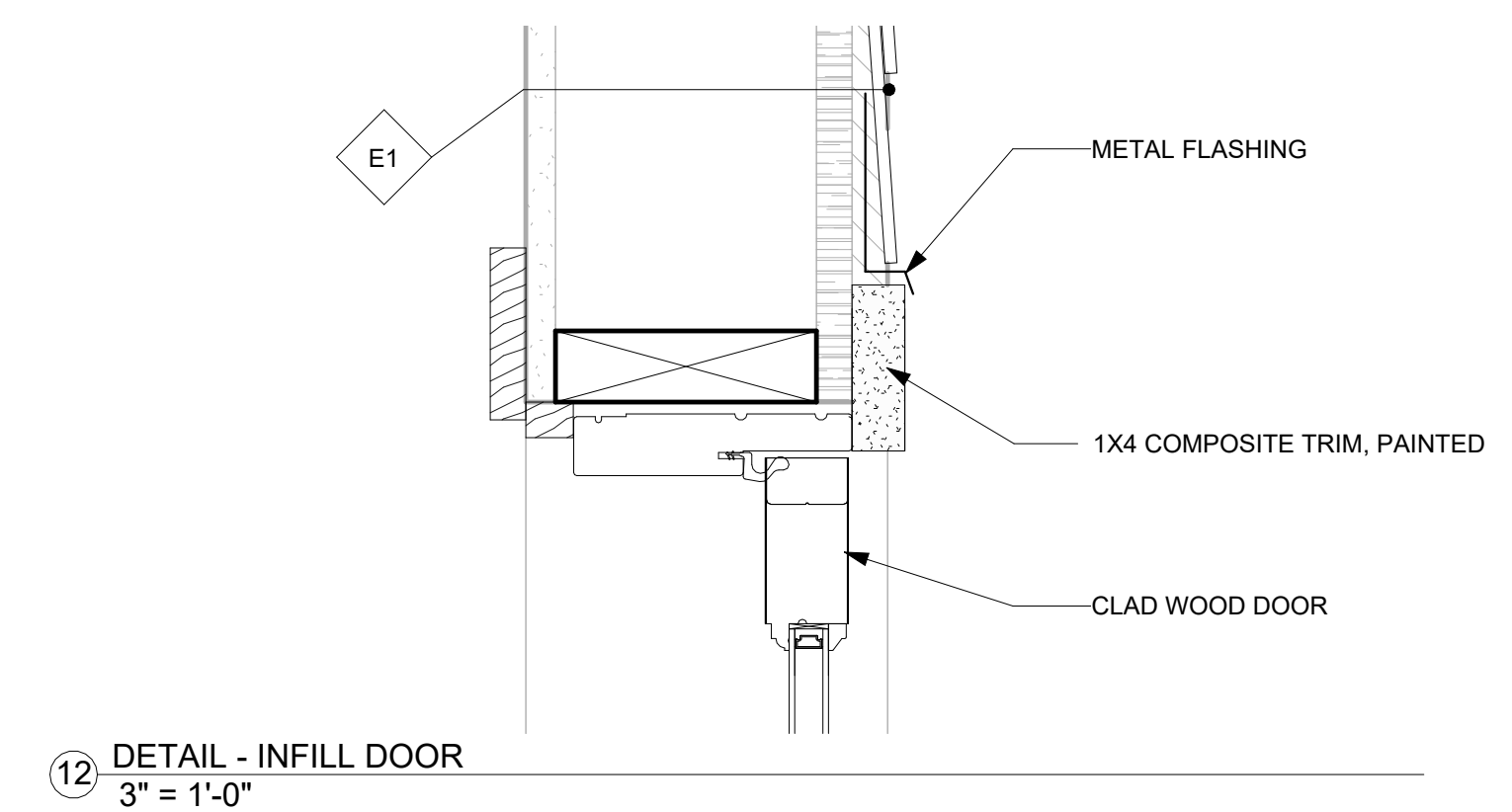
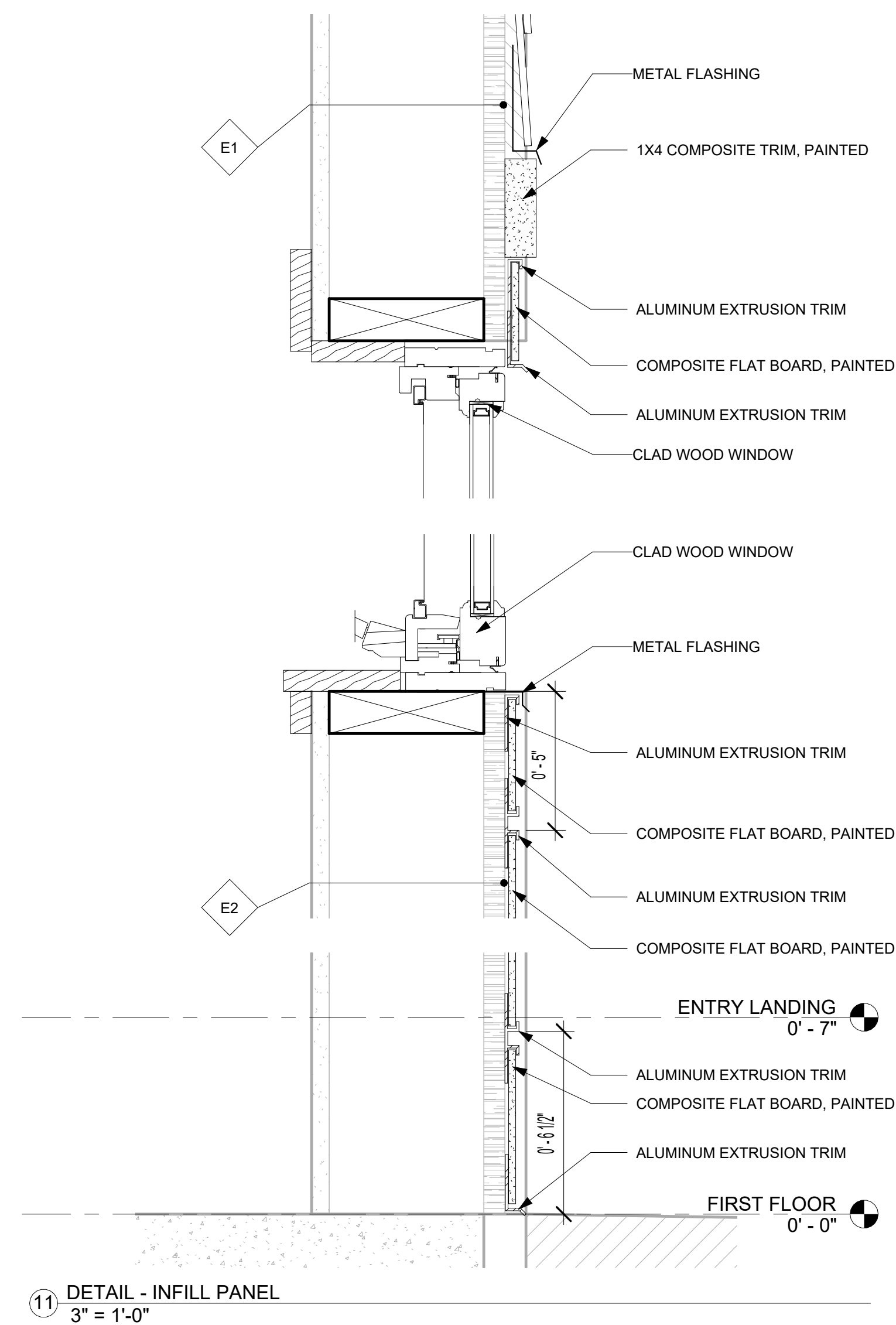
③ ISLAND ELEVATION
1/4" = 1'-0"



① BLDG SECTION - NORTH
1/4" = 1'-0"



② BLDG SECTION SHORT - NORTH
1/4" = 1'-0"



**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: December 1, 2023
RE: 1 Bean Pot Circle (B&M Cannery)– FIRST WORKSHOP – Rehabilitation
PROJECT ID: HPBR-002723-2023
MEETING: December 6, 2023

Owner: IDEALS (The Initiative for Digital Engineering and Life Science)
Architect: Greg Russell, Bruner Cott and Associates, Inc.

A sign announcing the Historic Preservation Board's meeting on December 6, 2023 was posted at the property on November 22, 2023. A legal ad was published in the Portland Press Herald on November 24, 2023 and November 25, 2023, and 73 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Rehabilitate the B&M Cannery building at 1 Bean Pot Circle, including cleaning and restoration of existing historic masonry, total replacement of windows and doors, new entry vestibule and canopy at east elevation, new operable wall system and canopy at south elevation, new stair tower, and new rooftop mechanical screening.

Project to include sitework such as regrading and new plazas and pathways.

Demolish existing non-contributing codfish building and pier (not subject to review). Construct new pier (not subject to review) and incorporate interpretive elements that speak to the history of the site and significance of the codfish building and B&M company.

SUMMARY OF HISTORIC CONTEXT

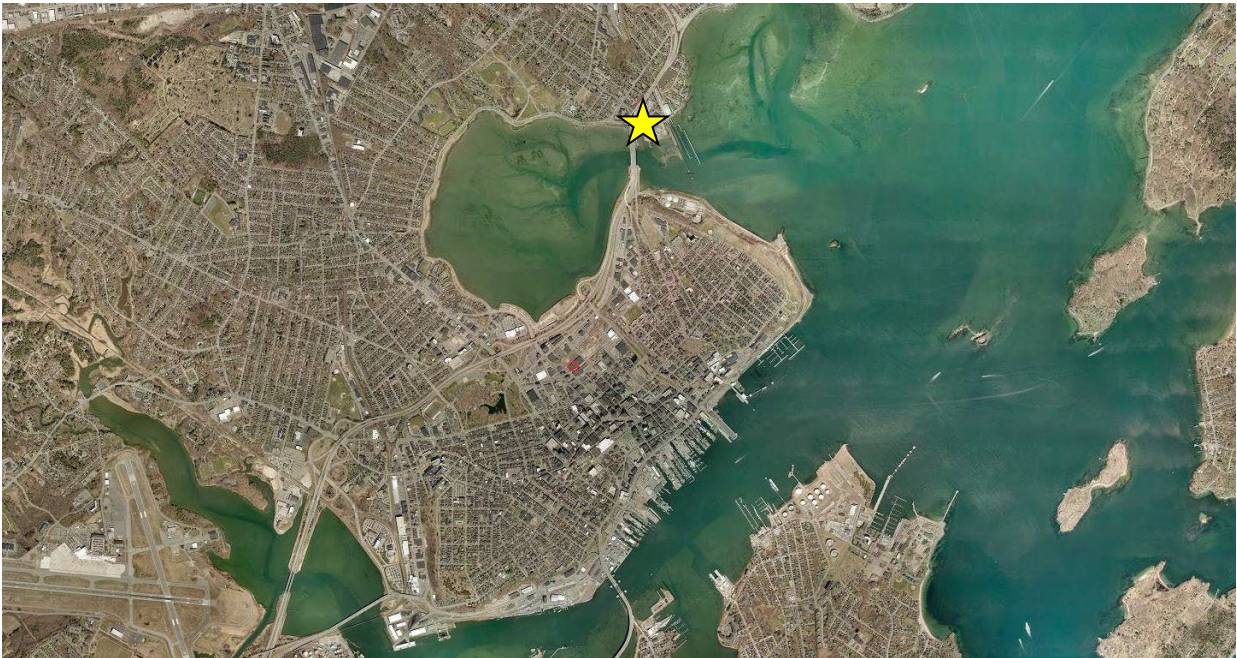


Figure 1: Partial map of Portland showing location of 1 Bean Pot Circle, the B&M Cannery.

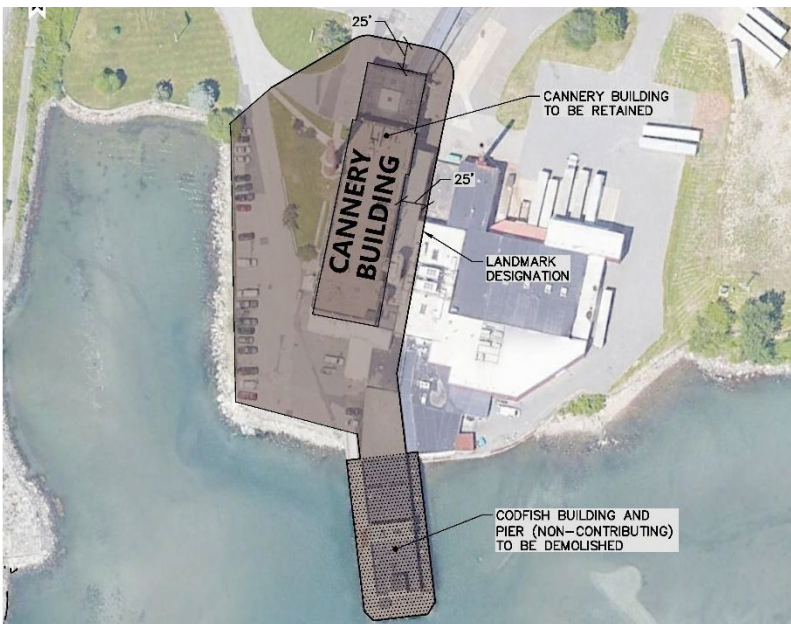


Figure 2: B&M Cannery Landmark Designation Boundary. (Page 32, Attachment 11).

The Burnham & Morill Company Offices and Cannery at 1 Bean Pot Circle were constructed in 1913 to house the company's growing food processing operations. The company had been founded in 1867 with the initial canning facility located on Franklin Street in the Old Port (15 Franklin Street).



Figure 3: 1930 Photograph of the B&M Company plant. (Maine Memory Network)

The iconic landmark structure is constructed with a reinforced concrete frame with filler panels and decorative elements in brick. The building originally had double-hung wood windows throughout, though these have been replaced over time. The building had also seen extensive modifications including a rambling complex of low additions attached at the north, south, and east elevations. The site remained in use by the B&M Company until 2022 when the building was sold to IDEALS and the company moved its operation out of Portland.

For a more thorough history of the B&M Company and Cannery, please see Attachment 11.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

June 1, 2022, Public Hearing (Landmark Designation):

During the June 1 Public Hearing, the Historic Preservation Board voted to recommend to City Council that the B&M Cannery be designated a local Landmark. As part of the discussion with the IDEALS, the Board agreed with the applicant to support a limited designation boundary and that only the Cannery Building itself be considered a contributing resource to the Landmark designation (see Figure 2). The low additions to the north, south, and east were all deemed non-contributing based on their architectural character and dates of construction, while the Codfish Building was deemed noncontributing based on its severely deteriorated condition. Given that the Codfish Building had clear significance in its associations with the B&M Company but was deemed unsalvageable, the owner committed to incorporating interpretive elements in a new pier in the same location as the Codfish Building. It was also determined that the design and construction of the new pier would not be subject to Historic Preservation review; however, any elements built on top of it would be subject to review.

STAFF COMMENTS

For this workshop, the applicant is presenting plans for the rehabilitation of the B&M Cannery Building, including sitework and interpretive elements. The proposed rehabilitation program is requested to be the focus of the review as it is the most developed portion of the project. The applicant has also provided preliminary information on the proposed interpretive program for the site, and is requesting very preliminary feedback from the Board on those elements. The applicant intends to submit more detailed plans for the interpretive program, meaning a second workshop will focus on those elements. At that time, the applicant will submit any updates to the plans for the Cannery as well.

Staff would also note that prior to submitting this application, the owner did complete selective demolition of all non-historic additions to the Cannery and Codfish Building. Given that all of these additions had previously been found to be noncontributing and much of this demolition took place outside the Landmark Designation boundary, their removal did not technically require review. However, staff did require an administrative application for that work to ensure that the demolition would not result in any unnecessary damage to the Cannery. The applicant and their demolition team took great care in completing that work. Largely the approach included leaving damaged masonry or elements embedded in the masonry in place to be dealt with as part of the rehabilitation program now being applied for.

In developing the rehabilitation program for the Cannery, the applicant began by completing a thorough survey of the exterior of the structure to determine where it had been heavily altered during its long history of use. Based on that analysis, the applicant sought to determine areas where the historic appearance could easily be restored and where there were opportunities for contemporary interventions. Through this analysis they also found that the structural concrete frame of the building was almost completely intact. Previous alterations were generally limited to removal or reconfiguration of brick fill within the concrete openings. The applicant is therefore proposing to apply different rehabilitation approaches at the scale of the bays of the structural framework.

The non-historic additions had primarily connected at the first two floors of the east elevation of the Cannery, with smaller connections at the north and south elevations. In these areas, portions of brick fill within the concrete frame were removed to allow for the movement of materials or equipment within the plant. At the west elevation, the historic openings are generally more intact, with the brick fill having been largely retained. Where the brick fill is most intact, the applicant is proposing to retain the fill and install new windows to match the design of the historic. Where the brickwork has been most heavily modified it will be removed and the opening in the concrete frame will be filled with simple contemporary glazing that will be differentiated from the recreated historic glazing. The result is largely that the west elevation, the one most visible to the public from Tukey's Bridge, will primarily retain its historic appearance, while the other three elevations will represent a mix of restored historic bays with contemporary ones that provide a ghost of where

the non-historic additions have since been removed from the building.

In addition to the general program of glazing, the applicant is proposing to create two new entrances, one at the east elevation and one at the south. The east elevation will function as the new primary entrance for the building facing towards the new academic building to be built outside of the designation boundary. The applicant is proposing to create a new glazed vestibule in the central bay of the north pavilion of the four-story portion of the Cannery. Drawings indicate that the vestibule will be designed to sit within and respect the concrete framework of the Cannery; however, staff would recommend that additional information be provided on this connection. The applicant is also proposing a new canopy over this entrance which will extend over the full three bays of the north pavilion of the cannery. At the south elevation, the applicant is proposing to introduce a new operable wall system and a storefront entrance with glazing. These will be installed in existing enlarged openings in the foundation level of the cannery. The storefront entrance will also have a canopy of a similar design to the one proposed for the east elevation.

The only other exterior alterations proposed for the Cannery are proposed for the roof. The applicant has indicated that a new stair tower will need to be constructed at the connection between the four- and two-story portions of the building. This new stair tower will extend to the roof to provide access, having some visibility. The applicant is proposing to construct this with a sloped roof to minimize its prominence on the building. Additionally, the applicant is proposing to introduce a new mechanical screen. Staff would encourage additional information on the materials of the screen in future submissions. The applicant is also proposing to provide attachments at the roof for a new version of the non-historic but much loved “Christmas Tree” at the southwest corner of the building.

The project is also proposed to include an extensive program of regrading at the site to address issues related to accessibility and sea level rise. In particular, the applicant is proposing to add fill to the site to allow for a flush entrance at the existing west elevation, as well as the proposed entrances at the north and east elevations. The amount of fill to be added against the building will be minimized to the areas of the actual entrances, which will allow the foundation of the building to still be exposed to the same degree it currently is in many areas. This regrading will require the removal of the existing entrance stairs that lead up to the west entrance. The Board may want to discuss whether these stairs are significant or whether some reference to them should be made in the proposed sitework, even if they are to be removed.

Staff have previously noted to the applicant that we would encourage them to include additional detail on the proposed entrance vestibule and canopies, along with additional perspective views of that area of the building in future submissions. Staff would encourage the Board to note any other information that they would expect to see in a final submission for public hearing.

In addition to the rehabilitation of the Cannery itself, the applicant has included preliminary information on the proposed interpretive program. At present, the applicant is proposing six elements that will be located along the east and south sides of the Cannery and on the new pier.

These elements will utilize several historic site features which were salvaged during the earlier selective demolition phase, as well as new elements. For reference the applicant has provided images of salvaged elements and inspiration images from other sites and projects. Staff would encourage the Board to provide very preliminary feedback on whether the proposed elements are potentially sufficient in scope to interpret the site, and if the Board believes that they will be sufficiently compatible with the context. One comment staff had provided to the applicant was that we would encourage further exploration of whether the pier light poles could be designed in such a way to more faithfully represent the scale and somewhat distinctive form of the Codfish Building.

In the next submission of materials, staff would strongly encourage that the applicant provide more detail drawings and renderings specific to the site, and include information on the interpretive content that might be included in the proposed signage, interpretive panels, and pier decking inlays. Staff would also encourage the Board to note any additional materials or information that they would expect to see at the next workshop.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a 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.	
Standard Met?	Staff Comments
Yes	At present, the proposed office/educational use of the structure does not inherently require any incompatible alterations to the structure. The large, open floorplates and extensive fenestration are being viewed as assets in the proposed rehabilitation.

Standard 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.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is not proposing to remove significant portions of historic material or any prominent architectural features. The applicant is proposing to remove an existing concrete staircase at the west elevation which leads to the existing primary entrance to the building, and to add fill to the site, raising the grade to the first-floor level, allowing a fully accessible entrance in this location. The Board should discuss whether these stairs have any significance, or whether they should be incorporated or referenced in the proposed site work.

Standard 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.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is not proposing to introduce any conjectural features or elements from other properties. Where Historic elements are missing and are proposed to be reintroduced, such as with the windows, they are to be based on physical evidence or photographic documentation. The applicant is proposing a program of interpretive elements within the site and at the new pier to interpret the history and function of the site. Board members should consider whether the proposed program is sufficiently faithful to the history and use of the site.

Standard 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.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to utilize contemporary glazing interventions in areas where the building has already been heavily modified such as where noncontributing additions were removed. The applicant has proposed this in the spirit of retaining a ghost or the memory of where these later additions had attached to the building. This will speak to the evolution and, albeit less architecturally significant, later industrial history of the site.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to carefully repair and restore the distinctive concrete and brick exterior of the building.

Standard 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.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to repair the existing historic masonry. Where historic windows are missing, they are proposed to be replaced based on the design of a limited number of remaining, though deteriorated historic windows and pictorial evidence. The new windows will be made from metal.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
For Board Discussion	At present, the applicant has not provided information on the means, methods, and products that will be used to clean the historic masonry. Staff would recommend that such information be included in future submissions to confirm that non-destructive means of cleaning are being employed.

Standard 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 archaeological 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.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to introduce a program of modern glazing in openings that had previously been heavily altered by non-historic additions. The contemporary glazing is proposed to be simplified with large single lites and a differentiated rhythm of mullions from the recreated historic glazing. The proposed entrance vestibule will also be differentiated in using simplified glazing and being inserted over the historic concrete frame. The contemporary glazing, canopies, and entrances will be completed in metal, which is in keeping with the building's industrial character, and will be finished in the same color as the recreated historic windows to create a cohesiveness across building openings. The applicant has provided preliminary information on proposed interpretive elements for the site, including at the new pier. Board members should provide feedback on whether the proposed program is sufficient in its scope and compatibility, is clearly contemporary, and on what additional information should be provided for future review.

Standard 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.	
Standard Met?	Staff Comments
For Board Discussion	Generally, the proposed alterations will be reversible in that no significant changes to the masonry structure are proposed. New glazing will be inserted into existing structural openings. For the new canopies, and the entrance vestibule additional detail should be provided in future submissions to show that these elements could be removed or replaced at a future date with minimal damage to the historic structure.

ATTACHMENTS

1. Project Description
2. Historic Preservation Checklist
3. Evidence of Right, Title, and Interest
4. Exterior Photographs of Property
5. Elevation Drawings
6. Section and Detail Drawings
7. Floor Plan Drawings
8. Site Plan Drawings
9. Site Renderings
10. Codfish Pier Interpretive
11. B&M Cannery Landmark Nomination Report

November 13, 2023

Portland Historic Preservation Board
c/o Evan Schueckler, HP Program Manager
389 Congress Street, 4th Floor
Portland, ME 04101

<via submission portal>

Re: B&M Cannery application submission

Dear Portland Historic Preservation Board,

On behalf of Northeastern University (Applicant) and their agent, Initiative for Digital Engineering and Life Sciences (IDEALS), Bruner/Cott is pleased to submit to you information for a "Board review-major project" on proposed rehabilitation of the B&M Cannery (Bean Building) as part of Phase 1 development of the Roux Institute at Northeastern University campus. The work under review is specified in the approved Institutional Development Plan and Regulatory Framework, outlined below in **red**. This application is being submitted simultaneously with the Major Site Plan Application to develop Phase 1 of the Roux Institute at Northeastern University campus for a coordinated review process.

J. Historic Preservation

1. Historic Preservation Review

The B&M Cannery Building has been designated as a local historic landmark. The area of designation includes the B&M Cannery Building, as well as the area of the former cod fish building and pier. The Historic Preservation Board's review of activity within the site of the former codfish building and pier is limited to review of any activity that would require a Certificate of Appropriateness that is proposed on a newly constructed pier. A Certificate of Appropriateness will not be required for the demolition of the codfish building or construction of a new pier and related infrastructure, including future alterations to the pier structure.

2. Required Interpretive Elements

Northeastern University shall include interpretive element(s) on top of or within the surface of the new pier that convey the history and significance of the codfish building. Prior to construction of said elements, the University shall submit the proposal to the Historic Preservation Board for its review and approval. The interpretive elements shall be designed in a manner that does not interfere with the use and functionality of the pier as a marine passenger facility and for water access by the Roux Institute and the public.

3. 100-foot Review Exemption

The B&M Cannery building is exempt from Section 14.6.4.E.2. for review of development within 100 feet of a landmark.

The package of elements included in the application are for proposed work to the exterior of the Bean Building and its immediate surroundings as well as for proposed exterior interpretive elements above and around the codfish pier. Per Section 8.5.7.J.2 quoted above, the new pier shall include interpretive elements that convey the history and significance of the Codfish Building on top of or within the surface of the pier. While HP Board Review is not required for demolition of the Codfish Building or construction of the new pier, review and approval of these interpretive elements is required.

Find included in the application submission the following files:

- NU – Bean Building – 1_Project Description.pdf
- NU – Bean Building – 2_Historic Preservation Checklist.pdf
- NU – Bean Building – 3_Evidence of Right, Title, and Interest.pdf
- NU – Bean Building – 4_Exterior Photos of Property.pdf
- NU – Bean Building – 5_Elevation Drawings.pdf
- NU – Bean Building – 6_Section and Detail Drawings.pdf
- NU – Bean Building – 7_Floor Plan Drawings.pdf
- NU – Bean Building – 8_Site Plan Drawings.pdf
- NU – Codfish Pier – 1_Interpretive.pdf

Thank you,



P. Greg Russell
Associate Principal

Roux Institute Bean Building Restoration and Rehabilitation

Bruner/Cott Architects

Project Site

The “Bean Building” occupies the site of the former Burnham & Morrill Baked Bean production factory and cannery at 1 Beanpot Circle, Portland Maine. The cannery is located on a peninsula bounded to the west and north by I-295 and to the east and south by the waters of the Casco Bay. The site abuts the Berlin Subdivision of the Grand Trunk Railroad, now owned by the State of Maine, to the northeast. The site originally incorporated a railroad spur that allowed the cannery to receive dried beans from Canada.

The existing Project Site includes the concrete and brick masonry cannery (the “Bean Building”), an asphalt parking lot, and a pier in Casco Bay supporting the “Codfish Building.” The Bean Building has four stories containing approximately 51,000 square feet of occupiable space. The west elevation that faces I-295 is especially visible from the highway bridge and B&M company signage and Christmas lighting have made it an informal landmark to people leaving and entering Portland from the north.

Architecture and Historic Designation

The main building of the B&M Baked Bean factory complex, designed by Burnham & Higgins in 1913, is an early example of the “daylight factory” building typology. Daylight factories were a particular architectural style in the early twentieth century consisting of a concrete structural framework and large windows that allowed for air and natural light above brick spandrel panels. This style of building suited the operation of production lines better than previous mill construction, because its reinforced concrete frame allowed for large interior spaces, could carry extreme live loads, and freed the perimeter walls to be filled with glass to allow natural light to penetrate deep into the production spaces. The internal concrete structure consisted of an innovative four-way reinforcement system, with rebar placed orthogonally to the typical column grid as well as at two diagonal directions rotated at 45 degrees from the grid.

The rectangular Bean Building is characterized by its concrete frame exposed on the exterior. The façade is composed of large windows and brick spandrel panels and substantial concrete sills within the structural framework. The base and cornice are decorated with minor projections of cut brick patterns on concrete surfaces. A 2-story portion of the building at the north façade, which originally held offices for the production facility, is topped by a large skylight. In addition to its 2-story/4-story volume, the building is notable for its horizontal concrete banding at each floor level, with the beams expressed as they run continuously around the building’s perimeter. At the cornice, there is brick parapet infill above the roof and decorative brick detailing at the tops of the concrete columns. Dimensionally, the column bay spacing in the building is typically 18’-0”, but there are three bays at either end of the 4-story volume with 12’-0” spacing on the exterior even though the interior column spacing remains at 18’-0.”

The Bean Building has received certification for historic preservation by the city of Portland, Maine.

Work to date with Historic Planning Board

Bruner/Cott Architects and IDEALS met on site with Evan Schueckler and Robert Wiener from the City of Portland on September 7 to initiate and establish an on-going working relationship with the City of Portland. The purpose of the meeting was to introduce the Roux campus project to the City of Portland Historic Preservation Staff via a site walk around all sides of the Bean Building and a subsequent PowerPoint presentation and discussion of design strategies for the Bean Building.

Historic Preservation staff agreed with BCA's overall approach of replicating the historic window sizes and muntin patterns where the current window, sill, and brick infill pattern exist. They also agreed with BCA's overall approach of locating decidedly new interventions where there is no longer built fabric. BCA and IDEALS will review comments from City of Portland staff and present updated designs at a future workshop with the board.

Planned Project

The former industrial site will be repurposed as a high-tech hub for learning, research, and collaboration as part of the Roux Institute of Northeastern University. The "Bean Building" of the original B&M site will be saved and renovated into an innovation space for the development of new businesses and technologies. A new 230,000 sf academic building, designed by Cambridge Seven Associates, will be situated at the northeast corner of the site. Its west façade will face the Bean Building across a tree-lined pedestrian promenade and shared plaza. The existing pier and Codfish Building will be demolished and replaced by a new pier, raised above the historic flood level, on the existing footprint.



Project Site

Proposed Exterior Scope of Work

The exterior rehabilitation of the Bean Building is planned to include the following scope:

- Replace existing roofing
- Install new rooftop mechanical units and screen enclosure
- Repair existing exterior brick
- Repair and repaint existing exterior concrete frame
- Replace all windows and doors with new energy-efficient windows and doors with profiles to closely match the original 1913 design.
- Install new floor-to-header glazing in areas of the framework where the original construction has been lost
- Install new doors and glazing at the plaza on the south façade facing the new pier
- Remove the concrete steps at the west façade doorway to correspond to new site circulation
- Existing west façade entry door to be replaced with profiles to match existing
- New entry doors installed on east façade and north facade

Later industrial additions to the Bean Building have been demolished. The original concrete and brick exterior will be restored where it remains intact. Areas of reconstruction and construction of a new design will take place in damaged areas depending upon the significance of their placement and the extent of past alteration. Their design will help tell the story of the building's unique history.

Roof

The existing roof will be recovered with new weather-resistant roofing. A rooftop mechanical screen will be installed at the 4-story portion of the building to house the new mechanical units. The existing seasonal tree lighting display will be rebuilt with a permanent installation. The 2-story building roof has a later addition wooden structure above the original structural slab. This will be demolished back to the original concrete structure. New roofing will be installed, and the existing skylight will be restored or rebuilt to match its historic design that incorporated vertical windows.

Exterior Walls

The existing exterior concrete and brickwork has been surveyed and is found to be significantly damaged, especially on the east façade. The west façade facing Tukey's Bridge is largely intact, with the north and south facades in varying condition. Restoration work will focus on the north, east, and south facades; the east façade will receive the most consideration for rebuilding severely damaged areas to receive glazing assemblies that do not replicate the original, lost fenestration. Generally, where the original sills and spandrels survive, they will be repaired.

Windows and Doors

All existing windows and doors will be replaced by new energy efficient glazing in compliance with Portland's new energy code (IEEC 2021). Where appropriately preserved openings exist, the existing windows will be replaced with new windows to match the historic pane sizes and profiles of mullions and sash elements. Where openings have been inappropriately modified or damaged over time, new floor to header modern glazing may be installed.

West façade entry

The existing west façade entry will be repaired or replaced and deemphasized as a primary entryway.

New East façade entry

A new entry will be constructed on the east façade facing the proposed Academic Building.

South façade Pier Plaza

New doors and glazing will be installed at the lower level of the south façade to face the proposed public plaza and the new pier.

Pier & Interpretive Work

The existing Codfish Building and pier have been surveyed and found to be in unsalvageable condition as determined by the PHPB and City Council when the Bean Building received its landmark designation. They are to be demolished and replaced by a new raised pier on the footprint of the original. IDEALS, Northeastern, and the design team will work with PHPB to develop an interpretive approach for historic content connected to the new pier.

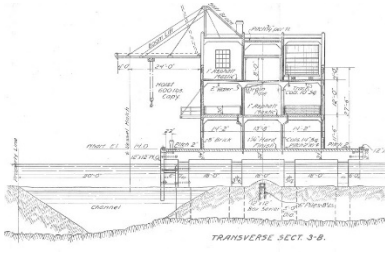
The overarching theme of the Burnham & Morrill complex interpretive installations will be the innovative development of factory-based food preservation, packaging, and mass distribution that originated in Portland and brought about an advanced architecture, called the Daylight Factory in 1913 for the main cannery building and the smaller building for handling seafood on the associated pier. The interpretive elements will include salvaged artifacts to highlight the connection between freight rail and sea-going vessels at the site in the landscape, and an explanation of what historically occupied the area of the new pier. These will occupy several different locations in the vicinity of the Bean Building, the plaza at the south end of the building, and on the pier itself.

The following elements relate specifically to interpretation of the original Codfish Pier:

- An orientation marker showing the appearance of the original pier and its building can terminate the promenade when it reaches the pier.
- Visitors to the new pier will see light posts placed to indicate the location of the original Codfish building.

- Artifacts associated with the pier's connection to sea-going vessels mark the transition from land to water.
- Metal strips enumerating the codfish operation follow column lines of the original structure.

As design develops further, PHPB will be able to see detailed proposals for integrating historic artifacts and explanatory materials into specific locations.



Site Landscaping

Entire site to receive new landscaping offering three acres of public open space consisting of waterfront, salt meadow, and lawn. New possible sidewalks and bike paths will provide direct connections to the Back Cove, Eastern Promenade, and mid-town trails. The new public pier will enhance access to the restored waterfront. Coastal improvements and a significant reduction in impervious surfaces will reduce the impacts of flooding on the area. Grade changes around the Bean Building for accessibility will work with existing entrance levels at the first floor and will coordinate with exposure of the existing watertable at the south end of the building.

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description * includes exterior interpretive elements approach Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing). * listed in detail drawing pdf file
Yes ☒	N/A ☐	Materials – list all visible exterior materials. * listed in elevation pdf file and site plan pdf file

Also see Appendix 1 - Renderings.pdf file included - This file has renderings showing how the Bean Building fits into the overall site development project.

EVIDENCE OF RIGHT, TITLE, & INTEREST

Right, Title, & Interest

The Project will occur on parcels of land identified by the City as Map 447 Lot A001 and Lot A002 and owned by IDEALS. IDEALS is in the process of transferring ownership of the parcel to Northeastern University, as documented by the Purchase and Sale Agreement attached to this Section. Conveyance of the property to Northeastern University will occur subsequent to Site Plan approval and prior to application for a building permit. A copy of the City parcel maps is also attached for reference.

Easements & Other Burdens

Existing easement's locations and descriptions are reflected on the survey drawings, uploaded under separate cover.

Section Attachments

- Purchase and Sale Agreement
- City Parcel Maps

EXECUTION VERSION

AGREEMENT FOR THE PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT is effective as of October 23, 2023 by and between **NORTHEASTERN UNIVERSITY**, a Massachusetts non-profit corporation with an address of 360 Huntington Avenue, Boston, Massachusetts 02115 (“Buyer”), and **THE INITIATIVE FOR DIGITAL ENGINEERING AND LIFE SCIENCES**, a Maine non-profit corporation with an address of 100 Commercial Street, Portland, Maine 04101 (“Seller”).

RECITALS

WHEREAS, in furtherance and fulfillment of that certain Memorandum of Understanding, dated July 27, 2022 by and between Buyer and Seller (the “MOU”), the Seller desires to sell, transfer and convey to Buyer a certain parcel of land, together with the improvements thereon, located on the easterly side of Interstate 295 and the southerly side of Sherwood Street in the City of Portland, County of Cumberland and State of Maine (the “Campus”) as more specifically described herein; and

WHEREAS, the MOU and further agreements by and among Buyer, Seller, and David and Barbara Roux (the “Rouxs”) envision that Buyer will develop the Campus for the creation of a graduate institute (the “Institute”):

- instructing students in the fields of artificial intelligence, digital science, data visualization, computational medicine, genomics and life sciences and project management, and develop content and pedagogy therefor,
- conducting research in the fields described above, among others, and
- encouraging innovation and entrepreneurialism among new and established companies deploying the above-mentioned skills and technologies,

WHEREAS, the buyer has agreed to develop the Campus as the permanent home of the Institute with other supporting infrastructure to encourage learning, collaboration, innovation and other progress, and

WHEREAS, it is the intent of the Seller and the Rouxs that the Campus will, over time, become a force for education, research, collaboration and entrepreneurialism meaningful to the 21st century economy, innovation and job creation.

WITNESSETH AS FOLLOWS:

1. PURCHASE AND SALE. Seller agrees to sell and Buyer agrees to buy, on the terms and conditions hereinafter set forth, approximately thirteen (13) acres of land and buildings generally situated at 1 Bean Pot Circle, Portland, Maine together with all improvements that may at the time of closing be thereon (except as specified below) and all rights and easements appurtenant thereto, which parcel is more particularly bounded and referenced by the City of Portland Assessor’s Office as Map 447-A-001-001 and 447-A-001-002 and as more fully described on Exhibit A attached hereto, being the same premises described in a Quitclaim Deed

with Covenant from B&G Foods North America, Inc. to Seller, dated March 23, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39282, Page 151 together with and including all abutting or adjacent tidal flats, intertidal lands, and related rights in, to and under any submerged lands easements or leases between Seller and/or any predecessor of Seller with the State of Maine (together the “Property”). The following shall also be delivered and conveyed to Buyer at Closing hereunder:

- A. Conveyance of tangible personal property, if any via Bill of Sale.
- B. Conveyance of intangible personal property, if any, associated with the Property, to the extent owned by Seller, by Bill of Sale and Assignment.
- C. Assignment and Assumption of the Maine Yacht Center lease (the “MYC Lease”) of a portion of the Property, in form and substance reasonably acceptable to Buyer.
- D. Conveyance/Assignment and Assumption of Submerged Land Easement, which requires notice to the Maine State Bureau of Parks and Lands.
- E. Assignment and Assumption of the following MDEP Permits if in effect at the time (for which Buyer shall seek MDEP consent):
 - i. Maine Department of Environmental Protection Air Emission License A-77-71-M-R(SM)
 - ii. Maine Department of Environmental Protection Maine Pollutant Discharge Elimination System (MDEPDES) Permit #ME0001741
 - iii. Maine Waste Discharge License (WDL) License #W000980-5R-H-R.
 - iv. NRPA Permit (*if any, currently in process*)(collectively, the “MDEP Permits”)
- F. Assignment and Assumption of the following City of Portland and/or State permits and approvals:
 - i. Demolition permit
 - ii. Any site plan approval and/or building or construction permits

- iii. MDOT permits including Traffic Movement Permit
- iv. any other issued or pending state, municipal or federal permits or permit applications

(collectively, with the MDEP Permits, the “Governmental Permits”)

G. Assignment and Assumption of the construction and development contracts and agreements described on **Exhibit B** (the “Development Contracts”).

H. Assignment of any and all warranties relating to any completed contracts for construction or demolition of any of the improvements upon the Campus (the “Construction Warranties”), if any.

I. Assignment of any and all studies, reports, engineering, surveys, appraisals, or other such reports or studies, to the extent assignable (collectively, the “Studies and Reports”), and, if and to the extent requested by Buyer, delivery of reliance letters with respect to such Studies and Reports in a form reasonably acceptable to Buyer. Seller agrees to seek consent to such assignments and any required reliance letters from the professionals or vendors providing the Studies and Reports.

2. OFFER AND ACCEPTANCE. The execution of this Agreement by Buyer represents an offer to Seller on the terms and conditions set forth herein. This offer shall be open for acceptance by Seller until 4:00 p.m. Portland, Maine time on October 23, 2023 unless extended by mutual agreement of Buyer and Seller. Seller’s acceptance of this offer shall be evidenced by Seller delivering an executed copy of this Agreement to Buyer at the address set forth in Section 14 below on or before the expiration of this offer. If this offer is not accepted by Seller prior to its expiration, this offer shall automatically expire and this Agreement shall be null and void and of no further force and effect.

3. CONSIDERATION. The consideration for the transfer of the Property is in furtherance and fulfillment of the MOU and the performance under such further agreements by and among Buyer and Seller for Buyer’s development of the Property as the site of the Institute for the purposes of instructing students, conducting research, and supporting entrepreneurialism in the fields of artificial intelligence, digital science, data visualization, computational medicine, genomics and life sciences and project management, and develop content and pedagogy therefor, and developing the Property to serve as the permanent home of the Institute with other supporting infrastructure. At closing hereunder, however, the parties shall adjust for any pro-rations and any other payments referenced herein. Except as specified in this Agreement or in any other agreement among the parties including the Rouxs, both Buyer and Seller shall bear their own expenses in connection with the performance of their obligations hereunder. Buyer agrees to pay and Seller agrees to accept One Dollar (\$1.00) and other valuable consideration as the Purchase Price for the Property.

4. TITLE. Seller shall convey the Property to Buyer at the closing in fee simple with good, marketable and insurable title, free and clear of liens and encumbrances and other matters of record, except as disclosed in Buyer's Title Insurance Policy # OP 04921177 ME issued by CATIC (the "Title Insurer"), dated March 24, 2022, a copy of which has been provided to Seller (the "Title Policy"). Seller shall deliver the Property free and clear of any leases or occupancies except as otherwise provided herein. Notwithstanding the foregoing, during the period commencing on the date hereof and continuing for a period of thirty (30) days (the "Inspection Period"), Buyer shall have right to review the title and to make any objections to the title in writing to Seller. Upon receipt of Buyer's title objections, Seller shall have a period of up to thirty (30) days to either (i) resolve the title objections to the reasonable satisfaction of Buyer; (ii) or to propose affirmative title insurance coverage addressing any such title objection that the Title Insurer is willing to provide, including an agreement to continue to provide such affirmative coverage to subsequent grantees and mortgagees; or (iii) to refuse to address such title objection, in which case Buyer may elect to terminate this Agreement, or Buyer may elect to close notwithstanding the title objection.

5. CLOSING. The transfer of title and closing hereunder shall take place at the offices of Bernstein, Shur, Sawyer and Nelson, 100 Middle Street, Portland, Maine, no later than ten days prior to Buyer's application for a building permit for the Buyer's initial phase of construction of the Institute is submitted to the City of Portland (the "Closing Date") or at such earlier date and location as Buyer and Seller shall mutually agree in advance and in writing. Buyer shall have the right to request a closing at any time prior to its application for a building permit, provided that Buyer has satisfied the remaining obligations of Buyer under this Agreement, other than such obligations that Seller has agreed to waive in writing. At the closing,

(a) Seller shall execute and/or deliver to Buyer:

- i. a Quitclaim Deed with Covenant to the Property, in accordance with the Short Form Deeds Act, 33 M.R.S.A. § 761 et seq., (the "Deed"),
- ii. a Quitclaim with Covenant Bill of Sale conveying the personal property to be conveyed to Buyer as set forth in Section 1.A. above;
- iii. all keys, access cards, security codes and similar items to the Property in Seller's possession;
- iv. the originals of all permits and licenses relating to the Property, if any, in Seller's possession;

- v. such documents, affidavits and certificates as are otherwise required by this Agreement, required by law and/or reasonably necessary for Buyer's acquisition and financing of the Property, including without limitation a Certificate of Non-Foreign Status (as required by Internal Revenue Service regulations), an affidavit regarding underground storage tanks (as required by Maine Law), a surface/subsurface waste disposal system certificate (if applicable), applicable Maine State REW forms and satisfactory evidence of Seller's existence, authority to convey the Property; and
- vi. One or more Assignment and Assumption Agreements signed by Seller to assign to Buyer all of Seller's rights in and to the Maine Yacht Center Lease; the Governmental Permits, the Studies and Reports, the Construction Warranties and the Development Contracts; together with any reliance letters with respect to the Studies and Reports requested by Buyer.

(b) Buyer shall execute and/or deliver to Seller:

- i. the purchase price;
- ii. evidence that the buyer's Board of Trustees has voted affirmatively to proceed with Phase 1 of the Campus development project (the "Project") and has committed sufficient financial resources to fund Phase 1 of the Project which shall include all work reasonably necessary for the construction of one or more learning, research and collaboration buildings and supporting parking and public infrastructure, construction of a new pier, and renovation of the exterior of the existing historic landmarked Bean Building as shall be further described in the initial Site Plan application (as the same shall be jointly submitted by the parties hereto) as approved by the City of Portland (the contents of which -- as approved by the City -- shall be referred to herein as "Phase 1"). Such financial resources may be from various sources including bond financing, Buyer's own resources, pledges and other philanthropic giving and such financial resources as may be available to Buyer over the course of the construction of Phase 1 of the Project as opposed to being fully available at the time of closing;
- iii. One or more Assignment and Assumption Agreements signed by Buyer to enable Buyer to assume all of Seller's rights in and to the Maine Yacht Center Lease; the Governmental Permits, the Studies and Reports, the Construction Warranties and the Development Contracts; and
- iv. such other documents, affidavits and certificates as are otherwise required by this Agreement, required by law and/or reasonably necessary for Seller's disposition of the Property.

Unless this Agreement is extended by mutual agreement of the parties, if the Closing does not occur for any reason by December 31, 2024, then this Agreement shall automatically terminate and be of

no further force and effect and all obligations of the parties shall cease other than those specifically identified herein as surviving such termination.

6. RISK OF LOSS, DAMAGE AND INSURANCE.

(a) All risk of loss to the Property prior to the closing shall be borne by Seller. Seller shall keep the Property fully insured against fire and other extended coverage risks until the closing and shall name Buyer as an additional insured as Buyer's interest may appear.

(b) In the event that, prior to the closing, the improvements which are part of the Property are destroyed or, in the opinion of Buyer, substantially damaged, Buyer may either (i) terminate this Agreement, or (ii) accept the insurance proceeds payable by reason of such damage or destruction and close this transaction notwithstanding the same. If any part of the Property is damaged by fire or other casualty and Buyer does not elect to terminate this Agreement pursuant to this Section, then Seller and Buyer shall perform their respective obligations under this Agreement and in the event of a closing, Seller shall (x) deliver to Buyer at the Closing any insurance proceeds or condemnation awards received by Seller in respect of or allocable to the Property; and (y) assign to Buyer all of Seller's interest in and to any insurance proceeds and/or condemnation awards allocable to the Property which have not yet been received by Seller on that date; and (z) refrain from accepting or agreeing upon the amount of any payment of any proceeds or awards without Buyer's prior written consent. Notwithstanding the above, Buyer acknowledges that Seller is in the process of abating and demolishing all of the facilities on the site except for the so-called "Cannery" or "Bean Building"

7. INSPECTION/DELIVERY OF DOCUMENTS; AS-IS CONDITION. Reasonably promptly after this Agreement becomes effective, Seller shall deliver to Buyer copies of all of the Studies and Reports in Seller's possession or control to the extent not already provided to Buyer. With reasonable notice which shall be a minimum of three business days, Seller hereby grants Buyer or its agents the right to enter upon or in any part of the Property at all reasonable times and from time to time prior to the closing in order to inspect the Property, conduct surveys, soil tests, engineering and environmental testing and studies and to do such things as are reasonably necessary with respect to its due diligence, acquisition and development of the Property, provided, however, that Buyer's obligations to close hereunder shall not be conditioned upon the results of such due diligence other than as set forth below.

Buyer has commenced its review of the Studies and Reports, including environmental site assessments (ESAs) performed prior to the date hereof and accepts the Property in its as-is condition except as specifically set forth herein. Notwithstanding the foregoing, Seller shall not, after the date hereof, suffer or allow the occurrence of any further event(s) which would create, constitute, or be considered a recognized environmental condition (REC) under any qualified Phase I ESA without prompt and complete remediation or abatement, or else Seller shall be considered in default hereof. Furthermore, if Seller's title to the Property is further encumbered by any matter or means after the date hereof and such further encumbrance is not cleared prior to Closing, Seller shall be in default hereof. The foregoing is not a consent or permission to further encumber the title and Seller specifically agrees it shall not further encumber the title to the Property nor permit any mortgage, lien, claim, or charge to accrue which shall affect Seller's title.

Further notwithstanding the foregoing, the parties acknowledge that the environmental site assessments conducted by or for Buyer or for which Buyer has been provided were conducted before certain demolition activities on the site that were performed by or for Seller. Buyer shall have the right to conduct further or updated ESAs and to review any remediation activities undertaken by Seller or its agents or contractors since the date of the ESAs conducted by or for Buyer. In the event that such further or updated ESAs reveal any RECs not previously disclosed to Buyer, Buyer shall have the right to terminate this Agreement or to require that further conditions be satisfied by Seller prior to closing.

Except as set forth in this Agreement, the Property will be conveyed "as is" at the time of closing and Seller disclaims all representations and warranties from Seller to Buyer other than any limited representations set forth herein. Buyer will indemnify Seller with respect to any environmental liabilities associated with the Property that may be discovered or arise post-closing, regardless of when the action(s) leading to such liabilities occurred. The foregoing sentence shall survive Closing under this Agreement. Seller will assign any environmental indemnification agreements it obtained from the Seller's grantor to Buyer, if any, with the right of the Buyer to enforce the indemnification obligations contained in any such agreements to the extent permitted therein.

8. CONDITIONS TO BUYER'S OBLIGATIONS TO PERFORM. The Buyer's obligation to perform hereunder and to close on the purchase of the Property are conditional upon the following matters:

(a) Buyer's obligation is conditional upon the Buyer's Board of Trustees approval of the Buyer's acquisition of the Property and the obligations of the Buyer under this Agreement.

(b) Buyer's obligation is conditional upon Buyer's satisfaction with its inspection of the Property during the Inspection Period as more fully set forth in Section 7 of this Agreement.

9. SELLER'S CONTINUATION OF CONSTRUCTION ACTIVITIES PRIOR TO CLOSING. Seller is currently conducting demolition, environmental remediation and site work at the Property. Seller has provided Buyer with copies of all of the plans, specifications, contracts and scope of work being performed by Seller or its agents or contractors at the Property at the time of execution hereof. Seller shall continue to perform such work in accordance with such contracts. To the extent that any such plans, specifications or contracts are modified or supplemented following the execution of this Agreement (the "Construction Modifications"), or to the extent that any additional contracts are to be entered into by Seller prior to the closing (the "New Contracts"), Seller shall endeavor to provide Buyer with notice thereof as soon as practicable, and Buyer shall have the right to comment upon and participate in any discussions regarding the scope and timing of such work; provided, however, that the notice contemplated by this provision shall be deemed satisfied if an agent, employee, or representative of Buyer is present with Seller (whether in person, telephonically, or by email) in conversations, meetings and other communications involving such Construction Modifications or New Contracts. Moreover, notwithstanding the notice provisions set forth in Section 16(b) below, the notice contemplated by this Section 9 may also be made to

other designated representatives of Buyer involved in the construction activities via telephone in addition to, or in lieu of, any of the other manners of providing notice outlined in Section 9.

10. POSSESSION OF THE PROPERTY. The Property shall be delivered to the Buyer at the time of the closing free and clear of all tenancies or occupancies by any person or entity, unless otherwise agreed herein. The Property shall also be reasonably free and clear of all trash and debris, and free and clear of any and all of Seller's personal property and equipment, except as set forth herein.

11. REPRESENTATIONS AND WARRANTIES OF SELLER. Seller represents and warrants to Buyer that the following are true as of the date of this Agreement and will be true as of the closing:

(a) Seller is duly organized and in good standing under the laws of the State of Maine, with full capacity, power and authority to enter into and fully perform the obligations and transactions contemplated by this Agreement;

(b) The execution and delivery of this Agreement and the performance by Seller of its obligations hereunder are within the lawful power of Seller, have been duly authorized and approved by all necessary actions on behalf of Seller, and will not conflict with, or result in a breach of any of the terms, covenants and provisions of: (i) Seller's Articles of Incorporation or By-Laws; (ii) any judgment, writ, injunction, regulation, ruling, directive or decree of any court of governmental authority; or (iii) any agreement or instrument to which Seller is a party or by which Seller is bound;

(c) The person executing this Agreement on behalf of Seller is duly authorized to do so and to bind Seller to enter into and fully perform the obligations and transactions contemplated by this Agreement;

(d) No consent, approval, order or authorization of any court or other governmental entity is required to be obtained by Seller in connection with the execution and delivery of this Agreement or the performance hereof by Seller;

(e) There are no litigation, liens, judgments, violations, or proceedings pending, or to the best of Seller's knowledge, threatened against or relating to the Property nor does Seller know or have reasonable grounds to know of any basis for any such action, or of any governmental investigation relating to the Property;

(f) There is no pending, or to the best of Seller's knowledge, threatened action or proceeding (including, but not limited to, any condemnation or eminent domain action or proceeding) before any court, governmental agency or arbitrator relating to or arising out of Seller's ownership of the Property or any portion thereof, or which may adversely affect Seller's ability to perform its obligations under this Agreement, or which may affect the Property or any portion thereof;

(g) Seller is not a "foreign person" within the meaning of § 1445 of the Internal Revenue Code;

(h) To the best of Seller's knowledge, no work has been performed or is in progress at, and no materials have been furnished to the Property or any portion thereof which may give rise to mechanic's, materialmen's or other liens against the Property or any portion thereof except as may arise in connection with Seller's further obligations as specifically contemplated by this Agreement; and

(i) All outstanding bills and/or accounts payable concerning the Property are either paid or will be paid prior to or at the time of closing unless otherwise agreed by the parties in writing.

12. REPRESENTATIONS AND WARRANTIES OF BUYER. Buyer represents and warrants to Seller that the following are true as of the date of this Agreement and will be true as of the closing:

(a) Buyer is duly organized and in good standing under the laws of the Commonwealth of Massachusetts, with full capacity, power and authority to enter into and fully perform the obligations and transactions contemplated by this Agreement;

(b) The execution and delivery of this Agreement and the performance by Buyer of its obligations hereunder are within the lawful power of Buyer, have been duly authorized and approved by all necessary actions on behalf of Buyer, and will not conflict with, or result in a breach of any of the terms, covenants and provisions of: (i) Buyer's Articles of Incorporation or Bylaws; (ii) any judgment, writ, injunction, regulation, ruling, directive or decree of any court of governmental authority; or (iii) any agreement or instrument to which Buyer is a party or by which Buyer is bound;

(c) The person executing this Agreement on behalf of Seller is duly authorized to do so and to bind Seller to enter into and fully perform the obligations and transactions contemplated by this Agreement; and

(d) No consent, approval, order or authorization of any court or other governmental entity is required to be obtained by Buyer in connection with the execution and delivery of this Agreement or the performance hereof by Buyer.

13. DEFAULT AND REMEDIES. In the event that either Buyer or Seller defaults in the performance of its obligations hereunder, the non-defaulting party may elect to terminate this Agreement by written notice, or seek specific performance of the defaulting party's obligations.

14. BROKERAGE. The parties agree that no broker has been involved in this transaction.

15. ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.

(a) Real estate taxes, assessments, rentals, common area maintenance charges, fuel oil, and utilities shall be prorated as of the date of closing based upon amounts thereof actually paid or received (as the case may be) as of this date.

(b) The Maine real estate transfer tax (if applicable) shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. § 4641-A.

(c) The recording fee for the deed of conveyance will be paid by Buyer.

(d) A portion of the purchase price shall be withheld at the closing by Buyer if required by 36 M.R.S.A. § 5250-A unless Seller furnishes to Buyer an affidavit stating, under penalty of perjury, that Seller is a resident of Maine or that the transfer is otherwise exempt from withholding tax.

16. MISCELLANEOUS.

(a) Time. Time is of the essence of this Agreement.

(b) Notices. Any notices required or permitted to be given under this Agreement shall be sufficient if in writing and if sent: (i) by first class mail, postage prepaid, registered or certified, return receipt requested; (ii) by hand delivery; (iii) by FedEx, or similar overnight express mail service, prepaid; or (iv) electronic mail ("e-mail") or by facsimile ("Fax") transmission, each to the addresses and/or Fax numbers listed below:

TO SELLER: Charles E. Hewett
IDEALS
100 Commercial Street
Portland, ME 04101
chuck.hewett@ideals.org

WITH A COPY TO: Helen S. Coburn, Esq.
Bernstein Shur
100 Middle Street, PO Box 9729
Portland, ME 04104-5029
hcoburn@bernsteinshur.com

TO BUYER: Northeastern University
Planning, Real Estate and Facilities
360 Huntington Avenue, 216-201
Boston, MA 02115
Attention: Kathy Spiegelman
Email: k.spiegelman@northeastern.edu

WITH A COPY TO: Northeastern University
Office of the General Counsel
360 Huntington Avenue, Suite 301

Boston, MA 02115
Attention: Michael Glover
Email: m.glover@northeastern.edu

All such communication shall be deemed made upon the earlier of (3) business days following deposit with the U.S. Mail or the date of receipt as disclosed on the return receipt (if sent by registered or certified mail), or upon delivery (if hand delivered), or upon delivery as indicated on the proof of delivery (if sent via FedEx or similar overnight express mail service), or if sent via email with proof of receipt by the primary addressee, effective upon the day sent if received prior to 3:00 p.m. local time or the next business day if received thereafter. With respect to any of the above-referenced methods of delivery, rejection or other refusal to accept or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice sent. Either party may change its address for purposes of this subparagraph by giving the other party notice of the new address in the manner described herein.

(c) Binding Effect/Assignment. This Agreement shall not become a binding contract until signed by both parties and that fact has been communicated to all parties or their agents. This Agreement will inure to the benefit of and bind the respective heirs, successors, personal representatives and assigns of the parties hereto and may be cancelled, modified or amended only by a writing executed by the parties hereto or their legal representatives.

(d) Construction. This Agreement and the Exhibits hereto set forth the entire agreement between the parties, and there are no other agreements or understandings between them related to the subject matter hereof. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. All representations, warranties, covenants and indemnities made by either party herein shall survive the closing. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof. In the event of any dispute under this Agreement; prior to any litigation, the parties hereto shall first submit the matter to mediation and shall undertake good faith efforts to resolve any such dispute. In the event that a dispute hereunder is not resolved by mediation, the parties agree to submit any litigation to enforce this Agreement to the jurisdiction of the United States District Court for the District of Maine.

(e) Counterparts/Electronic Signatures. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute one and the same instrument. This Agreement may be signed electronically and such shall be treated as original signatures.

(f) Attorney's Fees. If any legal action (including without limitation mediation and arbitration) is brought or compelled by either party to enforce any provisions of this Agreement, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' and paralegals' fees and court costs, subject to and limited by the provisions of the Default and Remedies section of this Agreement.

(g) Effective Date. The Effective Date of this Agreement shall be deemed to be the date first set forth above in this Agreement, provided that if no date is filled in, the Effective Date shall be the last date of the signature of either Buyer or Seller.

[Signature Page Follows]

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement under seal as of the dates indicated above.

SELLER

THE INSTITUTE FOR DIGITAL ENGINEERING AND LIFE SCIENCES

DocuSigned by:

Charles E. Hewett

By: Charles E. Hewett
Its: Executive Director
Date: October 23, 2023

BUYER

NORTHEASTERN UNIVERSITY

DocuSigned by:

Thomas E. Nedell

By: Thomas E. Nedell
Its: Senior Vice President & Treasurer
Date: October 23, 2023

EXHIBIT A
[Legal Description]

A certain parcel of land, together with the improvements thereon, located on the easterly sideline of Interstate 295 and the southerly sideline of Sherwood Street in the City of Portland, County of Cumberland and State of Maine being further described as follows:

Beginning at a 6-inch by 6-inch granite monument found inscribed "ECJ #356" marking the southerly sideline of Sherwood Street westerly sideline of the Canadian National Railroad and further described as the most northeasterly corner of described parcel;

THENCE, S 23-36-55 E, along said Railroad 316.33 feet to a 6-inch by 6-inch granite monument found inscribed "ECJ 356";

THENCE, S 23-36-55 E, along said Railroad, 526.90 feet, to a 4-inch by 4-inch granite monument with a drill hole;

THENCE, S 23-36-55 E, along said Railroad, 745 feet, more or less to the low water mark of the Casco Bay,

THENCE, in a general westerly direction along said low water line about 1,685 feet to a point on the easterly sideline of Interstate 295;

THENCE, N 2-23-50 W, along said sideline, 48 feet, more or less to a point;

THENCE, S 87-30-10 W, along said sideline, 30.00 feet to a point;

THENCE, N 2-23-50 W, along said sideline, 61.46 feet to a drill hole found, said drill hole lying on a tie course of S 73-07-39 W, 878.87 feet from the previous mentioned 4-inch by 4-inch granite monument with a drill hole;

THENCE, N 2-23-50 W, along said sideline, 237.87 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 89-44-34 E, along said sideline, 1.05 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 6-28-53 E, along said sideline, 122.88 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 0-24-30 E, along said sideline, 88.91 feet to a 4-inch by 4-inch granite monument found inscribed "ECJ #509";

THENCE, N 24-48-04 E, along said sideline, 60.29 feet to a 6-inch by 6-inch granite highway monument;

THENCE, N 31-29-16 W, along said sideline, 31.96 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 3-26-49 W, along said sideline, 111.10 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 8-40-57 E, along said sideline, 89.05 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 23-15-05 E, along said sideline, 66.28 feet to a 4-inch by 4-inch granite monument Inscribed "ECJ #509";

THENCE, N 34-47-28 E, along said sideline, 96.68 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 25-25-29 E, along said sideline, 160.02 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 23-37-03 E, along said sideline, 63.03 feet to a 4-inch by 4-inch granite

monument inscribed "ECJ #509";

THENCE, N 39-23-04 E, along said sideline, 6.72 feet to a 6-inch by 6-inch granite monument found inscribed "ECJ #509";

THENCE, N 55-32-30 W, along said sideline, 11.67 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 34-47-50 E, along said sideline, 117.04 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 34-43-38 E, along said sideline, 15.02 feet to a 5/8 inch re-bar found capped "ECJ #509" marking the southerly sideline of Sherwood Street;

THENCE, S 55-12-08 E, along said Sherwood Street, 288.60 feet to the point of beginning.

The foregoing description was prepared based on the Survey prepared by OEST Associates, Inc. dated February, 1999 and last revised February 26, 1999 recorded in in the Cumberland County Registry of Deeds in Plan Book 199, Page 159.

Alternate Legal Description [recent survey; grant to be without covenant of title]:

All right, title and interest in and to the following described lot or parcel of land, together with the buildings and improvements thereon, located in the City of Portland, County of Cumberland, State of Maine, which description is based on a ALTA/NSPS Land Title Survey prepared by VHB, dated June 30, 2021, last revised February 28, 2022, and Seller makes no representations or warranties as to the accuracy of said property description:

Beginning at a granite bound found at the intersection of the southerly sideline of Sherwood Street and the westerly sideline of land now or formerly of the state of Maine as described in the Cumberland County Registry of Deeds in Book 25500, Page 215, and Book 10924, Page 91 being formerly owned by the St. Lawrence & Atlantic Railroad Company, in part, and the Canadian National Railway Company, in part;

THENCE along the westerly sideline of land of the State of Maine South 23°38'41" East for a distance of 316.33 feet to a granite bound found;

THENCE continuing along land of the State of Maine South 23°34'45" East for a distance of 526.95 feet to a granite bound found;

THENCE continuing along the land of the State of Maine South 23°34'45" East for a distance of 745 feet, more or less to the low water mark of Casco Bay,

THENCE in a generally westerly direction along the low water line about 1,720 feet, more or less, to a point in the easterly sideline of Interstate 295;

THENCE along the easterly sideline of Interstate 295 the following courses and distances:
North 2°23'38" West for a distance of 48 feet, more or less to a point;

South 87°36'22" West for a distance of 30.00 feet to a point;

North 2°23'38 West for a distance of 61.46 feet to a point being located South 73°07'57" West at a distance of 878.66 feet from a granite bound found on the westerly sideline of land now or formerly of the State of Maine;

North 2°23'38 West for a distance of 237.87 feet to a point;

North 89°44'46" East for a distance of 1.05 feet to a rebar found;

North 6°29'05" East for a distance of 122.88 feet to a point;

North 0°24'42: East for a distance of 88.91 feet to a granite bound found;

North 24°48'16" East for a distance of 60.29 feet to a granite bound found;
North 31°29'04" West for a distance of 31.96 feet to a point;
North 3°26'37" West for a distance of 111.10 feet to a point;
North 8°41'09" East for a distance of 89.05 feet to a point;
North 23°15'17" East for a distance of 66.28 feet to point;
North 34°47'40" East for a distance of 96.68 feet to a granite bound found;
North 25°25'41" East for a distance of 160.02 feet to a point;
North 23°37'15" East for a distance of 63.03 feet to a point;
North 39°23'16" East for a distance of 6.72 feet to a point;
North 55°32'18" West for a distance of 11.67 feet to a point;
North 34°48'02" East for a distance of 117.04 feet to a granite bound found;
North 34°43'50" East for a distance of 15.02 feet to a rebar found at the southerly sideline of Sherwood Street;

THENCE departing from the easterly sideline of Interstate 295 and running along the southerly sideline of Sherwood Street South 55°12'19" East for a distance of 288.59 feet to the point of beginning.

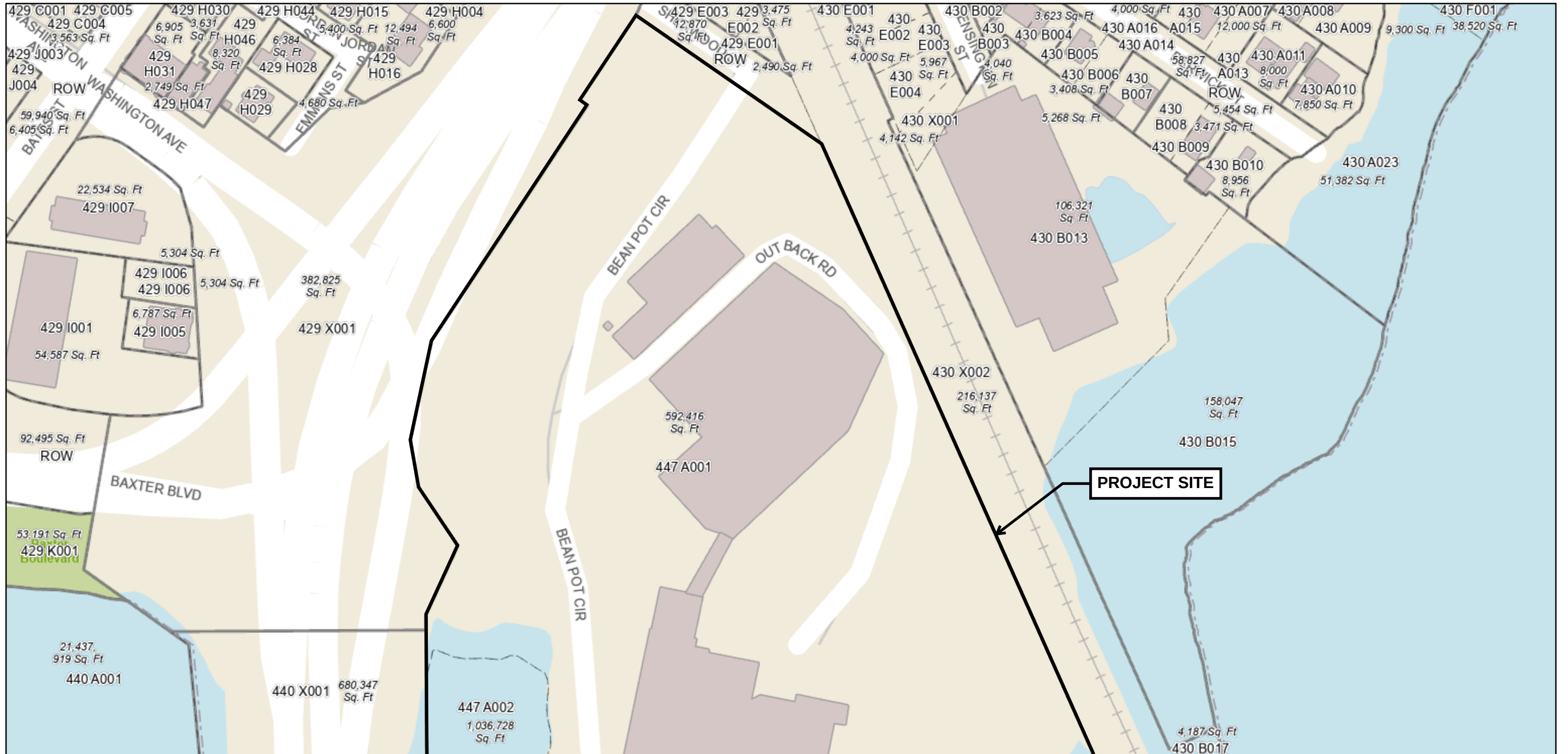
Meaning and intending to convey the same premises described in a Quitclaim Deed with Covenant from B&G Foods North America, Inc. to The Initiative for Digital Engineering and Life Sciences dated March 23, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39282, Page 151.

The above described property shall be conveyed subject to the encumbrances listed as items 1-14 on Exhibit A of the Quitclaim Deed with Covenant from The Pillsbury Company to Heritage Acquisition Corp. dated March 15, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14616, at Page 50 and the rights and easements granted by Heritage Acquisition Corp. to Central Maine Power Company and Verizon New England, Inc. by instrument dated February 7, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24049, Page 189.

EXHIBIT B
[*Development Contracts*]

1. Design Agreement by and between Bruner/Cott and The Initial for Digital Engineering and Life Sciences (“IDEALS”) (*in negotiation; near final form*)
2. Design Agreement by and between CambridgeSeven and IDEALS (*in negotiation; near final form*)
3. Construction Management Agreement, by and between IDEALS and Consigli Construction Co., Inc. dated January 17, 2023
4. Cooperative Agreement by and between the Maine DOT (“MDOT”) and IDEALS, dated as of January 18, 2023
5. MDOT Temporary Access Road Rights Agreement by and between MDOT and IDEALS, dated as of March 30, 2023
6. License Agreement with the City of Portland Fire Department by and between the City of Portland and IDEALS dated May 24, 2023
7. License Agreement with the City of Portland Fire Department by and between the City of Portland and IDEALS dated August 2, 2022
8. IDEALS Boiler Purchase Agreement by and between IDEALS and Maine Plywood USA, LLC dated June 19, 2023
9. Consultant Services Agreement, by and between IDEALS and MacRostie Historic Advisors
10. Consultant Services Agreement, by and between IDEALS and Thorton Tomasetti
11. Consultant Services Agreement, by and between IDEALS and Tsoi Kobus Design
12. Consultant Services Agreement by and between IDEALS and Vanasse Hangen Brustlin
13. Consultant Services Agreement, by and between IDEALS and Woodard & Curran
14. Consultant Services Agreement, by and between IDEALS and Power Engineers
15. Consultant Services Agreement, by and between IDEALS and SW Cole Engineering
16. Consultant Services Agreement, by and between IDEALS and Stephen Stimson Associates

ArcGIS Web Map



8/10/2023, 11:07:21 AM

parcels

☐ Tax

☐ Conveyance

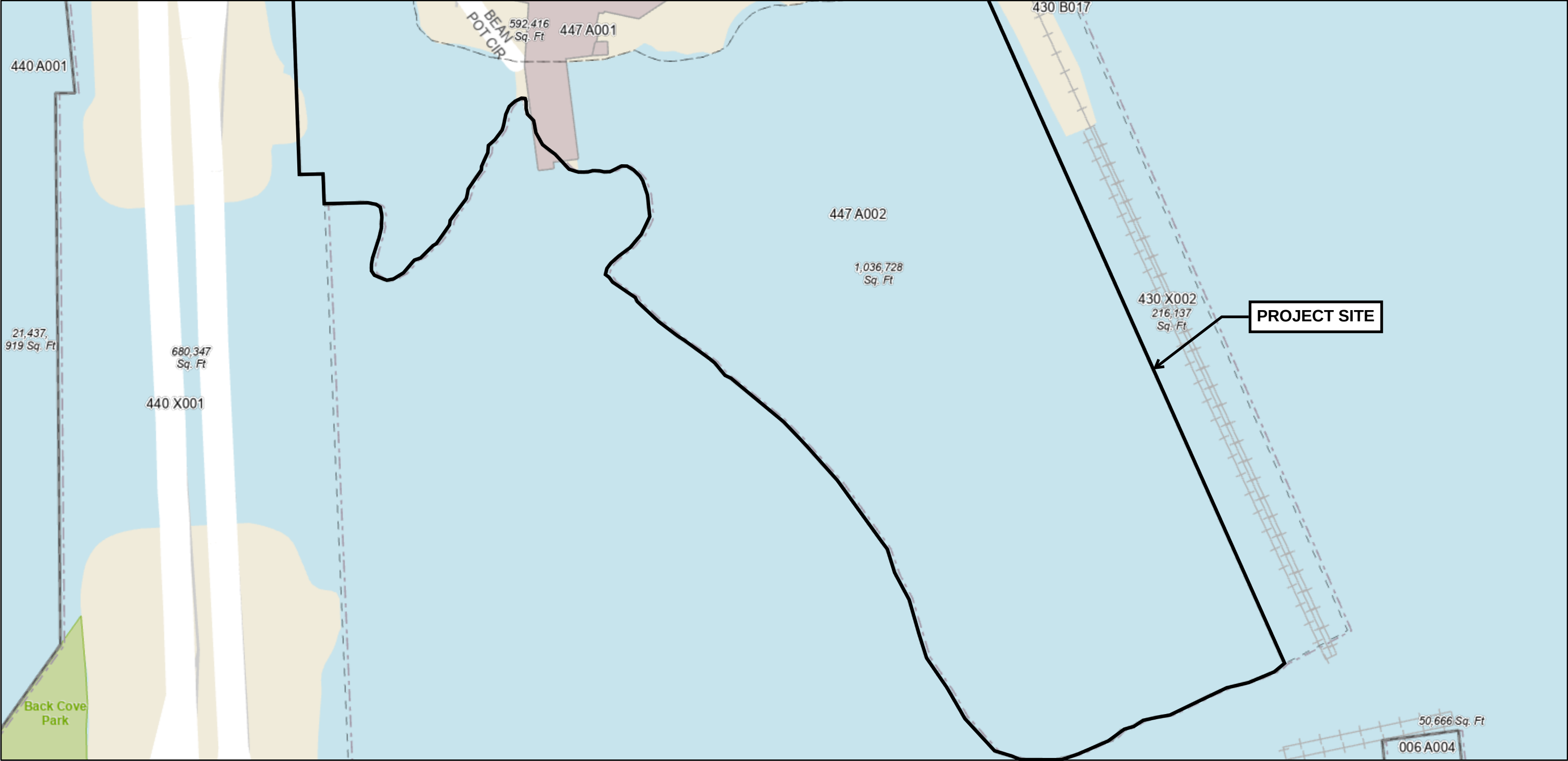
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City of Portland, DPS

ArcGIS Web Map

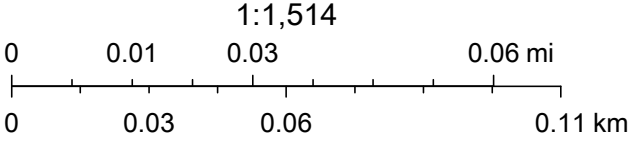


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parcels

 Tax

 Conveyance



City of Portland, DPS



Historic photo circa 1920s



Historic photo circa 1940s



Existing conditions- west façade



Existing conditions- south façade



Existing conditions- east façade



Existing conditions- north façade



Existing conditions- north facade



Existing pier and Codfish Building

ELEVATION DEMOLITION KEYNOTE

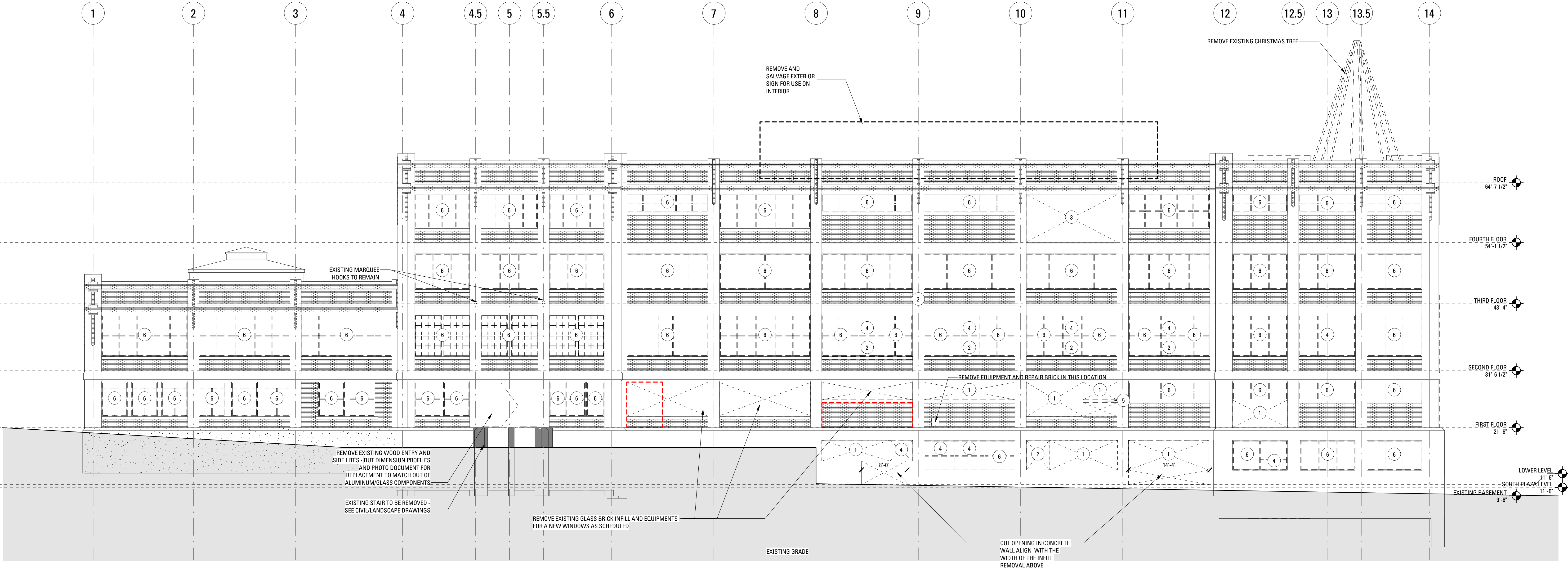
- 1 REMOVE EXISTING CMU INFILL.
- 2 REMOVE EXISTING BRICK INFILL.
- 3 REMOVE EXISTING BOARD INFILL.
- 4 REMOVE EXISTING INFILL AND EQUIPMENTS.
- 5 REMOVE EXISTING SILL.
- 6 REMOVE EXISTING WINDOW.

DEMOLITION ELEVATION LEGEND

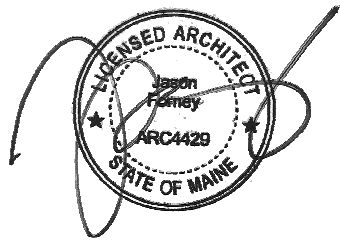
- INFILLS DEMOLISHED FOR NEW WINDOW SYSTEM
- EXISTING WINDOWS TO BE DEMOLISHED
- QUALITY OF EXTERIOR MATERIALS TO BE REVIEWED AND VERIFIED IN FIELD WITH ARCHITECT AND OWNER

DEMOLITION ELEVATION SCOPE

- GENERAL
- Work shown to be demolished outside of Bean Building historic envelope is shown for clarity, but is assumed to be part of separate contract between Consigli Construction and IDEALS. Demolition scope for this project limited to the building envelope and interior only.
 - GC to verify all field conditions prior to commencement of work.
 - Intent is for complete demolition of building's interior and exterior addition, except historic masonry exterior walls and columns.
 - Basement slab and existing coal pocket to be demolished. Perimeter foundation walls to remain.
 - GC to coordinate demolition work and temporary shoring with structural. Protect and shore adjacent construction and existing unbraced walls to remain. All shoring is to be designed by a professional engineer licensed in the state of Maine. Signed and sealed shoring drawings are to be submitted to the EOR for review.
 - GC to coordinate utility lines to be demolished or cut and capped with Civil drawings and specifications. Coordinate all work with Utilities and City.
 - All MEP systems and components to be demolished, unless otherwise noted. Set up meeting with Owner prior to demolition activities to identify salvaged equipment and location for delivery.
 - GC to protect all existing building components scheduled to remain. Refer to Demo Elevations and Masonry Repair sheets for additional information.
 - Existing historic masonry walls are assumed to be double two-wythe walls to remain. Notify architect if conditions are different.
 - Salvage existing face brick as noted in good condition and size. Clean and store salvaged brick for reuse. Salvage brick quantity required for proposed repair and new work: approximately 850 SF for exterior and approx 3,300SF for interior walls. Verify brick quantity required to complete the work. Coordinate priority locations for salvage brick and preferred locations for new brick as required.
 - GC to verify conditions of existing abutting building wall and roof assemblies of adjacent buildings where scheduled demolition requires work at adjacent buildings. The assumption is that the abutting buildings have independent walls and structure. Notify the Architect if conditions are different.
 - Plans are diagrammatic. Contractor is responsible for demolition of all items required to complete the work, whether or not specifically indicated.
 - ALL ELEMENTS SHOWN DASHED TO BE DEMOLISHED.
 - Clear building of all existing debris, loose and built-in equipment and furniture, unless noted otherwise.
 - Refer to Hazmat report for coordination of abatement scope.



1 DEMOLITION ELEVATIONS - WEST ELEVATION
SCALE: 1/8" = 1'-0"



Roux Institute Bean Building
Project # 22.031

Northeastern University - IDEALS
Portland, ME 04103

OCTOBER 27, 2023

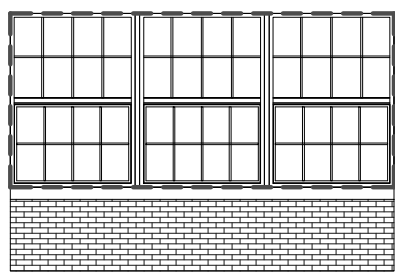
LAND-USE PERMIT SET

Rev.	Date	Revision Title

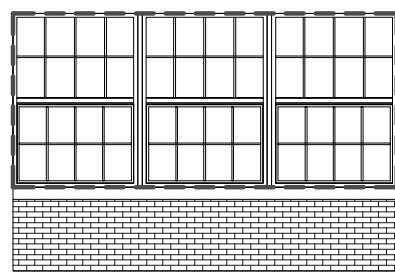
DEMOLITION - WEST ELEVATION

D-301

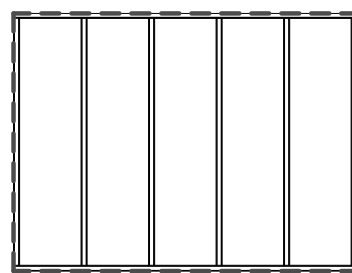
INFILL TYPOLOGIES LEGEND



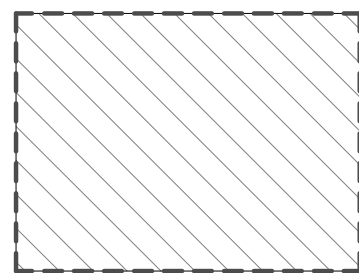
TYPE I
NEW MULTI-PANE WINDOW IN
EXISTING OPENING, MINOR
REPAIRS TO INFILL



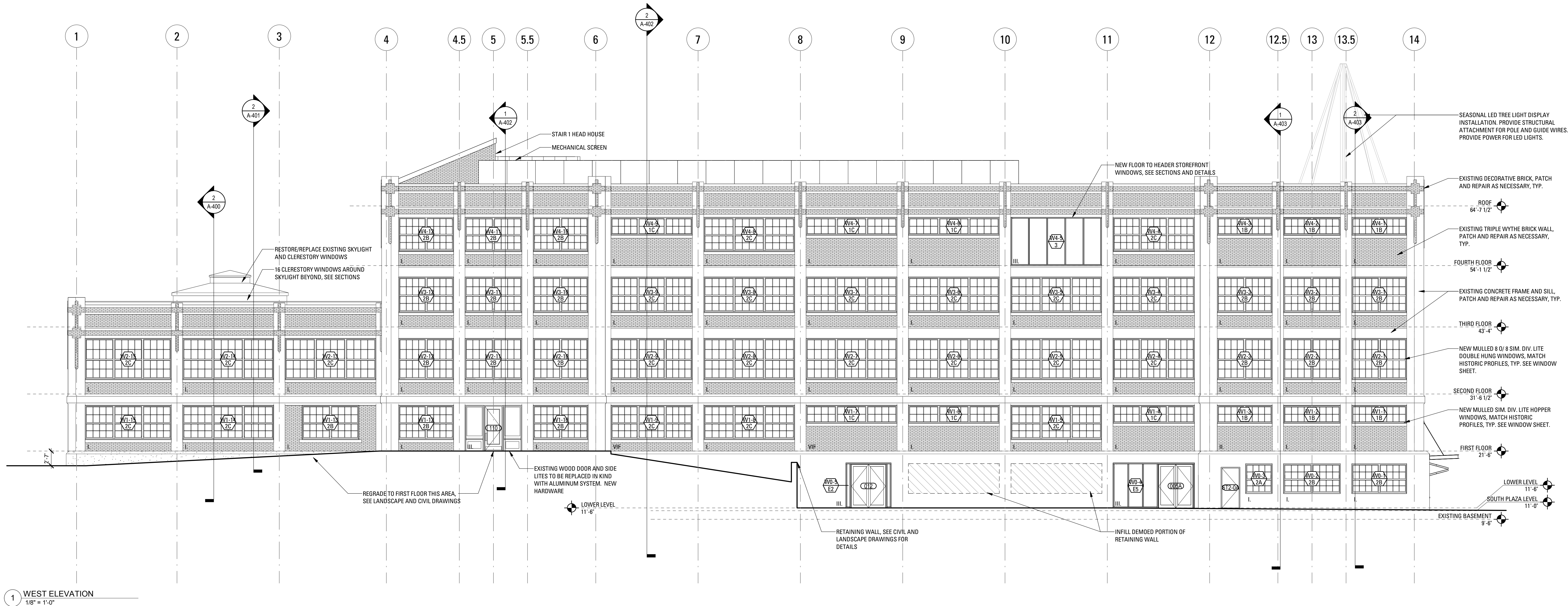
TYPE II
NEW HISTORIC STYLE WINDOW,
NEW CONCRETE SILL, NEW
MASONRY INFILL



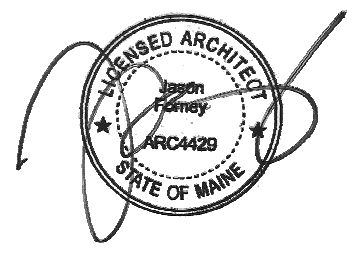
TYPE III
NEW STOREFRONT WINDOWS
FILLING OPENING



TYPE IV
CONCRETE INFILL AT DEMOLDED
PORTIONS OF FOUNDATION WALL



1 WEST ELEVATION
1/8" = 1'-0"



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Portland, ME 04103

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WEST ELEVATION

A-301

ELEVATION DEMOLITION KEYNOTE

- 1 REMOVE EXISTING CMU INFILL.
- 2 REMOVE EXISTING BRICK INFILL.
- 3 REMOVE EXISTING BOARD INFILL.
- 4 REMOVE EXISTING INFILL AND EQUIPMENTS.
- 5 REMOVE EXISTING SILL.
- 6 REMOVE EXISTING WINDOW.

DEMOLITION ELEVATION LEGEND

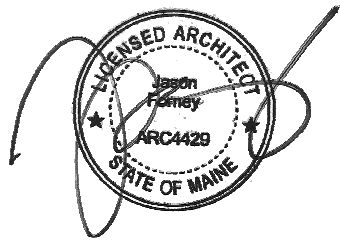
- INFILLS DEMOLISHED FOR NEW WINDOW SYSTEM
- EXISTING WINDOWS TO BE DEMOLISHED
- QUALITY OF EXTERIOR MATERIALS TO BE REVIEWED AND VERIFIED IN FIELD WITH ARCHITECT AND OWNER

DEMOLITION ELEVATION SCOPE

- GENERAL
- Work shown to be demolished outside of Bean Building historic envelope is shown for clarity, but is assumed to be part of separate contract between Consigli Construction and IDEALS. Demolition scope for this project limited to the building envelope and interior only.
 - GC to verify all field conditions prior to commencement of work.
 - Intent is for complete demolition of building's interior and exterior addition, except historic masonry exterior walls and columns .
 - Basement slab and existing coal pocket to be demolished. Perimeter foundation walls to remain..
 - GC to coordinate demolition work and temporary shoring with structural. Protect and shore adjacent construction and existing unbraced walls to remain. All shoring is to be designed by a professional engineer licensed in the state of Maine. Signed and sealed shoring drawings are to be submitted to the EOR for review.
 - GC to coordinate utility lines to be demolished or cut and capped with Civil drawings and specifications. Coordinate all work with Utilities and City.
 - All MEP systems and components to be demolished, unless otherwise noted. Set up meeting with Owner prior to demolition activities to identify salvaged equipment and location for delivery.
 - GC to protect all existing building components scheduled to remain. Refer to Demo Elevations and Masonry Repair sheets for additional information
 - Existing historic masonry walls are assumed to be double two-wythe walls to remain. Notify architect if conditions are different.
 - Salvage existing face brick as noted in good condition and size. Clean and store salvaged brick for reuse. Salvage brick quantity required for proposed repair and new work: approximately 850 SF for exterior and approx 3,300SF for interior walls. Verify brick quantity required to complete the work. Coordinate priority locations for salvage brick and preferred locations for new brick as required.
 - GC to verify conditions of existing shutter building wall and roof assemblies of adjacent buildings where scheduled demolition requires work at adjacent buildings. The assumption is that the abutting buildings have independent walls and structure. Notify the Architect if conditions are different.
 - Plans are diagrammatic. Contractor is responsible for demolition of all items required to complete the work, whether or not specifically indicated.
 - ALL ELEMENTS SHOWN DASHED TO BE DEMOLISHED.
 - Clear building of all existing debris, loose and built-in equipment and furniture, unless noted otherwise.
 - Refer to Hazmat report for coordination of abatement scope.



1 DEMOLITION ELEVATIONS - EAST ELEVATION
SCALE: 1/8" = 1'-0"



Roux Institute Bean Building
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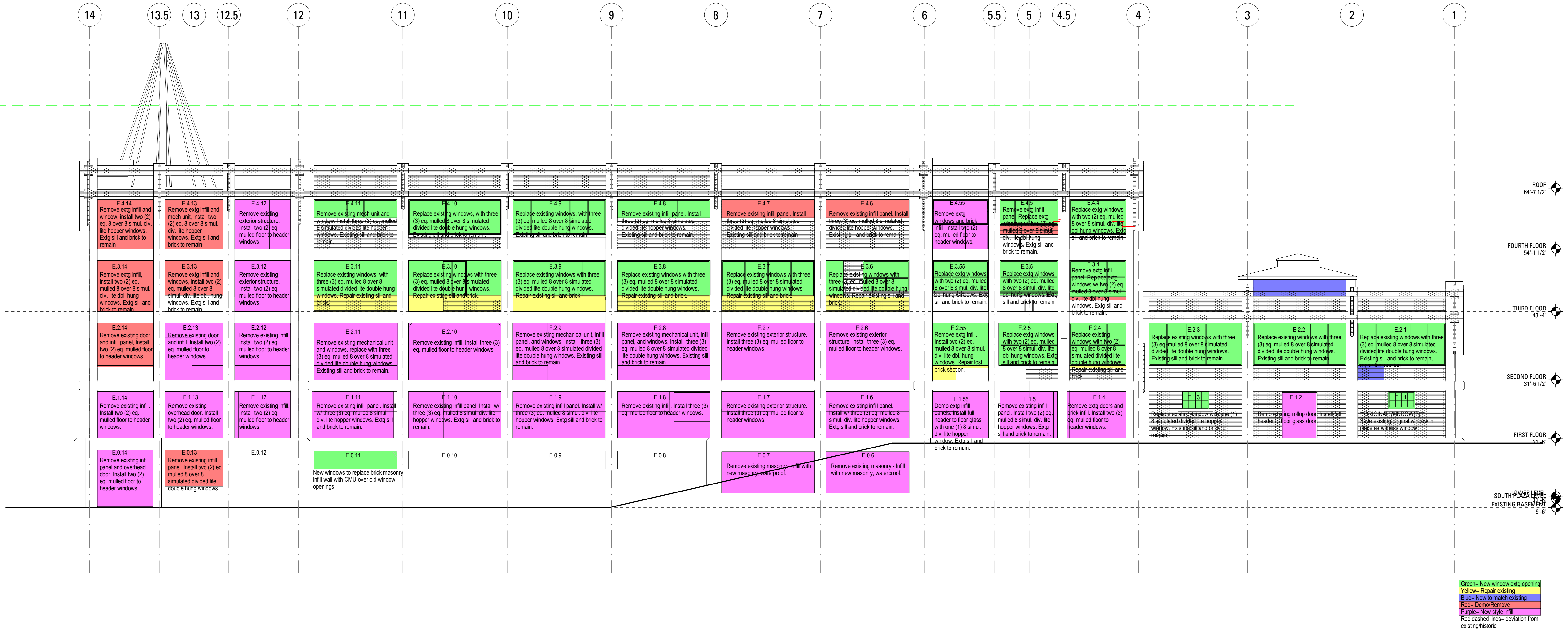
OCTOBER 27, 2023

LAND-USE PERMIT SET

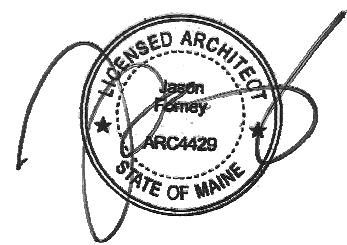
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DEMOLITION - EAST ELEVATION

D-302



1 EAST ELEVATION - HISTORIC RENO
1/8" = 1'-0"



Roux Institute Bean Building
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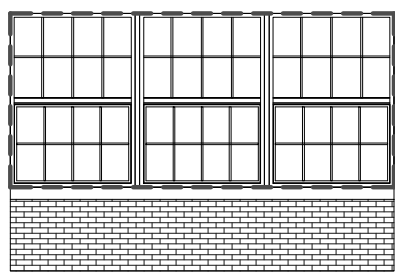
LAND-USE PERMIT SET

Rev.	Date	Revision Title

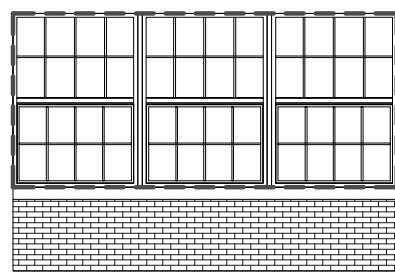
EAST ELEVATION - HISTORIC
NARRATIVE

HS-302

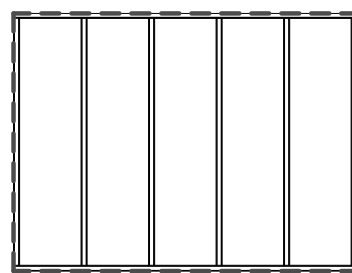
INFILL TYPOLOGIES LEGEND



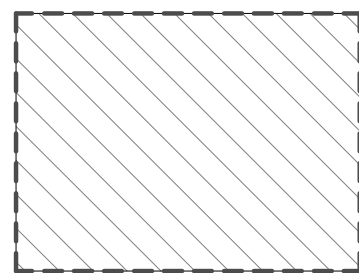
TYPE I.
NEW MULTI-PANE WINDOW IN
EXISTING OPENING, MINOR
REPAIRS TO INFILL



TYPE II.
NEW HISTORIC STYLE WINDOW,
NEW CONCRETE SILL, NEW
MASONRY INFILL



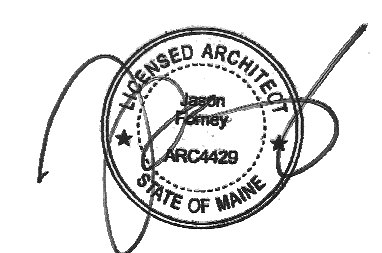
TYPE III.
NEW STOREFRONT WINDOWS
FILLING OPENING



TYPE IV.
CONCRETE INFILL AT DEMOLDED
PORTIONS OF FOUNDATION WALL



1 EAST ELEVATION
1/8" = 1'-0"



Roux Institute Bean Building
Project # 22.031

Northeastern University - IDEALS
Portland, ME 04103

OCTOBER 27, 2023 **LAND-USE PERMIT SET**

Rev.	Date	Revision Title

EAST ELEVATION

A-302

- 1 REMOVE EXISTING CMU INFILL.
- 2 REMOVE EXISTING BRICK INFILL.
- 3 REMOVE EXISTING BOARD INFILL.
- 4 REMOVE EXISTING INFILL AND EQUIPMENTS
- 5 REMOVE EXISTING SILL.
- 6 REMOVE EXISTING WINDOW.

The diagram illustrates the process of window replacement. It is divided into two main sections. The top section, labeled 'INFILLS DEMOLISHED FOR NEW WINDOW SYSTEM', shows a square window frame with dashed lines indicating the removal of the infill and the installation of a new window system. The bottom section, labeled 'EXISTING WINDOWS TO BE DEMOLISHED', shows a row of five existing windows, each with a dashed outline indicating they are to be demolished. Below this, a red dashed rectangle is shown, labeled 'QUALITY OF EXTERIOR MATERIALS TO BE REVIEWED AND VERIFIED IN FIELD WITH ARCHITECT AND OWNER', indicating the need for a field review of the exterior materials.

GENERAL

1. Work shown to be demolished outside of Bean Building historic envelope is shown for clarity, but is assumed to be part of separate contract between Coeur Construction and IDEALS. Demolition scope for this project limited to the building envelope and interior only.

2. GC to verify all field conditions prior to commencement of work.

3. Intent is for complete demolition of building's interior and exterior addition, except historic masonry exterior walls and columns.

4. Basement slab and existing coil pocket to be demolished. Perimeter foundation walls to remain.

5. GC to coordinate demolition work and temporary shoring with structural. Protect and shore adjacent construction and existing unbraced walls to remain. All shoring is to be designed by a professional engineer licensed in the state of Maine. Signed and sealed shoring drawings are to be submitted to the EOR for review.

6. GC to coordinate utility lines to be demolished or cut and capped with Civil drawings and specifications. Coordinate all work with Utilities and City.

7. All MEP systems and components to be demolished, unless otherwise noted. Set up meeting with Owner prior to demolition activities to identify salvaged equipment and location for delivery.

8. GC to protect all existing building components scheduled to remain. Refer to Demo Elevations and Masonry Repair sheets for additional information.

9. Existing historic masonry walls are assumed to be double two-plyth walls to remain. Notify architect if conditions are different.

10. Salvage existing face brick as noted in good condition and size. Clean and store salvaged brick for reuse. Salvage brick quantity required for proposed repair and new work: approximately 850 SF for exterior and approx. 3,300SF for interior walls. Verify brick quantity required to complete the work.

Coordinate priority locations for salvage brick and preferred locations for new brick as required.

11. GC to coordinate and schedule for better building and roof assemblies of adjacent buildings where scheduled demolition requires work at adjacent buildings. The assumption is that the abutting buildings have independent walls and structure. Notify the Architect if conditions are different.

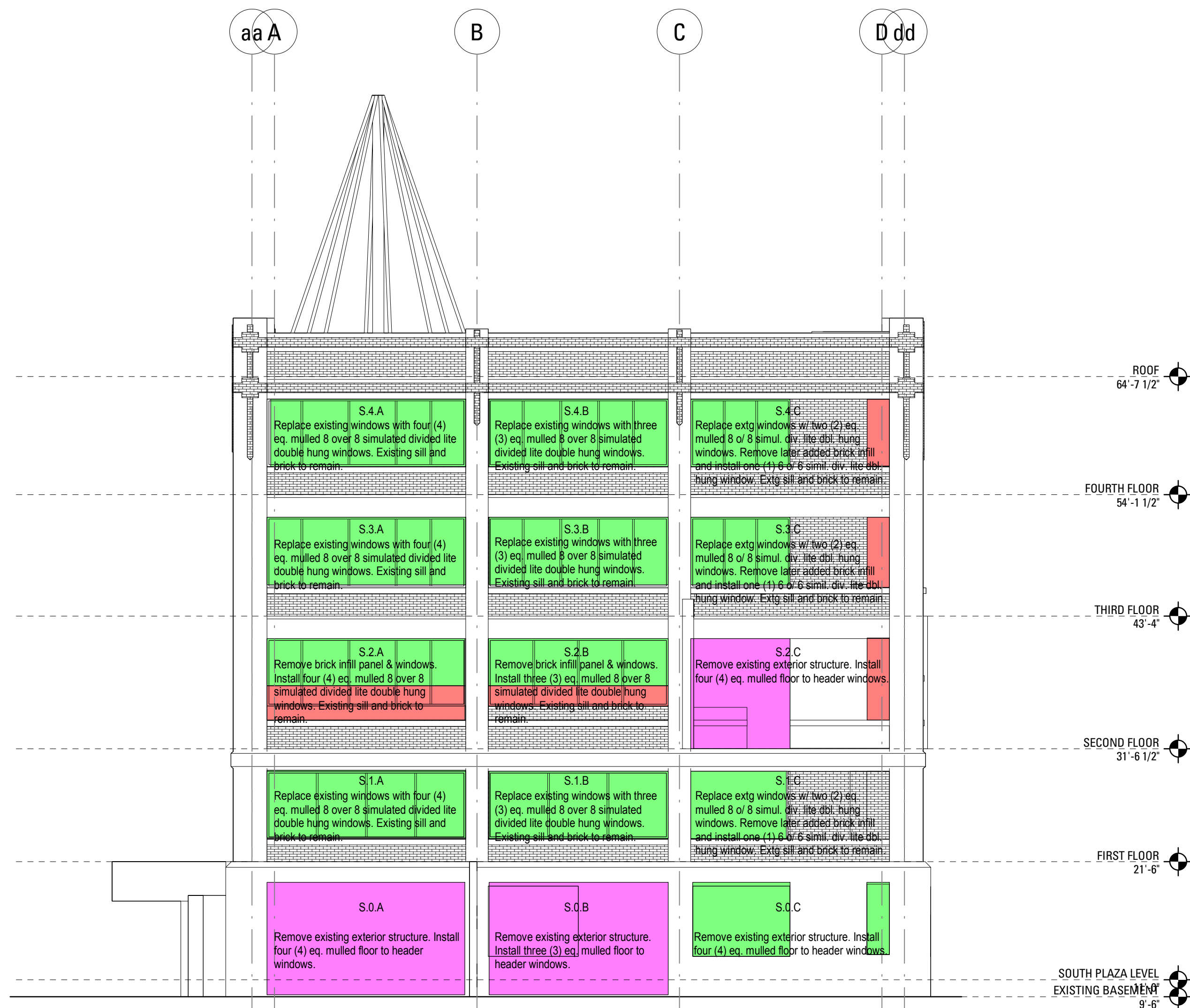
12. Plans are diagrammatic. Contractor is responsible for demolition of all items required to complete the work, whether or not specifically indicated.

13. **ALL ELEMENTS SHOWN DASHED TO BE DEMOLISHED.**

14. Clear building of all existing debris, loose and built-in equipment and furniture, unless noted otherwise.

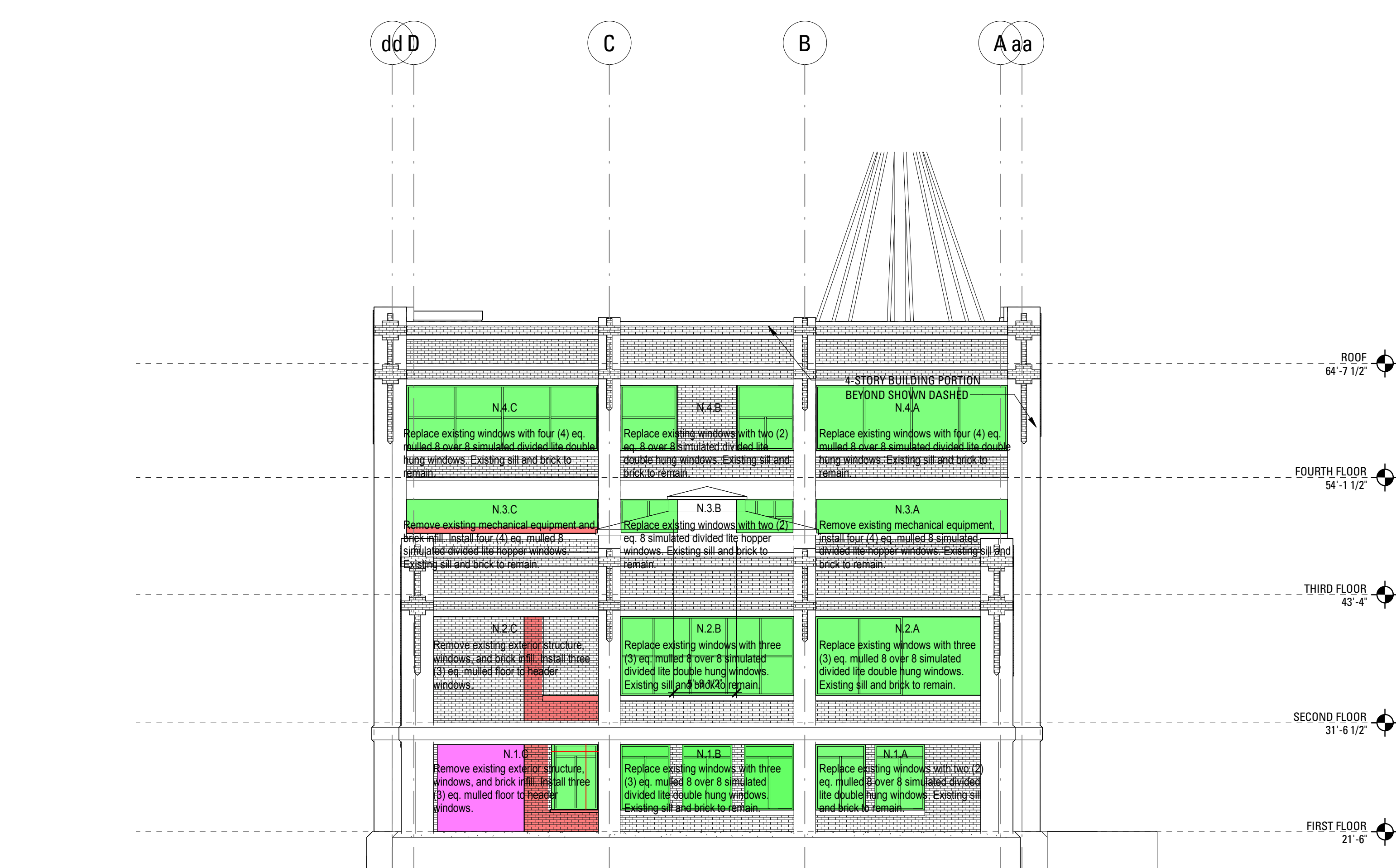
15. Refer to Hazmat report for coordination of abatement scope.





2 SOUTH ELEVATION - HISTORIC RENO
SCALE: 1/8" = 1'-0"

Green= New window extg opening
Yellow= Repair existing
Blue= New to match existing
Red= Demo/Remove
Purple= New style infill
Red dashed lines= deviation from existing/historic



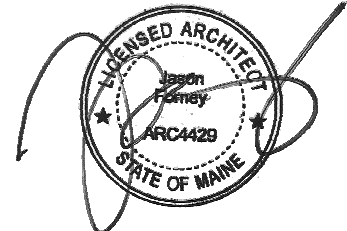
1 NORTH ELEVATION - HISTORIC RENO
1/8" = 1'-0"

SUMMARY
New windows in existing openings:
N.4.A
N.4.B
N.4.C
N.3.A
N.3.B
N.3.C
N.2.A
N.2.B
N.1.B

Remove exterior structure, rebuild openings, install windows:
N.2.C
N.1.C

Remove brick infill, install windows, new/repair sill
N.1.A

Green= New window extg opening
Yellow= Repair existing
Blue= New to match existing
Red= Demo/Remove
Purple= New style infill
Red dashed lines= deviation from existing/historic



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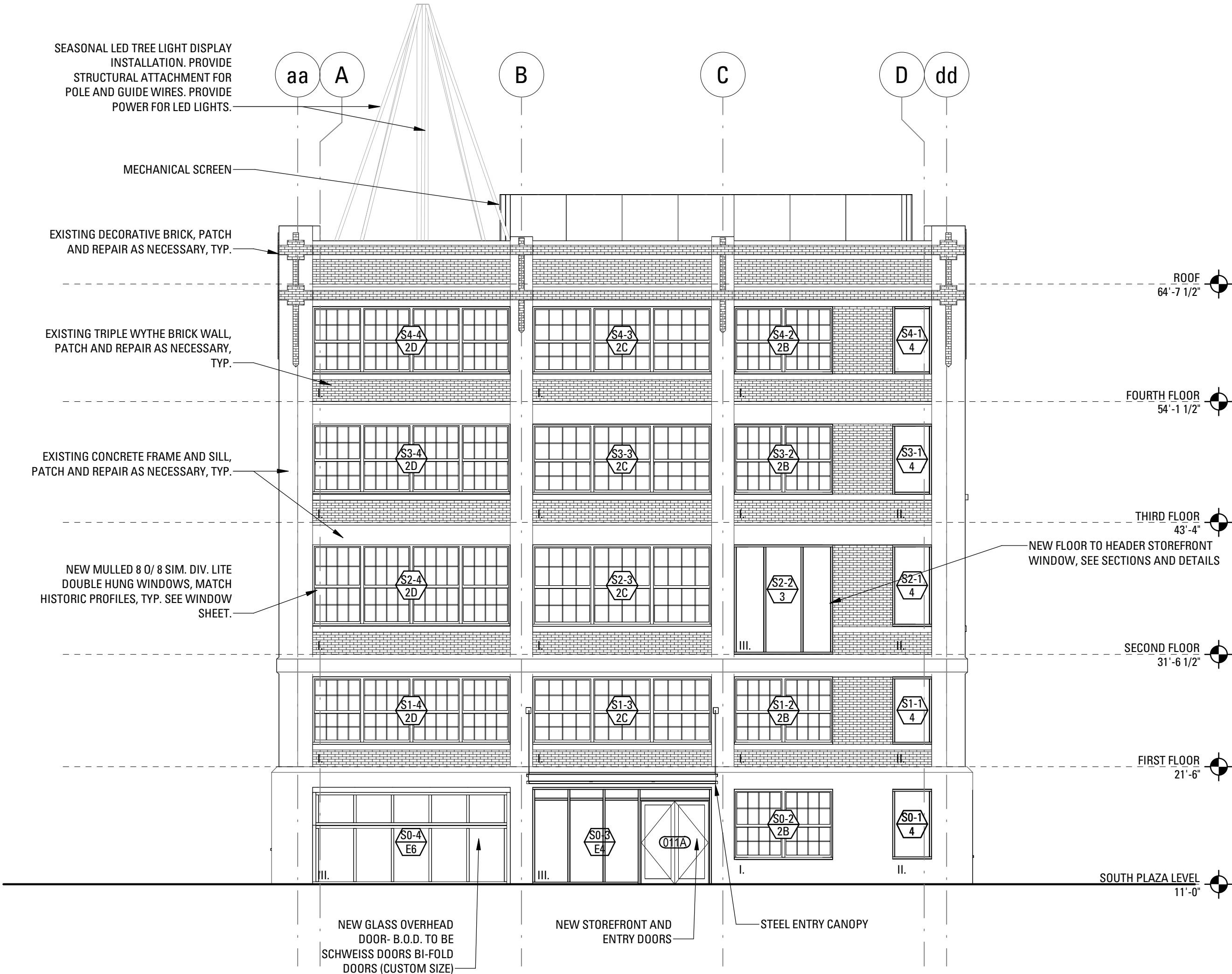
Northeastern University - IDEALS
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OCTOBER 27, 2023 LAND-USE PERMIT SET		
Rev.	Date	Revision Title

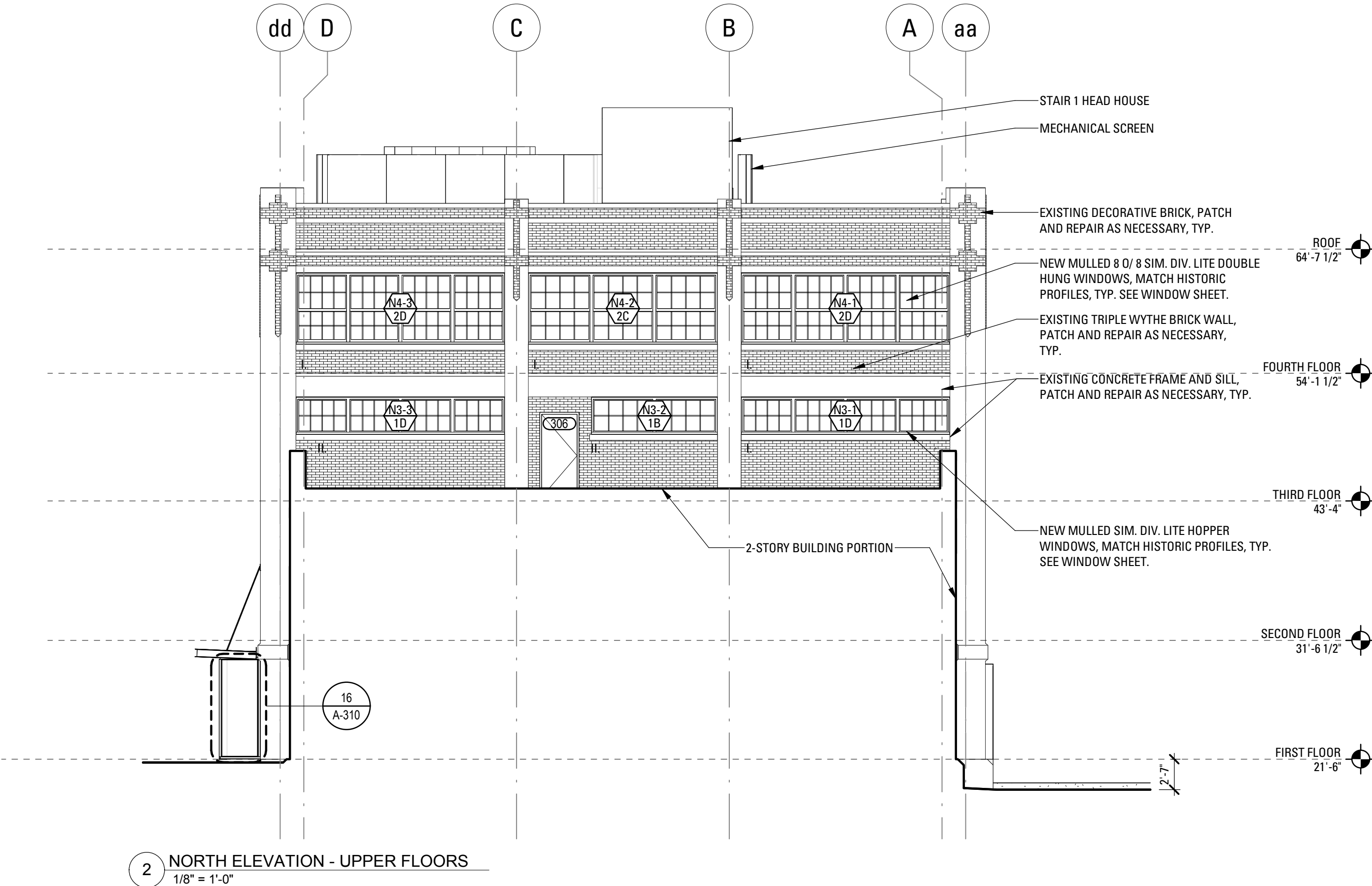
NORTH AND SOUTH - HISTORIC NARRATIVE

HS-303

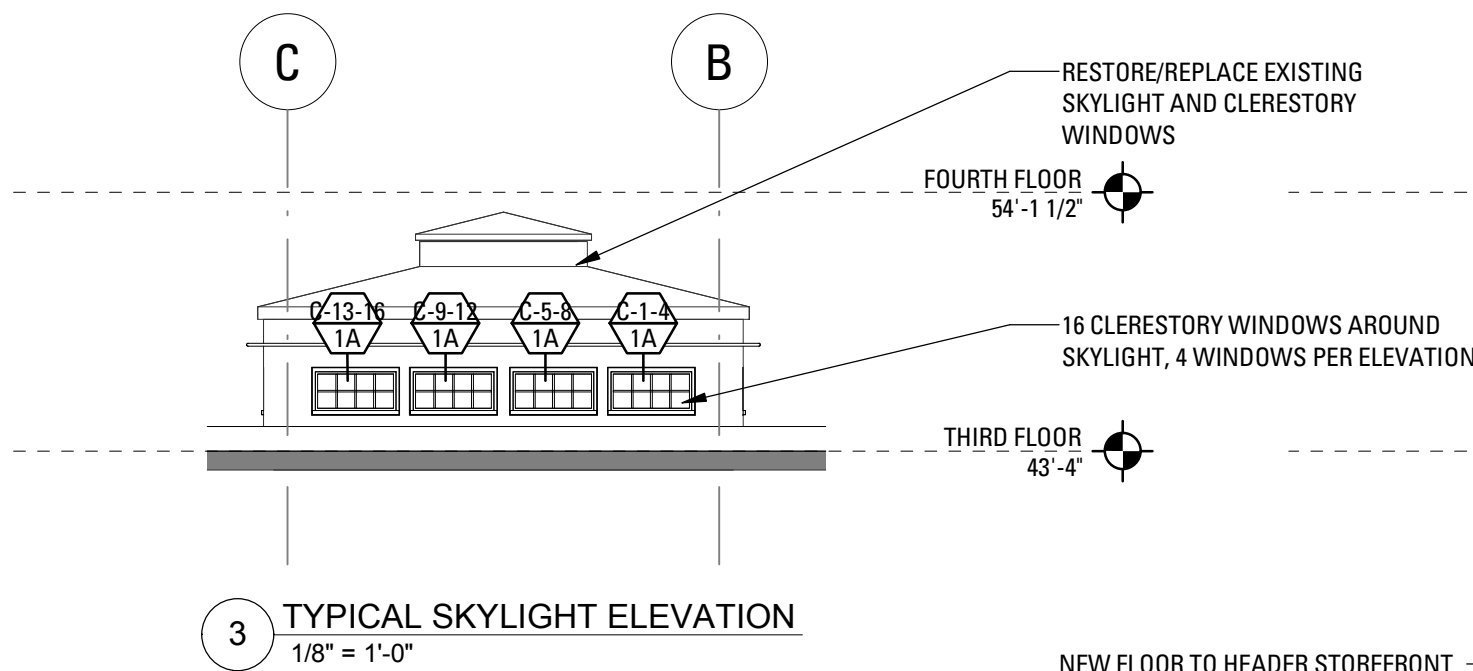
INFILL TYPOLOGIES LEGEND



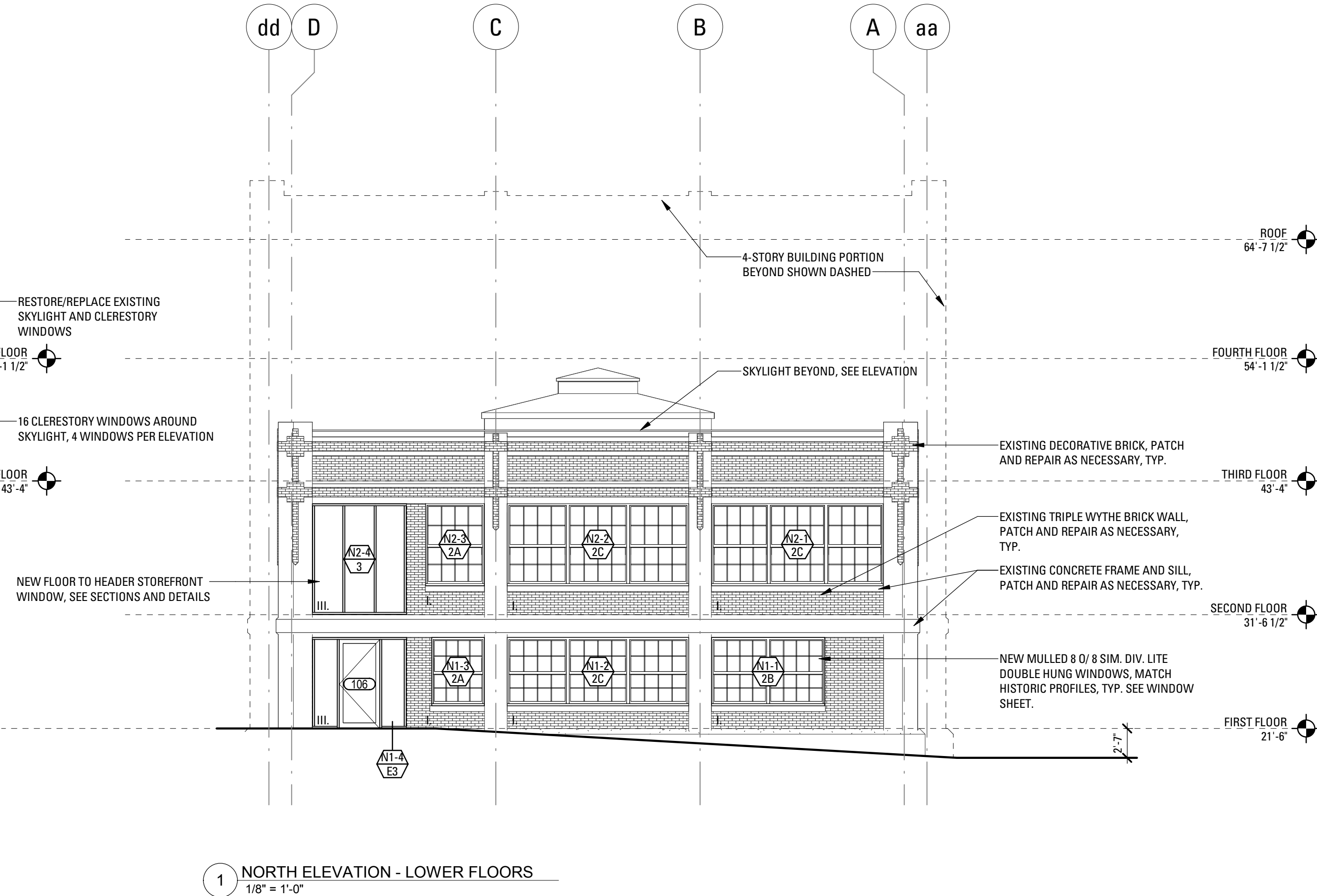
4 SOUTH ELEVATION
1/8" = 1'-0"



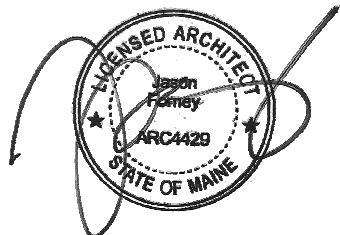
2 NORTH ELEVATION - UPPER FLOORS
1/8" = 1'-0"



3 TYPICAL SKYLIGHT ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION - LOWER FLOORS
1/8" = 1'-0"



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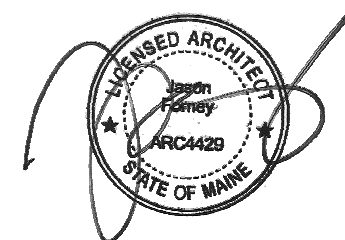
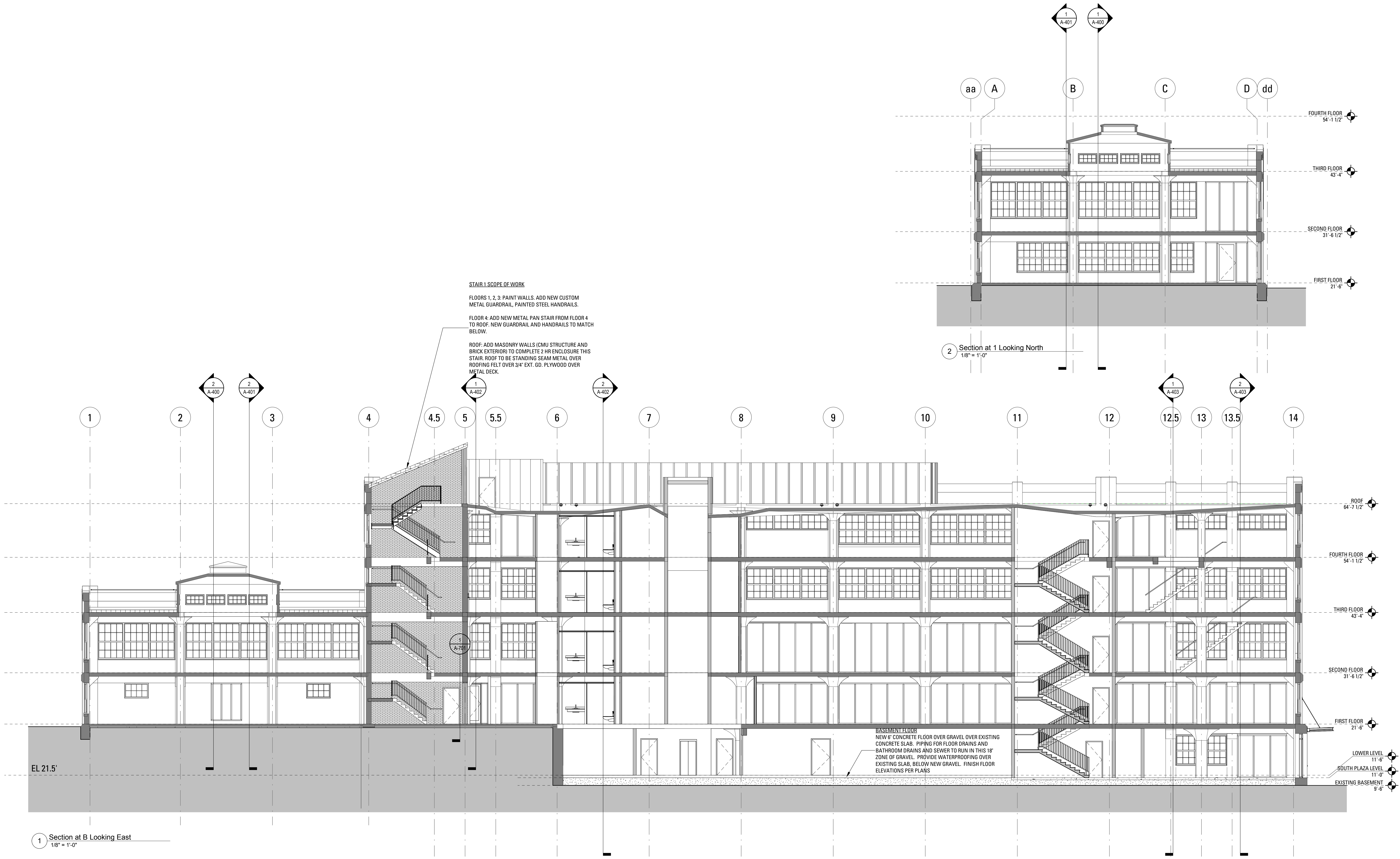
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SOUTH AND NORTH ELEVATION

A-303



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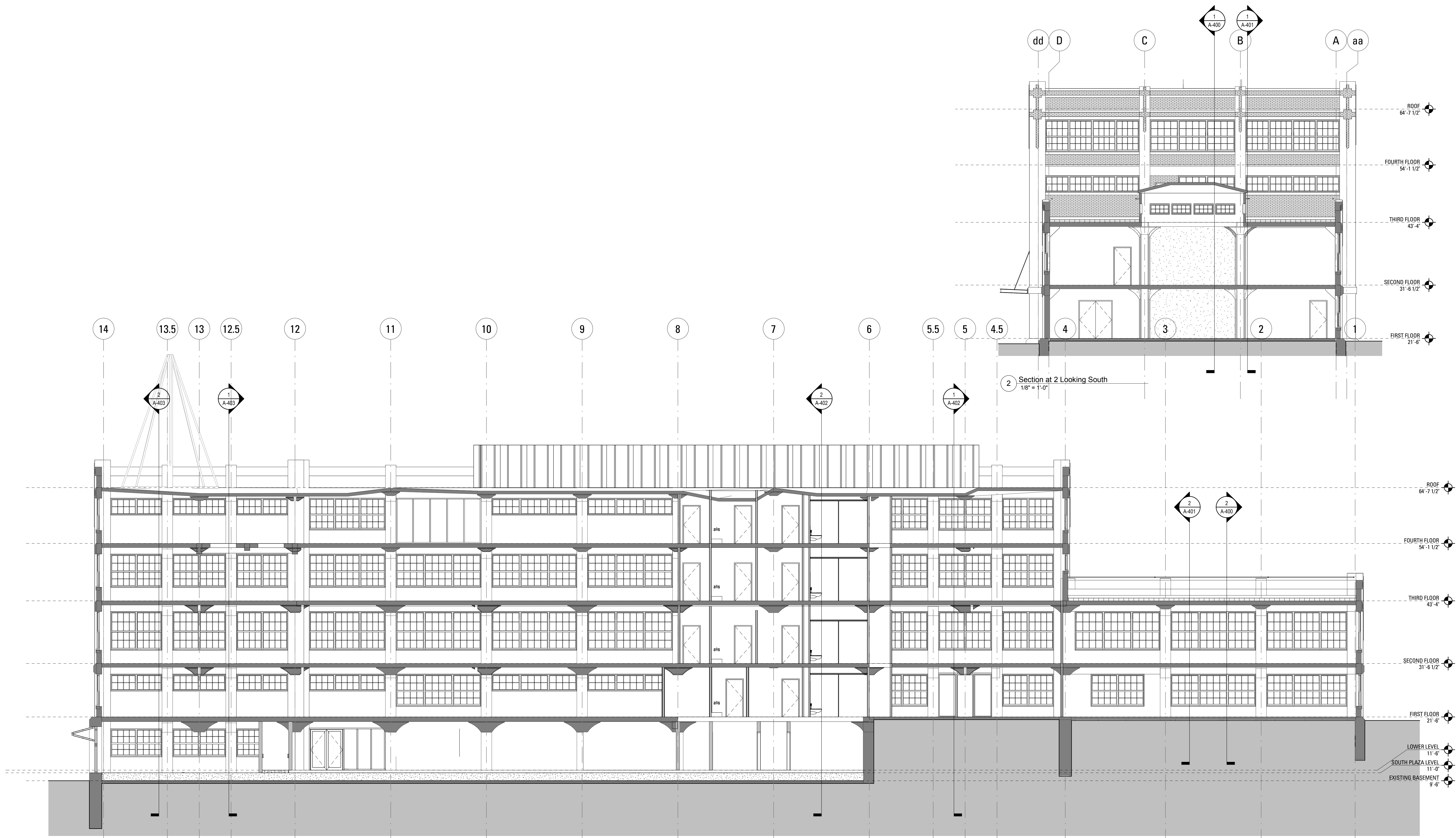
Northeastern University - IDEALS
Portland, ME 04103

OCTOBER 27, 2023 LAND-USE PERMIT SET

Rev.	Date	Revision Title

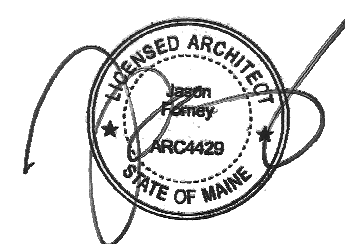
SECTIONS

A-400



1 Section at C Looking West
1/8" = 1'-0"

2 Section at 2 Looking South
1/8" = 1'-0"



Roux Institute Bean Building
Project # 22.031

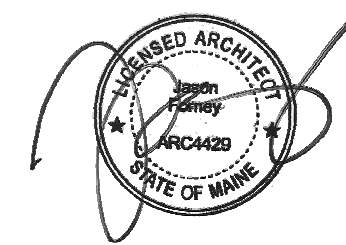
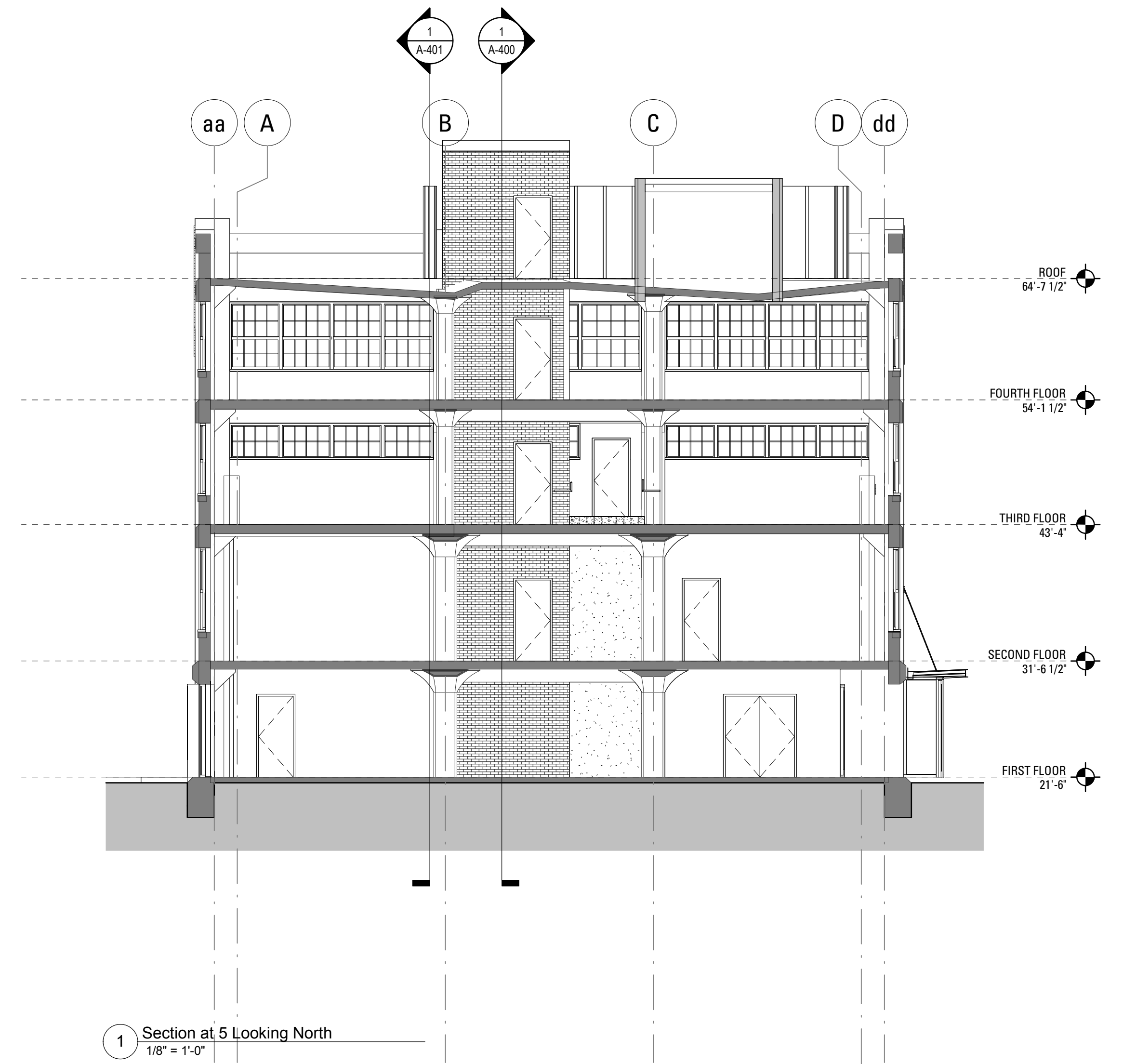
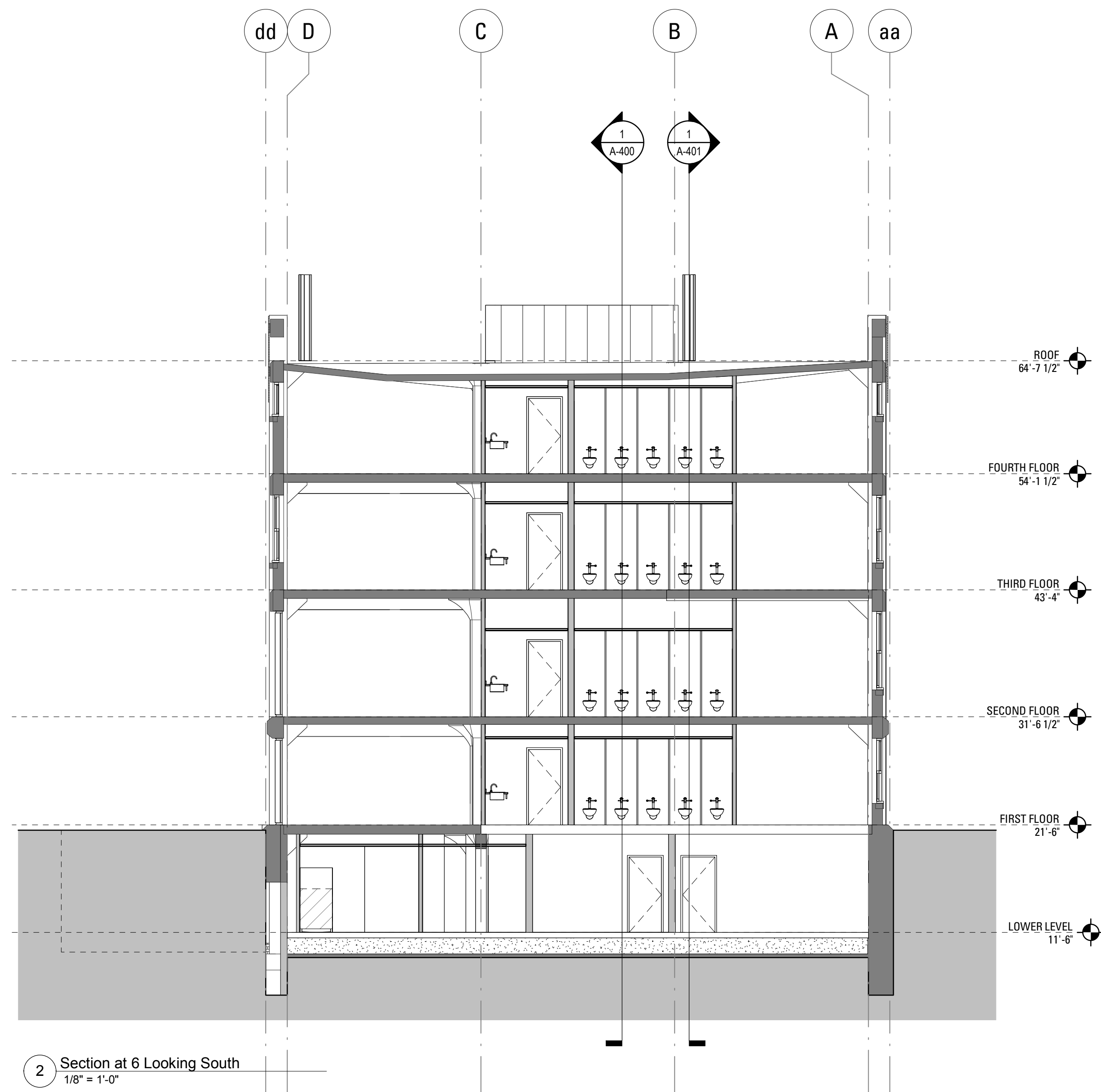
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SECTIONS

A-401



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Project # 22.031

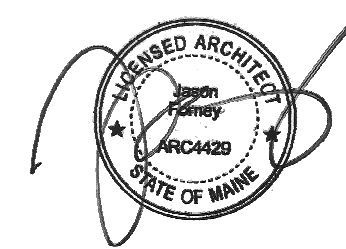
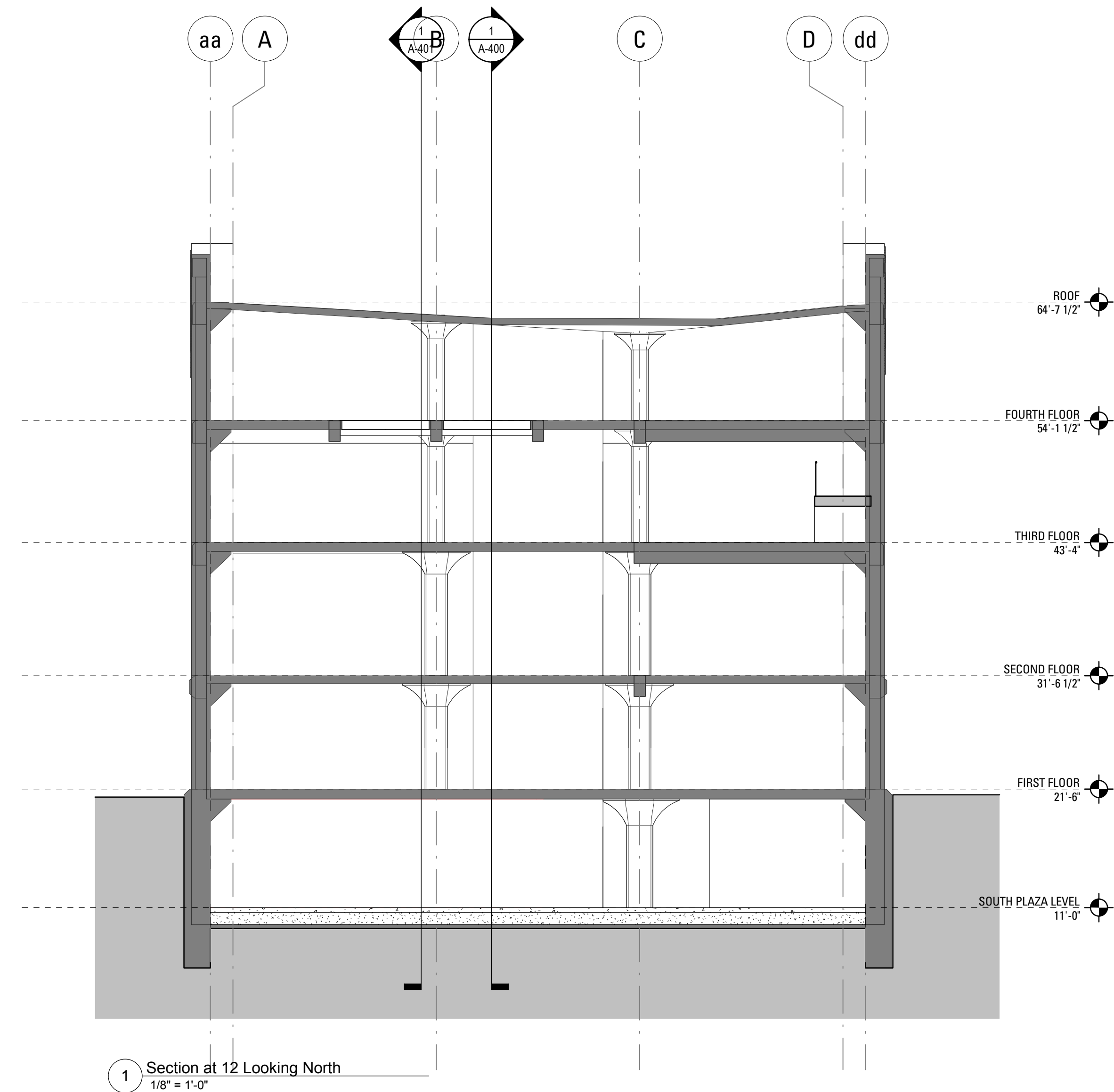
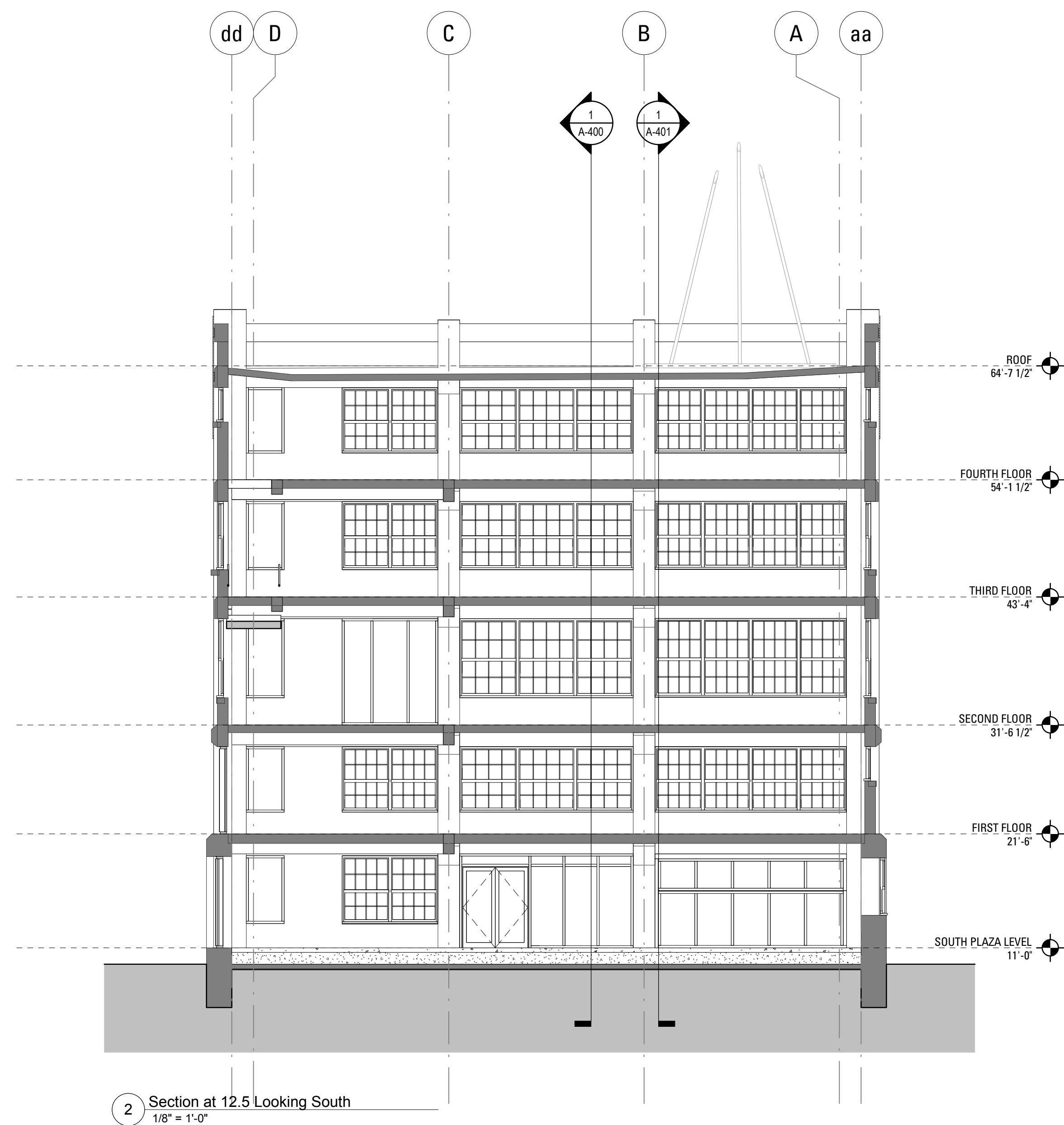
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SECTIONS

A-402



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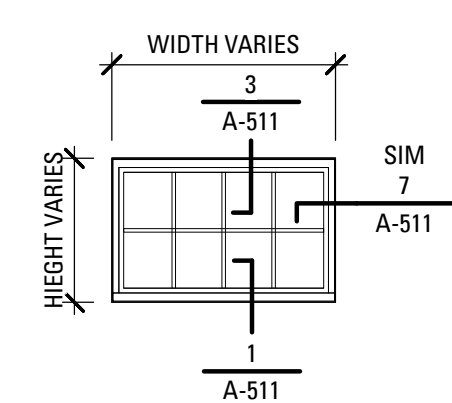
OCTOBER 27, 2023 LAND-USE PERMIT SET

Rev.	Date	Revision Title

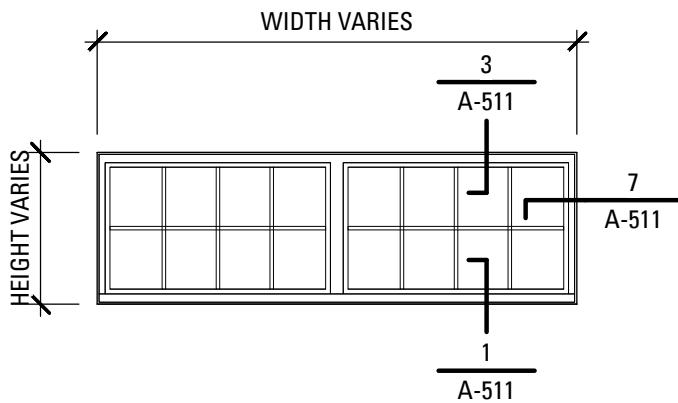
SECTIONS

A-403

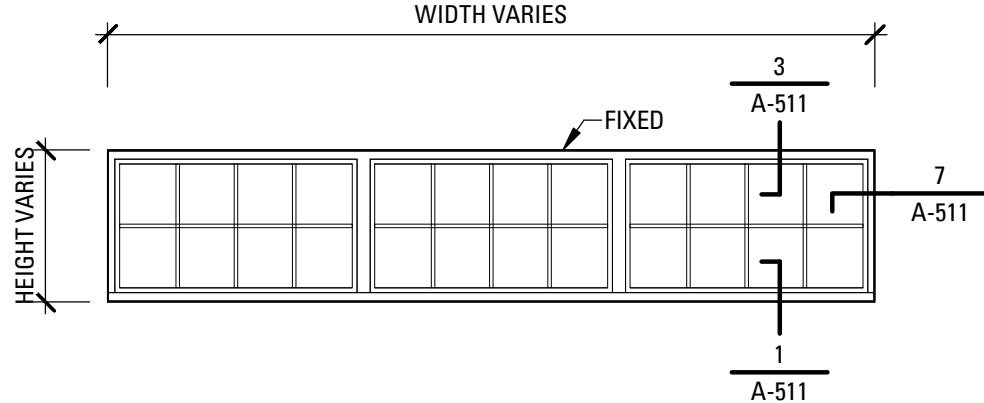
WINDOW TYPES



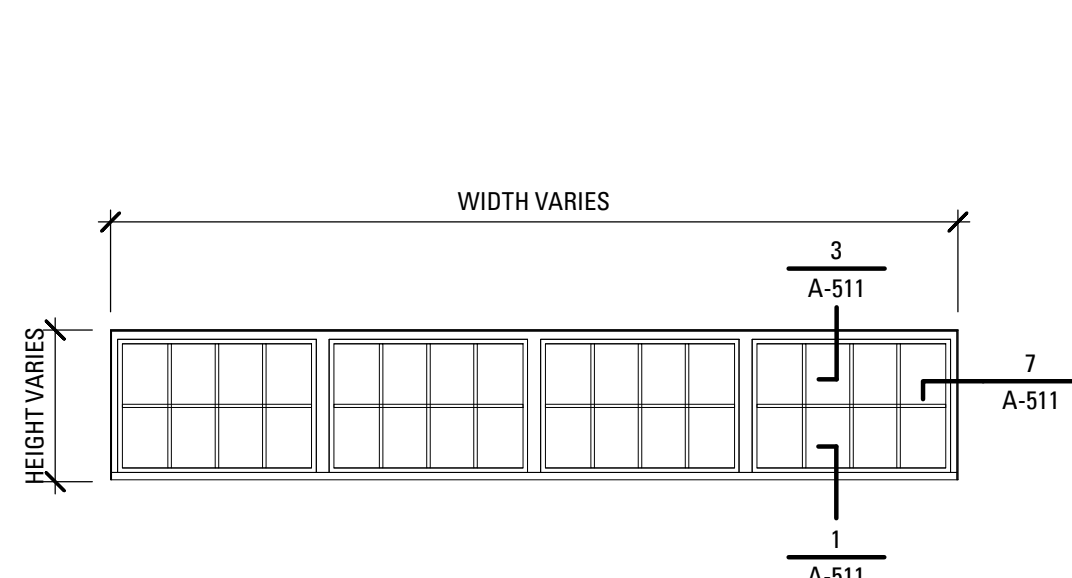
TYPE 1A - ONE WINDOW



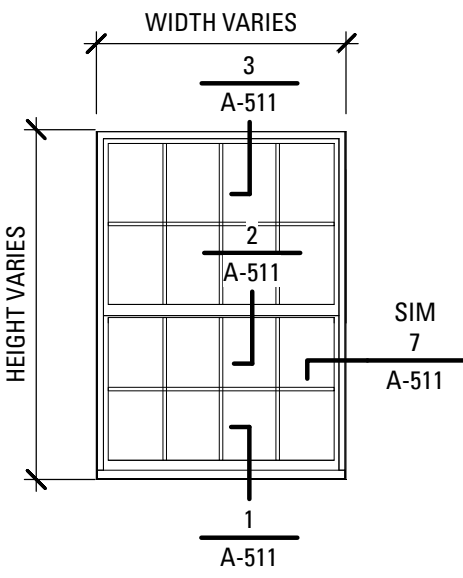
TYPE 1B - TWO WINDOWS



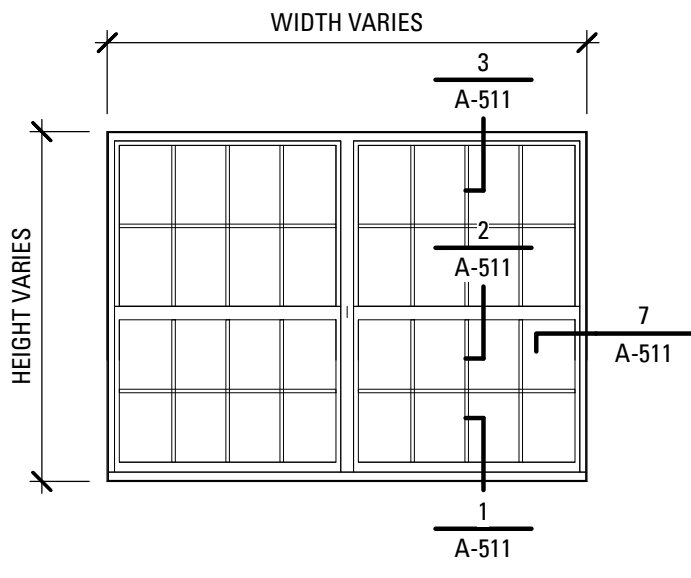
TYPE 1C - THREE WINDOWS



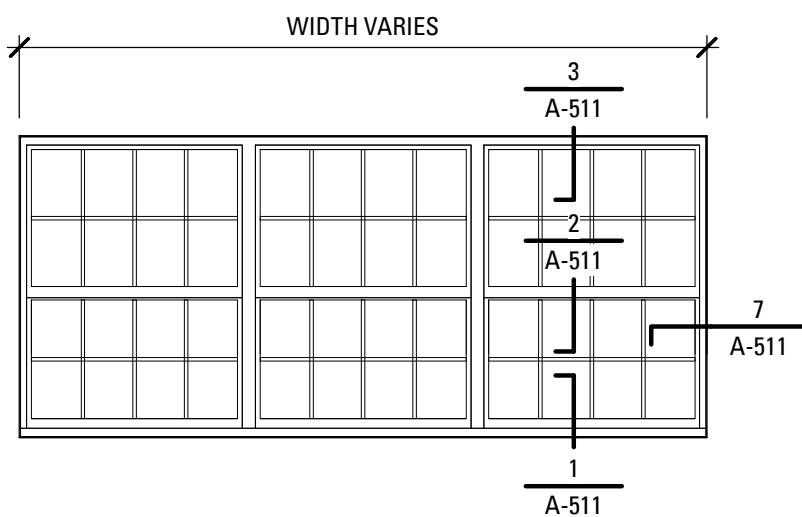
TYPE 1D - FOUR WINDOWS



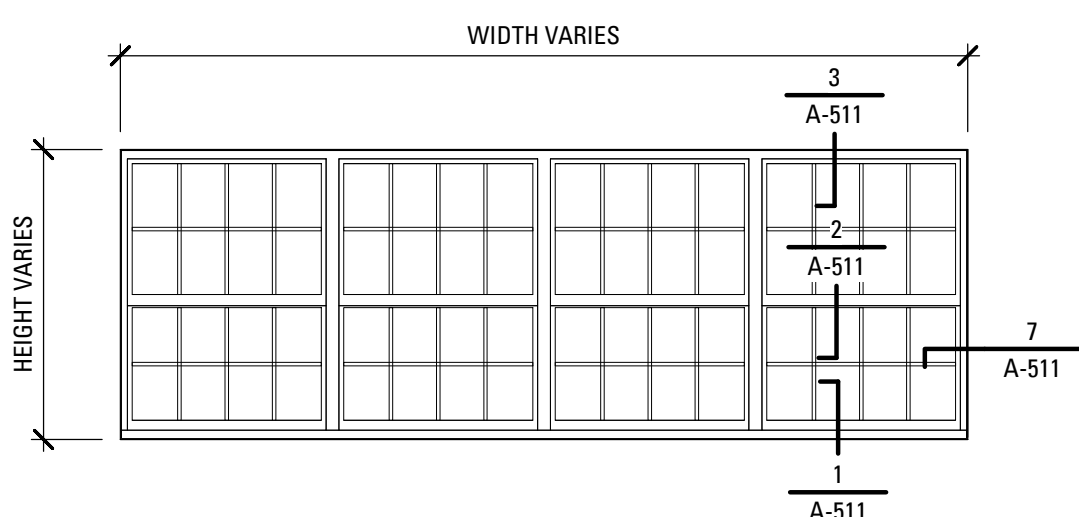
TYPE 2A - ONE WINDOW



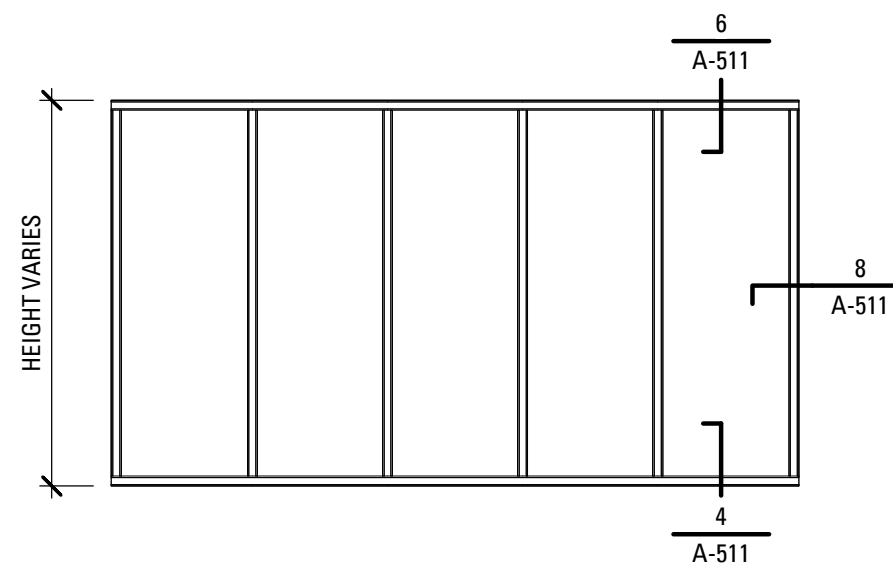
TYPE 2B - TWO WINDOWS



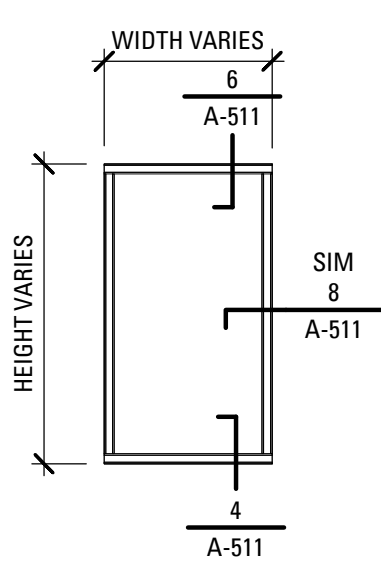
TYPE 2C - THREE WINDOWS



TYPE 2D - FOUR WINDOWS



TYPE 3 - INSET STOREFRONT WINDOW

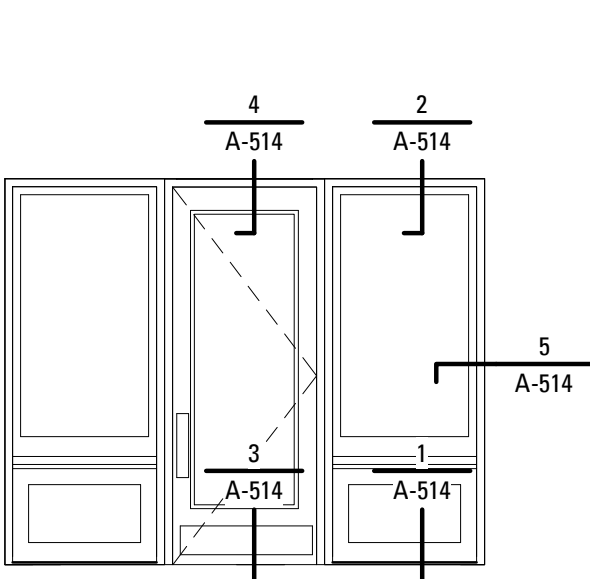


TYPE 4 - ONE WINDOW

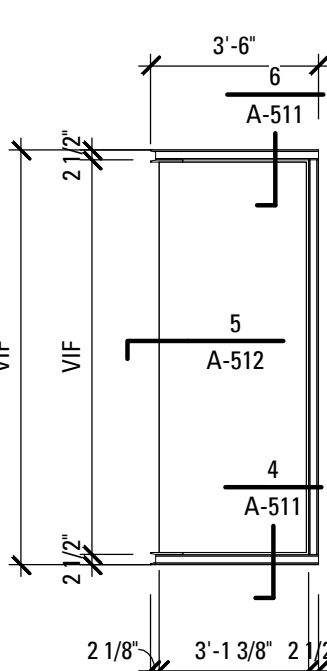
NOTE:
-TYPE 1 & 2 WINDOW BASIS OF DESIGN IS TRIPLE-GLAZED WAUSAU INVENT RETRO - XLT WITH SIMULATED DIVIDED LITES, FIXED-SIMULATED SASH
-TYPE 3 & 4 STOREFRONT BASIS OF DESIGN IS TRIPLE-GLAZED WAUSAU HP-WALL

WINDOW SCHEDULE					
MARK	TYPE	JAMB	HEAD	SILL	COMMENTS
1A	Single Sash (1-Unit)	SIM 7/A-511	3/A-511	1/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD
1B	Single Sash (2-Unit)	7/A-511	3/A-511	1/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD
1C	Single Sash (3-Unit)	7/A-511	3/A-511	1/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD
1D	Single Sash (4-Unit)	7/A-511	3/A-511	1/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD
2A	Simulated Double Sash (1-Unit)	SIM 8/A-511	6/A-511	4/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD
2B	Simulated Double Sash (2-Unit)	8/A-511	6/A-511	4/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD
2C	Simulated Double Sash (3-Unit)	8/A-511	6/A-511	4/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD
2D	Simulated Double Sash (4-Unit)	8/A-511	6/A-511	4/A-511	WINDOWS WITHIN EXISTING OPENINGS, DIMENSIONS TO BE VERIFIED IN FIELD

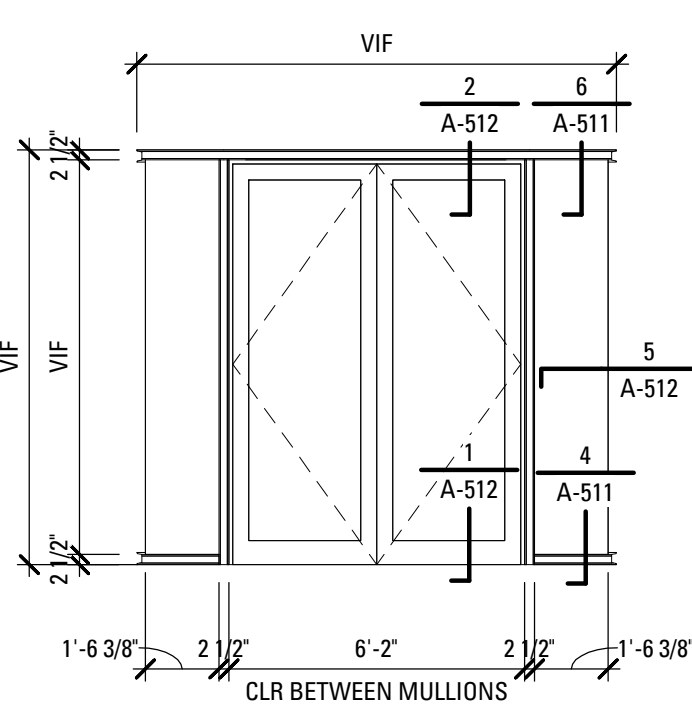
EXTERIOR ENTRY TYPES



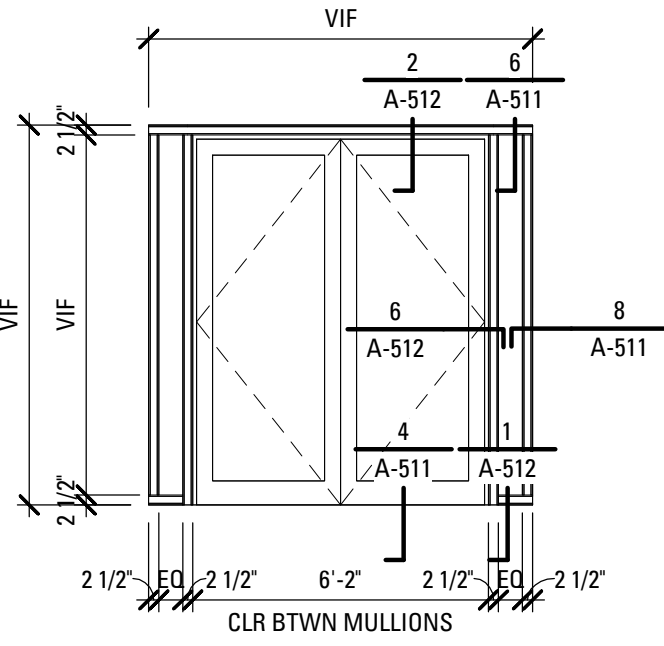
TYPE EH - HISTORIC ENTRY



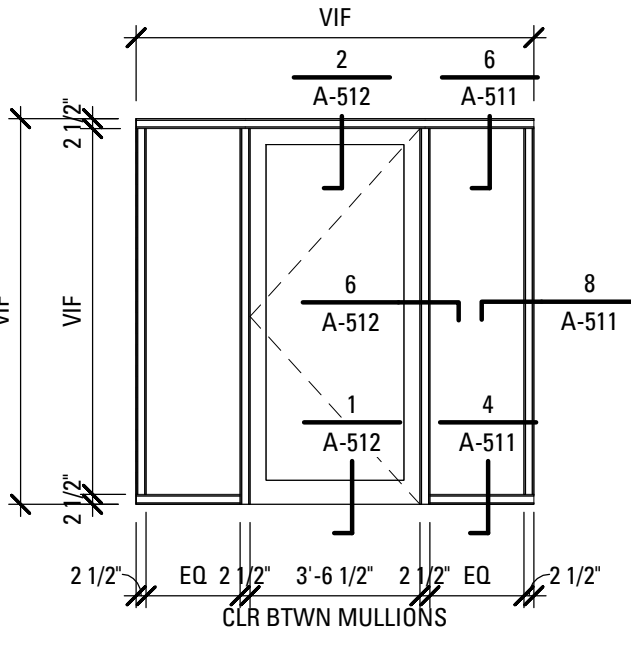
TYPE E1 - ENTRY 1 (SIDE)



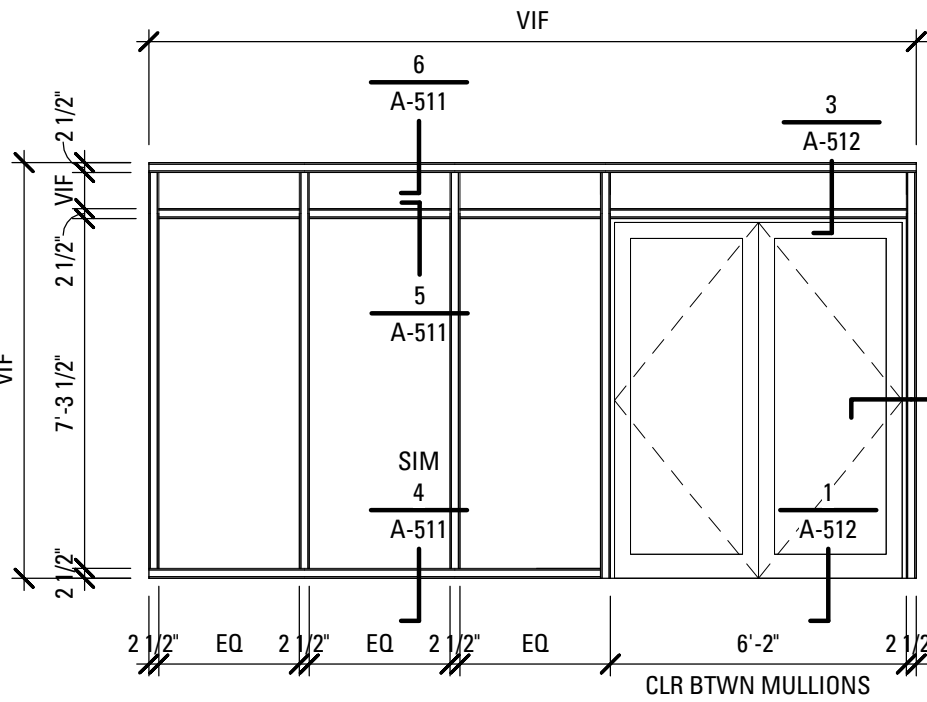
TYPE E1 - ENTRY 1 (FRONT)



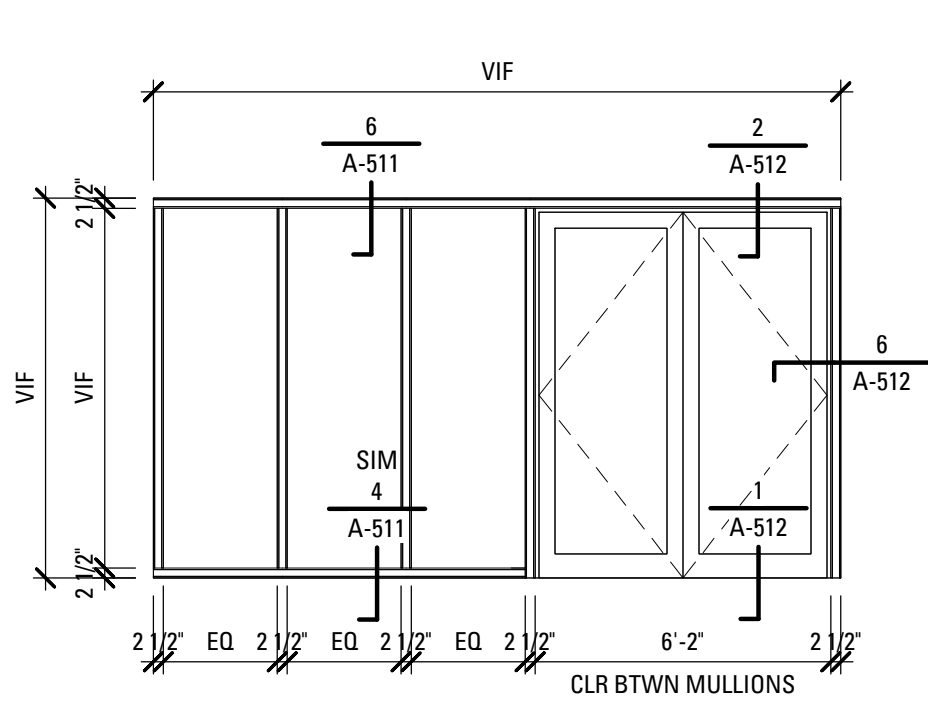
TYPE E2 - ENTRY 2



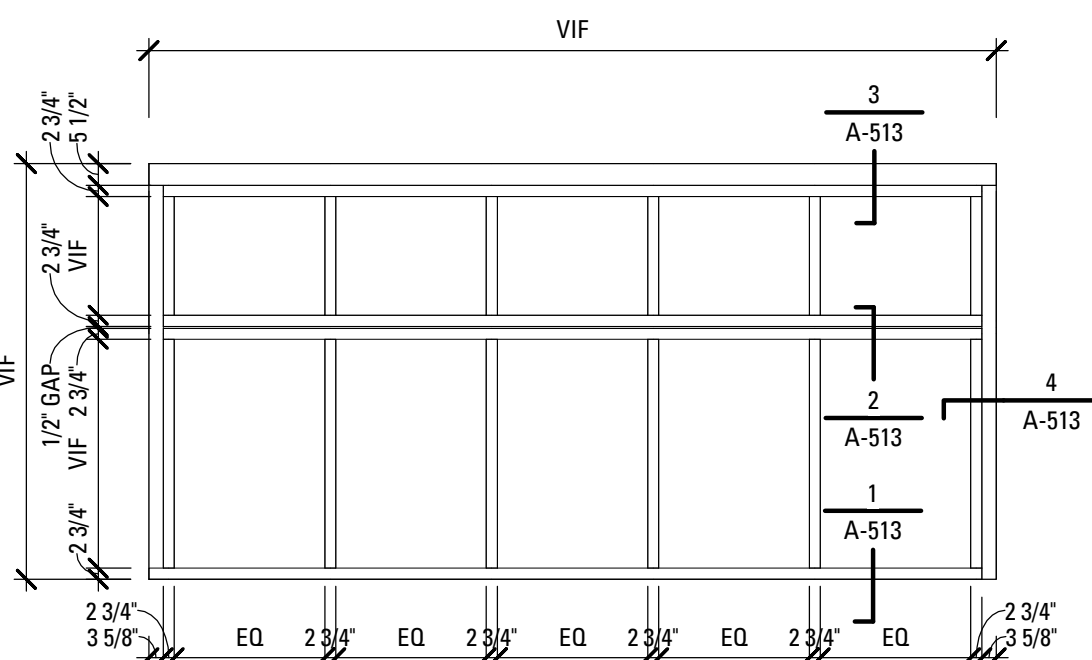
TYPE E3 - ENTRY 3



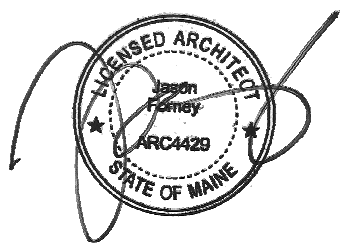
TYPE E4 - ENTRY 4



TYPE E5 - ENTRY 5



TYPE E6 - ENTRY 6



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Project # 22.031

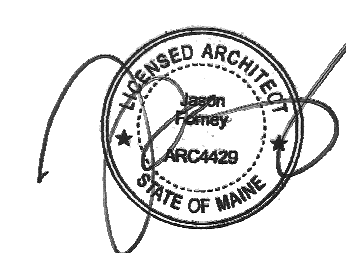
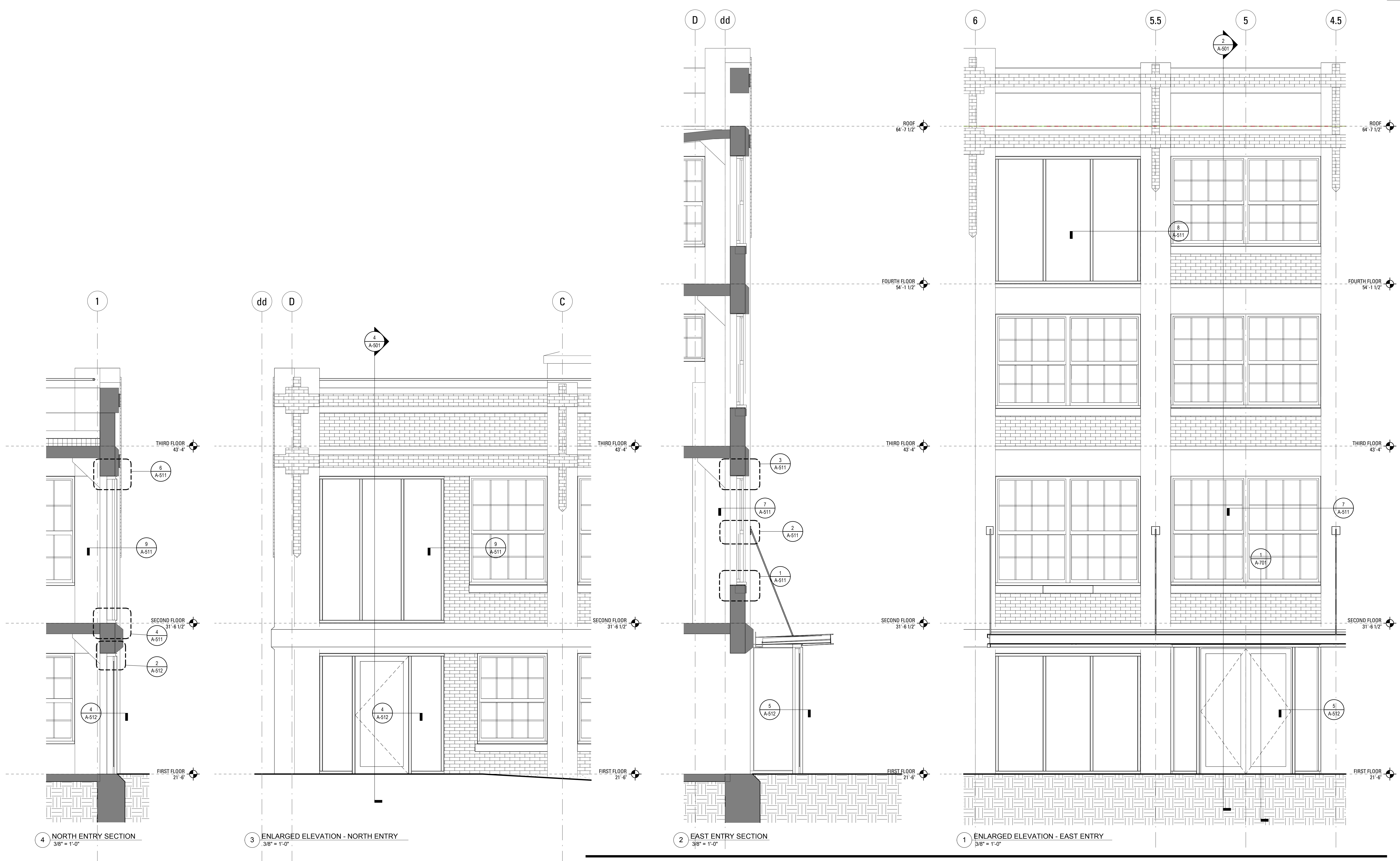
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WINDOW TYPES

A-310



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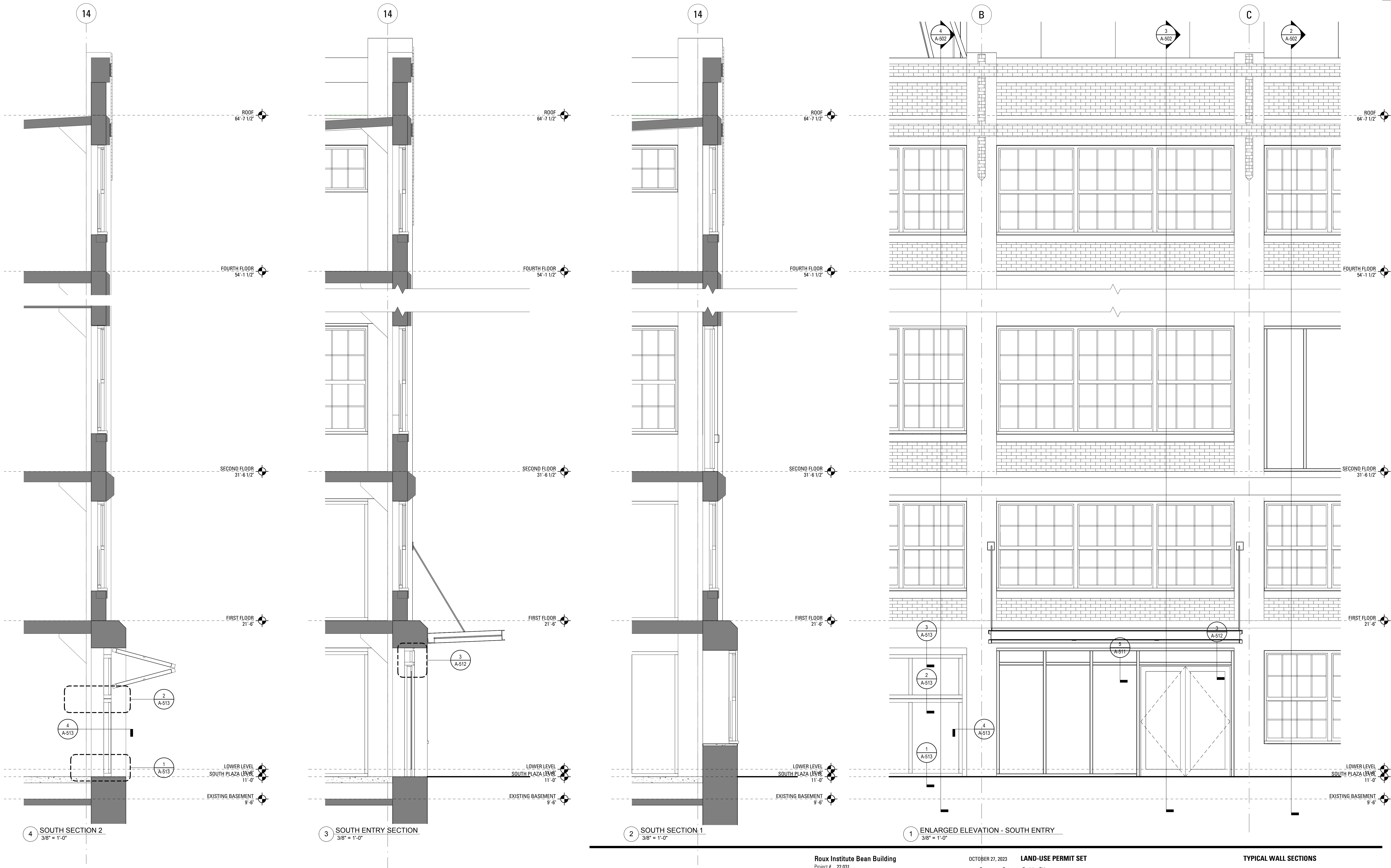
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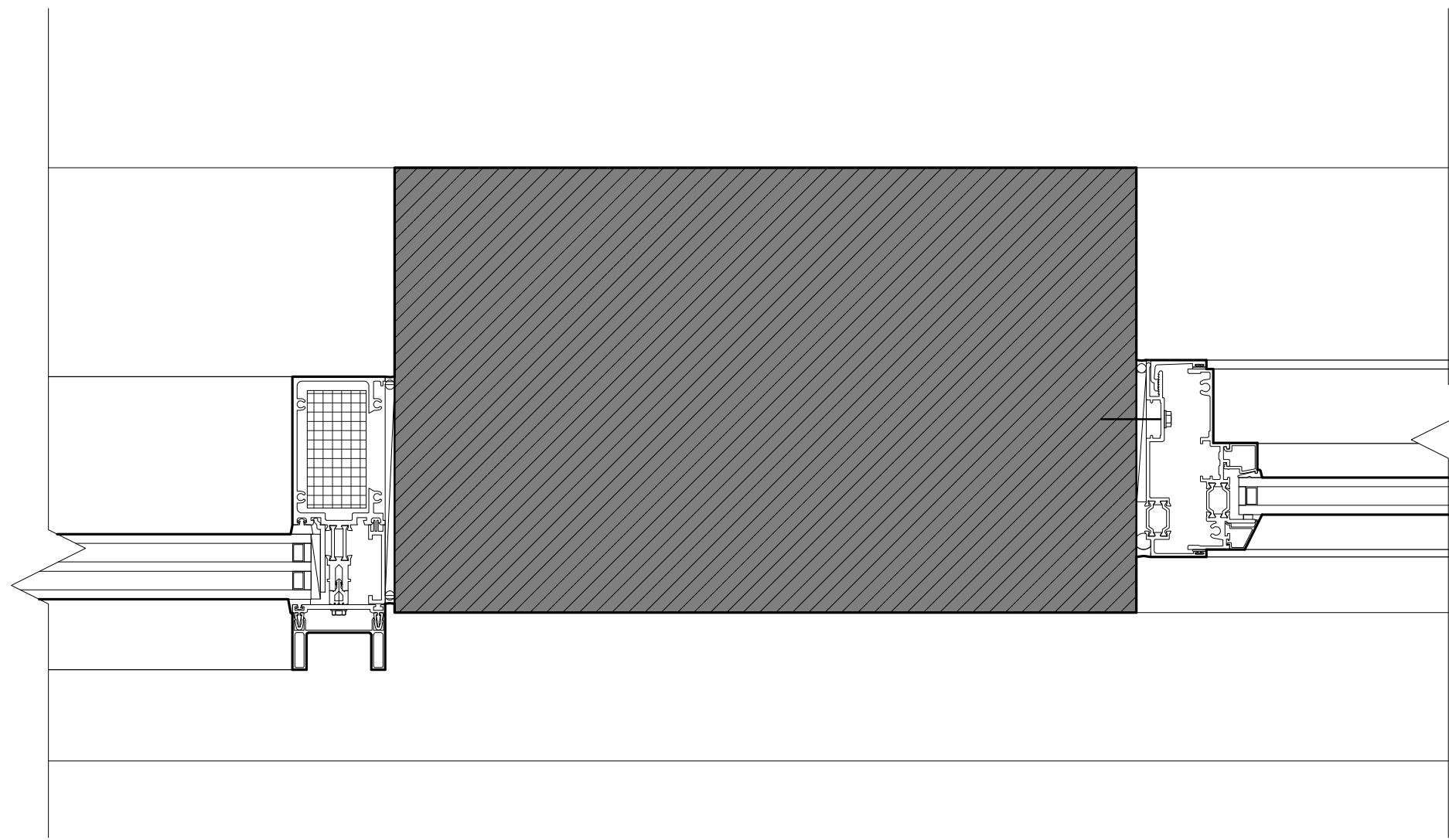
OCTOBER 27, 2023 LAND-USE PERMIT SET

Rev.	Date	Revision Title

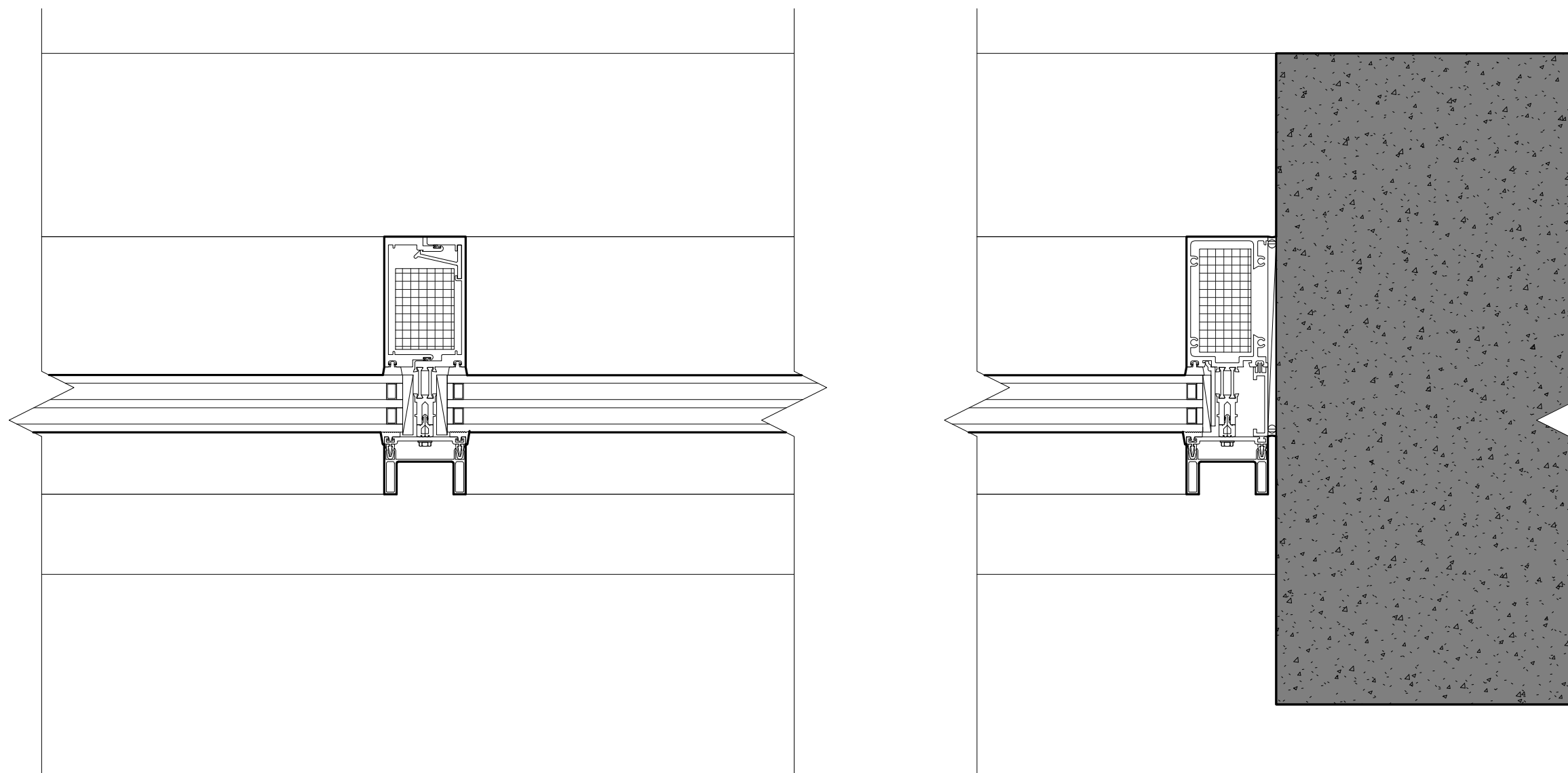
TYPICAL WALL SECTIONS

A-501

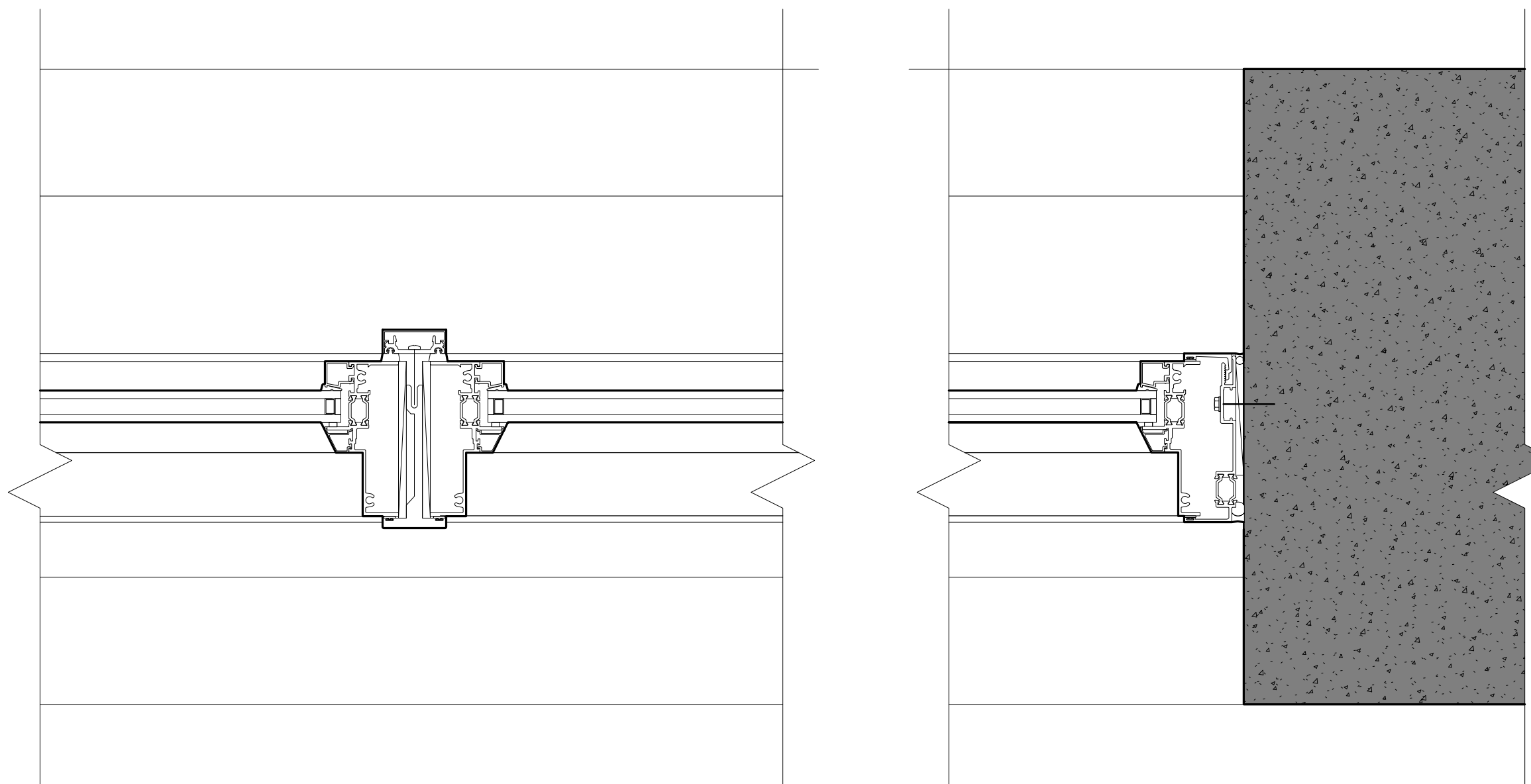




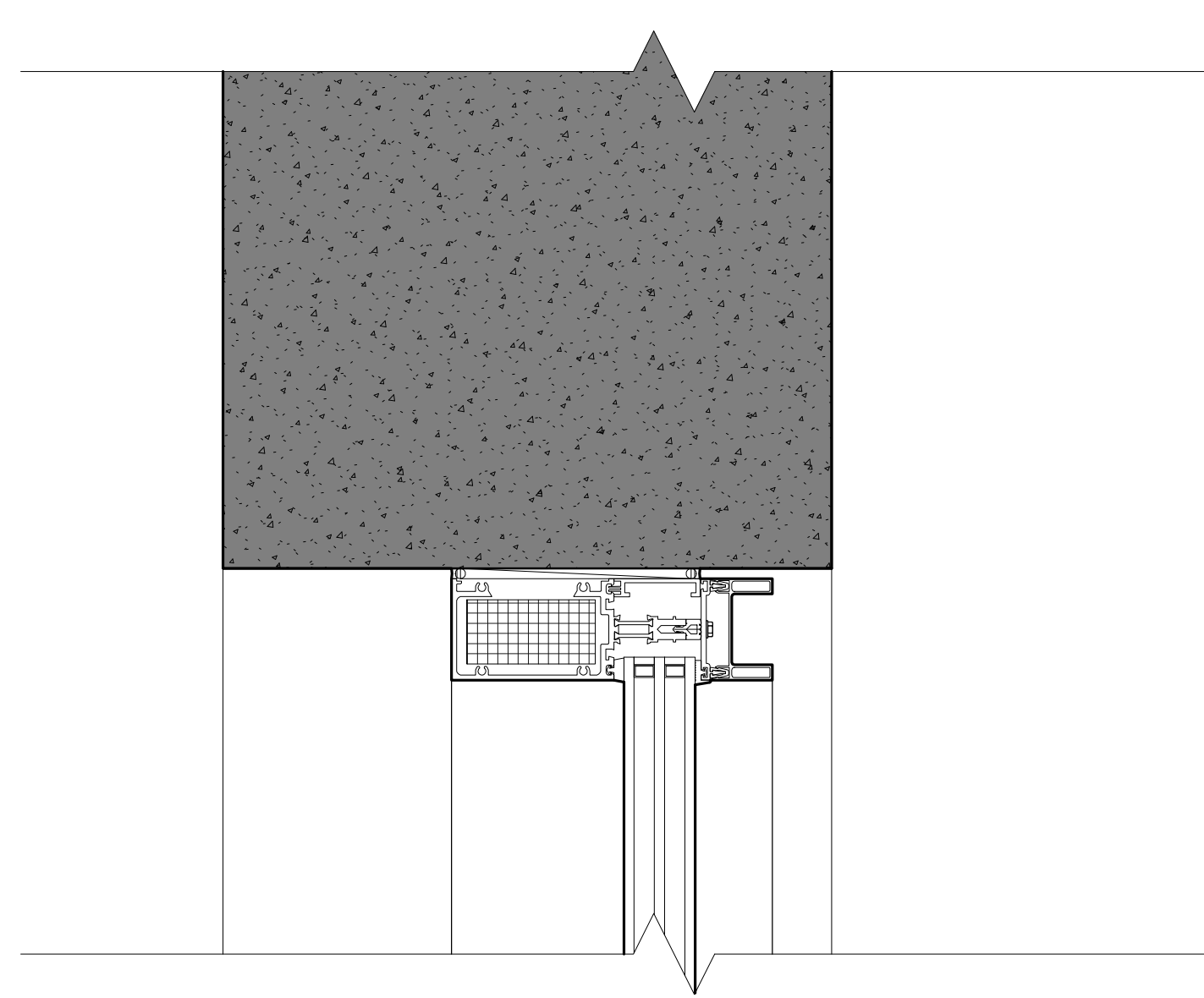
9 CURTAINWALL JAMB
SCALE: 3" = 1'-0"



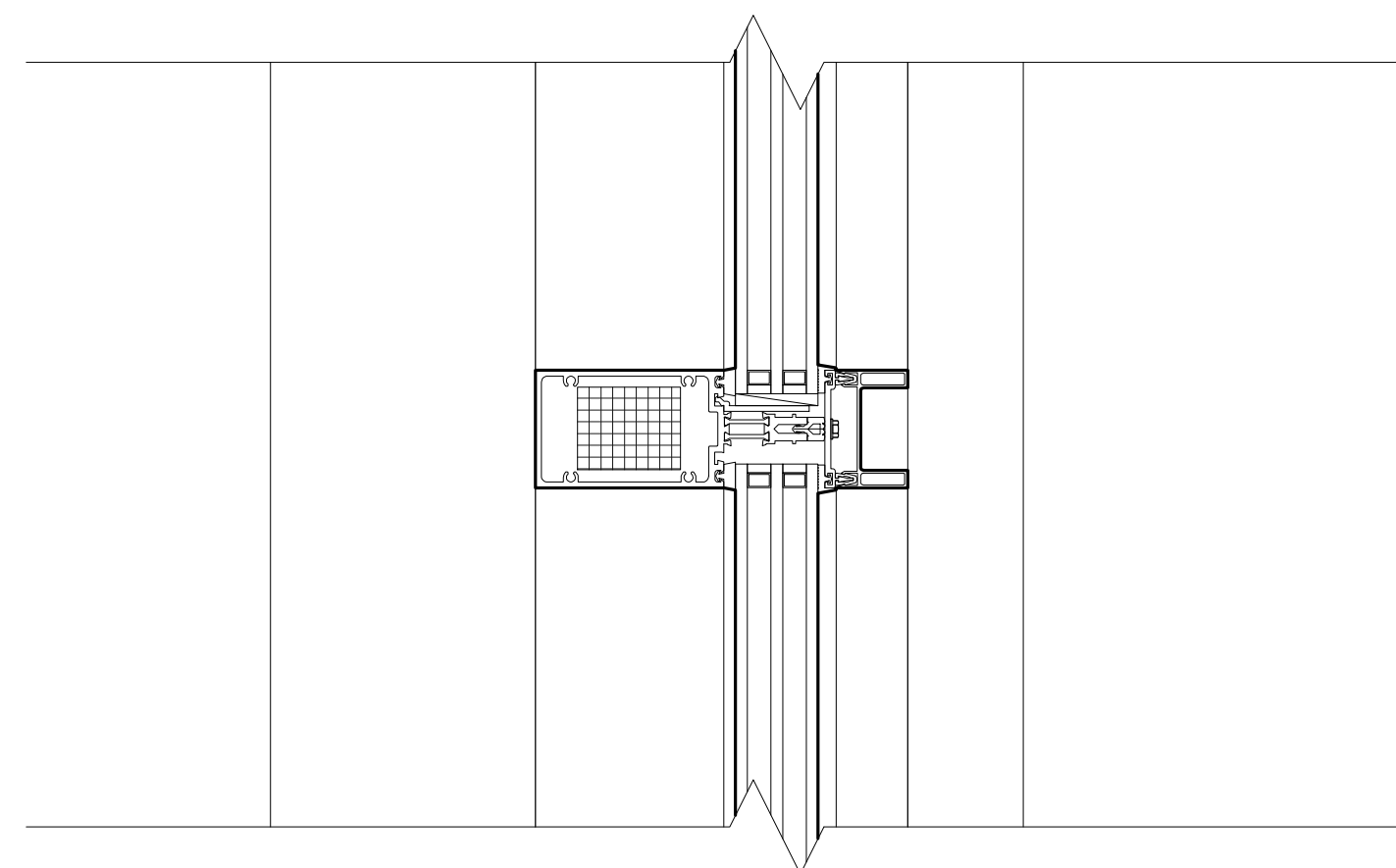
8 CURTAINWALL - PLAN SECTION
SCALE: 3" = 1'-0"



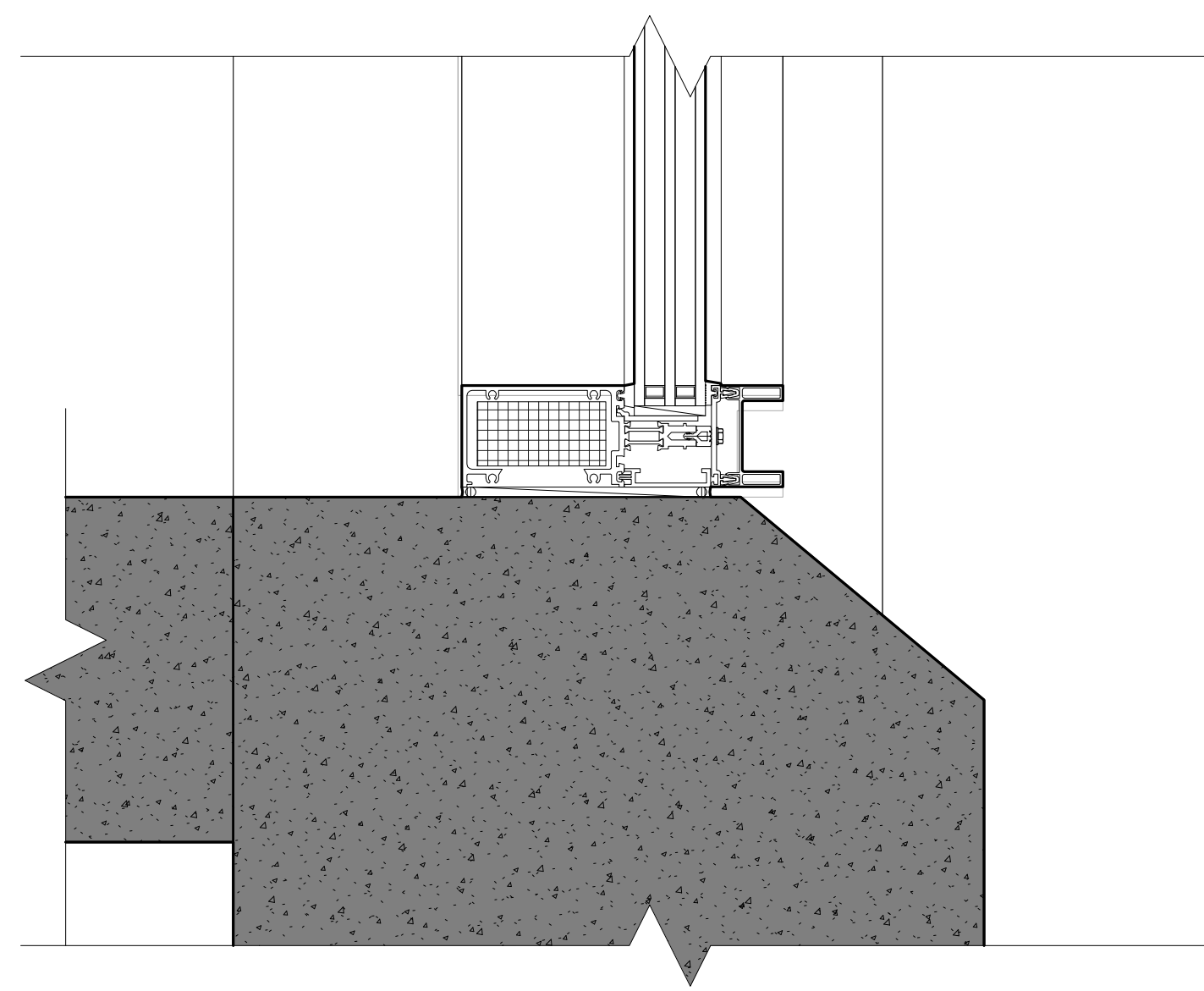
7 SIMULATED DOUBLE SASH - PLAN SECTION
SCALE: 3" = 1'-0"



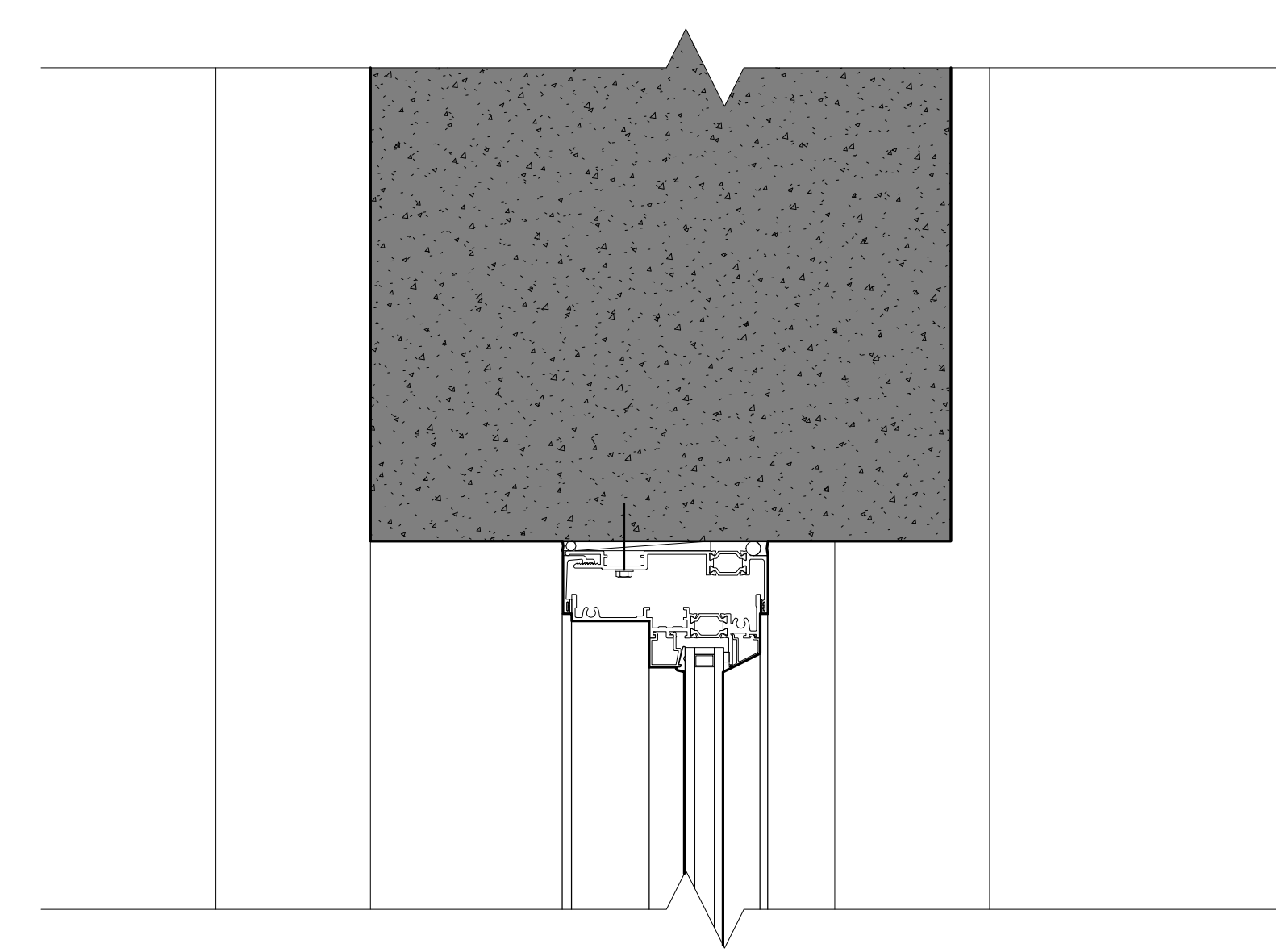
6 CURTAINWALL - HEAD DETAIL
SCALE: 3" = 1'-0"



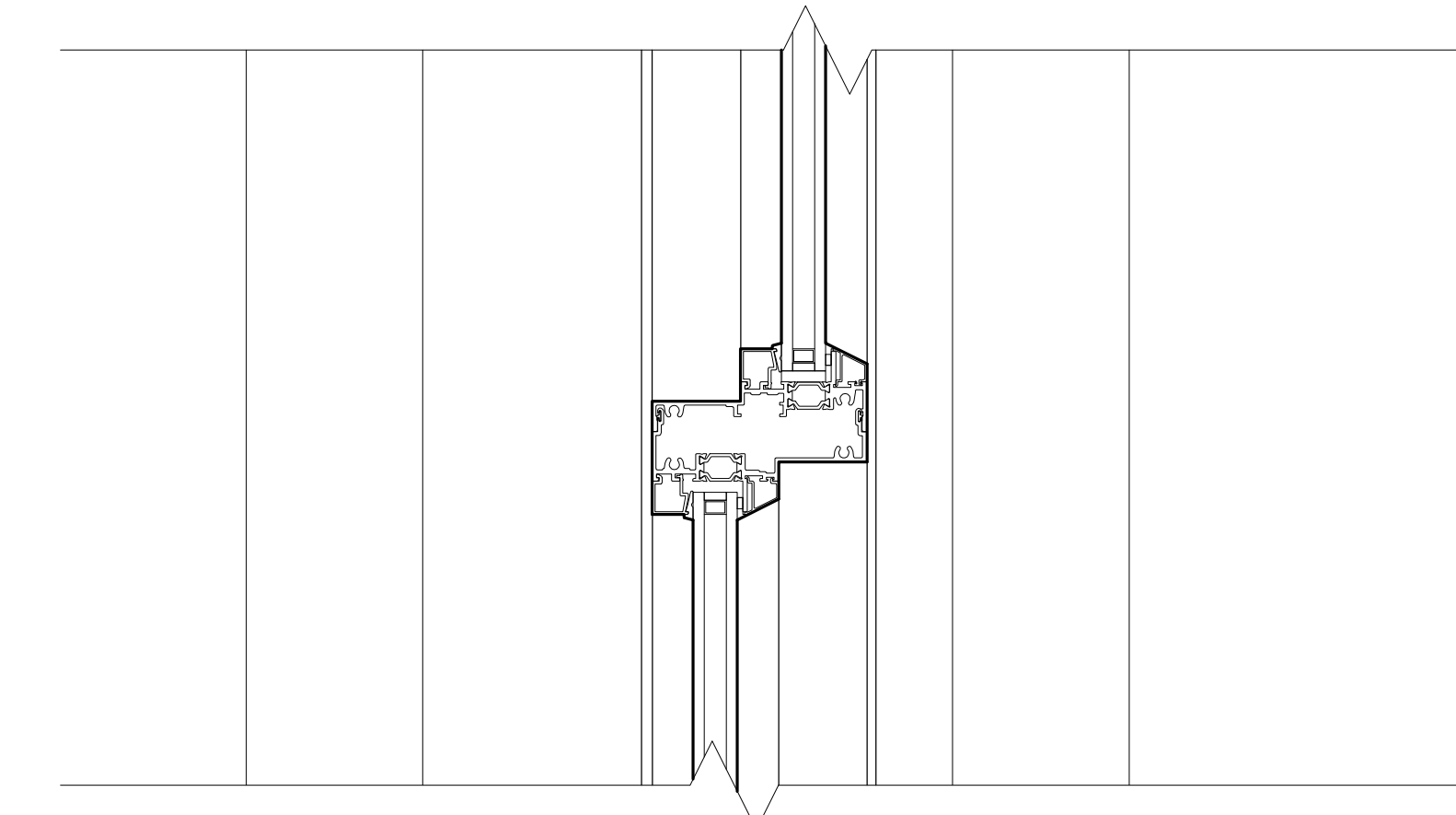
5 CURTAINWALL - INTERMEDIATE DETAIL
SCALE: 3" = 1'-0"



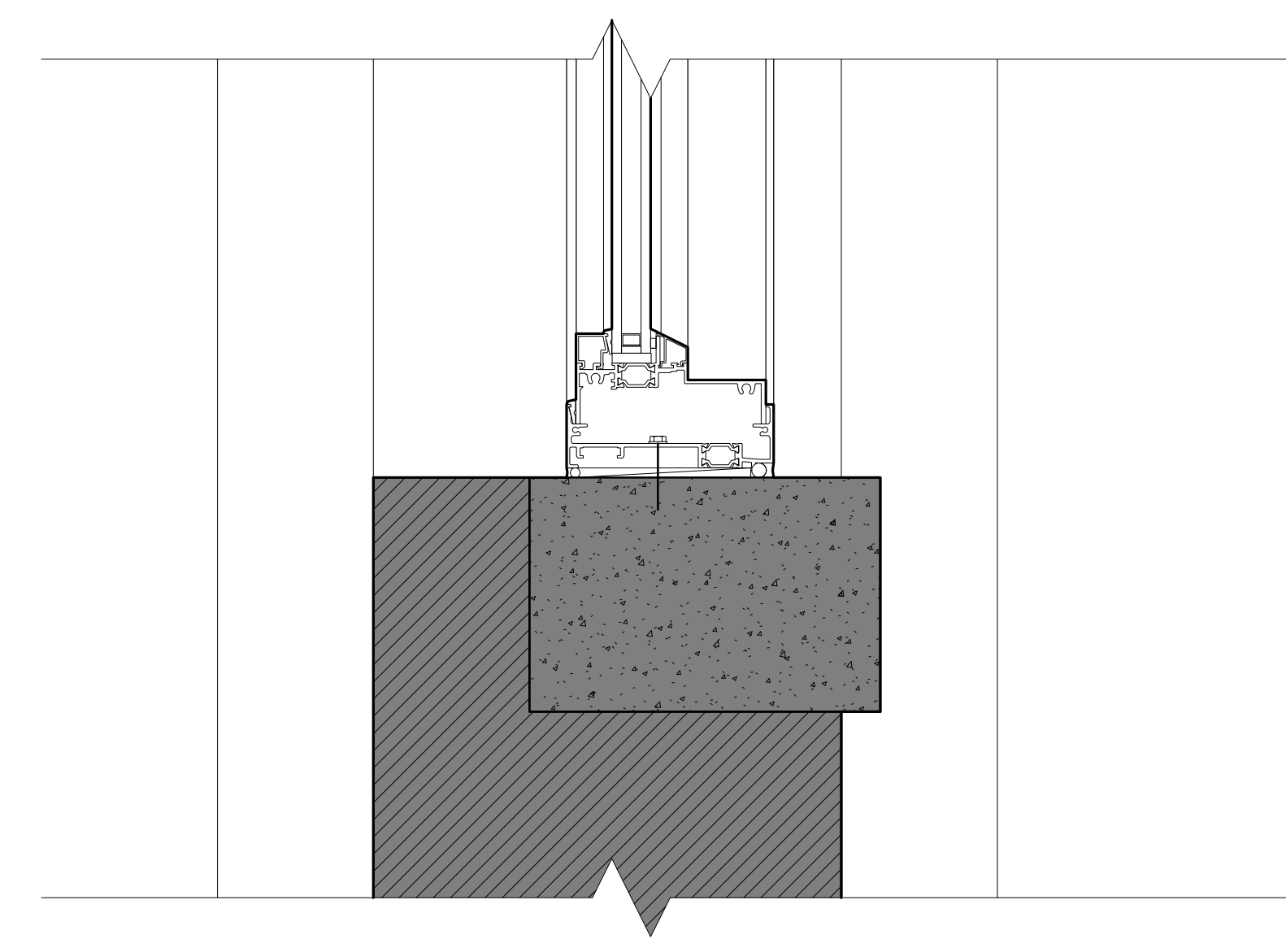
4 CURTAINWALL - SILL SECTION
SCALE: 3" = 1'-0"



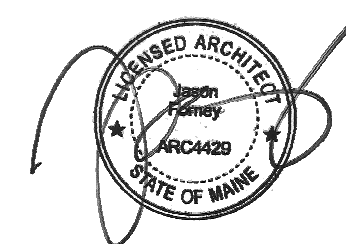
3 SIMULATED DOUBLE SASH HEAD
SCALE: 3" = 1'-0"



2 SIMULATED DOUBLE SASH MEETING RAIL
SCALE: 3" = 1'-0"



1 SIMULATED DOUBLE SASH SILL
SCALE: 3" = 1'-0"



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EXTERIOR DETAILS - NEW WINDOWS IN
MASONRY OPENINGS

A-511

6 EXT. DOOR PLAN SECTION
SCALE: 3" = 1'-0"

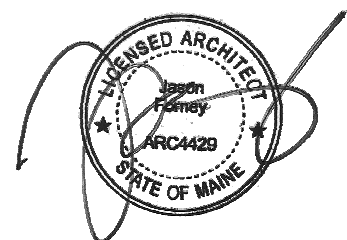
5 ENTRY (E1) - PLAN SECTION
SCALE: 3" = 1'-0"

4 EXT. DOOR TO CURTAINWALL - PLAN SECTION
SCALE: 3" = 1'-0"

3 EXT. DOOR SECTION AT TOP LITE
SCALE: 3" = 1'-0"

2 EXT. DOOR HEAD SECTION
SCALE: 3" = 1'-0"

1 EXT. DOOR THRESHOLD SECTION
SCALE: 3" = 1'-0"



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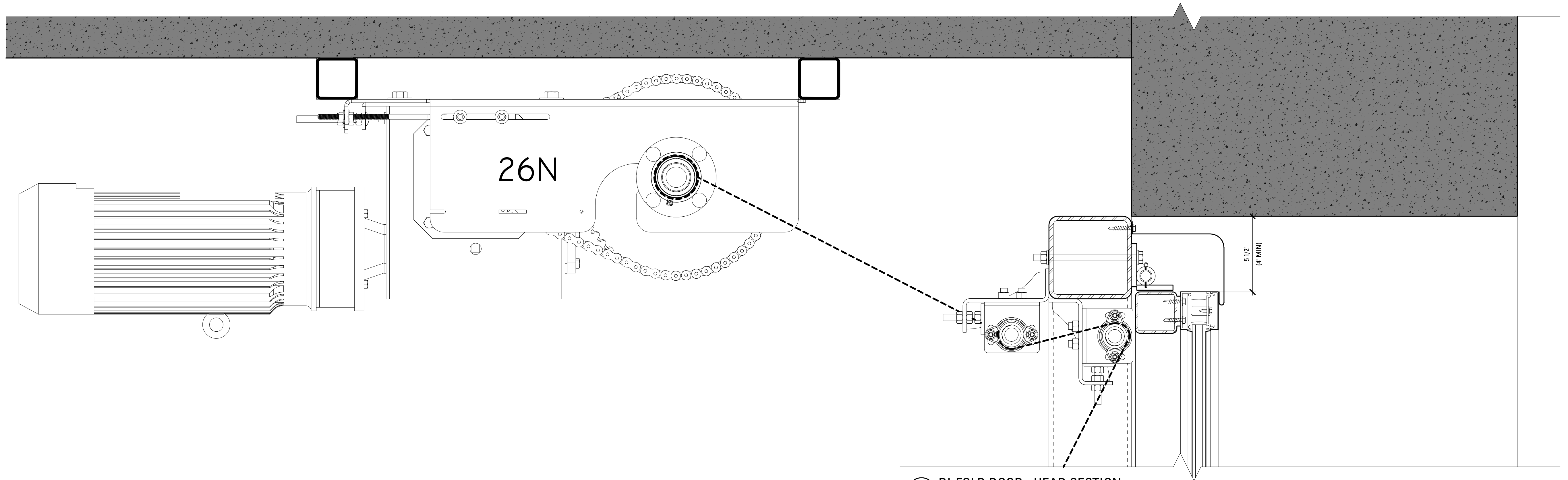
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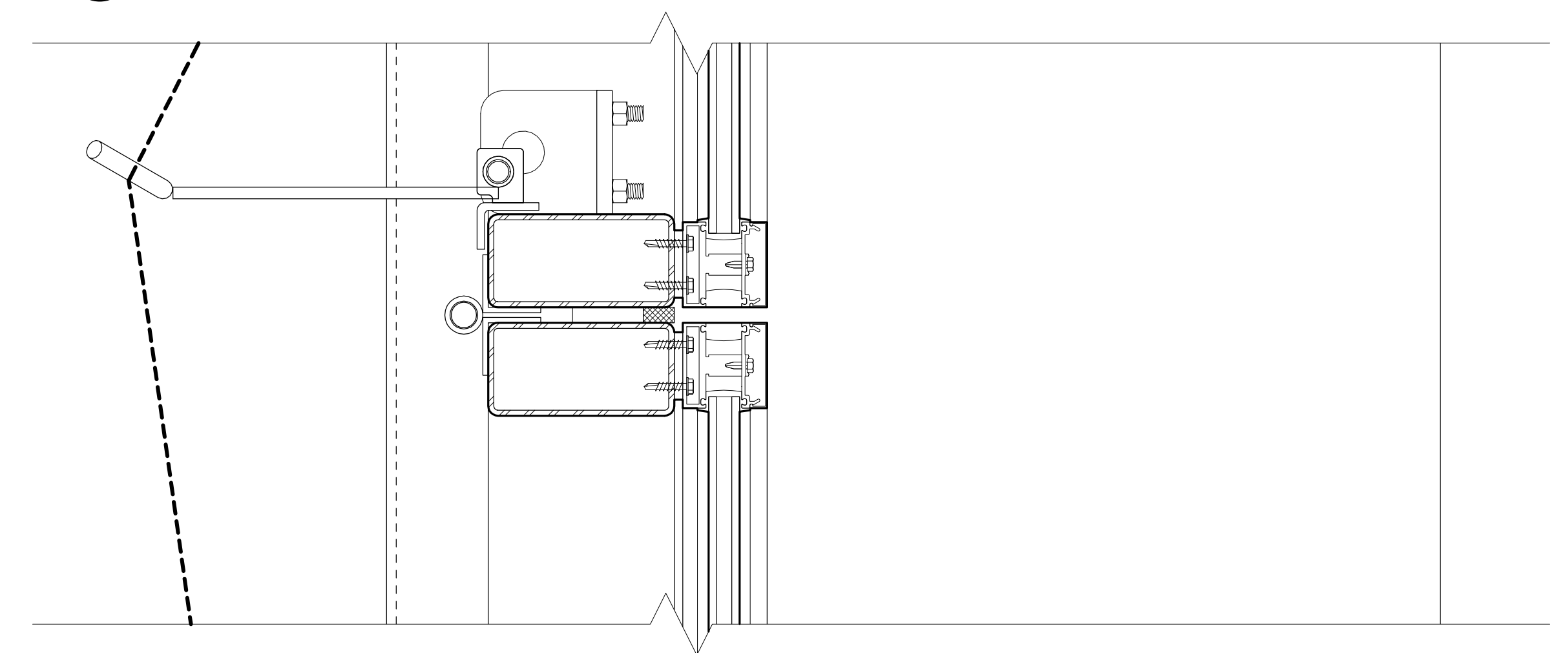
Rev.	Date	Revision Title

EXTERIOR DETAILS - ENTRIES

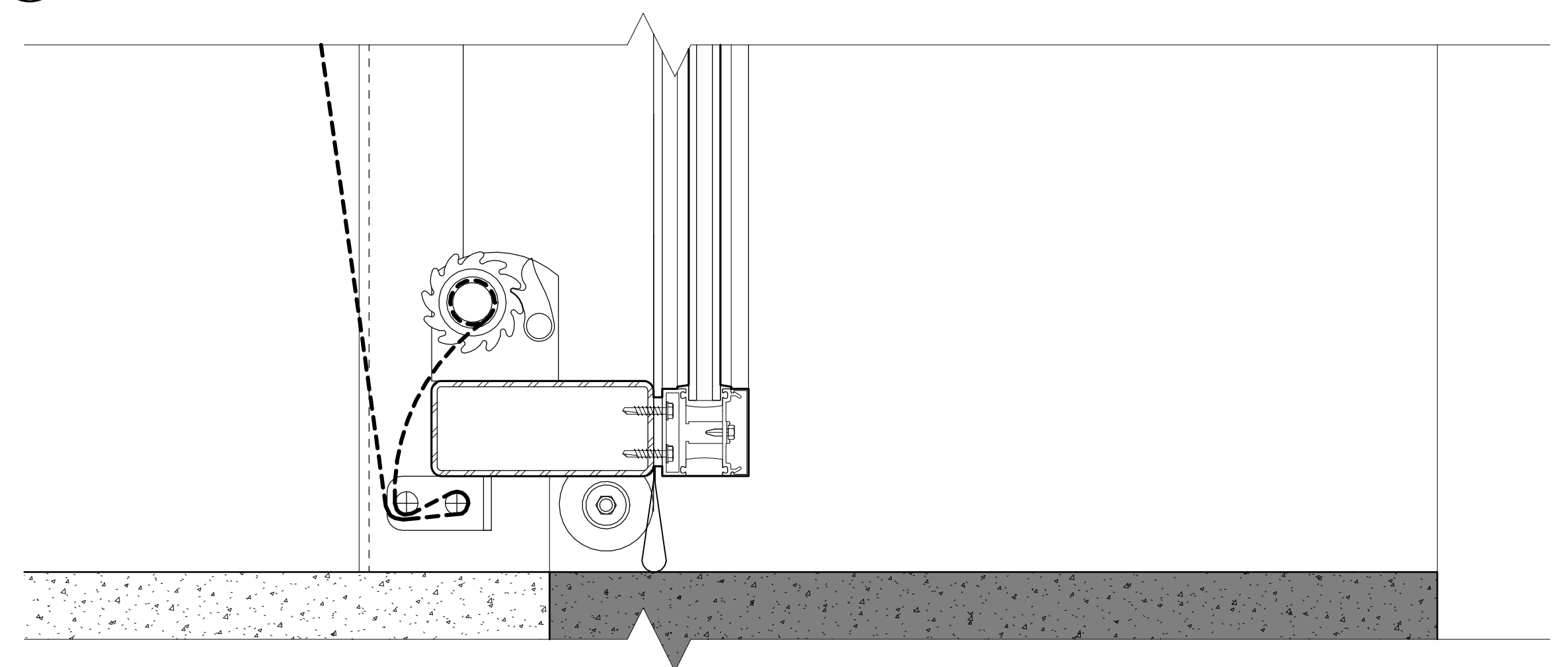
A-512



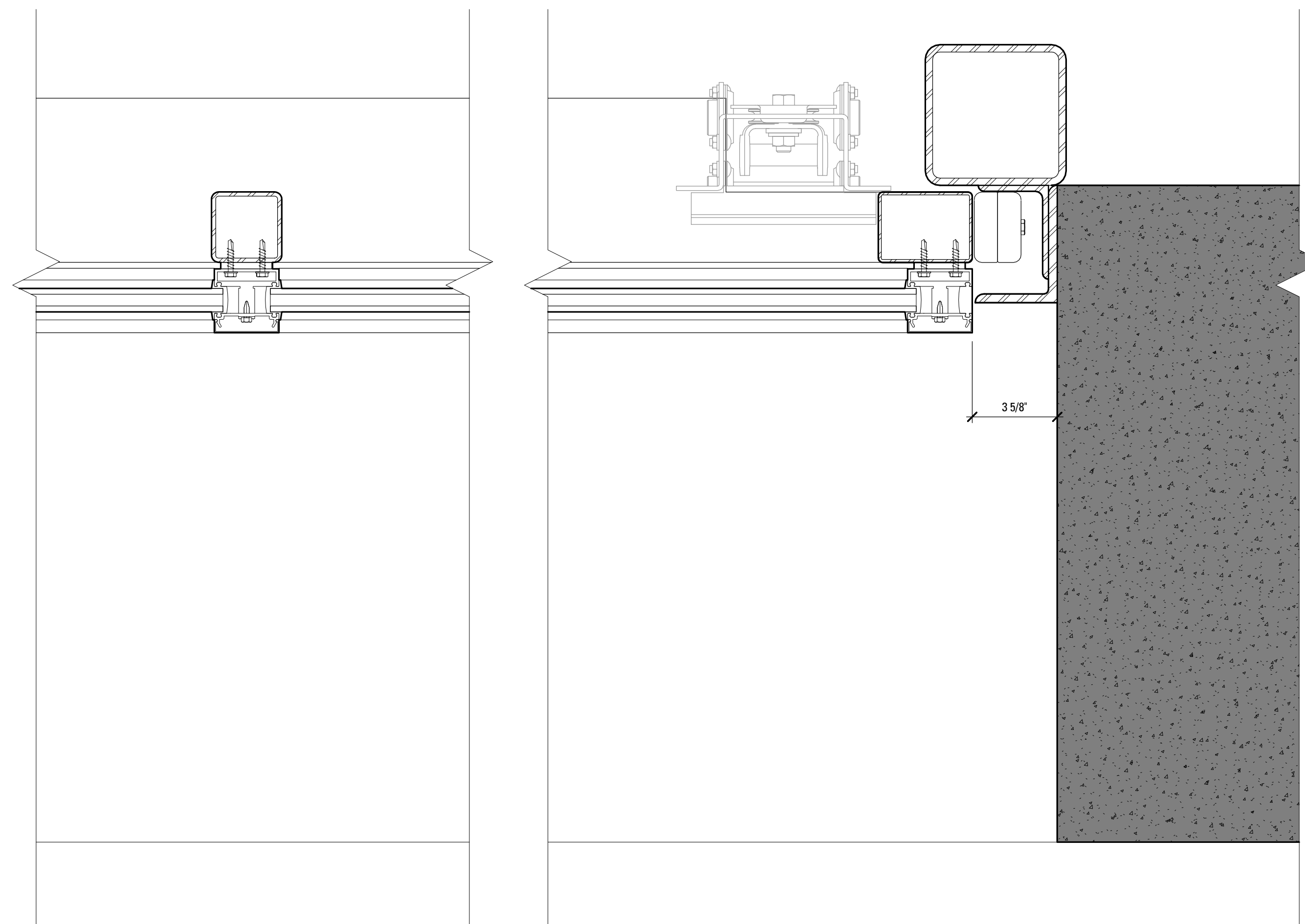
3 BI-FOLD DOOR - HEAD SECTION
SCALE: 3" = 1'-0"



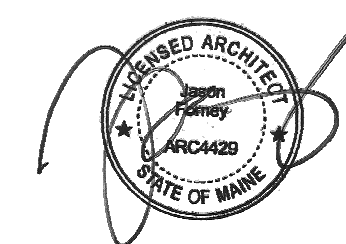
2 BI-FOLD DOOR - MEETING RAIL SECTION
SCALE: 3" = 1'-0"



1 BI-FOLD DOOR - BASE SECTION
SCALE: 3" = 1'-0"



4 BI-FOLD DOOR - PLAN SECTION
SCALE: 3" = 1'-0"



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Project # 22.031

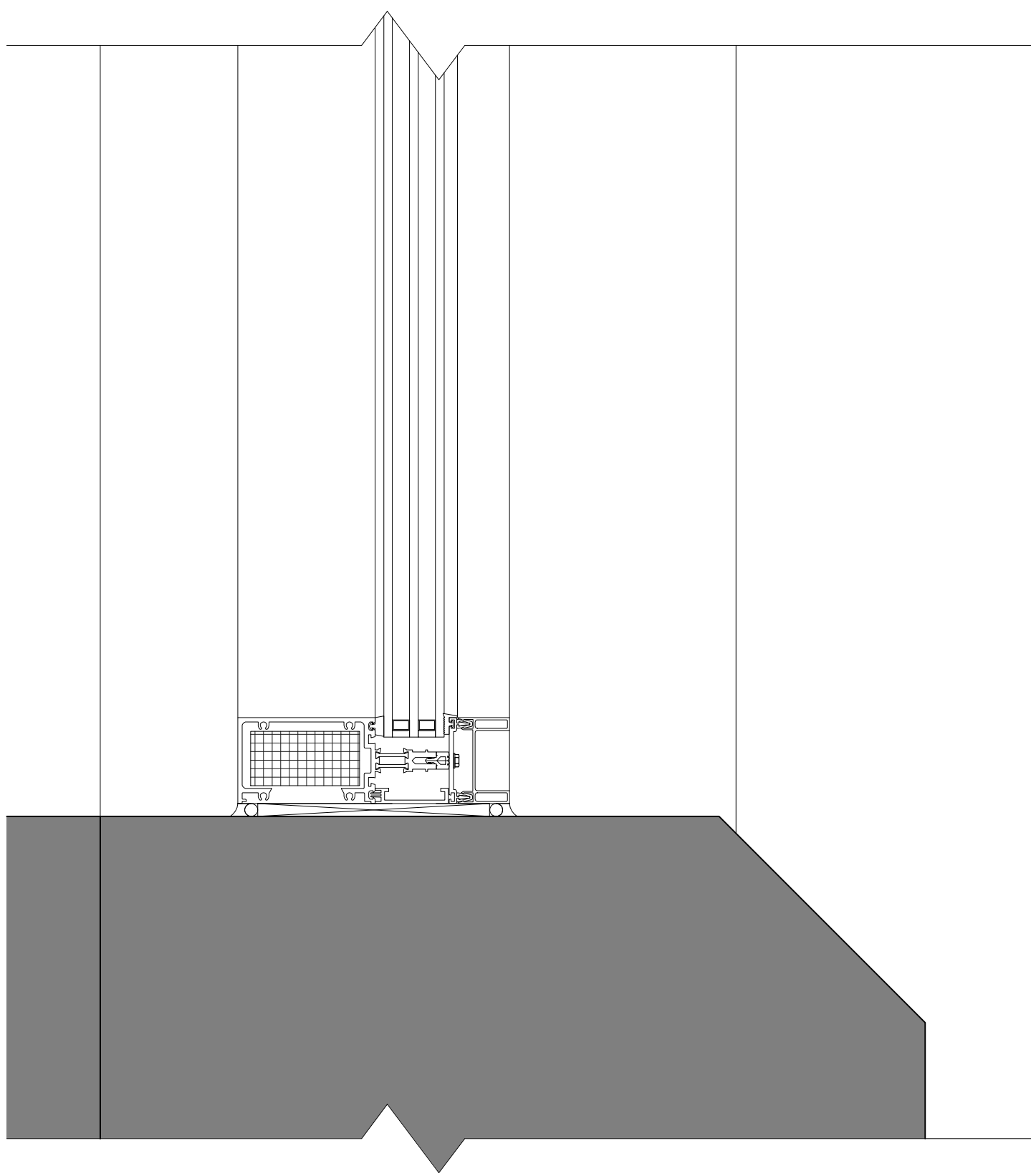
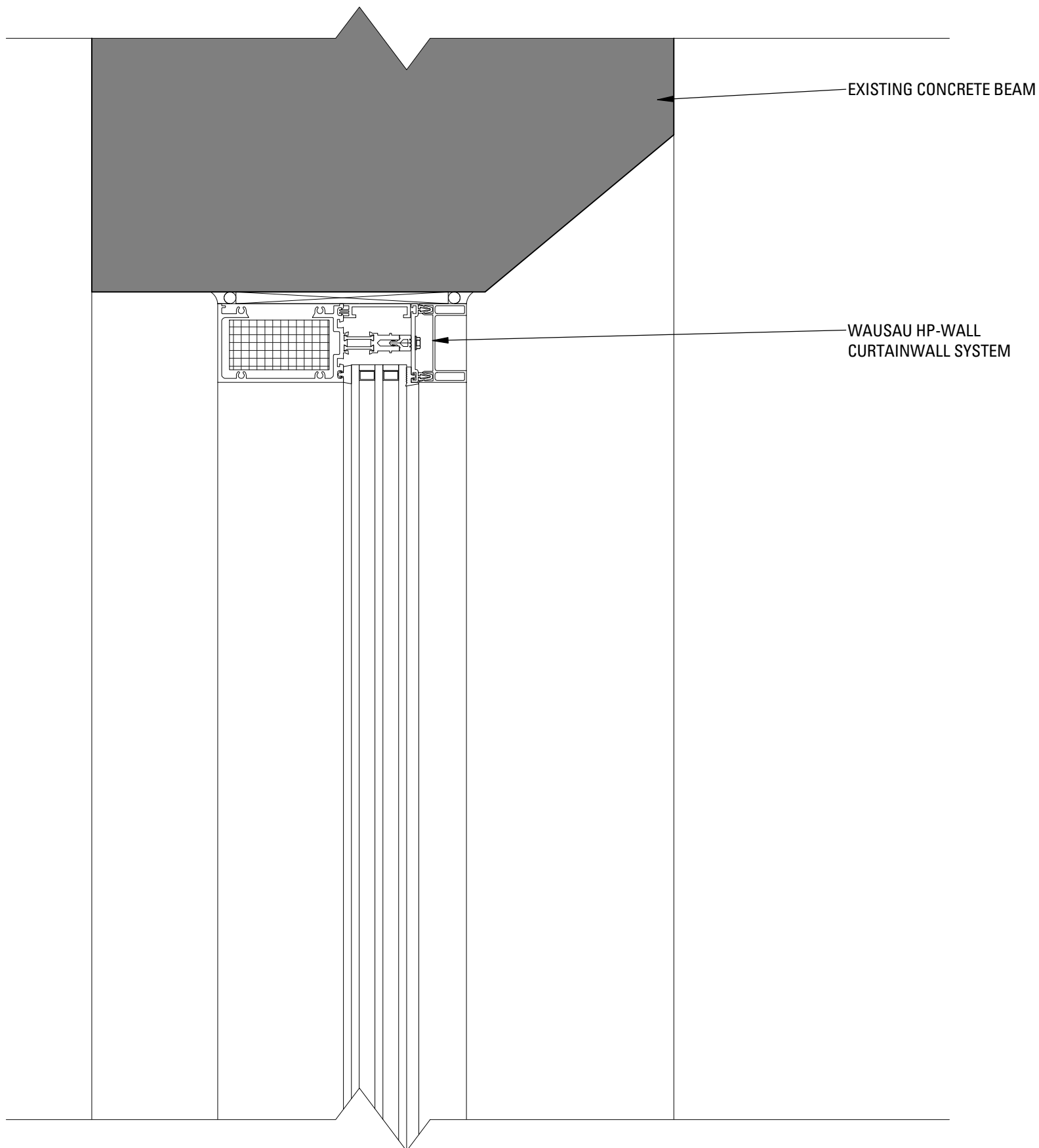
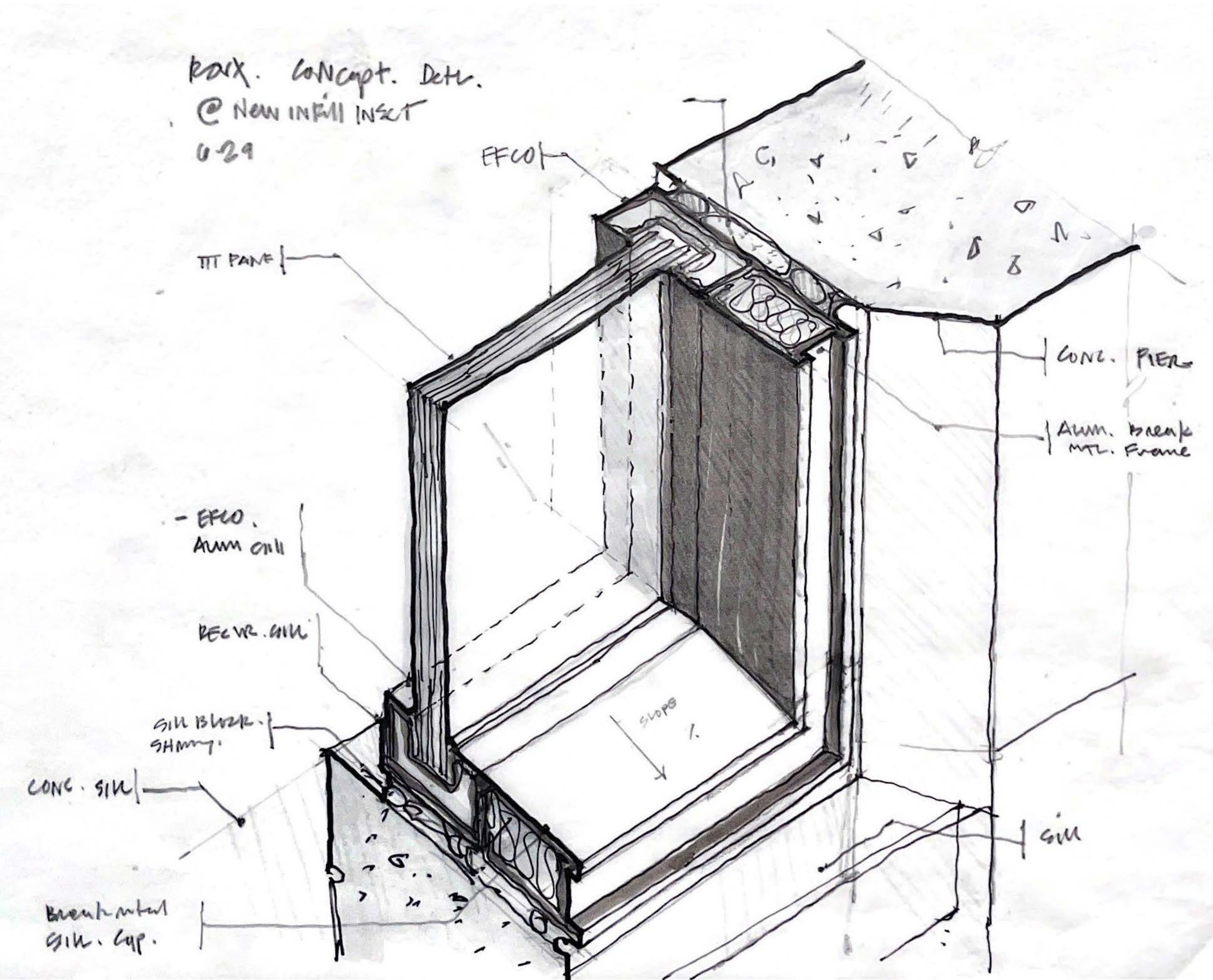
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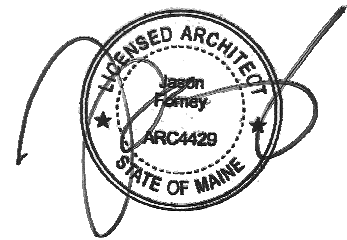
Rev. Date Revision Title

EXTERIOR DETAILS - ENTRIES

A-513



1 CURTAINWALL SECTION DETAILS
SCALE: 3" = 1'-0"



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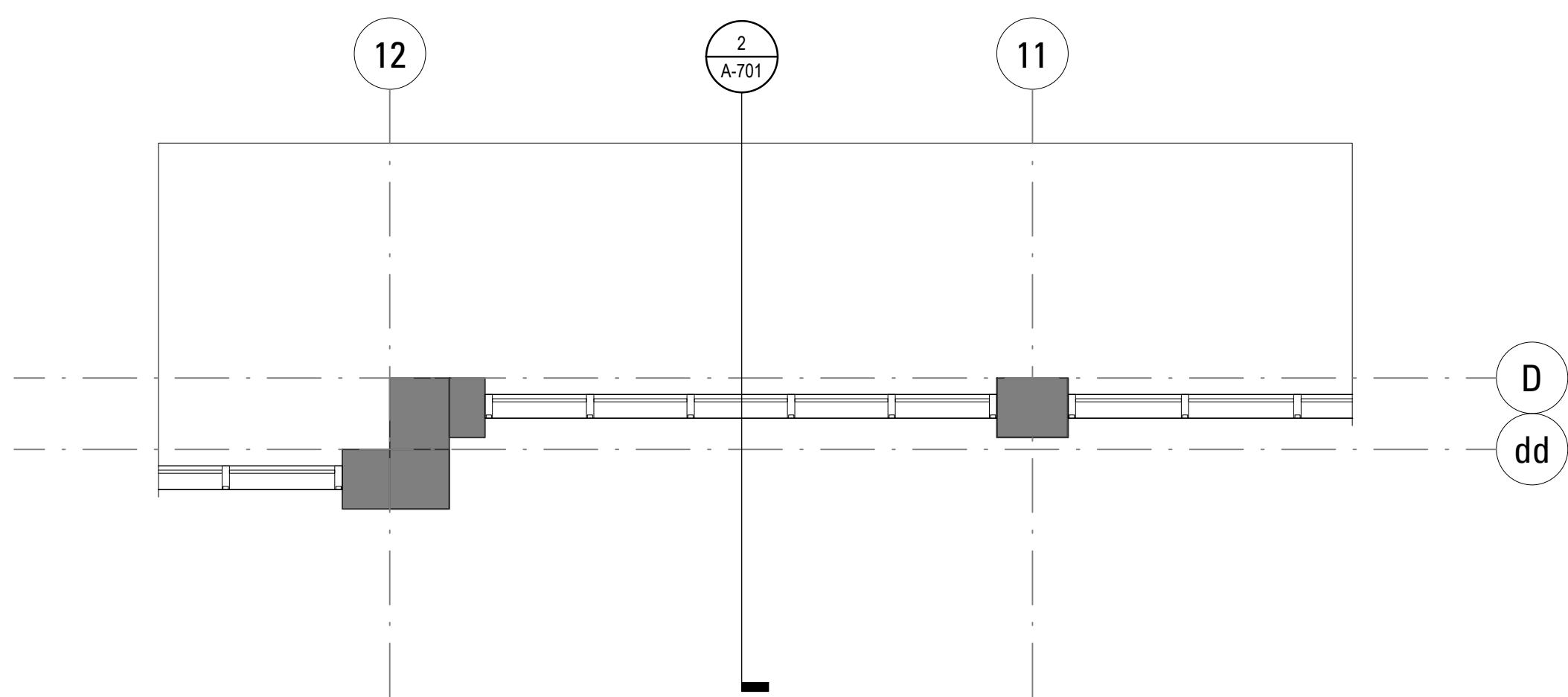
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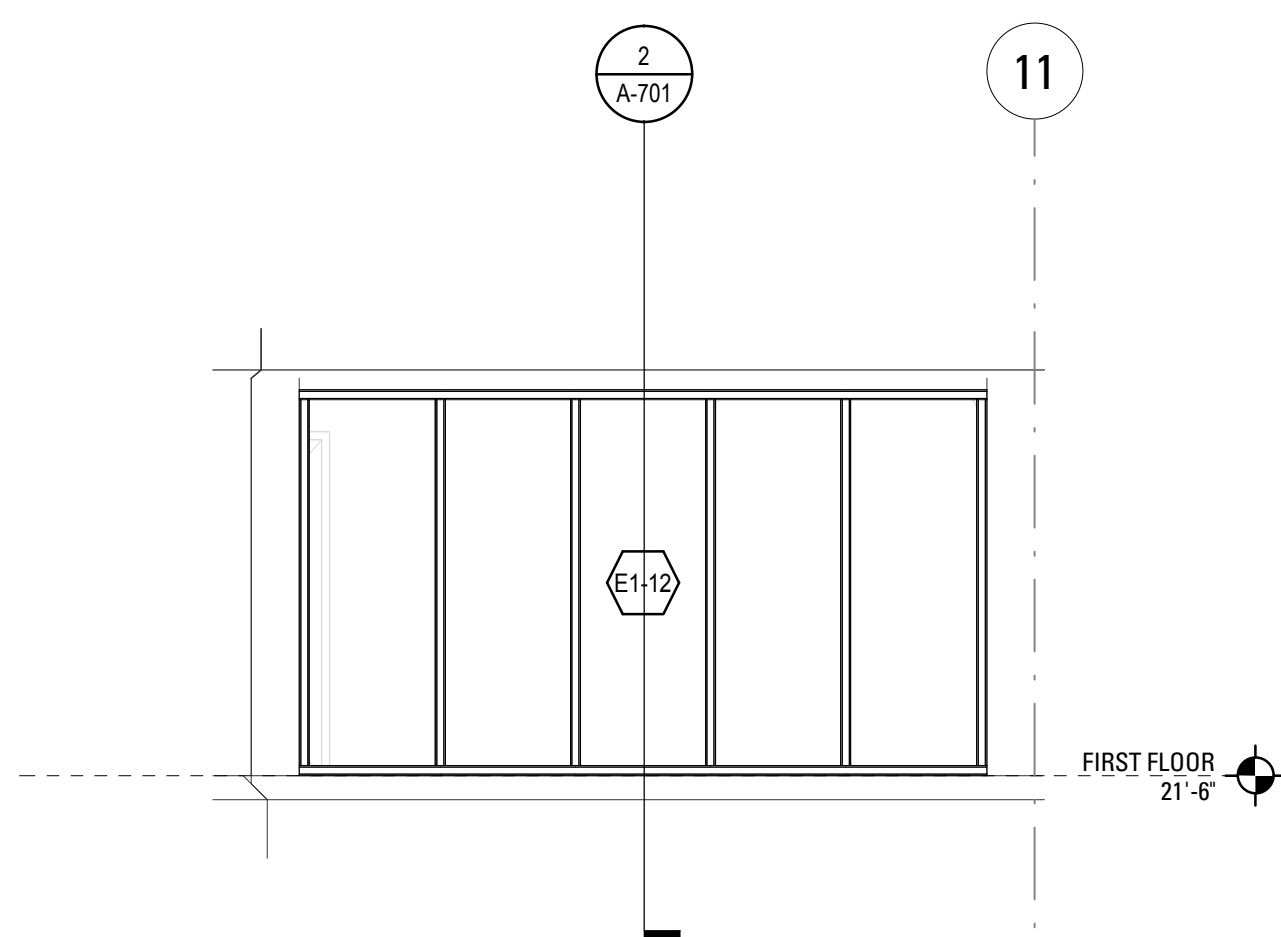
Rev.	Date	Revision Title

STOREFRONT DETAILS

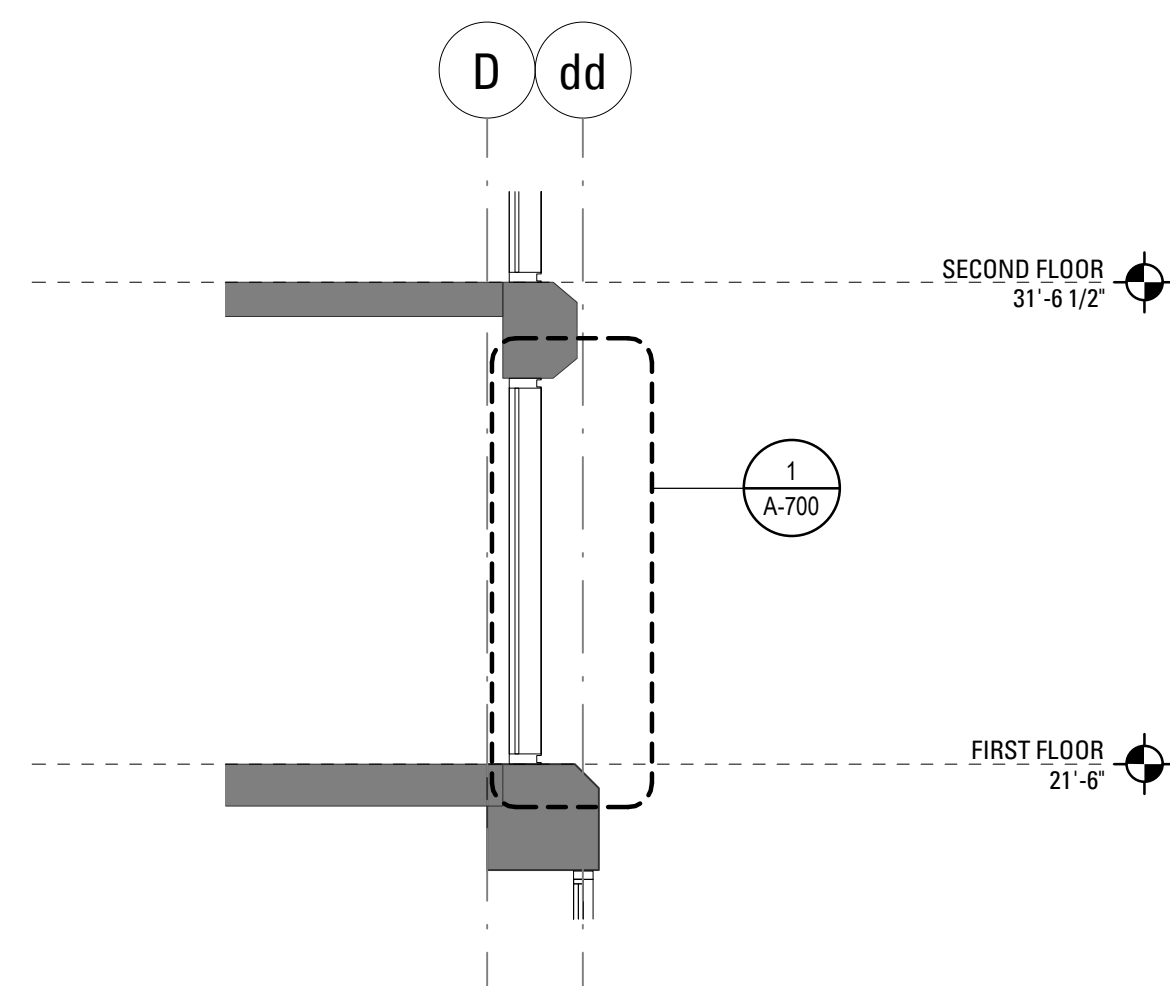
A-700



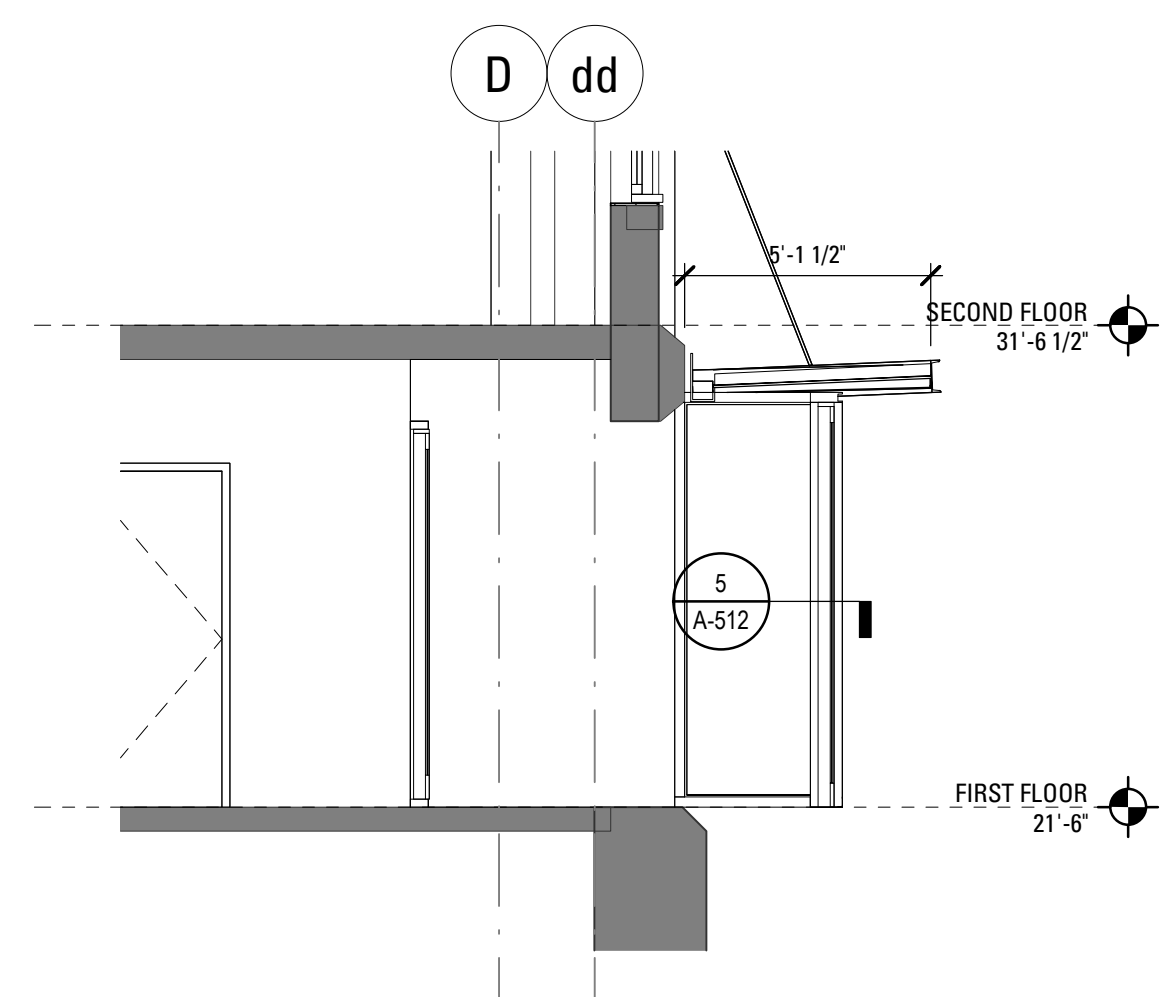
4 TYPE 3 - INSET STOREFRONT ENLARGED PLAN
SCALE: 1/4" = 1'-0"



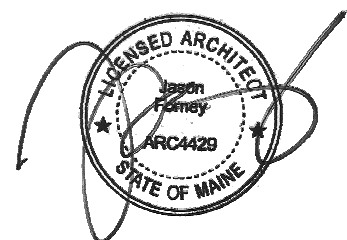
3 TYPE 3 - INSET STOREFRONT ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



2 TYPE 3 - INSET STOREFRONT ENLARGED SECTION
SCALE: 1/4" = 1'-0"



1 VESTIBULE ENLARGED SECTION
SCALE: 1/4" = 1'-0"



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Project # 22.031

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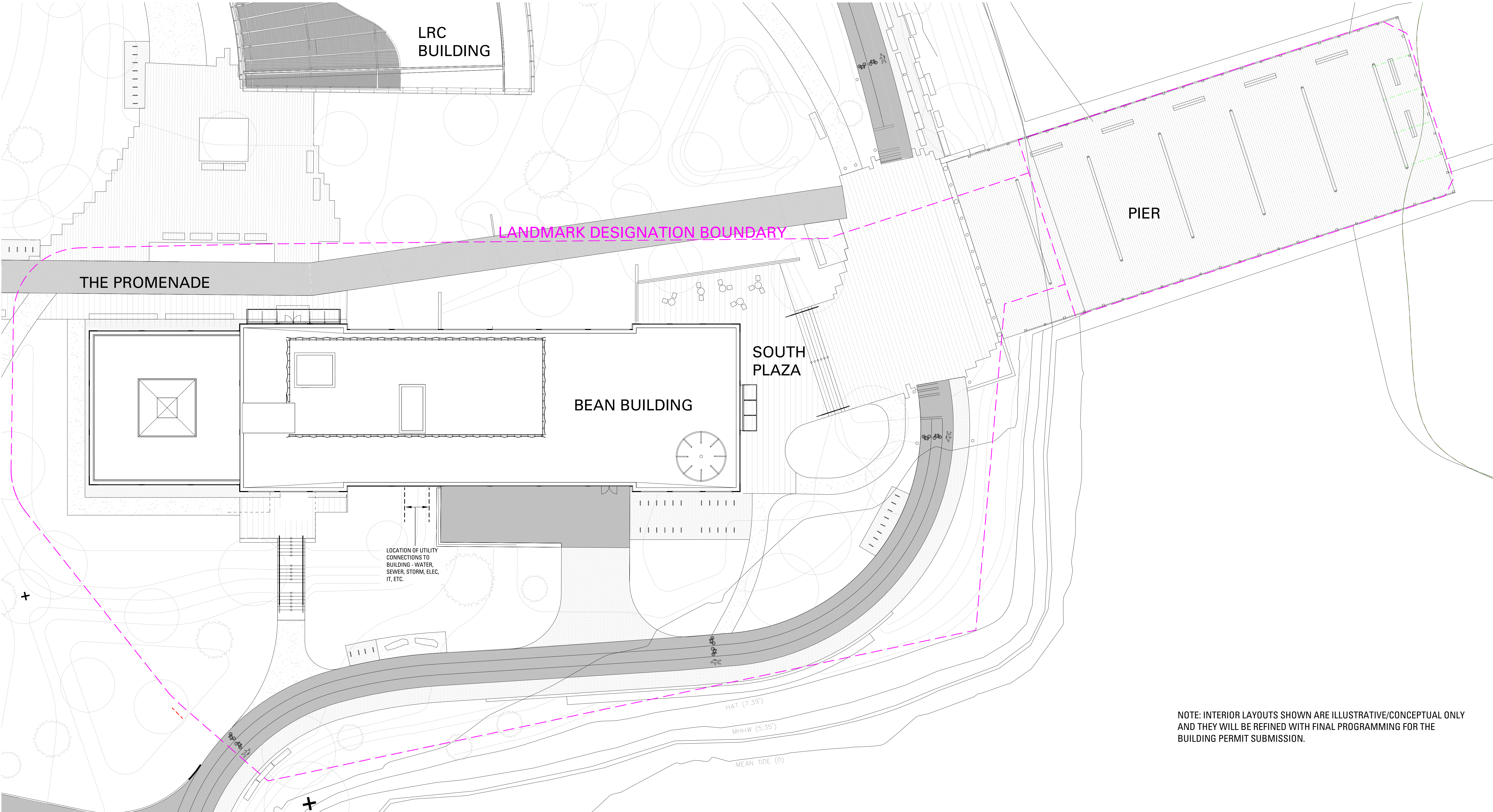
OCTOBER 27, 2023

LAND-USE PERMIT SET

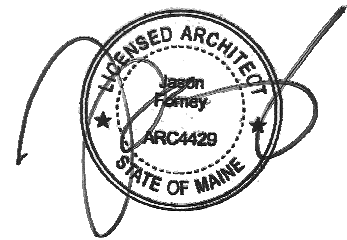
Rev.	Date	Revision Title

ENLARGED PLANS AND SECTIONS

A-701



1 ARCHITECTURAL KEY PLAN
1/16" = 1'-0"



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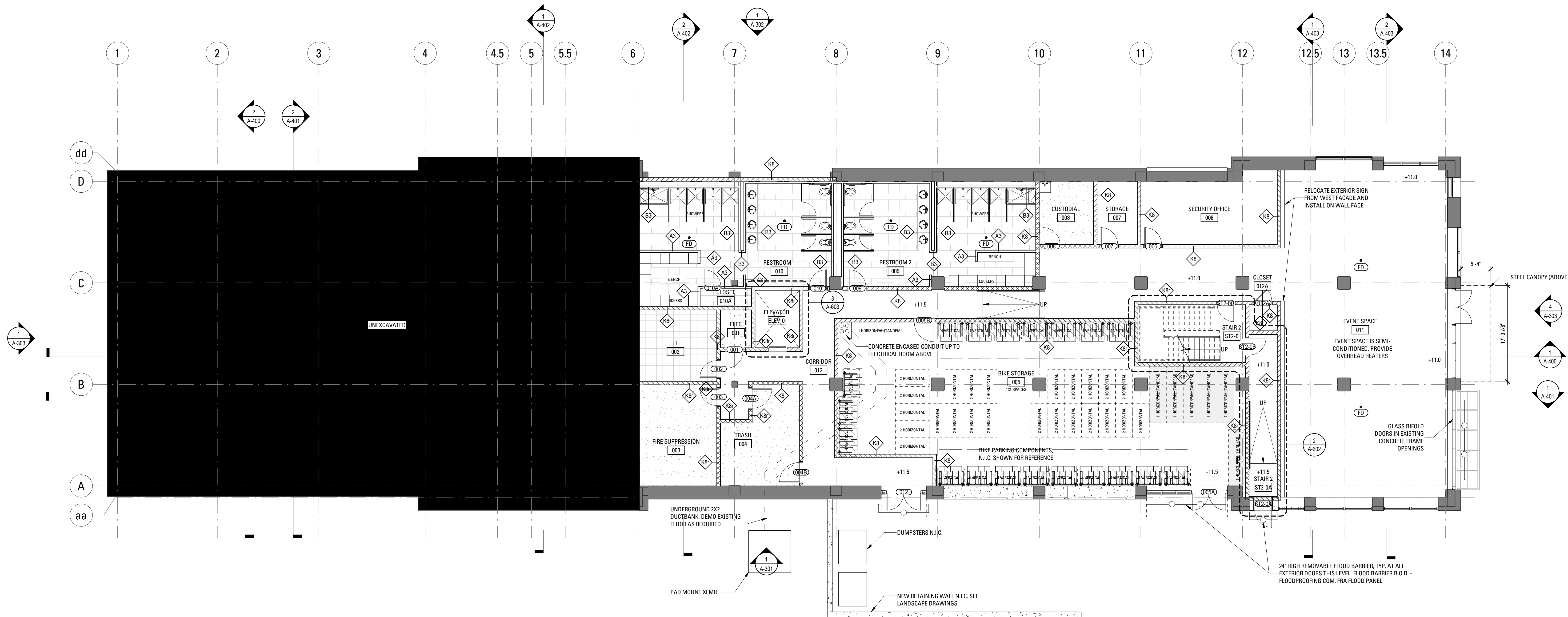
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ARCHITECTURE KEY PLAN

AS-100



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

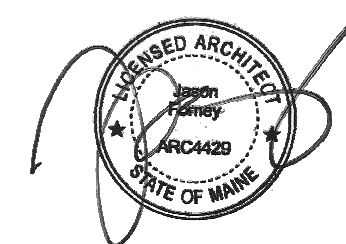
NOTE WELL: THIS ENTIRE FLOOR TO BE RAISED ABOVE EXISTING CONCRETE LEVEL OF 9.5'. SEE ELEVATION NUMBERS ON PLAN AND BUILDING SECTIONS.

NOTE: INTERIOR FACE OF EXTERIOR WALLS IN RESTROOMS ONLY TO BE FURRED OUT WITH 3-5/8" STUD W/ MINERAL WOOL INSULATION AND FINISHED W/ PAINT ON (1) LAYER 5/8" TYPE 'X' DRYWALL. REMAINING EXTERIOR WALLS TO REMAIN AS-IS BUT RECEIVE NEW PAINT

BIKE RACK NOTES

-  VERTICAL BIKE RACKS (HOLD 4 BIKES)
-  HORIZONTAL BIKE RACKS (HOLD 2 BIKES)
-  HORIZONTAL BIKE RACKS (HOLD 1 TANDEM BIKE)

*ASSUMING 25% OF BIKE RACKS HAVE OUTLETS FOR E-BIKE



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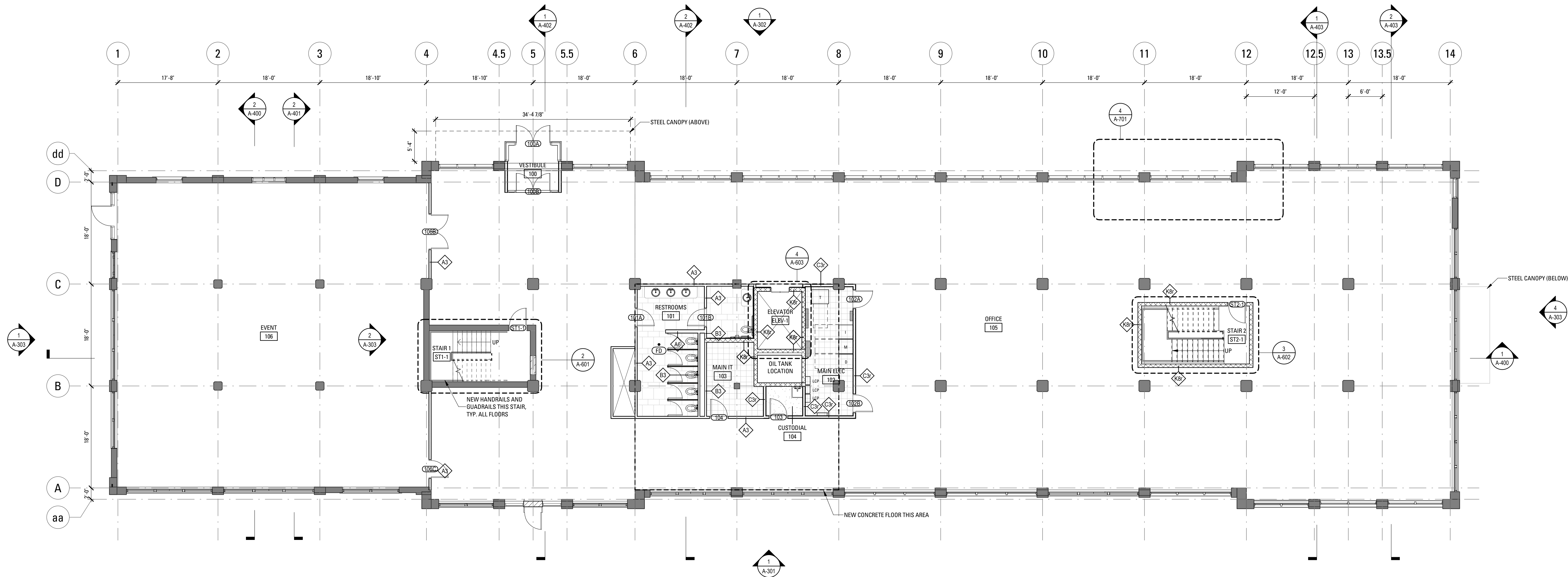
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LOWER LEVEL FLOOR PLAN

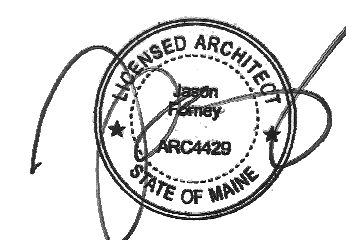
A-100



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: INTERIOR LAYOUTS SHOWN ARE ILLUSTRATIVE/CONCEPTUAL ONLY
AND THEY WILL BE REFINED WITH FINAL PROGRAMMING FOR THE
BUILDING PERMIT SUBMISSION.

NOTE: INTERIOR FACE OF EXTERIOR WALLS TO BE FURRED OUT WITH 3-5/8"
STUD W/ MINERAL WOOL INSULATION AND FINISHED W/ PAINT ON (1) LAYER
5/8" TYPE 'X' DRYWALL



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Project # 22.031

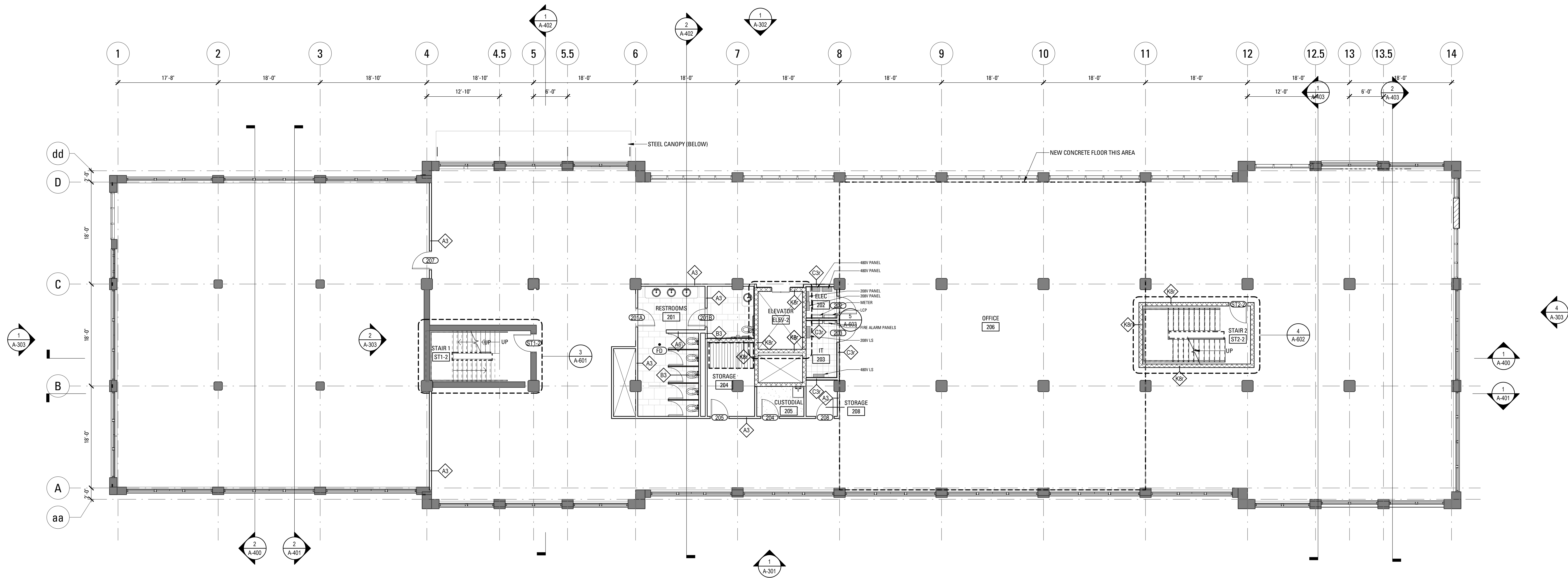
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FIRST FLOOR PLAN

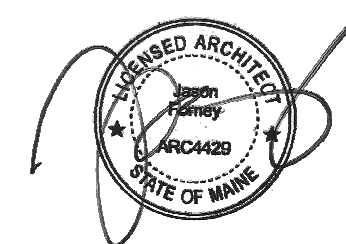
A-101



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: INTERIOR LAYOUTS SHOWN ARE ILLUSTRATIVE/CONCEPTUAL ONLY AND THEY WILL BE REFINED WITH FINAL PROGRAMMING FOR THE BUILDING PERMIT SUBMISSION.

NOTE: INTERIOR FACE OF EXTERIOR WALLS TO BE FURRED OUT WITH 3-5/8" STUD W/ MINERAL WOOL INSULATION AND FINISHED W/ PAINT ON (1) LAYER 5/8" TYPE 'X' DRYWALL



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Project # 22.031

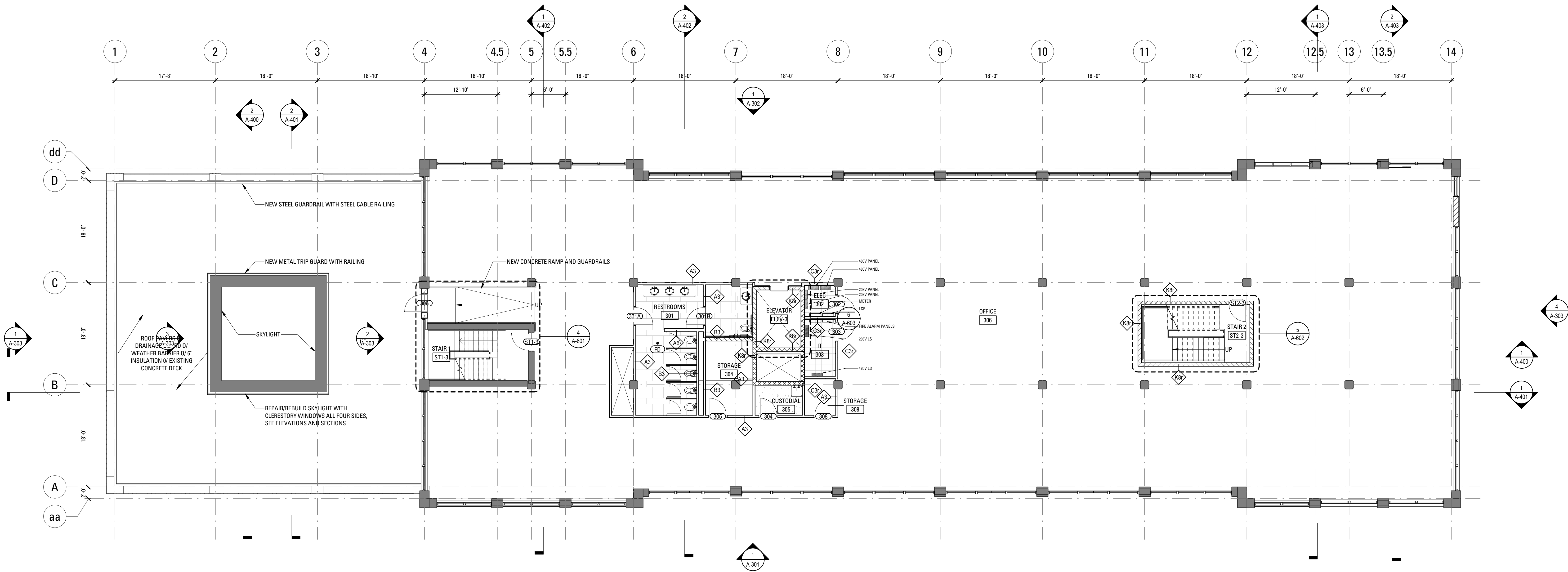
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SECOND FLOOR PLAN

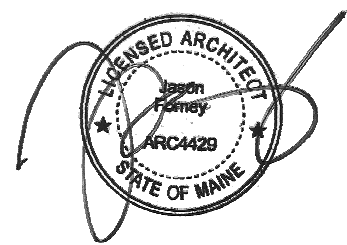
A-102



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: INTERIOR LAYOUTS SHOWN ARE ILLUSTRATIVE/CONCEPTUAL ONLY
AND THEY WILL BE REFINED WITH FINAL PROGRAMMING FOR THE
BUILDING PERMIT SUBMISSION.

NOTE: INTERIOR FACE OF EXTERIOR WALLS TO BE FURRED OUT WITH 3-5/8"
STUD W/ MINERAL WOOL INSULATION AND FINISHED W/ PAINT ON (1) LAYER
5/8" TYPE 'X' DRYWALL



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Project # 22.031

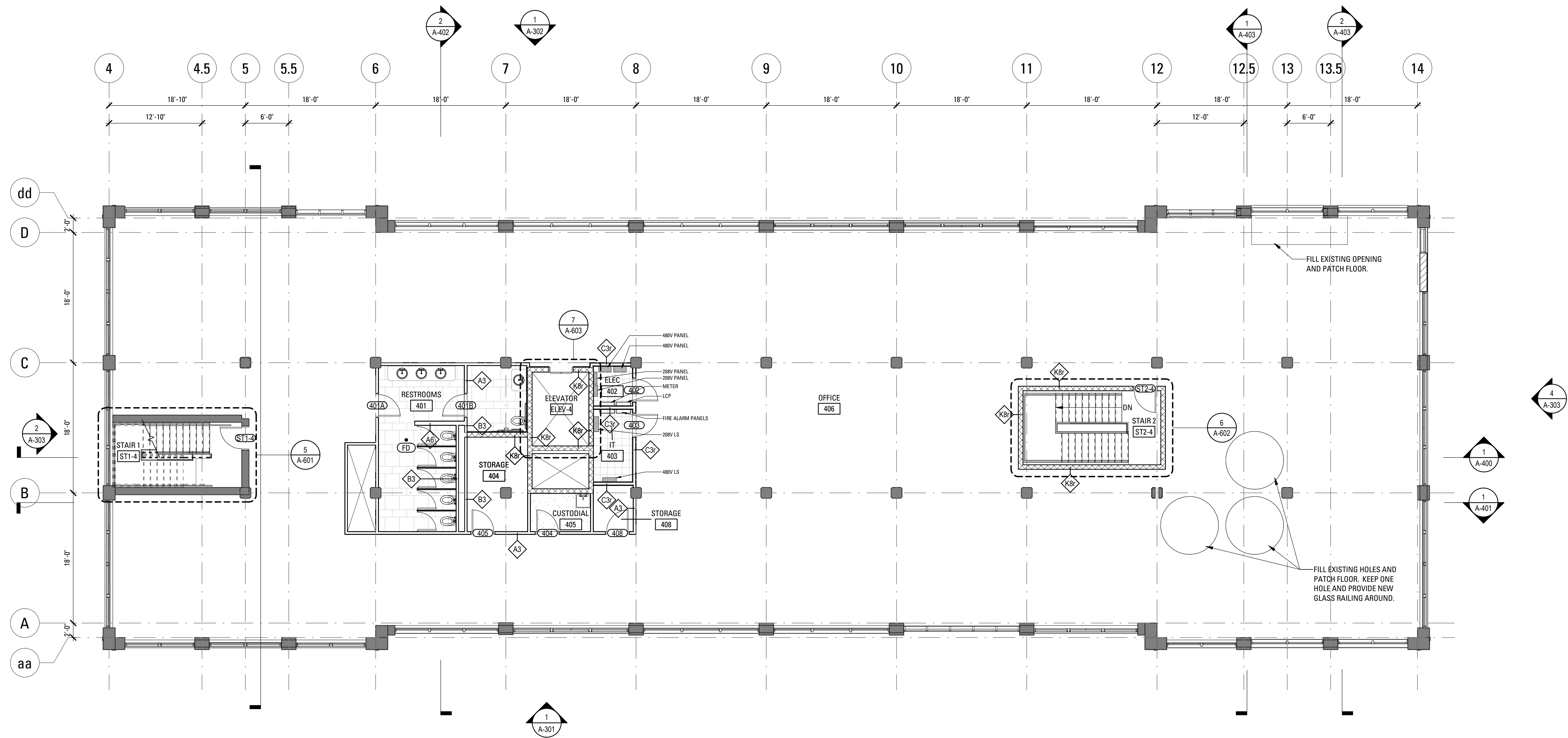
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Rev.	Date	Revision Title

THIRD FLOOR PLAN

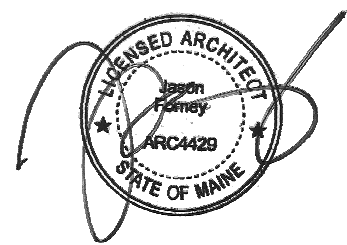
A-103



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: INTERIOR LAYOUTS SHOWN ARE ILLUSTRATIVE/CONCEPTUAL ONLY AND THEY WILL BE REFINED WITH FINAL PROGRAMMING FOR THE BUILDING PERMIT SUBMISSION.

NOTE: INTERIOR FACE OF EXTERIOR WALLS TO BE FURRED OUT WITH 3-5/8" STUD W/ MINERAL WOOL INSULATION AND FINISHED W/ PAINT ON (1) LAYER 5/8" TYPE 'X' DRYWALL



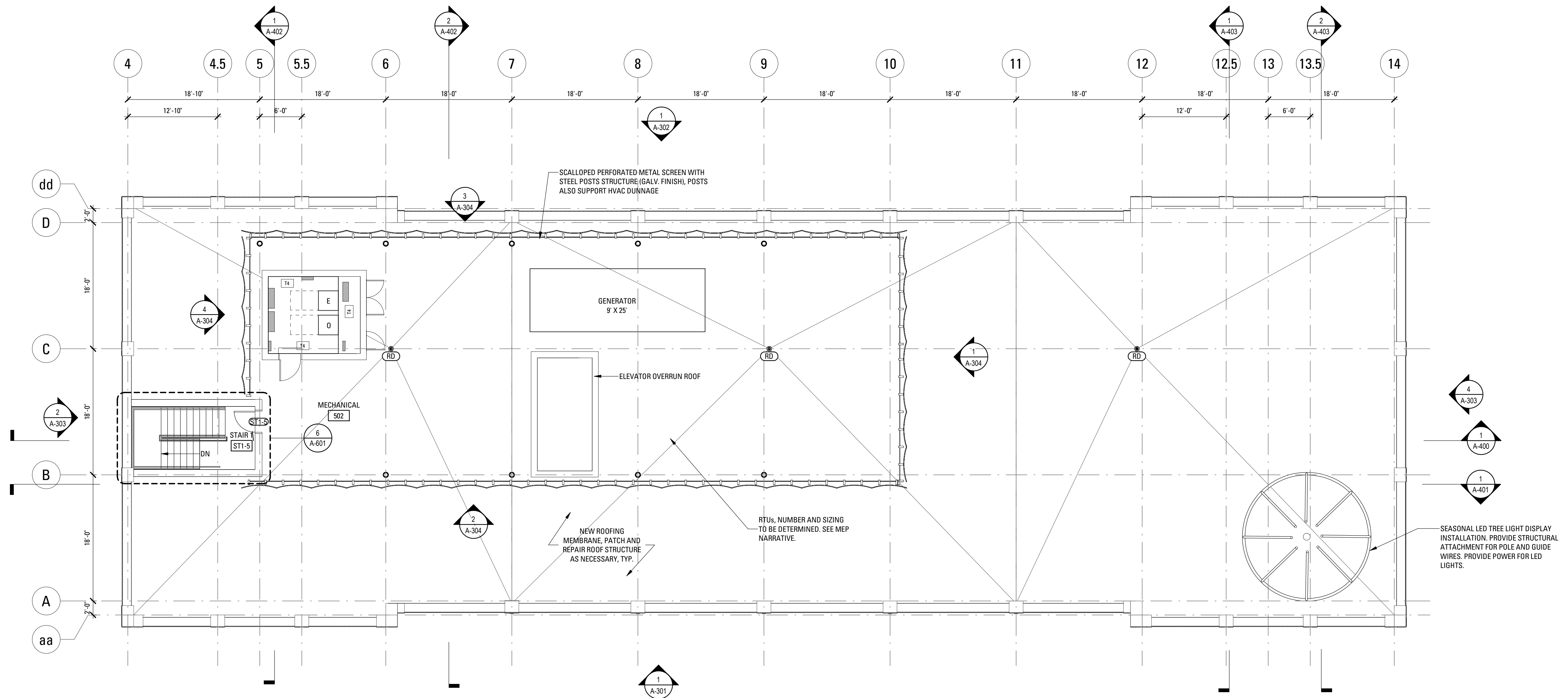
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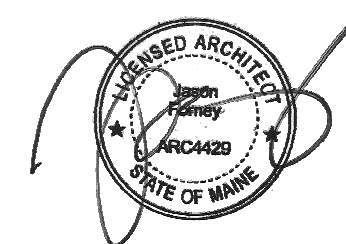
Rev.	Date	Revision Title

FOURTH FLOOR PLAN



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: INTERIOR LAYOUTS SHOWN ARE ILLUSTRATIVE/CONCEPTUAL ONLY AND THEY WILL BE REFINED WITH FINAL PROGRAMMING FOR THE BUILDING PERMIT SUBMISSION.



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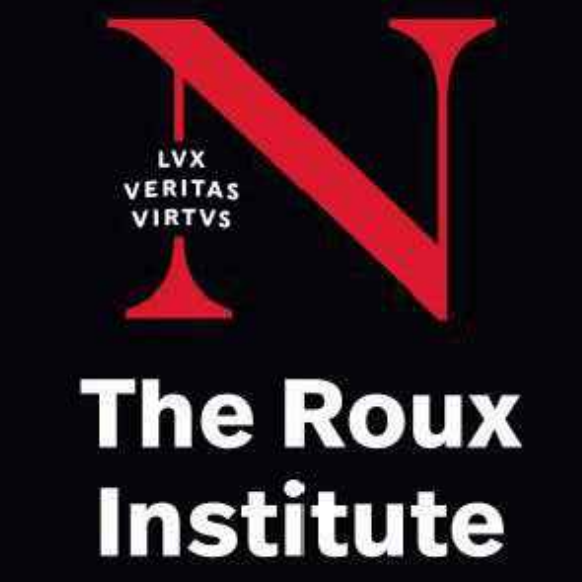
ROOF PLAN

A-105

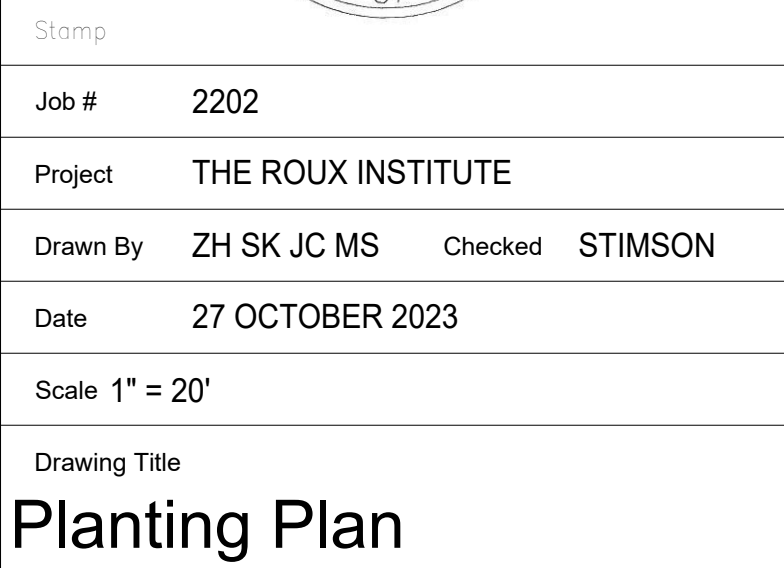


PHASE 1 SITE PLAN

NORTHEASTERN IDEALS Portland, ME



Architects and Planners
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

[illegible]



**The Roux
Institute**

CambridgeSeven

Architects and Planners
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

LAND-USE PERMIT SET

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Stan

Job #	2202
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Project THE ROUX INSTITUTE

Drawn By ZH SK JC MS Checked STIMSON

Date 27 OCTOBER 2023

Scale 1" = 20'

Drawing Title

Plantin

Planting Plan

1000

L4.01

Materials Delivery, Storage, and Handling:

- a) **General:**
 - i) Deliver materials only after preparation for on-site seeding of the meadow seeding area and adjacent areas has been completed and accepted.
 - ii) Adjunct materials only after preparation for on-site seeding of the meadow seeding area and adjacent areas has been completed and accepted.
 - iii) Prohibit storage of any equipment or materials on the areas to be seeded once the final growing season prior to seeding has occurred.
- b) **Seed:**
 - i) Seed shall be stored at temperatures between 40- and 60-degrees F and with a relative humidity of between 25- and 50%.
 - ii) Protect seed from drying out, becoming moist or wet, overheating, and/or from contamination during delivery. Seed that has become wet or moldy shall not be accepted.
 - iii) Storage temperature shall not exceed 100 F and any time, if it transits from cold storage to sowings is greater than 10 days, seed must be kept under storage temperatures and relative humidity described above.
- 2) **Installation Sequence:**
 - a) Work only within seasonal limitations for proper seeding. These are optimal times for rapid establishment of optimal ground cover, and suppression of weeds.
 - b) Permanent meadow seeding should be sown between July 1 – Aug. 15, Nov. 15 – Dec. 15. Seeding is being done between August 1 and August 31, use 25% more seed per unit area and expect more weed management.
 - c) If seeding occurs between October 1 and January 31st, it must be done when there is no snow on the ground.
- 3) **Site Preparation Acceptance:**
 - a) Prior to seeding, the site must be inspected by the Landscape Architect, Meadow Specialist, and Meadow installer to ensure that weed control is acceptable, seed bed is in the appropriate condition for seeding, and the site has been correctly delineated.
 - b) If it is determined that conditions are not acceptable for seeding, the unacceptable areas should be mitigated and re-inspected by the Landscape Architect and Meadow Consultant prior to seeding.
- 4) **Seeding and Meadow Acceptance:**
 - a) If the site preparation process starts and seeding does not occur within proper seeding windows, the Owner shall sow and manage a cover crop to protect and stabilize meadow areas until the next seeding window occurs.
 - b) The Landscape Architect and Meadow Consultant must inspect site prior to seed installation and provide site preparation acceptance.
 - c) After seeding, the site must be established by the Landscape Architect and the Meadow Consultant to ensure that seeding is acceptable, seeding and otherwise providing all labor and materials necessary to secure the establishment of acceptable vegetative layer.
 - d) After seeding, the site must be established by the Landscape Architect and the Meadow Consultant to ensure that seeding is acceptable, seeding and otherwise providing all labor and materials necessary to secure the establishment of acceptable vegetative layer.
 - e) Meadow acceptance occurs a minimum of 120 days from completion of final meadow seeding phase and between May and September.
 - f) Meadow acceptance shall be an acceptable stand of meadow which is defined to mean a uniform coverage with well established, close standing plants that meet the following criteria:
 - i) If a 1' x 1' square of the meadow is randomly selected (not including nurse crops), no bare or dead spots over 36" maximum in any dimension, no more than 10% of the meadow is bare, and free from disease, and detrimental insect infestation.
 - g) Begin management practices immediately after seeding is complete for a given area.
- 5) **Meadow Seed:**
 - a) See Plant Lists in the Drawings for Meadow Seed Mixes
 - b) Provide fresh, new crop seed that is 98% Pure Live Seed (for tested species) or better. In no case shall seed content exceed 15% by weight. All seeds shall comply with Federal and State seed laws. Seed shall not be coated with herbicides and/or fungicides.
 - c) Seed mixes shall be delivered in bulk bags labeled by mix and then by feed site within each mile.
 - d) Small Seed: 25,000 seeds per/oz or less. Individual seeds can be picked up by hand.
 - e) Very Fine Seed: 25,000+ seeds/oz. Individual seeds are too small to be picked up by hand.
 - f) Grain: Cover crop grain seed and large wildflower seed (1/8" - 1/2" in size)
 - g) Fluffy Seed: Seed with fluffy, feathery seed coat
- 6) **Seed Mix Suppliers:**
 - a) Ernst Conservation Seeds, Inc., 8884 Mercer Pike, Meadville PA 16335, Tel: 800-873-3321, <http://www.ernstseed.com>
 - b) Prairie Moon Nursery, 32115 Prairie Lane, Winona, MN 55987, Tel: (888)417-8156, www.prairiemoonseed.com
 - c) Roundstone Native Seed Company, 9764 Raider Hollow Rd, Upton, KY 42784, Tel: (270) 531-3044, <http://roundstoneseed.com>
 - d) Equally approved by the Architect and Meadow Consultant.
- 7) **Cover Crops**
 - a) Cover Crops shall be installed in areas disturbed during construction for soil stabilization prior to permanent meadow seed. May 1 – Oct. 1
 - b) Cover crops should only be sown in areas with new soil that will not need Erosion Control Fabric, or to protect and stabilize soils outside of the seeding window.
- 8) **Seeding Materials and Equipment:**
 - a) Use fake sine shavings as a seed mix broadcasting agent.
 - b) Do not use fertilizer.
 - c) Mechanized equipment for finished grading shall be skid-steer (full-size or mini) or tractor with Heavy Duty/Power Take attachment.
 - d) Hand seeding techniques shall be used to sow meadow seed in all areas.
 - e) Hydroseeding is not allowed.
 - f) No much shall be used in seeded meadow areas.
- 9) **Site Preparation - GENERAL:**
 - a) Pre-installation examination and sequencing are required: Before beginning any establishment phase (site preparation, seeding, planting), the Contractor shall examine previous work, related site conditions under which this work is to be performed and notify the Landscape Architect in writing of all deficiencies and conditions detrimental to the proper completion of this work. Beginning work means Contractor accepts substrates, previous work, and conditions.
 - b) The Contractor shall not commence work associated with the installation of meadow seed until all work in the area is complete and accepted by the Landscape Architect.
 - c) Seeding shall be completed prior to the commencement of seeding:
 - i) Fine gradings and the removal of all debris and weeds.
 - ii) Utilities have been installed and accepted.
 - iii) All trees, shrubs, and perennials have been planted.
 - iv) Permanent and temporary irrigation for trees, shrubs, and perennials located within or adjacent to meadow seeding areas has been installed and accepted.
 - v) Stormwater management areas, lawns, and drainage areas shall remain dry during seeding and meadow establishment. The contractor and owner shall coordinate site drainage during meadow establishment to bypass seeded areas from stormwater surge.
 - d) Prior to seeding, stake areas with pin flags that identify seed type for each area.
 - e) Do not proceed with seeding until the extent and distribution of seeding/planting zones has been accepted by the Landscape Architect.
 - f) Meadow seed mix installation should not occur until any vegetation management procedures, such as weed control or other vegetation removals, in meadow areas have been completed and accepted.
 - g) The Landscape Architect and Meadow Consultant must inspect site prior to seed installation and provide site preparation acceptance.
 - h) A properly compacted seedbed should not allow a shoe to sink more than 1/2" when walking on the seedbed.
 - i) Meadow areas shall have at least one full growing season of weed control prior to seeding and must be inspected by the Meadow Consultant prior to seeding.
 - j) Cover crops should only be sown in areas with new soil that will not need Erosion Control Fabric, or to protect and stabilize soils outside of the seeding window.
- 10) **Site Preparation for Dormant Seeding shall occur in the following sequence:**
 - a) Early May: Site Visit #1 - Site visit with the Contractor and Meadow Consultant to finalize the spray plan (timing and products) and to delineate all meadow extents where soil disturbance will not occur. Once meadow has been delineated all mowing within this area should cease.
 - b) Mid-June: Spray #1 - Broadcast spray area with Glyphosate, and other products as specified in Early May visit. At least two weeks without mowing should have occurred prior to the first spray.
 - c) Mid-July/May #1: Mow any areas where growth is higher than 6" to a height of 4". Wait at least 3 weeks from the date of the first spray to mowing.
 - d) Early August: Site Visit #2 - Site visit with Contractor and Meadow Specialist to finalize spray plan (timing and products).
 - e) Late August: Spray #2 - Broadcast spray area with Glyphosate, and other products as specified in early August visit.
 - f) Mid-September: Mow #2 - Mow any areas where growth is higher than 6" to a height of 4". Wait at least 3 weeks from date of spray prior to mowing.
 - g) Early October: Site Visit #3 - Site visit with Contractor and Meadow Specialist to finalize spray plan (timing and products).
 - h) Late October: Spray #3 - Broadcast spray area with Glyphosate, and other products as specified in early October visit.
- 11) **Site Preparation for Summer Seeding shall occur in the following sequence:**
 - a) Early August: Site Visit #1 - Site visit with contractor and meadow expert to finalize spray plan (timing and products) and to delineate all meadow extents where soil disturbance will not occur. Once meadow has been delineated all mowing within this area should cease.
 - b) Late September: Spray #1 - Broadcast spray area with Glyphosate, and other products as specified in early September visit.
 - c) Mid-September: Mow #1 - Mow any areas where growth is higher than 6" to a height of 4". Wait at least 3 weeks from date of spray prior to mowing.
 - d) Early October: Site Visit #2 - Site visit with Contractor and Meadow Specialist to finalize spray plan (timing and products).
 - e) Late October: Spray #2 - Broadcast spray area with Glyphosate, and other products as specified in early October visit.
 - f) Early May (the following year): Site Visit #3 - Site visit with contractor and meadow expert to finalize spray plan (timing and products).
 - g) Mid-June: Spray #3 - Broadcast spray area with Glyphosate, and other products as specified in early May visit. At least two weeks without mowing should have occurred prior to the first spray.
 - h) Early-July: Mow #2 - Mow any areas where growth is higher than 6" to a height of 4".
- 12) **Permanent Meadow Mix Seeding Installation shall occur in the following sequence:**
 - a) Install meadow seed mix during the timeline established by this document.
 - b) Seeding shall consist of soil preparation, seeding, weeding, and otherwise providing all labor and materials necessary to secure the establishment of acceptable vegetative layer.
 - c) Prior to seeding and planting verify meadow area is prepared and ready for vegetation installation and that water is available for seed mixing.
 - d) Scarify soil to depth of approximately 1/2" using appropriate equipment. Repeat as needed to create seedbed with approximately 50% of the soil exposed. No tilling should be performed, as this will increase weed presence due to the release of dormant weed seeds below the soil surface.
 - e) Segregate the seeds according to mix and then by seed size. For the hand broadcast method, "fluffy," "small," and "grain" seed can be combined (thereafter referred to collectively as "large" seed). "Very fine" seed (seed which cannot be picked up individually by hand) must always remain separate.
 - f) Bulk up "large" seed by mixing with an inert bulking material such as sawdust, sand, or flake pine shavings. Seed and bulking material can be moved on tarp spread on the ground. Slightly dragging the bulking material will help the seed to be evenly distributed throughout the bulking material. Use enough bulking material to allow seed to be evenly distributed over the entire project area.
 - g) Seeding must happen within 24 hours of mixing seed with wet material.
 - h) Only seed that can be installed in a single workday should be mixed at any given time.
 - i) Hand sow large seed that has been bulked up with wet material. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
 - j) Only seed that can be installed in a single workday should be mixed at any given time. Use a hand rake if the seed is not accessible with machinery.
 - k) Bulk up the "very fine" seed in the manner described above and broadcast evenly over the prepared surface. Do not incorporate into the soil as these species need light to germinate and will not do so if buried in the soil.
 - l) Any erosion control fabrics shall only be placed after permanent seed has been sown and accepted.
 - m) Begin management practices immediately after seeding is complete for a given area.

Additional Notes:

- a) In the first growing season seeded vegetation should not be allowed to exceed 12" in height.
- b) As vegetation approaches 12" in the meadow, mow or cut all growth to approximately 4-6" height (approximately once per month during the growing season).
- c) Use flail or rotary-style equipment that will chop dead growth.
- d) Sidle bar type mowers that cut at the base of vegetation and drop plant material into stock should not be used as the intact cut plant material can inhibit seedling development.
- e) In locations inaccessible to a mower (wet areas, steep slopes, etc.), string trim vegetation to the specified height.
- f) Areas with live plants should not be mown. Areas should be weeded by hand or with small mechanical equipment where appropriate. Work in these areas to be completed by meadow installer.
- g) Do not irrigate seeded meadow areas unless required for planted vegetation, in which case irrigation should be directed at planted vegetation and not on seeded areas, to the extent possible.
- h) Most entire meadow one time to height of 4" in March/early April with a flail mower. Do not mow lower than 4". String trim areas inaccessible to a mower.
- i) Maintenance contractors shall not blow leaves or other debris in the direction of seeded meadows or within seeded meadows.
- j) Conduct a minimum of two (2) annual meadow checks by a meadow expert.

Additional Notes:

- a) If a meadow is damaged, remove damaged materials if necessary. Restore areas to original grades and reestablish meadow as originally installed following the establishment train time frame.
- b) Request Landscape Architect approval prior to beginning repairs.
- c) If a meadow exhibits unsatisfactory growth, perform soil testing for chemical properties, compaction, and infiltration rates.
- d) Adhere to Landscape Architect's recommended remediation.
- e) Remediation may include additional weed control or re-seeding.

Additional Notes:

- a) Reseeding shall be performed at the request of the Landscape Architect.
- b) Reseeding shall be required if meadow establishment/performance is poor, dead spots are apparent, or other unsuitable conditions are present.
- c) Work shall be performed according to the installation calendar above. Work outside this window is not permitted.
- d) Cut or trim vegetation to maximum of 2" prior to reseeding. Remove cut vegetation from the site.
- e) When reseeding, follow the seeding process outlined above.
- f) When reseeding areas where erosion control is in place, apply seed mixture starting at the

SHRUBS		AUG SIZE	SPACING	QTY	AREA
SH		Shrub (See SHRUBS below for ground plane species list)	2 GAL	48" OC	3,325 11,081 SF
PERENNIALS		AUG SIZE	SPACING	QTY	AREA
P		Perennials - container (See PERENNIALS below for ground plane species list)	1 QT	30" OC	4,396 26,256 SF
MP		Perennials - plug (See PERENNIALS below for ground plane species list)	2" Plug	18" o.c.	45,753 89,360 SF
LAWN		AREA			
L		Lawn sod			41,368 SF
SEEDS AREAS		SIZE	SPACING	AREA	REMARKS
M3		Perimeter Meadow	SEED		17,307 sf
M1		Upland Meadow	SEED		93,555 sf
M2		Wet Meadow	SEED		18,214 sf

SPECIES LIST (GROUND PLANE)

SHRUB PALETTE

Arctostaphylos uva-ursi / American
Artemisia tridentata / Red Chokeberry
Artemisia tridentata var. *canadensis* / Red Chokeberry
Ceanothus occidentalis / Bayberry
Cornus alternifolia / Mountain Sweet Pepperbush
Cornus amomum / Hummingbird
Cornus pauciflora / Sweet Fern
Fothergilla gardenii / Dwarf Fothergilla
Gaultheria procumbens / Red Huckleberry
Ilex glabra / Shimmer / Shimmer hollyberry
Ilex verticillata / Winterberry
Ilex verticillata var. *red Sprite* / Red Sprite Winterberry
Juniperus horizontalis / Creeping Juniper
Kalmia latifolia / Sweet Laurel
Myrica gale / Sweetgale
Persea palustris / Perennial Pigea
Persea palustris / Perennial Pigea
Prunella maritima / Beach Plum
Rhododendron viscosum / Swamp Azalea
Sarcocolla ssp. / Meadowweet
Vaccinium corymbosum / Highbush Blueberry
Viburnum dentatum / Viburnum
Viburnum dentatum (Chinensis) / Black Muffin / Arrowwood Viburnum
Viburnum trilobum / Cranberry / Cowslip / American Cranberry
Viburnum v. Burkwodii / Burkwod Viburnum

PERENNIALS

PERENNIALS

Achillea millefolium / Common Yarrow
Achillea tomentosus / Black Yarrow
Adiantum pedatum / Northern Maidenhair Fern
Ammophila biflorata / American Beachgrass
Andropogon virginicus / Broomgrass Blackstem
Carex pensylvanica / Pennsylvania Sedge
Carex stricta / Tussock Sedge
Danthonia spicata / Poverty Grass
Desmodium illinoense / Yellow-topped fern
Eragrostis canadensis / Blue-topped Blue
Echinacea purpurea / Coneflower
Dryas virginica / Virginia White Fly
Festuca rubra / Red Fescue 395
Gaultheria procumbens / Wintergreen
Helleborus autumnalis / Snowcrowd
Iris versicolor / Blue Iris
Juncus roemerianus / Green's Rush
Manisuris canadensis / Canada Mayflower
Onosmodium cuneatum / Cinnamon Fern
Potamogeton amplifolius / Saitch Grass
Parthenium virginicum / Cape Breton / Cape Breton Switch Grass
Pennisetum hirtellus / Hairy Broomgrass
Polydichum aristoschoides / Christmas Fern
Scoropachya scoparium / Little Broom
Solidago bicolor / White Goldenrod
Symphoricarpos anglica / Heath Aster
Symphoricarpos rosea anglica / New England Aster
Symphoricarpos rosea bicolor / New York Aster

[illegible]

Plant Schedules and Planting Details

L4.02





View from the arrival motor court looking toward the Bean Building



View of the south plaza



View from the promenade looking toward the main entrance



View of the north/west elevations looking toward the water



View from The Round looking toward the east elevation



View from the Pier looking toward the Bean Building and LRC Building



View of the Pier and south plaza



View from the promenade looking toward the LRC and Bean Building



View from the swale looking toward the LRC and Bean Building, summer



View from the swale looking toward the LRC and Bean Building, winter

3.3.9 Historic Preservation (8.5.7.J)

As previously noted in Section 2.2.2, Bean Building has been designated as a local historic landmark and exterior renovations require Historic Preservation Board review. It should be noted that the Bean Building is exempt from Subsection 14.6.4(E)(2) for review of development within 100 feet of a landmark.

Phase 1 also includes development of a new pier on the footprint of the former Codfish Building pier. Per Section 8.5.7.J.2., the new pier shall include interpretive elements that convey the history and significance of the Codfish Building on top of or within the surface of the pier. While Historic Preservation Board review is not required for demolition of the Codfish Building or construction of the new pier, review and approval of these interpretive elements is required and will be submitted to the Board for review. A summary of the approach is provided below. Additional information regarding Historic Preservation is included in Section 8.5.

The commemoration of the history and significance of the Codfish Building consists of a sequence of connected elements that give visitors multiple perspectives on the building in the context of the site. Moving beyond a single plaque, a whole commemorative pathway leverages the public spaces around the Codfish Building at the pier principally, but also spreading to adjacent plazas and the Promenade to tell a more holistic, comprehensive story of the Building.

The following interpretive elements are envisioned, as shown on **Figure 3-24:**

1. **Railroad Track & Cart Stop** are historic rails and railroad elements that are flush to grade and level to adjacent paving where they are part of the pedestrian surface. Tracks and the cart stop may be exposed in areas of planting or emerging from the hillside slope safely away from pedestrian circulation zones but easily visible.
2. **Bean Pots & Retort Baskets** are repurposed pieces of historic equipment from inside the Bean Building. These are connected to the industrial process of the Codfish Building and the entire site and will be in lower pier plaza and have a potential reuse as fire pit, table, or seasonal planter. The pots and baskets will be on fixed or lockable casters to remain safely in an intended location.
3. **Granite Interpretive Post** is in Pier Plaza. It will be made of salvaged granite stone from the existing shoreline and repurposed as an interpretive marker with an overall map of the path and the historic elements and commemorative messaging.
4. **Mooring Bollards & Cleats** are salvaged dockside elements from the former pier and will be reused as traffic calming devices separating pedestrian areas from bicycle areas where visitors can safely touch and interact with the artifacts. Bollards and cleats will not be used for current marine service functions.
5. **Pier Decking Inlays** will occur as commemorative metal strips arranged between the light poles to match the Codfish Building footprint and structural system. The strips contain flush text or graphics conveying the Codfish Building's history.
6. **Pier Light Poles** will be arranged in a layout to match the Codfish Building's footprint and structural system. Small interpretive panels at eye level are mounted to poles and provide commemorate signage for the Codfish Building.

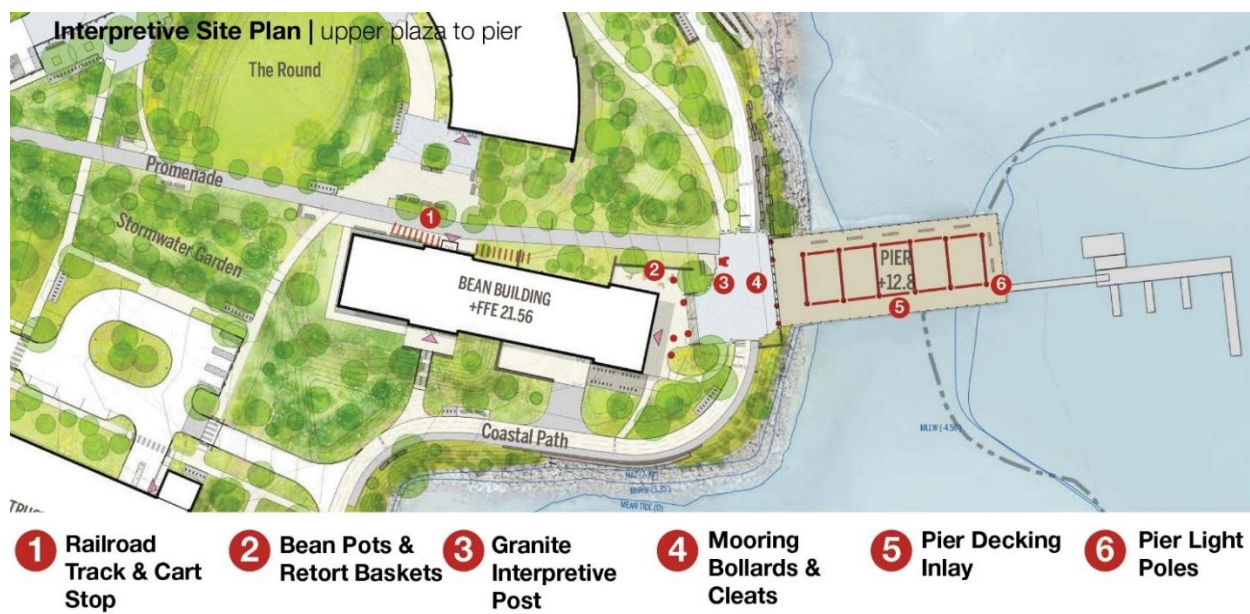


Figure 3-24: Codfish Building Interpretive Elements

Interpretive Site Plan | upper plaza to pier



1

Railroad Track & Cart Stop

- Historic tracks are flush to grade and tight to adjacent paving where part of pedestrian surface.
- Tracks may be exposed in areas of planting or emerging from hillside slope.

2

Bean Pots & Retort Baskets

- Located in lower pier plaza.
- Potential reuse as fire pit, table or seasonal planter
- Fixed or lockable casters

3

Granite Interpretive Post

- Located in pier plaza.
- Salvaged granite stone used as interpretive marker with overall map of commemorative path elements and messaging

4

Mooring Bollards & Cleats

- Separates pier from pier plaza
- No actual use in mooring boats but can be used for traffic calming or bollard-type functions.

5

Pier Decking Inlay

- Layout to match the Codfish Building footprint and structural system
- Flush text or graphics commemorating codfish building
- Potential reuse of letterpress stamps

6

Pier Light Poles

- Layout to match the Codfish Building footprint and structural system
- Interpretive panels at eye level mounted to poles can provide commemorate signage for the Codfish Building.

Interpretive Overview | view of pier, plaza and promenade



Pier Light Poles
6

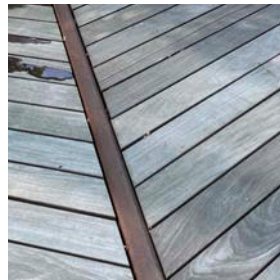
Pier Decking Inlay
5

Mooring Bollards & Cleats
4

Granite Interpretive Post
3

Bean Pots & Retort Baskets
2

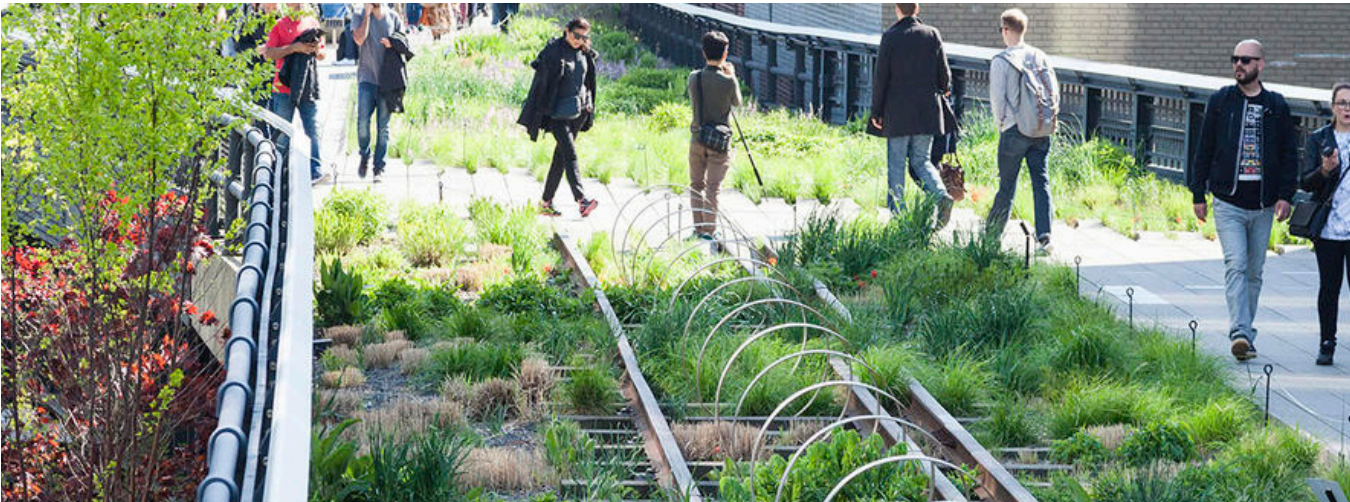
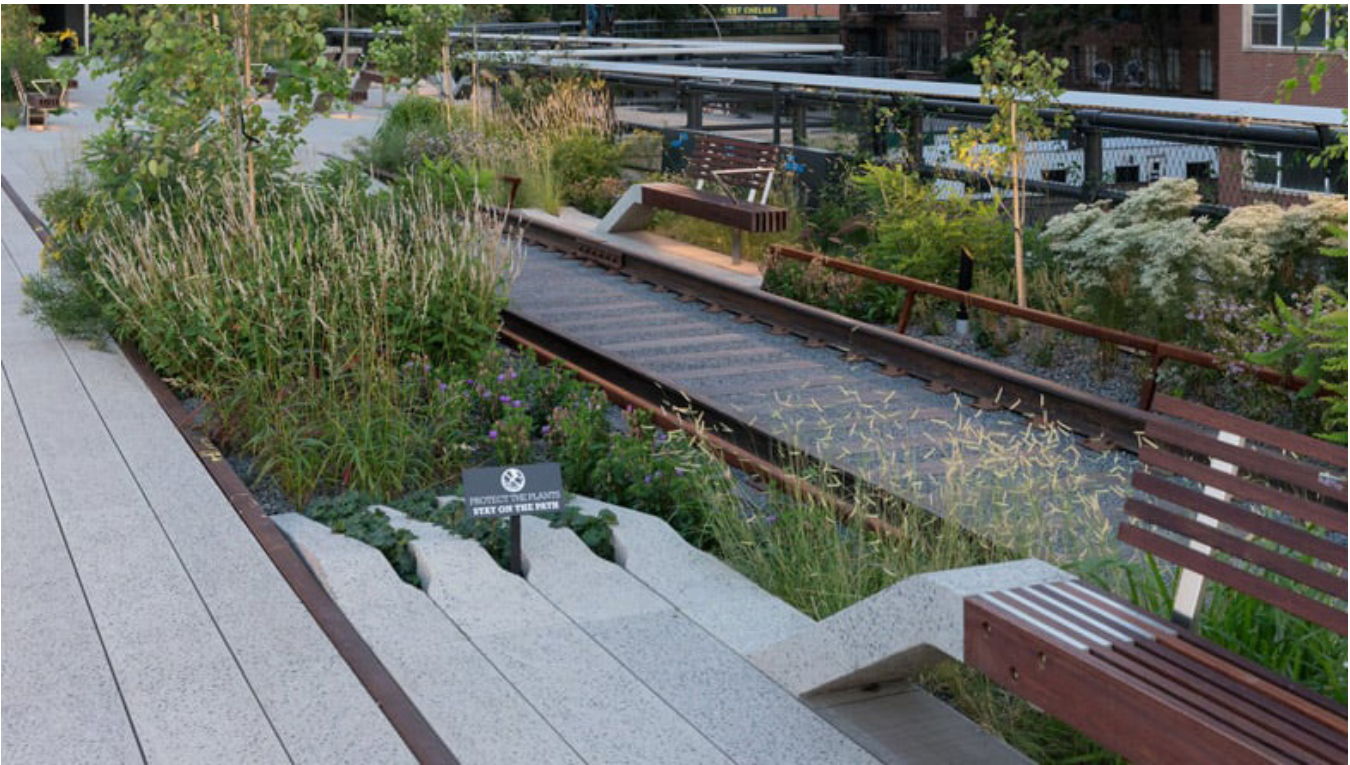
Railroad Track & Cart Stop
1



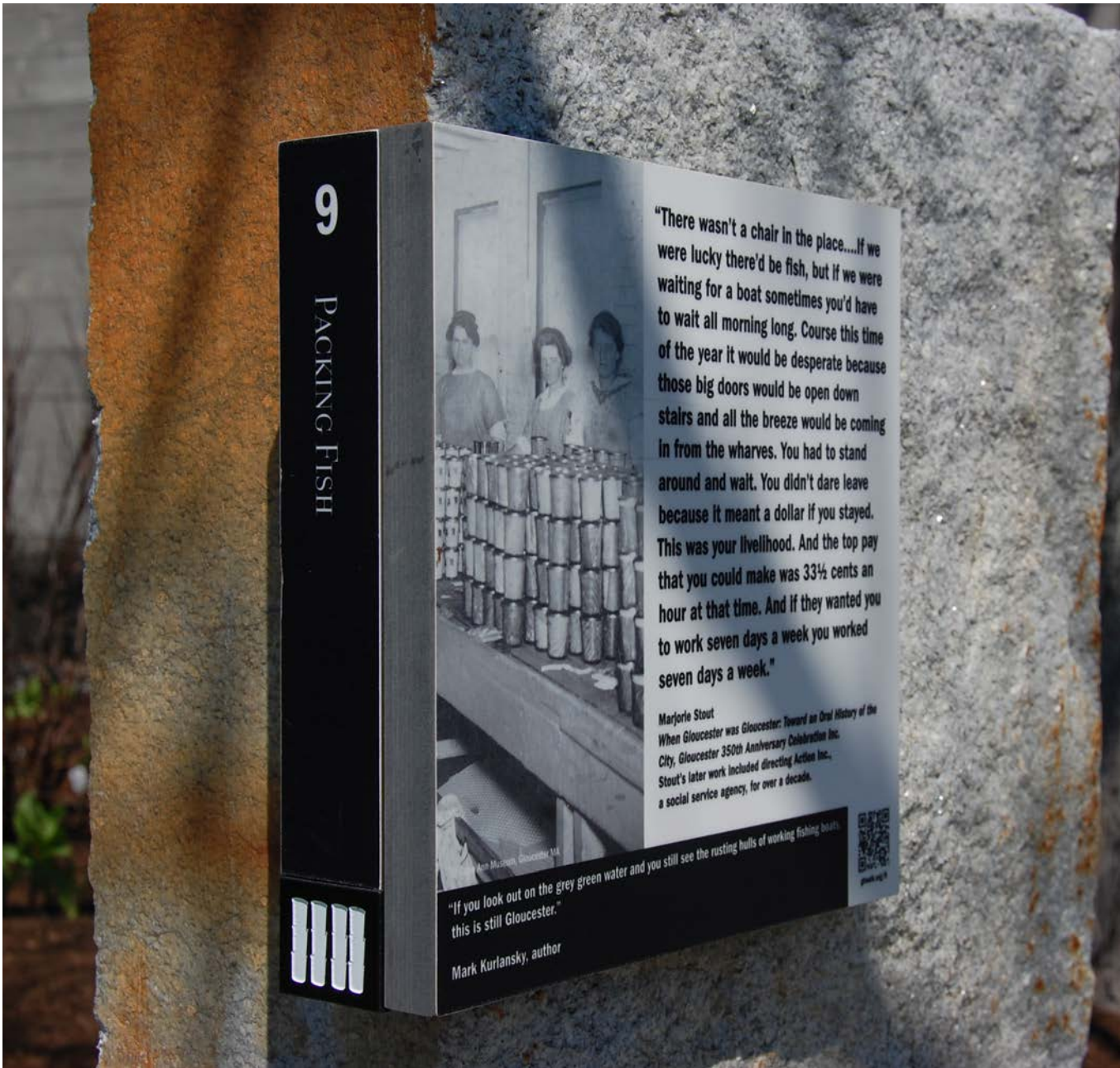
Interpretive Element Reference Images | railroad tracks



Roux Institute Portland | CambridgeSeven



Interpretive Element Reference Images | granite markers



Interpretive Element Reference Images | bean pots



Interpretive Element Reference Images | bollards and cleats



Interpretive Element Reference Images | inlaid surface



Interpretive Element Reference Images | pole-mounted interpretive opportunities



Roux Institute Portland | CambridgeSeven



Interpretive Element Reference Images | Burnham & Morrill letterpress stamps





**Burnham & Morrill Company Cannery
1 Beanpot Circle
Portland, Maine**

Historic Landmark Study Report
Prepared by Michael LaFlash of Heritage Consulting
with
Christine Beard of Essex Preservation Consulting

June 2022

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Physical Description

Summary:

The Burnham & Morrill Company Offices & Cannery (B&M Cannery), located at 1 Beanpot Circle in Portland's East Deering neighborhood, is a brick and concrete industrial building with a four-story main block and two-story north wing. Constructed in 1913, the building was designed by prominent Portland-based architect George Burnham of the firm Burnham & Higgins. The Cannery building has served for decades as one of Portland's most noteworthy landmarks due to its highly visible location along Interstate 295 at the mouth of Back Cove. The Cannery's design of contrasting red brick and white painted concrete serves as a highly recognizable element situated adjacent to the water.

Setting/Site:

The B&M Cannery is located on a 13.6-acre parcel at the southernmost portion of Portland's East Deering neighborhood (City of Portland Parcel ID #447 A001). Due to its location, the Cannery is largely isolated from the surrounding neighborhood, being situated within the former food packing facility complex. The parcel is irregularly shaped and bound by Interstate 295 to the west, the former Grand Trunk Railroad tracks to the east, Sherwood Street to the north, and by Casco Bay to the south.

The B&M site consists of the processing buildings and associated outbuildings, paved driveways and parking areas, and sections of lawn at the perimeter of the site and to the west of the subject building. The B&M Cannery is situated at the south end of the property, near the water, and is physically linked to the former codfish canning building, a storage and labeling building, and the 1947 cooking building via late-20th century connectors (see Figure 1). Historic images indicate that the Cannery's original smokestack (no longer extant) was located on the east side of the building (Figure 14). A second brick smokestack was added c. 1958 in front of the Cannery's primary (west) elevation (Figure 21) but was removed in 2021 by B&G foods, the former owner.¹ A round concrete base remains in the location of the former smokestack.

Aside from the subject building and the codfish canning building, the larger complex does not convey the same early-20th century industrial character found at the B&M Cannery as the result of alterations. The codfish canning building was constructed at the same time as the subject building, designed by Burnham & Higgins, and contains many of the same architectural features, including offsetting red brick and white painted concrete, as well as an identical parapet. Constructed upon a wharf, however, the building is no longer structurally sound and has high levels of corrosive chlorides. Additionally, the building has undergone various changes over

¹ Peter McGuire, "B&M Baked Beans leaving Portland after more than 150 years," *Portland Press Herald*, Aug. 30, 2021.

time, that have resulted in the loss of primary character-defining features, most notably its windows (see Photos 11-13).

Structure:

The B&M Cannery is constructed of reinforced concrete post and beam construction with an exterior brick veneer and a poured concrete foundation. The internal structure of the building is emphasized on the exterior by the concrete vertical pilasters and horizontal banding. On the interior, the building features an early version of board-formed reinforced concrete mushroom columns (see Photos 9-10).

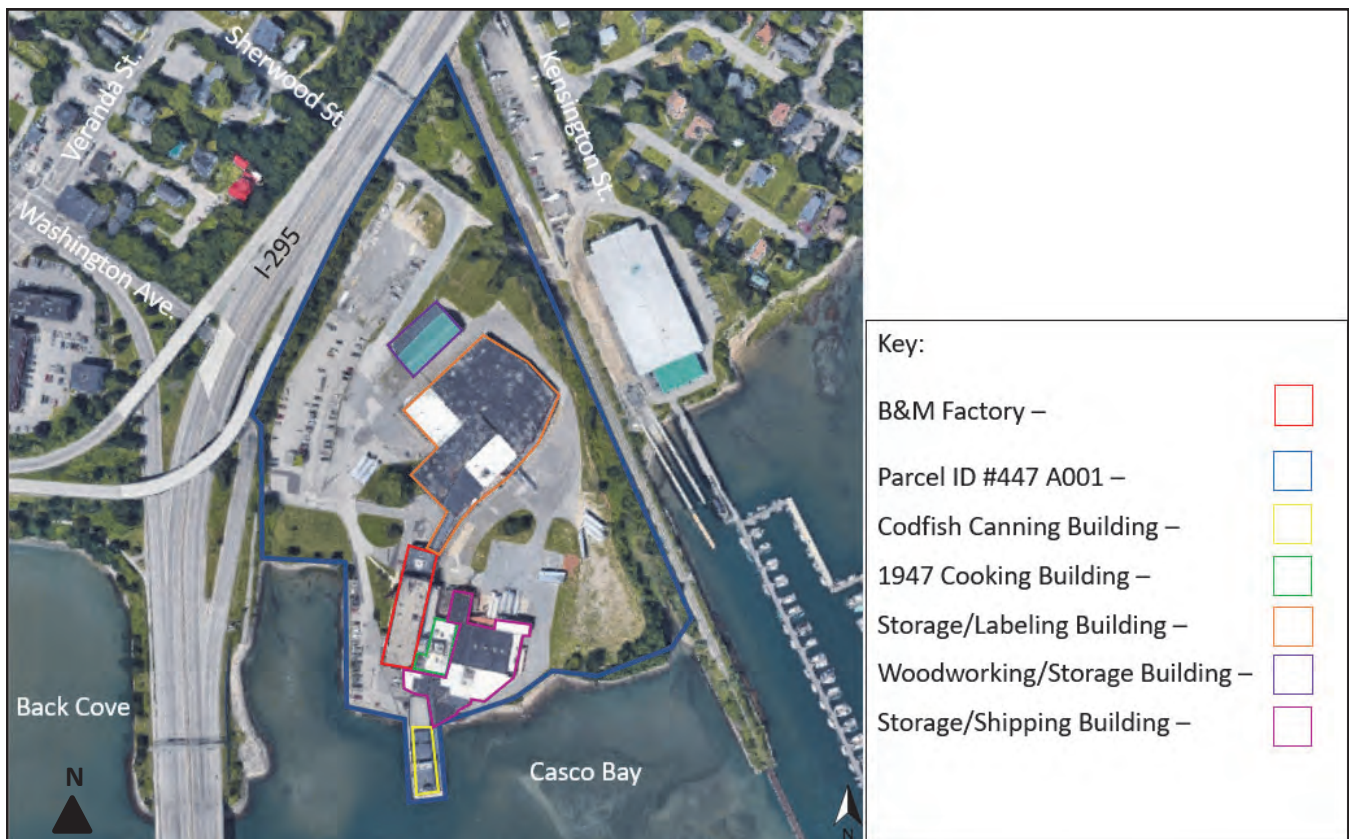


Figure 1: B&M Cannery Site Plan

Exterior:

The B&M Cannery consists of two sections: the four-story main block of the building that housed the kitchen and Cannery operations, and the smaller two-story office block at the north end of the building (Photo 6). Due to the sloping grade, the basement level is fully exposed at the south end of the building

(Photo 3). The building sections are identical in design and only differ in their height. Exterior elevations are divided into window bays by wide concrete pilasters that rise through the decorative parapet. The upper portion of each pilaster is embellished with brick coursing in a stylized pattern (Photo 4). Wide brick panels define the parapet walls. Throughout the building, windows have been largely replaced with modern aluminum-framed hung windows, though some examples of the historic multi-light wood windows remain.

West Elevation: The primary (west) elevation is fifteen bays wide, with the main block making up the twelve southernmost bays (Photo 1) and the office wing extending three bays to the north (Photo 2). The six central bays of the main block are slightly recessed, flanked by two shallow pavilions of three bays each. The office wing is recessed slightly from the main block. As the principal facade, the west elevation contains the building's main entrance, located in the second bay from the north end on the main block (Photo 2). The entrance consists of an older glazed wood single-leaf door that appears to be an early replacement. The entry is flanked by the original wood partial sidelights with paneled aprons. The vast majority of windows at this elevation are modern aluminum-framed replacements. In some cases, window openings have been altered to either increase or decrease the size of the opening. Several window openings above the main entrance retain the historic double-hung wood windows, which have paired eight-over-eight sashes. Examples of glass block infill also exist at the elevation (Photos 1-2 and 5-6).

A large rectangular sign board at the center of the parapet reads "B&M Brick Oven Baked Beans" (Photo 1). The extant sign was installed in 2009. Historic images indicate that the original signage was affixed to the roof and projected well above the parapet (see image on cover page).

North Elevation: The north elevation is three-bays wide and features the same design elements as the west elevation (Photos 4-6). Both floors of the office wing are visible, while only the third and fourth floors of the main block are exposed on this side of the building. All windows openings hold modern aluminum-framed replacement windows. There are no entrances at this elevation. The easternmost bay of the office wing is linked to the adjacent storage and labeling building by an added wood-frame connector.

South Elevation: The south elevation consists of four exposed floors of the main block above the exposed raised basement, which is now obscured by a CMU block addition (Photo 3). Like the north elevation, the south consists of three-bays that each contain window openings. The windows on the south elevation have been completely replaced with modern aluminum-framed windows. Within the easternmost bay, windows do not extend the full width of the bay due to the location of the freight elevator on the interior. Similarly, a modern metal-sided addition projects from the easternmost bay at the second floor level, connecting with the later storage and shipping building. This addition connects with the subject building only at the second floor level.

East Elevation: Due to later construction, only the office wing and the third and fourth floor levels of the main block are visible on the east elevation (Photos 7 and 8). The visible walls area largely mirrors the

west elevation, with a similar design and fenestration pattern. At the first and second floor levels, the main block is obscured by later additions that connect the B&M Cannery to the 1947 cooking building and storage and shipping building. The later connections are clad with standing seam metal siding and do not convey any of the original Cannery building's materials or design.

Roof: The B&M Cannery features two roof levels. Both roofs are flat and finished with a modern synthetic membrane. The roof over the office wing features a skylight at its center. Historic images confirm that there was originally a skylight in this location but it is not known if the existing skylight is a replacement.

Interior:

The interior of the B&M Cannery is largely utilitarian with open floor plans and limited finishes (Photos 9 and 10). As such, the former Cannery spaces are primarily open in plan with exposed concrete floors, exposed brick walls, exposed concrete ceiling structure, and painted concrete columns. Instances of modern alterations exist in office areas, where subdivisions have occurred and suspended acoustic ceiling were installed.

Historical Overview

City of Portland Minimum Criteria Standards for Designation

The city of Portland has an impressive collection of historic resources that are identified at the local level by the Historic Preservation division of the city's Department of Planning & Urban Development. Many of the city's historic resources are designated either as individual landmarks or as contributing resources to one of twelve local historic districts. Historic designation is covered in Section 17 of the City of Portland Land Use Code, which outlines the designation process and identifies six minimum criteria standards for designation.

A noted visual landmark in the city, the B&M Cannery satisfies the following criteria for individual landmark designation as established in the City of Portland Historic Preservation Ordinance, Sec. 17.4.1.A:

Criterion #1 – *Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.*

Throughout the late-19th century and well into the 20th century, the Burnham & Morrill Company grew to become a widely recognized food packing and canning company that sold its products on a national scale. Burnham & Morrill was founded in 1867 by George Burnham, Jr. and Charles S. Morrill, both of whom worked for the earlier Maine-based packing firm of Rumery & Burnham. Burnham & Morrill grew to a national scale through a product line that showcased foods historically associated with Maine and the New England region. With canned corn, clams, lobster, fish flakes, and others, Burnham & Morrill were able to establish packing facilities throughout Maine, employing thousands of locals throughout its history. In the 20th century, however, the company expanded its product line to incorporate Boston-style baked beans. With the incorporation of baked beans, B&M became nationally known, distributing and selling in grocery stores from Maine to California. The wide reach of the Burnham & Morrill name, however, extended well beyond the United States, with former president of the company, Charles Morrill, explaining in the 1940s that B&M products were eaten “as far away as India, though we don’t know how they got there.” Morrill also explained that B&M beans were found in “an igloo just under the Arctic Circle.”²

² Charles S. Morrill, “‘B&M’ – What two young Maine men founded 80 years ago!” and Address at Portland, ME to the American Newcomen (New York City, NY: Newcomen Society in North America, 1950), p. 15.

The company's growth in the late-19th century and the first decade of the 20th century, necessitated expanded production facilities. Prior to construction of the subject building, the Burnham & Morrill company was headquartered in a combination canning factory/office building on Franklin Street in Portland (also known as the W.L. Blake Warehouse, this building is a contributing resource to the Portland Waterfront Historic District). The company also owned and operated numerous satellite canning facilities throughout the state. In 1913, the B&M Cannery was constructed, providing the company with what was hailed as "a modern, sanitary plant" considered to be "one of the industrial show places" of Maine. Between 1913 and the 1960s, the building remained Burnham & Morrill's office headquarters and primary canning facility, complete with the company's laboratories, which were necessary for the development of additional products and updated sanitation. Following Burnham & Morrill's sale in 1965, the facility continued to operate under the B&M brand name. Operations ceased at the Cannery in 2021.

As the purpose-built headquarters and primary canning facility for the Burnham & Morrill Company, the B&M Cannery satisfies eligibility under Criterion 1.

Criterion #4 - *Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship.*

Architecturally, the B & M Cannery is significant as an example of a multi-story reinforced concrete manufacturing loft, a building type that became widely popular for industrial buildings in the 1910s and 1920s. The B & M Cannery is particularly important in the context of Portland's historic industrial building stock due to the very limited number of buildings of this type that either remain or retain their original appearance.

Criterion #5 - *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.*

The B&M Cannery was designed by the prominent Portland-based architectural firm of Burnham & Higgins, though credit to the design is most often associated with George Burnham. Considered to be one of Maine's most accomplished architects of the early 20th century, Burnham was responsible for the design of numerous commercial, industrial, municipal, and residential buildings both in Portland and throughout Maine, a number of which are listed in the National Register of Historic Places and designated Portland landmarks. Additionally, the duo grew to become one of the leading firms in all of Maine by the end of the 1910s.

The B&M Cannery serves as one of Burnham & Higgins' most notable examples of industrial architecture. Burnham's use of contrasting red brick and light concrete situated adjacent Casco Bay has

resulted in one of Portland's most noteworthy buildings. As such, the B&M Cannery satisfies eligibility under Criterion 5.

History of the Burnham & Morrill Company and the B&M Cannery

In the Napoleonic era, the French army carried food in small metal boxes that they called canisters. The canisters, or cans for short, functioned more as containers than what we today would consider cans, as they were not sealed. Around the time that Napoleon had waged his war against the European continent, the residents of the greater Portland area were experiencing a devastating failure of their corn crop; the city "had all but starved to death," as was detailed in one retrospective.³ One Mainer, with ties to France, took it upon himself to experiment with canning corn to ensure that famines would no longer be a major cause for concern.

During his trips to France in the early-19th century, Isaac Winslow learned about the process of preserving food by canning. Winslow brought the concept back to Portland, Maine, where he took cooked corn and preserved it in a hermetically sealed can.⁴ Winslow's experiments highlighted numerous potential challenges to properly preserving food. For years, Winslow's attempts at cooking and canning corn resulted in spoiled products. Then, in 1844, he succeeded in cooking the corn in a common household wash boiler, using an open boiler process, and cut the kernels off the cob with a knife, placing them into the can and sealing it shut. Winslow's son Nathan commercialized the canned corn product and developed a family-run company with his nephew John Winslow Jones.⁵ The two operated out of a factory on Fore Street in Portland. The first recorded sale of canned corn was from Nathan Winslow to Samuel S. Pierce of Boston for a dozen cans that cost \$4.00.⁶ In 1862, John Winslow Jones, then sole owner of the company was granted a patent for the canning process.⁷

Around the same time that the Winslow family was canning corn in the 1840s and 1850s, others in Maine were experimenting with the canning and packing process. In the Bay of Fundy, the Treat, Noble & Company of Eastport was experimenting with packing lobsters and salmon. Similarly, various other firms were established in Portland that packed meats and fish. Among these early firms was the

³ Morrill, "B&M," p. 8-9.

⁴ "The Canning Industry" in *Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine 1900* (Augusta, ME: Kennebec Journal Print, 1901), p. 67-68.

⁵ Morrill, "B&M," p. 10-11.

⁶ "The Canning Industry" in *Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine 1900* (Augusta, ME: Kennebec Journal Print, 1901), p. 67-68.

⁷ Morrill, "B&M," p. 11.

company of Rumery & Burnham who packed meat, fish, clams, poultry, and lobster.⁸ Rumery & Burnham was established by Samuel Rumery, who had his start in the industry in the Eastport firm, and George Burnham Jr., who's father was involved in the early years of the food packing industry.⁹ The duo took up shop in a factory and warehouse on Franklin Street in the Old Wharf section of Portland (Figure 2).

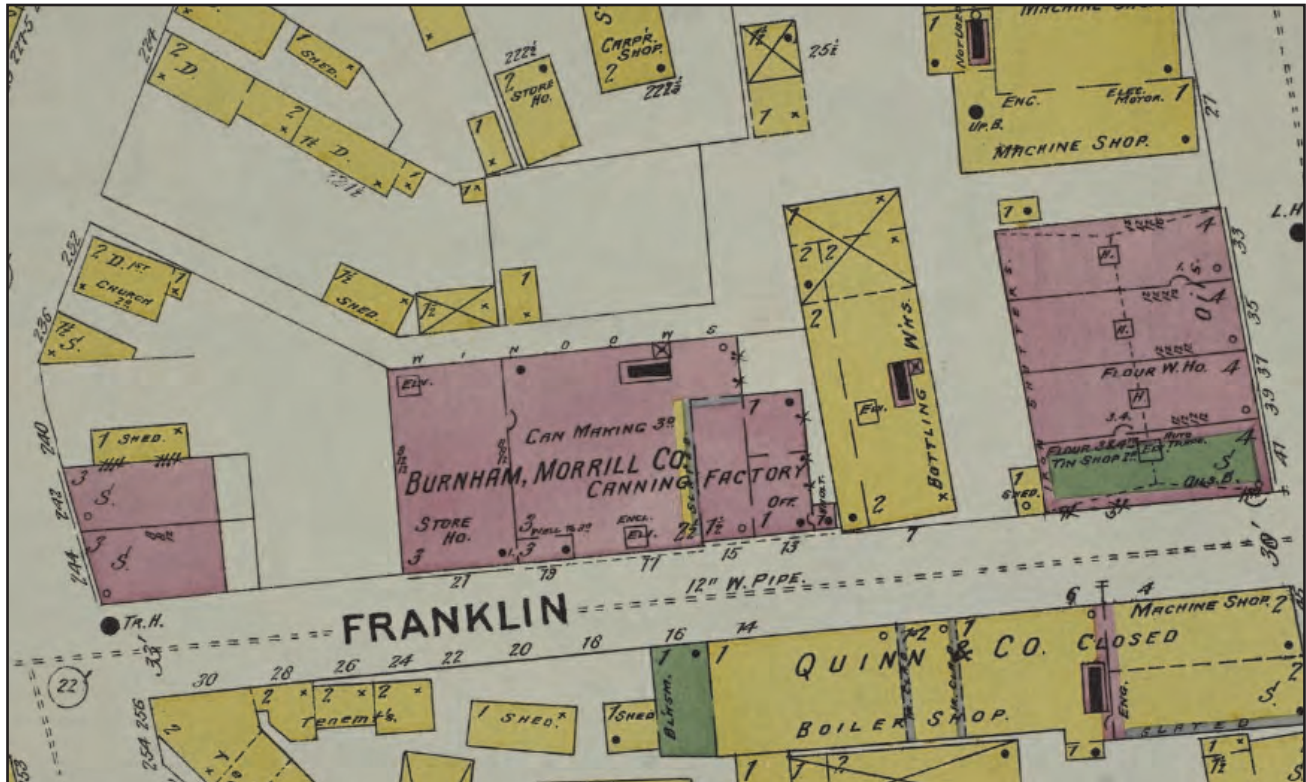


Figure 2: 1896 Sanborn Fire Insurance Map, showing the original location of the Rumery & Burnham Cannery on Franklin Street. Burnham & Morrill, successor to Rumer and Burnham used the Cannery through the remainder of the 19th century.

By the Civil War, even more food packing firms, such as the Portland Packing Company, were established in Maine. In 1867, Rumery & Burnham dissolved, with Samuel Rumery moving to the Portland Packing Company and George Burnham establishing his own firm, named the Burnham & Morrill Company, with his son John E. Burnham and former Rumery & Burnham employee Charles Morrill.¹⁰ Burnham & Morrill maintained operation of the Franklin Street canning factory. This factory

⁸ Ibid.

⁹ Ibid, p. 11-12.

¹⁰ "The Canning Industry," p. 68.

building remains extant and is a contributing resource to the Portland Waterfront Historic District (see Figure 3).



Figure 3: 2018 Image of the former Burnham & Morrill Company Cannery on Franklin Street.
(Image Source: Google Maps)

The Civil War opened the door for expanded interest in canned foods, which accommodated the early growth of Burnham & Morrill in the late-1860s. Like the earlier Rumery & Burnham, Burnham & Morrill canned meats, vegetables, and seafood products. Beyond the growth of the industry, however, Burnham & Morrill rose above their stiff competition through these highly regarded products. In 1874, the company was awarded the highest medal in excellence for their sweet corn and succotash from the American Institute in New York. Then, in 1876, at the Centennial International Exhibition in Philadelphia the company won another award for excellence. This was shortly followed by a gold medal at the Exposition Universelle Internationale in Paris.¹¹

Like many other canning companies in Maine, Burnham & Morrill focused heavily in the 19th century on canned sweet corn (Figure 4). In a retrospective on the development of the company, however, the grandson of founder Charles Morrill explained that the company found great success in engaging with both farmers and fishermen alike. As he put it, “Burnham & Morrill play no favorites, but open assured

¹¹ “Sea-Food for Inlanders” in *The Story of a Pantry Shelf: An Outline History of Grocery Specialties* (New York City, NY: Butterick Publishing Company, 1925), p. 45-46.

markets to the products of both sea and land.” He continued, “the canning of these perishables means stable employment and a solid type of citizenship for both the tillers of the soil and the fishers of the Sea.”¹² As such, the company also sold canned deep-sea lobsters, mackerel, and clams in addition to corn and succotash (Figures 5-7).

Throughout the late-19th and early-20th century periods, the company operated primarily out of their Franklin Street plant, with many smaller canning facilities along the “Maine Corn Belt” and the Maine coastline for clam products. Additional factories were established in Nova Scotia, Canada.¹³ (Figure 8). Burnham & Morrill’s high-quality products were the result of the company’s dedication to experimentation and sanitation. From an early period in the company’s history, they developed an experimental laboratory and diet kitchen that allowed for better quality products as better practices in sanitation and food sciences were developed.¹⁴ In the first decade of the 20th century, they introduced a new product, fish flakes. Fish flakes were a combination of cod and haddock that was cooked and boned, season and packing in parchment-lined tin.¹⁵



Figure 4: 1891 Burnham & Morrill trademark label for Paris Sugar Corn.
(Image Source: Maine Memory Network)

¹² Morrill, “B&M,” p. 13.

¹³ “Sea-Food for Inlanders,” p. 46.

¹⁴ Morrill, “B&M,” p. 14.

¹⁵ “Sea-Food for Inlanders,” p. 47.



Figure 5: 1891 Burnham & Morrill trademark label for Deep Sea Lobster.
(Image Source: Maine Memory Network)



Figure 6: 1891 Burnham & Morrill trademark label for Cape Shore Mackerel.
(Image Source: Maine Memory Network)

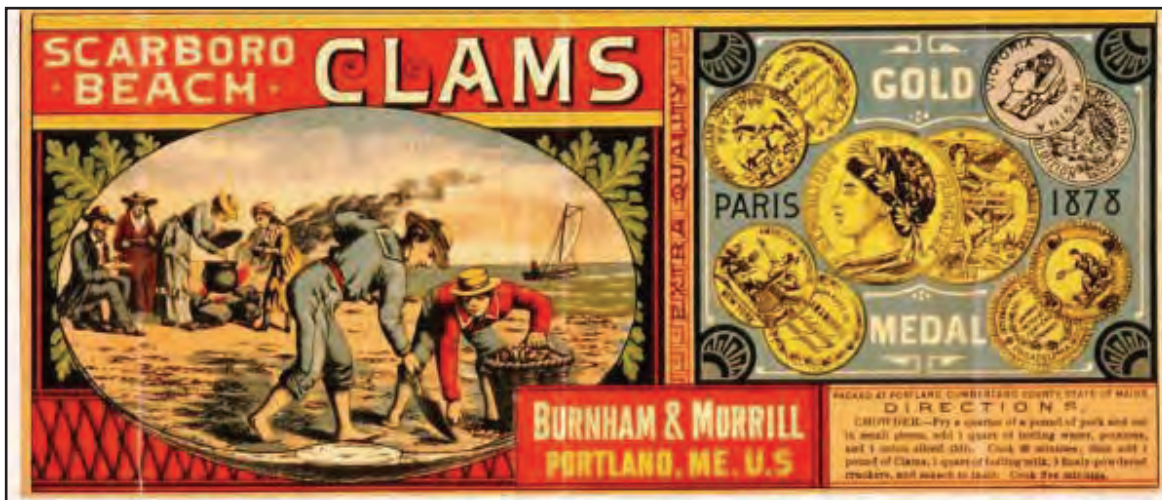


Figure 7: 1891 Burnham & Morrill trademark label for Scarboro Beach Clams.
(Image Source: Maine Memory Network)

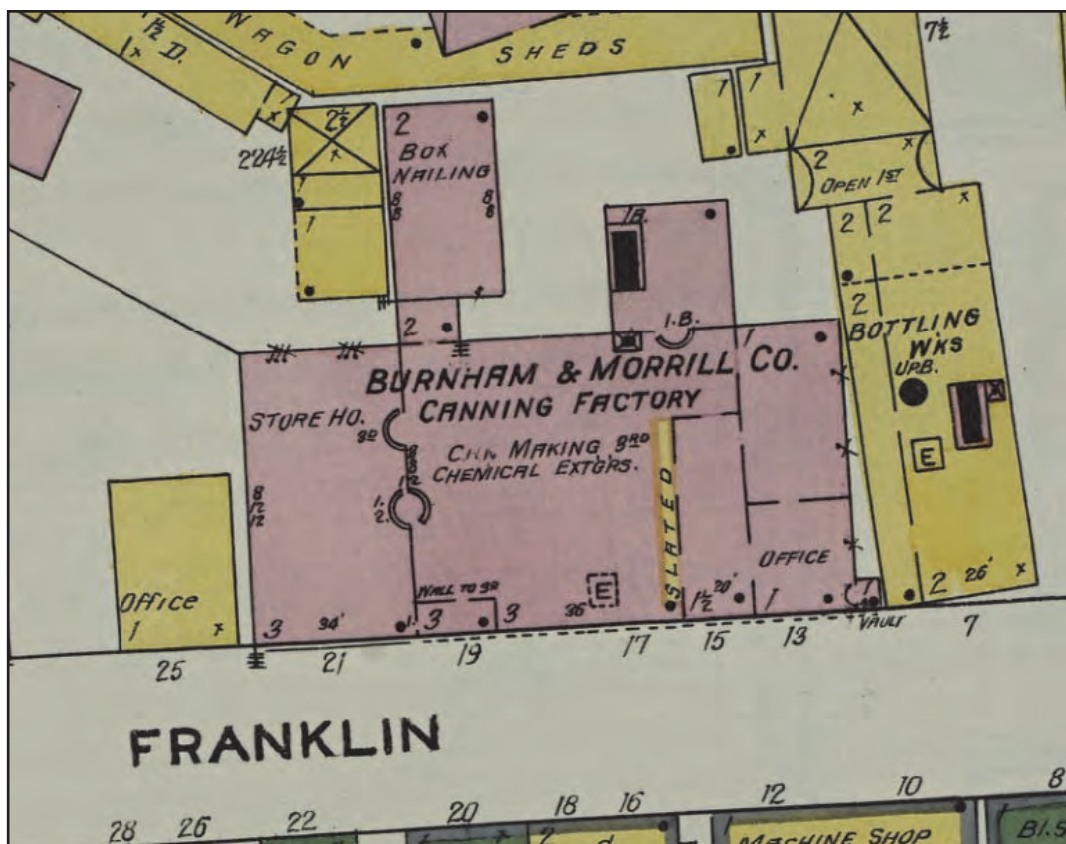


Figure 8: 1909 Sanborn Fire Insurance Map.

The company grew in the early-20th century with a greater demand for their products on a national scale. Advertising played an integral role in this period growth. As they had done with the manufacture of their products, Burnham & Morrill was thorough in their advertising. For example, when fish flakes were introduced in the early 1900s, the company conducted a careful investigation through conservative advertising before approving a national ad campaign.¹⁶ Advertisements for Burnham & Morrill products, therefore, are found in newspapers as close as New York and as far away as Texas, California, and Montana (Figures 9-12).



Figure 9: 1908 Burnham & Morrill Advertisement in the *Fort Worth Star-Telegram* (Fort Worth, TX).

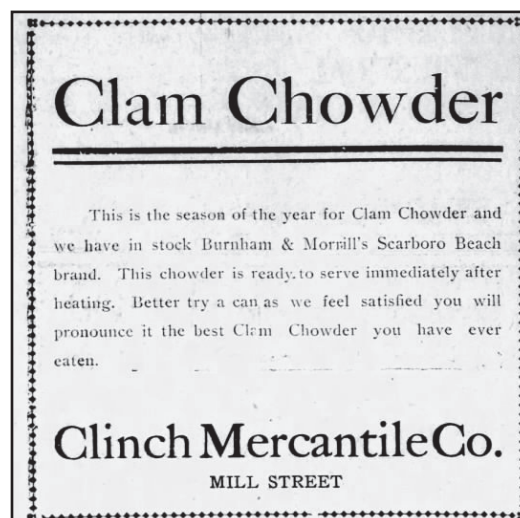


Figure 10: 1908 Burnham & Morrill Advertisement in *The Morning Union* (Grass Valley, CA).

¹⁶ "Sea-Food for Inlanders," p. 47.

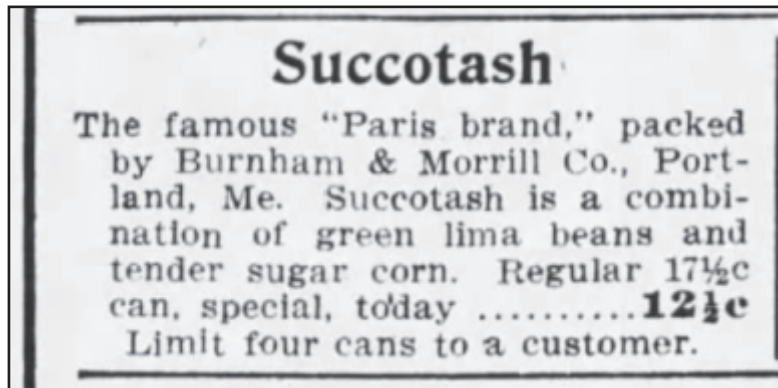


Figure 11: 1908 Burnham & Morrill Advertisement in *The Anaconda Standard* (Anaconda, MT).



Figure 12: 1910 Burnham & Morrill Advertisement in *The New York Tribune* (New York City, NY).

In 1910, the Burnham family's shares in the company were purchased by George B. Morrill, son of founder Charles Morrill. The purchase of the company was undertaken on a "character" note, which his

son later recalled that “the bank had confidence in his technical knowledge, his business shrewdness, and his general durability.”¹⁷ The Morrill’s would go on to take the company to new heights and introduce the company’s most well-known product, baked beans.

Demand in Burnham & Morrill goods necessitated the construction of a new, purpose-built, modern canning facility that could take the company into the 20th century. For their factory, Burnham & Morrill turned to local architects George Burnham, no relation to the company’s founders, and E. Leander Higgins to design a state-of-the-art headquarters located on the outskirts of Portland in the city’s East Deering neighborhood. The subject building was completed in 1913 and situated in a prominent location at the mouth of Back Cove at Casco Bay. The location of the Cannery was advantageous for the company as it was conveniently and strategically located adjacent to the water and the Grand Trunk Railway railroad tracks. As illustrated in the 1914 Richards Atlas of the City of Portland, the complex was designed with direct rail access, as well as a deep-water harbor that allowed for shipping and receiving direct to the Cannery (see Figure 13).

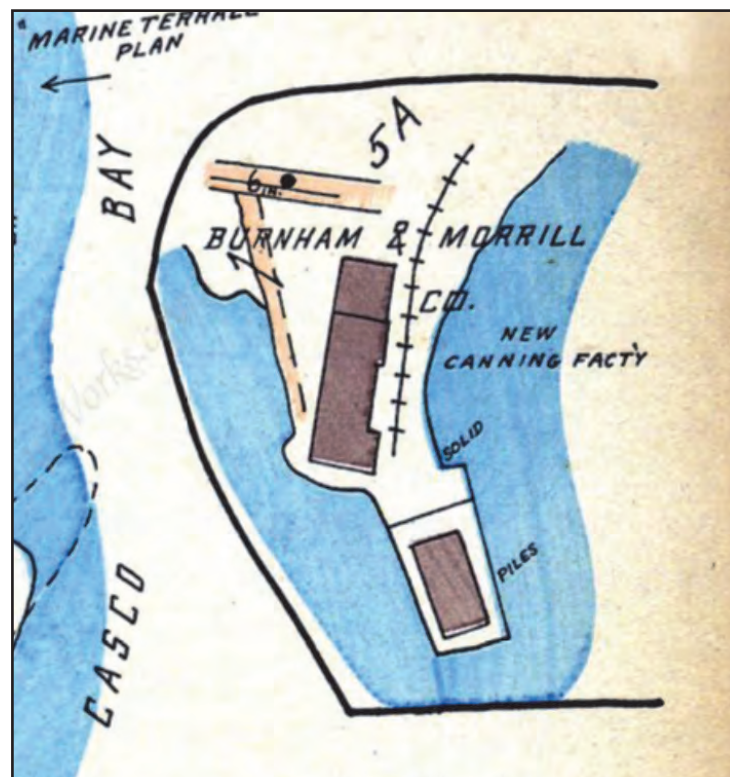


Figure 13: 1914 Richards Atlas of the City of Portland, showing the "New Canning Fact'y" of the Burnham & Morrill Co.

¹⁷ Morrill, “B&M,” p. 14.

Following construction, the new Cannery building was hailed as “one of the industrial show places of [Maine]”¹⁸ (Figure 14). Within the building, the company established a sanitary facility complete with kitchens, packing rooms, ovens, a new laboratory space, and the executive offices “where freshly uniformed employees [worked] under ideal conditions affording an abundance of sunlight and fresh air.”¹⁹



Figure 14: 1924 Portland Tax Record Photograph, Burnham & Morrill Company Offices and Cannery.
(Image Source: Maine Memory Network)

At the same time that the B&M Cannery was constructed, the company also constructed a codfish canning building.²⁰ The two-story building was also designed by Burnham & Higgins and was constructed on a reinforced concrete wharf by the Aberthaw Construction Company of Boston, Massachusetts.²¹

¹⁸ “Sea-Food for Inlanders,” p. 47.

¹⁹ Ibid.

²⁰ The codfish building has not been nominated for landmark designation, due to its poor structural condition resulting from high levels of chloride ions in the concrete. The building does not have sufficient integrity of condition, materials or workmanship necessary to make it worthy of preservation or restoration.

²¹ “Concrete Wharf To Be Built,” *Boston Evening Transcript* (Boston, MA), Nov. 20, 1912.



Figure 15: 1924 Portland Tax Record Photograph, Burnham & Morrill Company Codfish Canning Building.
(Image Source: Maine Memory Network)

The original Cannery complex consisted solely of the subject building and the codfish canning building, with landscaped lawns and paved driveways leading up to the B&M Cannery (see Figures 16-18).



Figure 16: c. 1930 Photograph, Burnham & Morrill Company Plant. (Image Source: Maine Memory Network)



Figure 17: 1930s photograph showing the construction of Tukey's Bridge with the Burnham & Morrill Company Plant at right. (Image Source: Maine Memory Network)



Figure 18: 1930s Photograph, Burnham & Morrill Company Plant. (Image Source: Maine Memory Network)

Completion of the subject building increased Burnham & Morrill's output and increased their employment numbers, but, perhaps most importantly, it also resulted in the introduction of their most notable product, baked beans. Newspaper advertisements indicate that the company was producing baked beans as early as the first decade of the 20th century. It was not until 1927, however, that the company began canning baked beans within the subject building.²² The famous B&M Brick Oven Baked Beans grew to become a nationally recognized brand name product that was sold on grocery store shelves throughout the United States (Figure 19).

At the company's height in the mid-century period, sources vary, but indicate that they employed between 300 and 500 employees at the B&M Cannery.²³ This total does not account for the number of employees at secondary canning facilities in Maine and Nova Scotia, which included 750 additional employees hired each year for seasonal work, picking and packing string-beans, corn, squash, and blueberries.²⁴ As further advances in machinery were introduced during that period, the Cannery's filling machines could produce more than 150 cans per minute, depending upon the product.²⁵

In that mid-century period, the company undertook their final major construction campaigns at the larger Burnham & Morrill complex. Beginning in 1947, a two-story cooking building was completed to the east of the B&M Cannery. This was followed by the c. 1951 construction of a storage and labeling building to the north of the B&M Cannery and a woodworking and storage building, also constructed c. 1951. Also at that time a one-story CMU block loading dock and connector was built between the B&M Cannery and the codfish canning building. Each of these buildings are illustrated on the 1951 Sanborn Fire Insurance Map (Figure 20).

²² McGuire, "B&M Baked Beans leaving Portland after more than 150 years."

²³ Morrill, "B&M," p. 15; McGuire, "B&M Baked Beans leaving Portland after more than 150 years."

²⁴ Morrill, "B&M," p. 15.

²⁵ Ibid, p. 14.



*Every Forkful
a Delicious
"DOWN-EAST"
FEAST*

Know why Yankee sailors used to break speed records winging home in their tall clipper ships? One reason was to get back to the feasts of baked beans our New England grandmothers used to bake with such a special flavor knock. Beans baked with true, old-time goodness exactly as B & M bakes 'em for you now "Down East" in Portland, Maine. Slowly (with no boiling) for one entire day! With lots of juicy pork chunks and spicy sauces! 'Till each flavor-drenched bean is mesly and tender and temptingly brown! Treat yourself to these genuine New England favorites . . . and you'll prefer 'em always. Burnham & Morrill Company Portland 2, Maine.

B&M Genuine New England Brick-Oven BAKED BEANS

214 November 1946 Good Housekeeping

Figure 19: 1946 B&M Baked Beans advertisement. (Image Source: *Good Housekeeping*, Nov. 1946)



Figure 20: 1951 Sanborn Fire Insurance Map.

Following the physical expansion of the plant, Burnham & Morrill was recognized as the “largest food packing organization in the State of Maine and one of the largest in the United States.”²⁶ Further, the company was the largest producer of baked beans in the country. At that time, they employed more than 300 people at the plant.

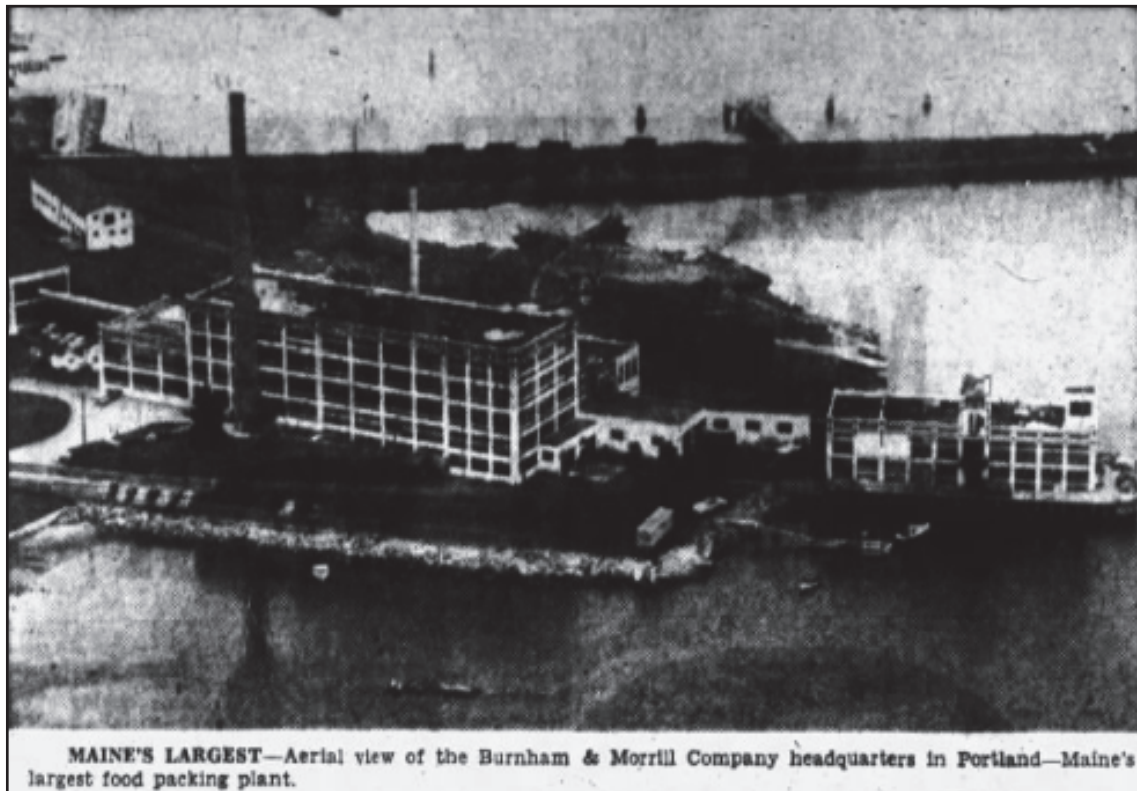


Figure 21: 1958 aerial image of B&M plant. (Image Source: *Bangor Daily News*)

In 1965, the City of Portland renamed the street address of the building to Bean Pot Circle, honoring the impact of the company and its world-renowned baked beans. That same year, the Burnham & Morrill was purchased by the Watertown, Massachusetts-based food packing and canning company William Underwood Company.²⁷ Following the initial sale of Burnham & Morrill, the complex continued to expand, and the company changed hands at various points throughout the latter portions of the 20th century. Despite changes in ownership, the B&M Cannery remained in active use until 2021.

²⁶ “Painstaking, Careful, Non-Rushing Methods Reasons For Great Growth At Burnham, Morrill,” *The Bangor Daily News* (Bangor, ME), Nov. 4, 1958.

²⁷ “Burnham & Morrill Company Records,” Located in the Raymond H. Fogler Library Special Collections, The University of Maine.

Throughout the 108 years that the Burnham & Morrill Company occupied the Cannery building, the company etched a significant place in Portland's industrial history. The canning and food packing industry traces its origins in America to the city of Portland and became one of the state's largest industries in the 19th century. The Burnham & Morrill Company exemplifies the industry in Portland as one of its longest lasting companies and one that grew to become one of the largest in the entire United States by the mid-20th century. As a truly Maine company, for over one and a half centuries, the Burnham & Morrill Company packed food products are historically associated with the state and larger New England region, placing Boston Baked Beans, Maine lobster, and Atlantic scallops into homes throughout the country. As such, the B&M Cannery stands as the physical representation of the company's impact on Portland and Maine's industrial past.

Architectural Significance

Most 19th century manufacturing buildings in New England followed the Waltham model of mill construction, a slow-burning construction system. Masonry buildings, predominantly brick, utilized closely spaced wood columns and beams instead of joists and separated internal vertical and horizontal spaces to limit the spread of fire. This building type served as the model for factory construction in throughout Maine and the rest of New England through the nineteenth century and into the early decades of the twentieth century.

The impressive four-story B & M Cannery was constructed in 1913, following the design of the well-known architects Burnham & Higgins. The design was a divergence from earlier Waltham model brick mill buildings, having a distinctly modern appearance that was consistent with advancements in construction technology at the time. By the turn of the century engineers, architects, and manufacturers had come to the realization that the nineteenth century factory model did not effectively integrate modern production demands of machinery, materials, and labor. The heavy timber framing required numerous supporting columns, which did not allow for sufficient unobstructed spaces. The brick load-bearing walls of the common "slow burning" mills restricted the size and number of windows as well. Small window openings of the nineteenth century mills restricted the amount of natural light on the interior, thus limiting where machinery could be placed in order for operatives to sufficiently see their work. The small window openings further restricted ventilation. By 1900 reinforced concrete had been introduced for building construction and factory designers were among the first to utilize this new technology. Reinforced concrete exhibited significantly higher tensile and compressive strength than brick (three times the strength of the best brickwork), absorbed vibration better, and provided excellent fire proofing capabilities. In addition, reinforced concrete slab construction allowed for larger windows, which improved natural lighting and ventilation. New building materials, including reinforced concrete and high tensile steel were relatively inexpensive and allowed for larger spans with fewer vertical

supports, thus larger more open interior spaces. It was also less expensive to construct reinforced concrete buildings than steel-frame structures because the steel framing members required fire proofing.

Advancements in reinforced concrete technology came rapidly in the early twentieth century. The use of concrete embedded with steel reinforcing expanded as the technology improved during the pre-World War I era and its use became commonplace for mill buildings, particularly multi-story industrial lofts. In 1902 engineer Ernest L. Ransome patented a system of extending the floor slab beyond the face of the building to support brick spandrel panels and large window openings. This technology resulted in exterior elevations featuring a grid pattern formed by the horizontal exposed concrete floor slabs and vertical reinforced concrete piers. This design became widely used for large multi-story factory buildings in the first three decades of the twentieth century (Figure 22). The use of rigid fire-resistant steel windows became commonplace after 1910, when American window manufacturers began producing industrial steel windows, which improved overall fire proofing for the mills and allowed for larger glazed wall area. By 1920 it was not uncommon for reinforced concrete mill buildings to have 50% or more of the exterior wall surface made up of glazing. Well-known engineers Lockwood, Greene & Company embraced this new building technology early on and is credited with having built the first textile mill entirely of reinforced concrete (Maverick Mills in East Boston; 1910). As was the case with most of the early reinforced concrete factories, the Maverick Mills utilized reinforced concrete beam and girder construction, where the framing members were exposed at the ceilings in a manner similar to the earlier heavy timber-frame mills. In an effort to minimize exposed framing at the ceilings, and thus improve lighting on the interior by reducing shadows, engineers developed a flat slab system whereby increased reinforcing in the floor slab allowed for the elimination of girders. As early as 1905 C.A.P. Turner developed his “mushroom system,” utilizing broad concrete columns with splayed tops encasing reinforcing that tied columns to a flat floor slab (Figure 23).

This technology allowed for improved light distribution, rapid construction, and facilitated placement of sprinkler pipes and other mechanicals. Turner’s mushroom system was just one of many iterations of reinforced concrete framing systems that aimed to create more consistent floor to ceiling heights without the interruption of large girders. Turner’s highly successful technique, however, became the industry standard. Ornamentation on the reinforced concrete mill buildings was generally limited and the character was utilitarian. Stylized concrete elements, such as capitals and brackets, were often used to decorate principal exterior elevations. Brick was typically reserved for use as spandrel panels beneath the windows or within the parapets. The resulting building type was subsequently used extensively throughout the country for manufacturing buildings of all types. Typical examples of this building type in Maine include the Saco-Lowell Shops Building 30 in Biddeford, Maine (Figure 24) and the B&M Cannery.

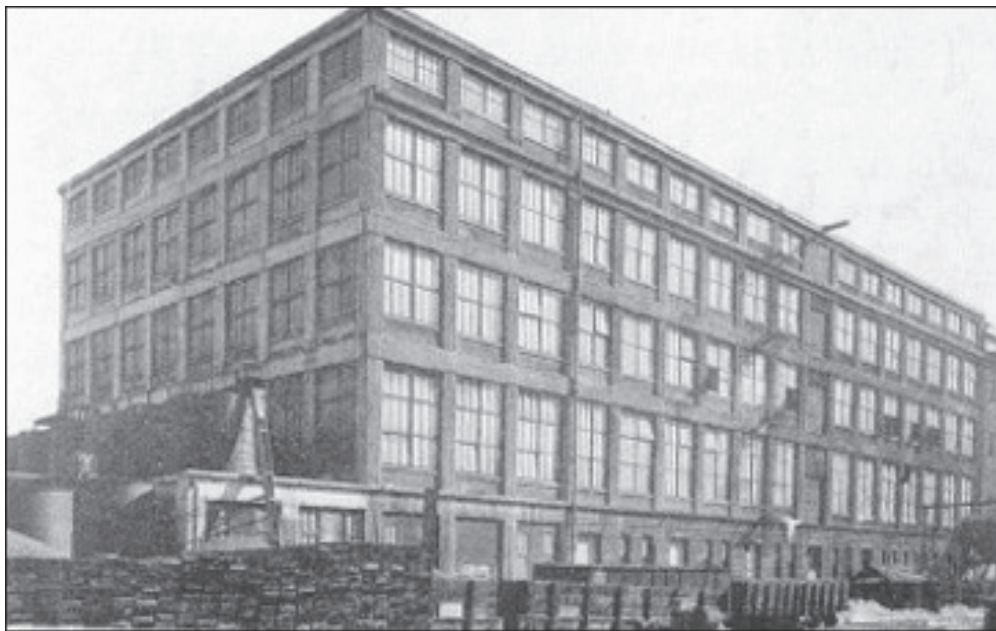


Figure 22: Pacific Coast Borax Refinery - Bayonne, NJ - designed by Ernest L. Ransome in 1904
(Image Source: Bradley, Betsy Hunter. *The Works*)



Figure 23: Union Switch & Signal Co. - Swissvale, PA - designed ca. 1905 by C.A.P. Turner
(Image Source: Bradley, Betsy Hunter. *The Works*)

The B&M Cannery embodies the distinctive characteristics of the early twentieth century reinforced concrete flat slab manufacturing building. The use of reinforced concrete mushroom columns, piers, and floor slabs allows for the large open interior spaces and high ceilings found in the building (Photos 9 and 10). The exterior grid frames generous window openings that originally held multi-pane double-hung sashes, several of which remain (Photo 1). Brick panels are used beneath the windows to create visual interest by contrasting with the lighter concrete elements. Architectural ornamentation is limited to pilasters embellished with brick coursing in a stylized pattern (Photo 4).



Figure 24: Saco-Lowell Shops Building 30 - Biddeford, Maine

Architects –Burnham & Higgins

Among Maine’s most notable architects of the late-19th and early-20th century period, few rise to the prominence of George Burnham. Throughout his career, Burnham designed numerous commercial, industrial, municipal, and residential buildings throughout Maine, with many prominent examples of his work in Portland. With the firm of Burnham & Higgins, Burnham and his partner E. Leander Higgins continued this legacy by designing some of Portland’s most notable homes and buildings.

George Burnham was born in Portland, Maine in 1875. He undertook his architectural training at the Massachusetts Institute of Technology (MIT), graduating in 1898. While attending MIT, Burnham

studied architectural theories made famous at the Ecole des Beaux Arts in Paris. Following his graduation, Burnham first worked in New York City under architect Thomas Tryon.²⁸

In 1902, Burnham contracted typhoid and pneumonia forcing him to return to his hometown. In Portland, Burnham commenced designing homes and commercial buildings in the Revival and Beaux Arts styles. Among his earliest commissions were the Federal Revival style Perez Burnham House (1902) and the Porteous, Mitchell & Braun Block (1904), designed in the Beaux Arts style.²⁹ In 1904, Burnham was awarded perhaps his most important and well-known commission, the Cumberland County Courthouse. Burnham bested eight other firms for the contract, including John Calvin Stevens, perhaps Maine's most prominent architect. Burnham worked on the courthouse project until 1909, while designing various smaller projects concurrently.³⁰ The Cumberland County Courthouse is a contributing resource to the Portland Waterfront National Register Historic District and the Portland Waterfront Local Historic District.

In 1909, Burnham hired E. Leander Higgins as a draftsman. Higgins was born in Bar Harbor, Maine in 1879 and studied architecture at MIT, graduating in 1906.³¹ During Higgins' early years working with Burnham, the firm completed another of its most well-known designs, the Maine Central Railroad Station in Gardiner, Maine (1911); the station was listed in the National Register of Historic Places in 1982.³² Higgins was named a partner in 1912 and the firm subsequently changed its name to Burnham & Higgins.³³

The firm of Burnham & Higgins was primarily known for their residential designs in Portland. In his biographical sketch of George Burnham, architectural historian Roger Reed explained that the firm's residential designs "characterize the work of the firm."³⁴ He further explained that their homes followed an established format:

²⁸ Roger G. Reed, "George Burnham" in *A Biographical Dictionary of Architects in Maine*, Jan. 1984.

²⁹ Ibid.

³⁰ Alessa Wylie, "Architect of the Week: George Burnham," Greater Portland Landmarks, accessed April 4, 2022, <https://www.portlandlandmarks.org/blog/2020/5/14/architect-of-the-week-george-burnham>.

³¹ "Biographical Note," in Higgins (Edward Leander) Architectural Records, located in the Raymond H. Fogler Library Special Collections, The University of Maine.

³² Frank A. Beard, "Gardiner Railroad Station," National Register of Historic Places Inventory-Nomination Form, 1982.

³³ Reed, "George Burnham."

³⁴ Ibid.

“Typically this consisted of rectangular structures with broad hipped roofs and over-hanging eaves supported on modillion blocks or exposed rafter ends. Dormers, an important decorative feature in a Burnham & Higgins house, are prominently situated to provide maximum exposure.”³⁵

Among their many homes Burnham & Higgins designed in the popular revival styles of the period were the Charles F. Flagg House (1913) in the Mediterranean Revival style and the Sidney St. Felix Thaxter House (1918) in the Colonial Revival style.

In 1913, Burnham & Higgins designed two industrial buildings, the B&M Cannery and its associated codfish canning building, two of only a few industrial examples by the firm. Concurrently, the firm designed the Portland Shoe Manufacturing Company factory on Pearl Street in downtown Portland. The downtown factory building follows a more traditional design model, with its brick exterior walls and punched segmental arched windows (see Figure 25).



Figure 25: 1924 Portland Tax Record Photograph, Portland Shoe Manufacturing Company.
(Image Source: Maine Memory Network)

Through the remainder of the 1910s, the firm continued to design buildings in Portland and throughout Maine. Following Burnham’s retirement in 1919, Higgins maintained prominence in the field of architecture during the 1920s and 1930s.

³⁵ Ibid.

Historic Landmark Boundaries

For purposes of this landmark nomination, boundaries of the landmark designation are to include the B&M Cannery building, the site of the Codfish Building, and a buffer area around the B&M Cannery, as delineated in Figure 26.

The site of the codfish building is included in the landmark designation. However, due to the condition of the building and underlying pier, it lacks sufficient integrity of condition to make it worthy of preservation or restoration. The codfish building and underlying pier are therefore non-contributing and may be demolished. The Historic Preservation Board's review of activity within the site of the former codfish building and pier is limited to review of any activity that would require a Certificate of Appropriateness that is proposed on top of a newly constructed pier. A Certificate of Appropriateness will not be required for the demolition of the codfish building and pier or construction, maintenance and repair of a new pier and related infrastructure, including but not limited to decking, railings, floats, and supports.

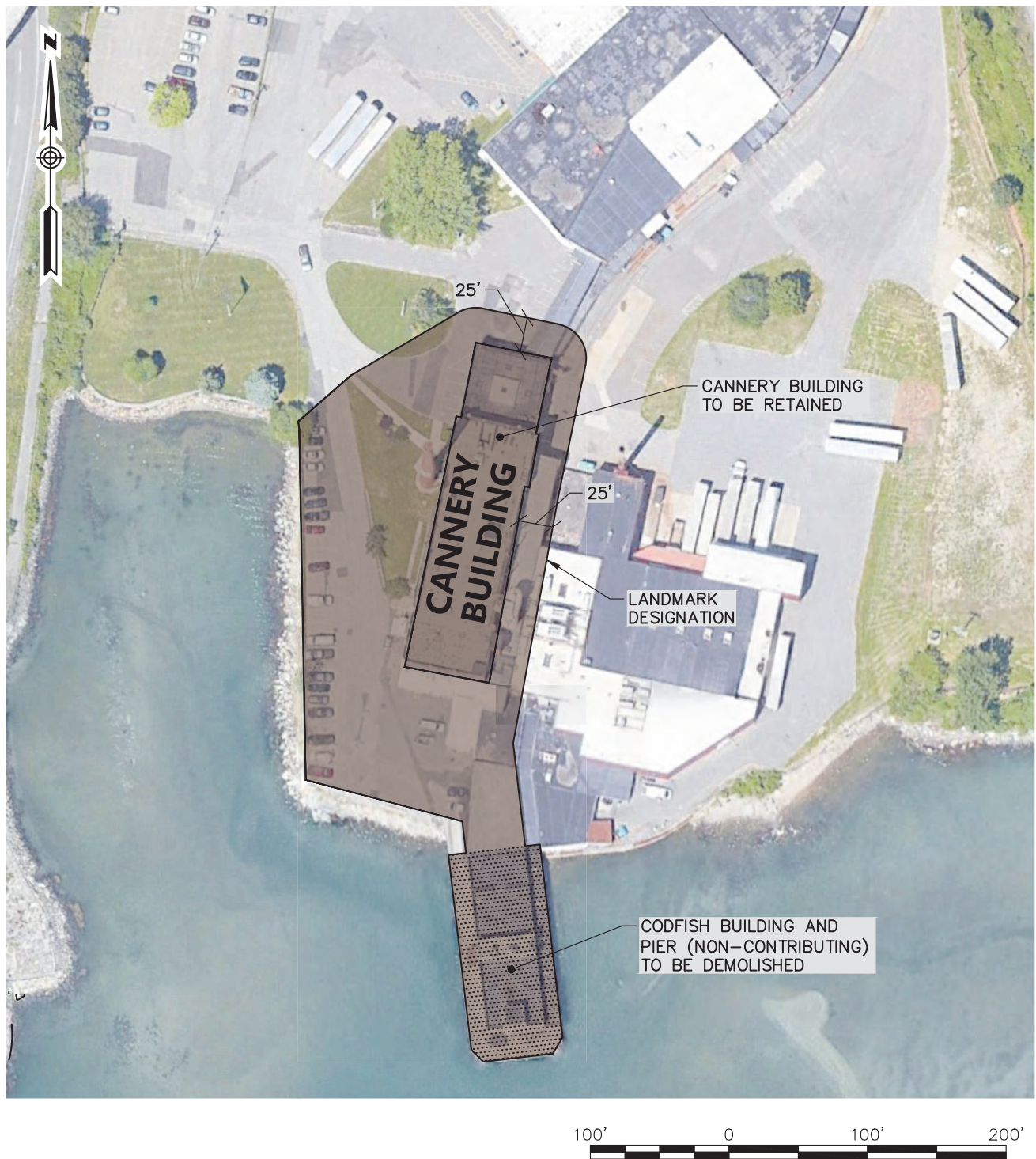


Figure 26: Boundaries of Landmark Designation

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Photographs/Photo Key

(all photos taken March 2022)



Photo Key



1. B&M Factory, West Elevation, looking southeast.



2. B&M Factory, West Elevation, looking east.



3. B&M Factory, South Elevation, looking north.



4. B&M Factory, North Elevation, looking south.



5. B&M Factory, North and West Elevations, looking southeast.



6. B&M Factory, North and West Elevations, looking southeast.



7. B&M Factory, North and East Elevations, looking southwest.



8. B&M Factory, North and East Elevations, looking southwest.



9. B&M Factory, Second Floor, looking north.



10. B&M Factory, Fourth Floor, looking south.



11. Site, Codfish Canning Building, looking southeast.



12. Site, Codfish Canning Building looking northwest.



13. Site, Codfish Canning Building, looking southwest.



14. Site, Storage/Labeling Building looking northwest.



15. Site, Woodworking/Storage Building, looking northwest.



16. Site, Entrance and Woodworking/Storage Building looking south.