

Historic Preservation Board

Wednesday, April 17, 2024 at 5:00 PM
Room 24 (Ground Floor of City Hall) and
Zoom



MEMBERS

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

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REMOTE PARTICIPATION

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Or Telephone: Dial(for higher quality, dial a number based on your current location): +1 301 715 8592 US (Washington DC); +1 305 224 1968 US; +1 309 205 3325 US; +1 312 626 6799 US (Chicago); +1 646 931 3860 US; +1 929 205 6099 US (New York); +1 669 900 6833 US (San Jose); +1 689 278 1000 US; +1 719 359 4580 US; +1 253 205 0468 US; +1 253 215 8782 US (Tacoma); +1 346 248 7799 US (Houston); +1 360 209 5623 US; +1 386 347 5053 US; +1 507 473 4847 US; +1 564 217 2000 US; +1 669 444 9171 US

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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. **REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 3, 2024**
 - i. **PUBLIC HEARING**
 - i. 64 Pine Street: Miller, Bassett, Keenan, PaquinGould, Seosebee and Whitten present, O'Brien absent.
 - ii. Deering Oaks: Miller, Bassett, Keenan, PaquinGould, Seosebee and Whitten present, O'Brien absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 3, 2024

- i. Certificate of Appropriateness for New Construction; 64 Pine Street; 64 Pine Street LLC., Applicant. The Board voted 5-0 (one opposed, O'Brien absent) to table this item.
- ii. Certificate of Appropriateness for Shared Use Pathway; 61 Park Avenue (Deering Oaks Park); City of Portland, Applicant. The Board voted 6-0 (O'Brien absent) to approve the application with conditions.

4. PUBLIC HEARING

- i. Certificate of Appropriateness for 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.

5. WORKSHOP

- i. Preliminary Review of New Construction; 42 ATLANTIC STREET; LB Atlantic LLC, Applicant. Plan Number: HPBR-002814-2024.

6. COMMUNICATION AND REPORTS

- i. HPB Annual Recap

7. CONSENT AGENDA

**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: April 12, 2024
RE: 1 Bean Pot Circle (B&M Cannery)– PUBLIC HEARING – Rehabilitation
PROJECT ID: HPBR-002723-2023
MEETING: April 17, 2024

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 April 17, 2024 was posted at the property on April 3, 2024. A legal ad was published in the Portland Press Herald on April 5, 2024 and April 6, 2024, and 75 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

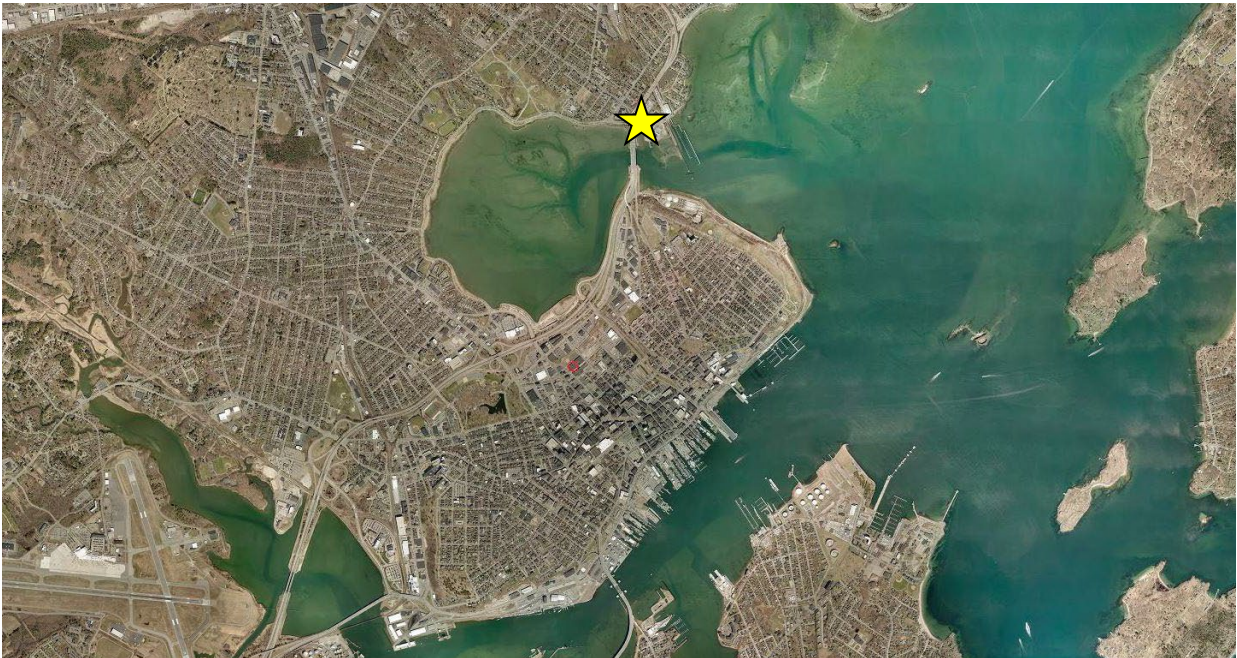


Figure 1: Partial map of Portland showing location of 1 Bean Pot Circle, the B&M Cannery.

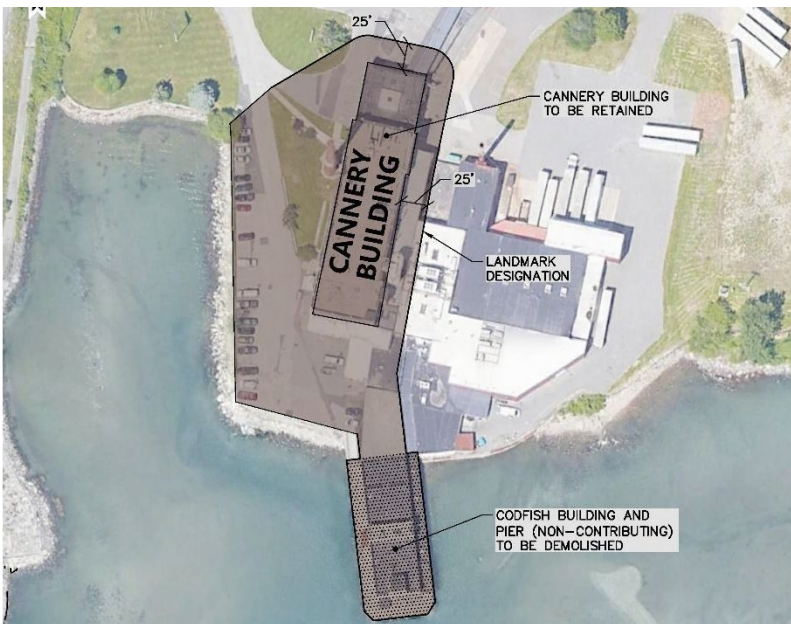


Figure 2: B&M Cannery Landmark Designation Boundary. (Page 32, Attachment 11).

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 3.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

March 6, 2024, Workshop (Interpretive Elements):

During the March 6 workshop, the applicant presented more detailed information on the proposed interpretive elements, including some additional items from what was presented on December 6, 2023. Specifically, the applicant presented a more developed concept for the granite interpretive post and added a viewfinder feature which would present an image of the historic Codfish Building. Board members provided a very favorable response on these two additional items with no substantive comments or requests for revisions to the proposal.

STAFF COMMENTS

The applicant is presenting the proposed rehabilitation and interpretive elements at the B&M Cannery Building to the Board for public hearing and final approval. Since the last workshop the applicant has updated the rehabilitation drawings by providing additional details, in particular for

windows, treatment of entrances, mechanical screening, and providing additional specifications on proposed masonry restoration. Additionally, the applicant has provided further detail on the design intent of the proposed interpretive elements, clarifying the maps and models to be included on the granite interpretive post and confirming that the viewfinder will meet ADA accessibility requirements.

At this time, staff are not aware of any items that the Board has requested addressed prior to approval. Staff have included in the suggested motion some standard conditions of approval for staff review of final construction details for interpretive elements and masonry mock-ups.

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
Yes	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 at this location. The Board did not previously express concerns or comment on the proposed removal of the existing concrete staircase.

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 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.

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 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
Yes	The applicant has not provided specifications on the means, methods, and products that will be used to clean the historic masonry. Staff are recommending a typical condition requiring staff review of mock-ups/test areas to confirm that the masonry cleaning and restoration is consistent with the standard.

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 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.

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 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.

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-002723-2023 for rehabilitation at 1 Bean Pot Circle (B&M Cannery) 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 1-7 & 9-10, with the following conditions:

- 1) That final shop drawings or other plans for the proposed interpretive elements be submitted to Historic Preservation Staff for review as being consistent with the materials presented at the Public Hearing, and
- 2) That a mock-up of proposed masonry work, (including cleaning, repointing, replacement, patching or other repairs) shall be reviewed and approved by Historic Preservation staff prior to proceeding with the work to ensure that the work is consistent with the historic masonry and will not cause unnecessary damage to historic materials per the Standards for Review of Alterations.

ATTACHMENTS

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

March 25, 2024

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 – Bean Building – 9_Masonry Specification.pdf
- NU – Codfish Pier – 1_Interpretive.pdf

Thank you,



P. Greg Russell
Associate Principal

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.

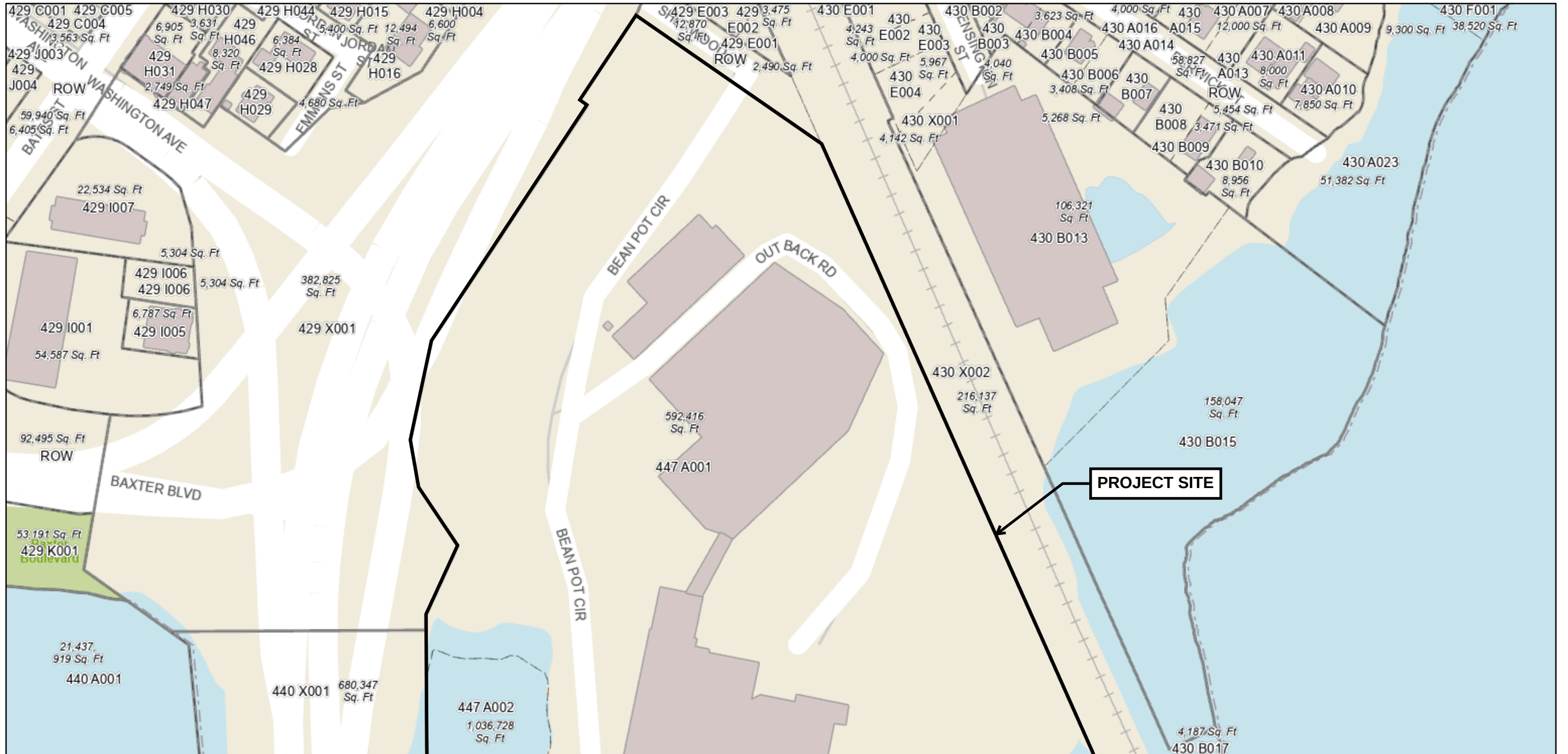
Meaning and intending to convey the same premises described in a Quitclaim Deed with Covenant from B&G Foods North America, Inc. to The Initiative for Digital Engineering and Life Sciences dated March 23, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39282, Page 151.

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

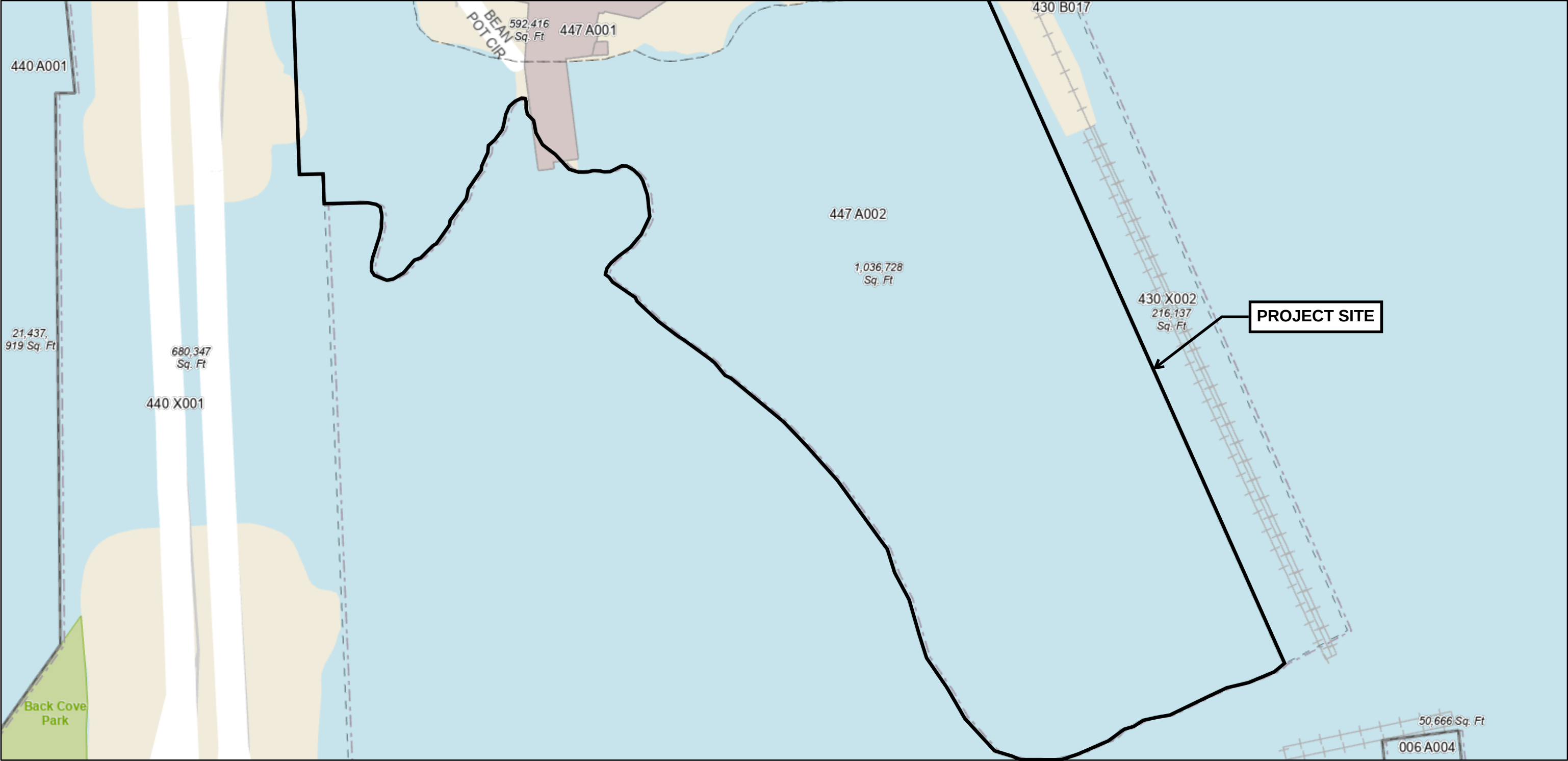
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City of Portland, DPS

ArcGIS Web Map

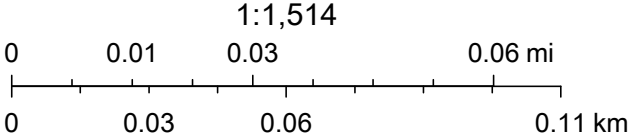


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parcels

 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

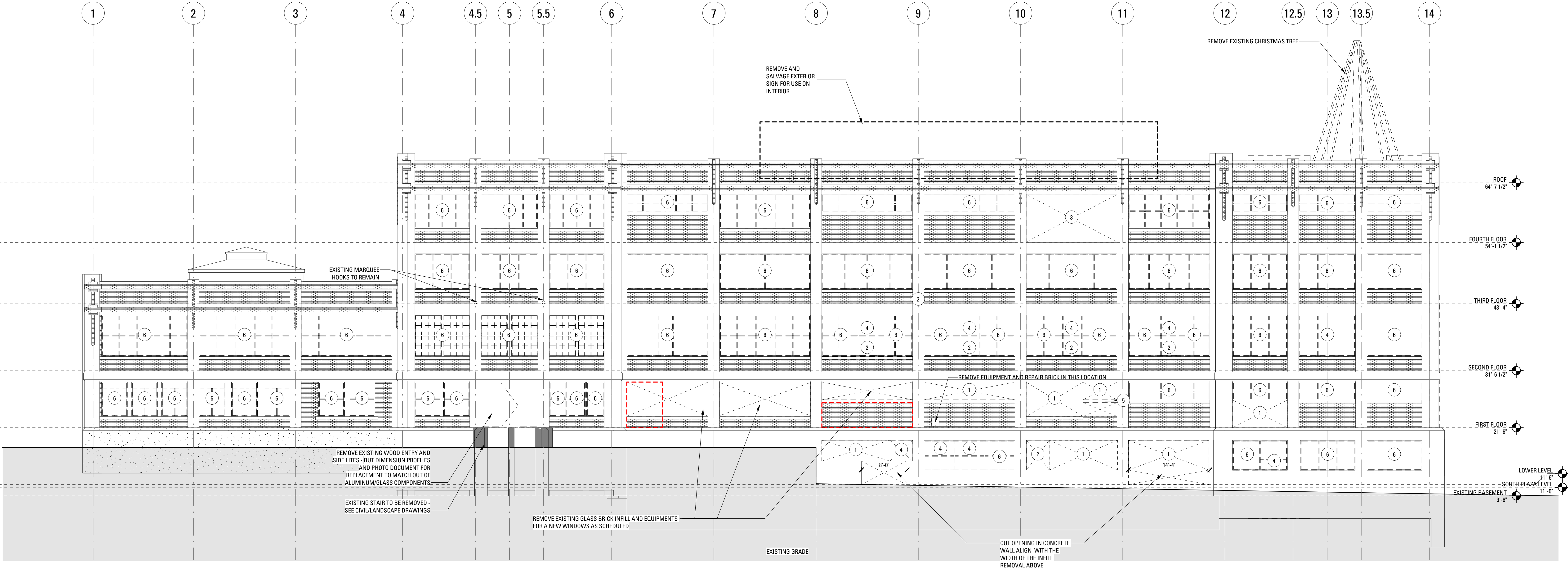
- 1 REMOVE EXISTING CMU INFILL.
- 2 REMOVE EXISTING BRICK INFILL.
- 3 REMOVE EXISTING BOARD INFILL.
- 4 REMOVE EXISTING INFILL AND EQUIPMENTS.
- 5 REMOVE EXISTING SILL.
- 6 REMOVE EXISTING WINDOW.

DEMOLITION ELEVATION LEGEND

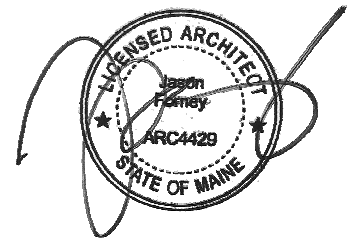
- INFILLS DEMOLISHED FOR NEW WINDOW SYSTEM
- EXISTING WINDOWS TO BE DEMOLISHED
- QUALITY OF EXTERIOR MATERIALS TO BE REVIEWED AND VERIFIED IN FIELD WITH ARCHITECT AND OWNER

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 abutter 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

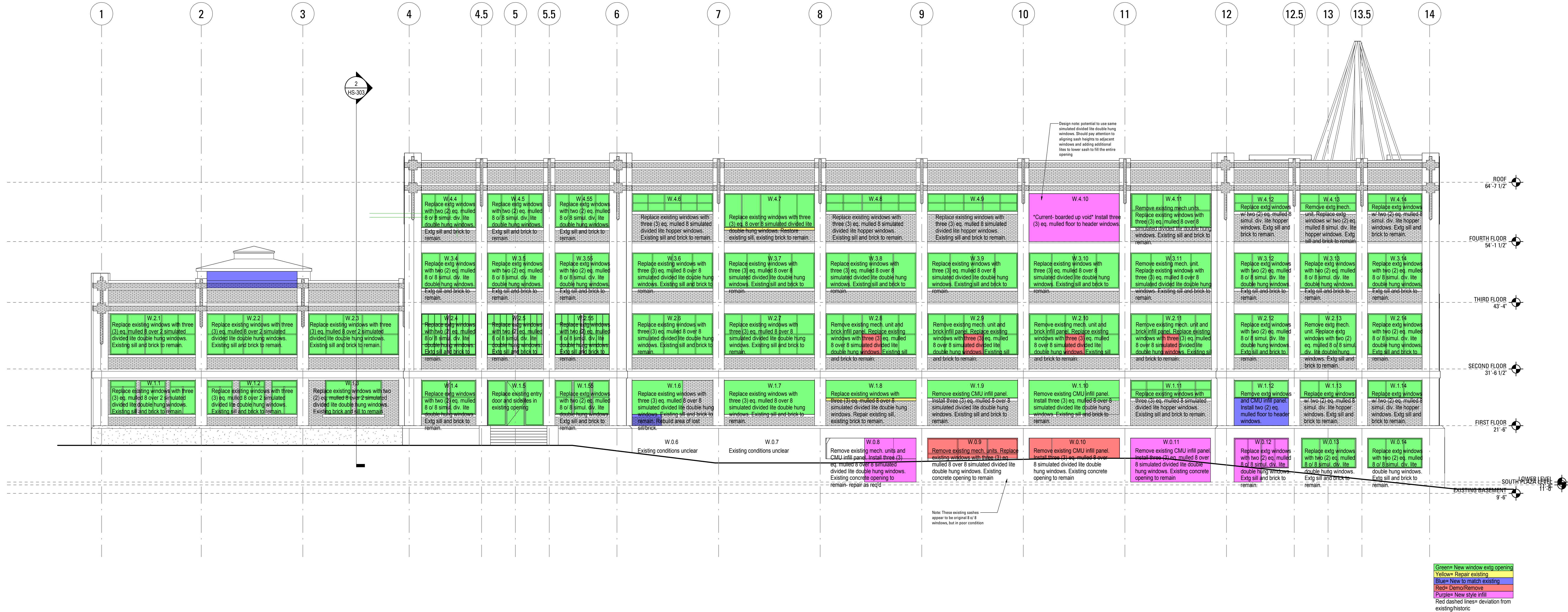
MARCH 25, 2024 REV

LAND-USE PERMIT SET

Rev.	Date	Revision Title

DEMOLITION - WEST ELEVATION

D-301



SUMMARY
New windows in existing openings: ALL

SUMMARY
New windows in existing openings: ALL
Replace existing entry door & sidelites in existing opening.

SUMMARY
New windows in existing opening:
Remainder not listed below
New windows in existing opening, repair/restore existing sill:
W.4.7
W.1.8

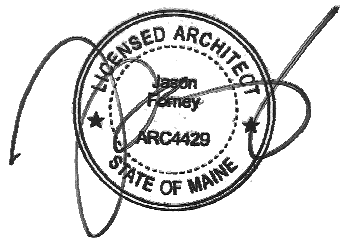
Remove mech unit infill panel and replace windows in existing opening:
W.2.8
W.2.9
W.2.10
W.2.11

Existing opening boarded up with no original features- new floor to header windows:
W.4.10

SUMMARY
New windows in existing opening:
Remainder not listed below

Existing opening with no original features- new floor to header windows:
W.4.10

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



Roux Institute Bean Building
Project # 22.031

Northeastern University - IDEALS
Portland, ME 04103

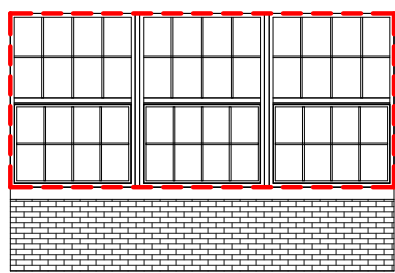
MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

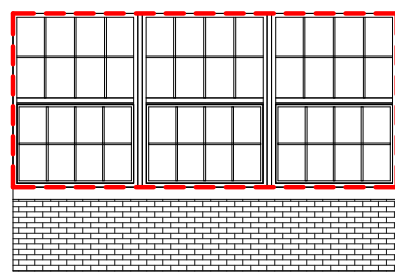
WEST ELEVATION - HISTORIC
NARRATIVE

HS-301

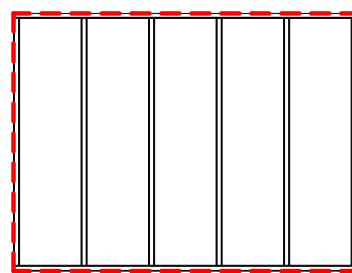
INFILL TYPOLOGIES LEGEND



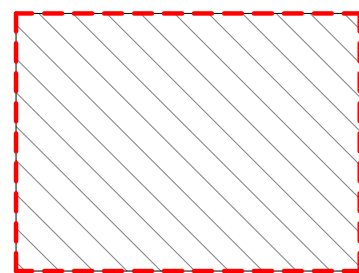
TYPE I.
NEW MULTI-PANE WINDOW IN
EXISTING OPENING, MINOR
REPAIRS TO INFILL



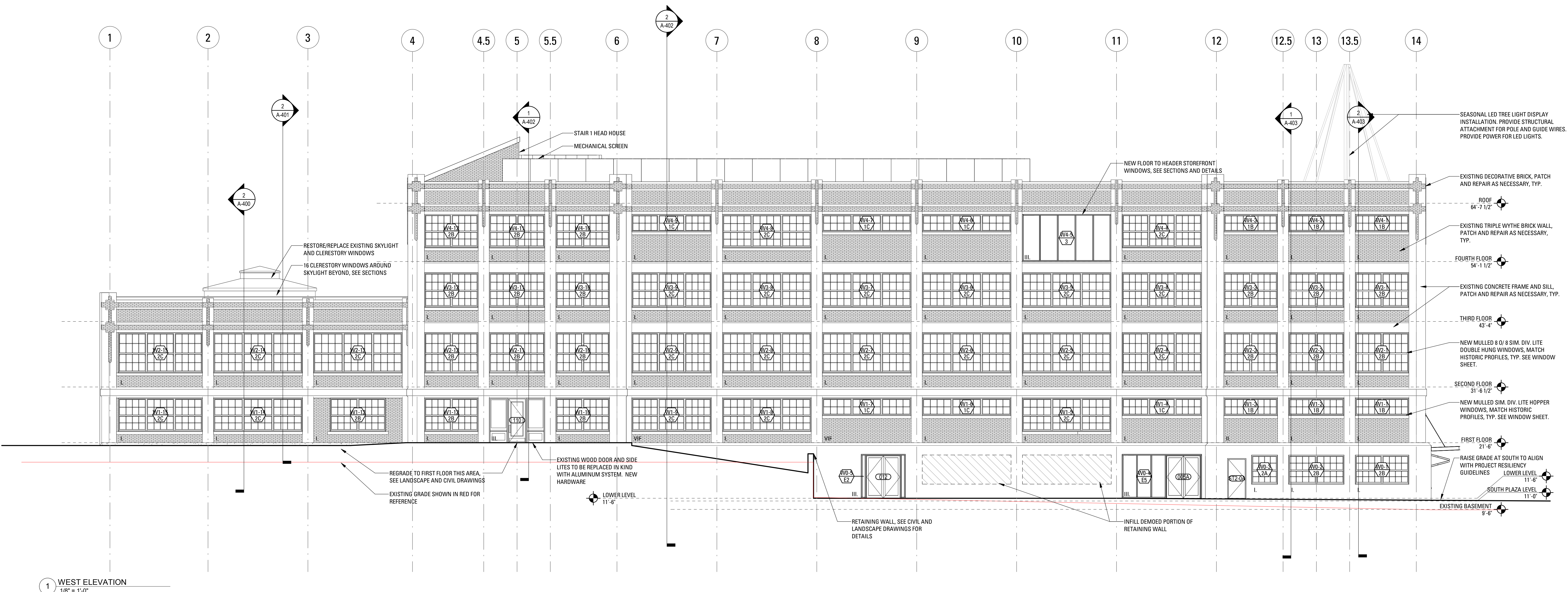
TYPE II.
NEW HISTORIC STYLE WINDOW,
NEW CONCRETE SILL, NEW
MASONRY INFILL



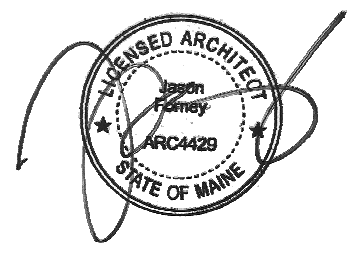
TYPE III.
NEW STOREFRONT WINDOWS
FILLING OPENING



TYPE IV.
CONCRETE INFILL AT DEMOLDED
PORTIONS OF FOUNDATION WALL



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



Roux Institute Bean Building
Project # 22.031

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Portland, ME 04103

MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

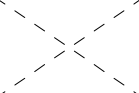
WEST ELEVATION

A-301

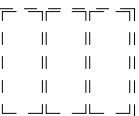
ELEVATION DEMOLITION KEYNOTE

- 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



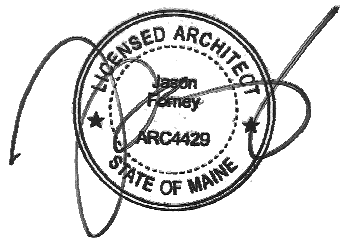
QUALITY OF EXTERIOR MATERIALS TO BE REVIEWED AND VERIFIED IN FIELD WITH ARCHITECT AND OWNER

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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Northeastern University - IDEALS
Portland, ME 04103

MARCH 25, 2024 REV

LAND-USE PERMIT SET

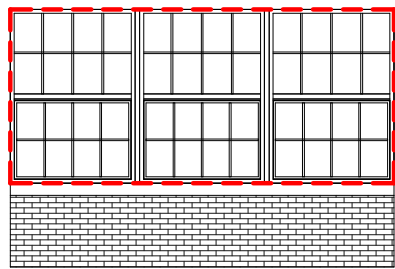
Rev.	Date	Revision Title

DEMOLITION - EAST ELEVATION

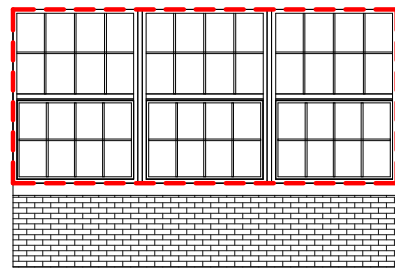
D-302



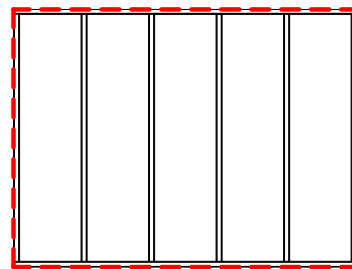
INFILL TYPOLOGIES LEGEND



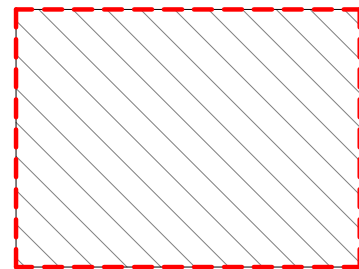
TYPE I.
NEW MULTI-PANE WINDOW IN
EXISTING OPENING, MINOR
REPAIRS TO INFILL



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



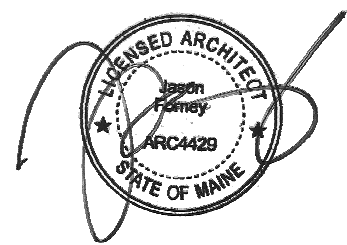
TYPE III.
NEW STOREFRONT WINDOWS
FILLING OPENING



TYPE IV.
CONCRETE INFILL AT DEMOLDED
PORTIONS OF FOUNDATION WALL



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



Roux Institute Bean Building
Project # 22.031

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Portland, ME 04103

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Rev.	Date	Revision Title

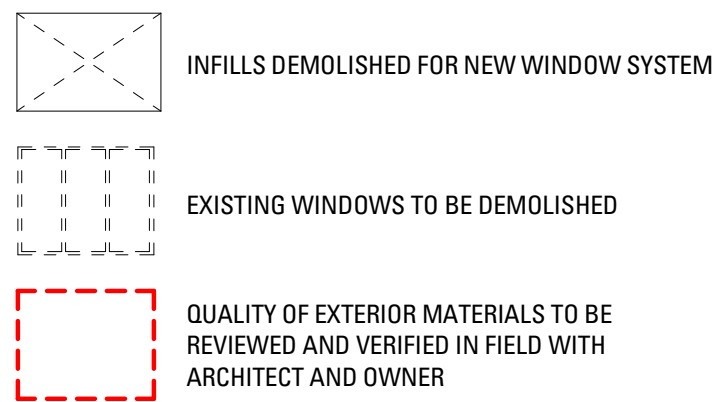
EAST ELEVATION

A-302

ELEVATION DEMOLITION KEYNOTE

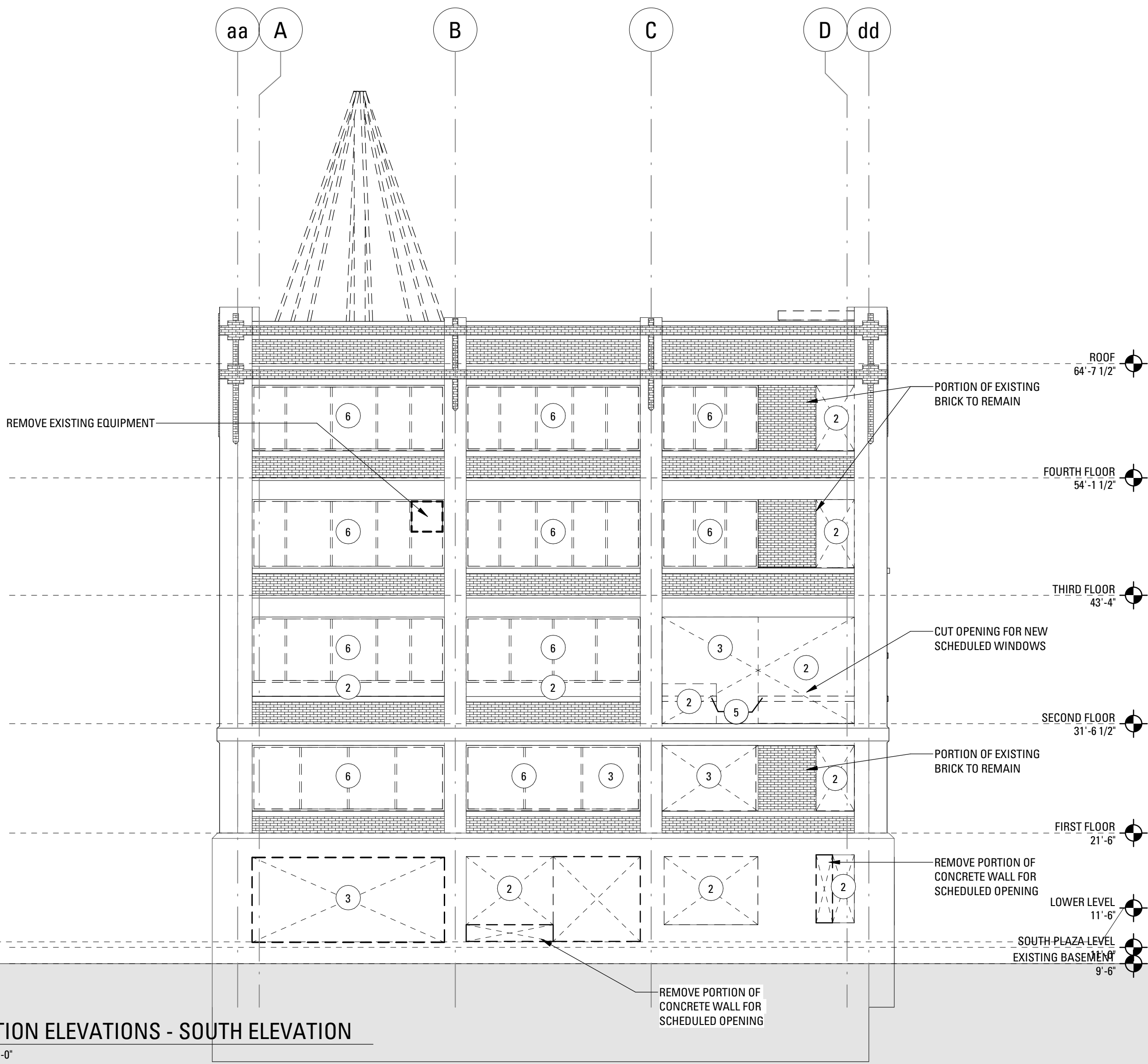
- 1 REMOVE EXISTING CMU INFILL.
- 2 REMOVE EXISTING BRICK INFILL.
- 3 REMOVE EXISTING BOARD INFILL.
- 4 REMOVE EXISTING INFILL AND EQUIPMENTS.
- 5 REMOVE EXISTING SILL.
- 6 REMOVE EXISTING WINDOW.

DEMOLITION ELEVATION LEGEND

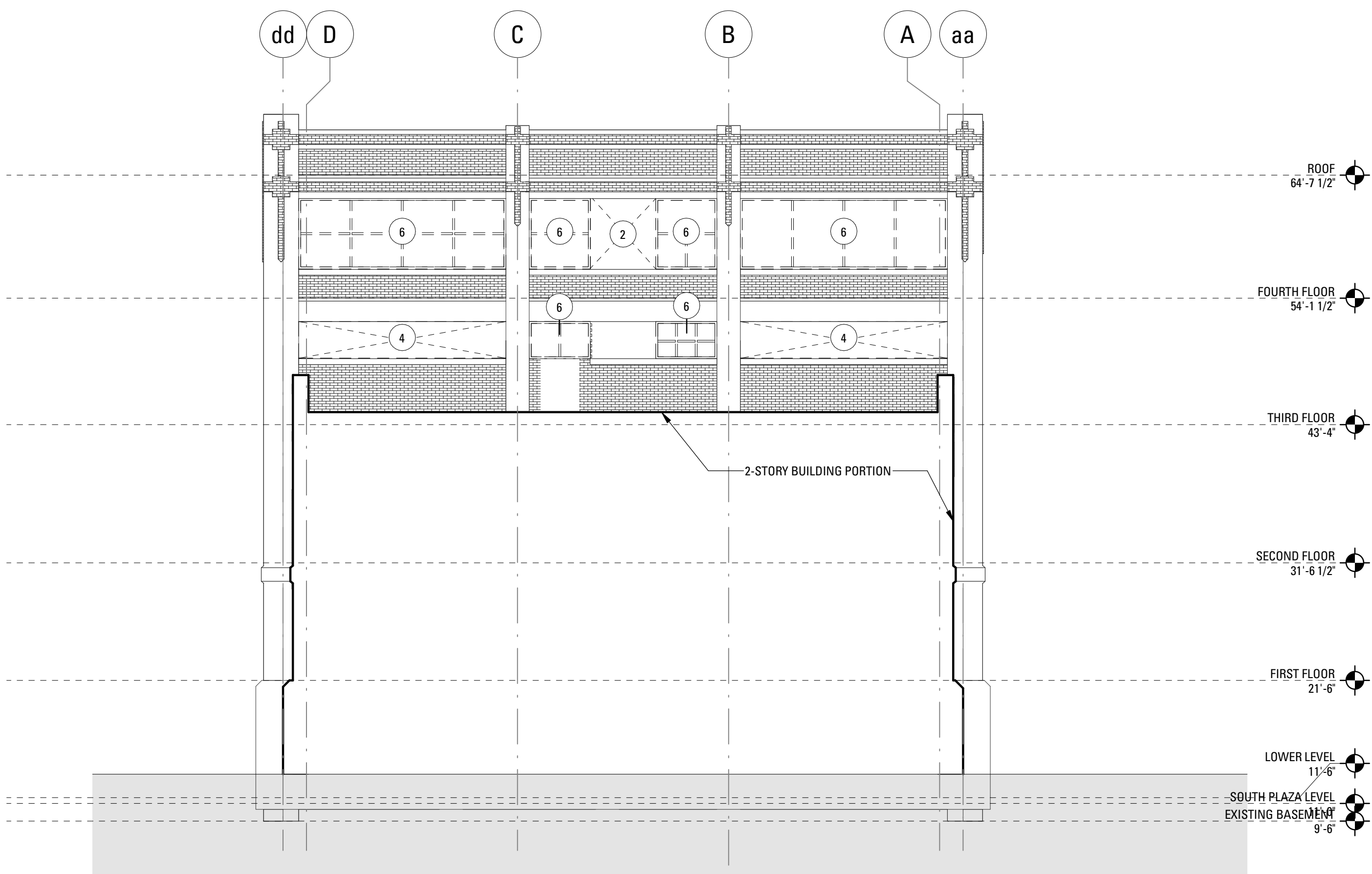


DEMOLITION ELEVATION SCOPE

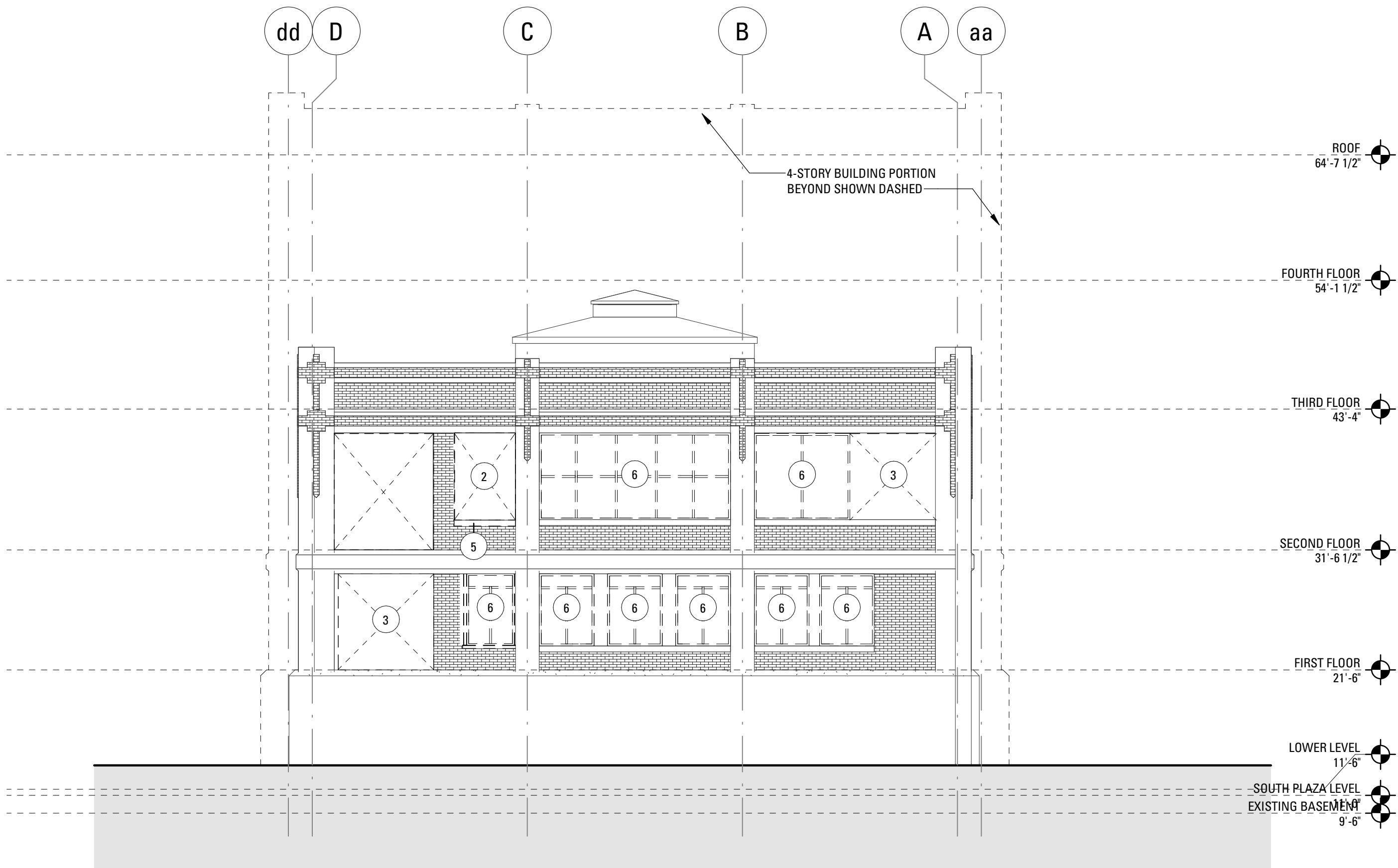
- GENERAL
1. Work shown to be demolished outside of Bean Building historic envelope is shown for clarity, but is assumed to be part of separate contract between Consigli Construction and IDEALS. Demolition scope for this project limited to the building envelope and interior only.
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 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-wythe 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 verify conditions of existing abutter 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.
 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.



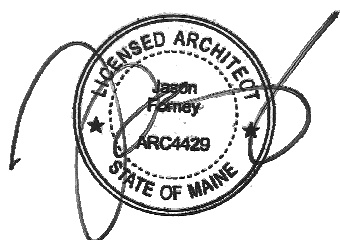
3 DEMOLITION ELEVATIONS - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 DEMOLITION ELEVATIONS - NORTH ELEVATION (UPPER FLOORS)
SCALE: 1/8" = 1'-0"



1 DEMOLITION ELEVATIONS - NORTH ELEVATION (LOWER FLOORS)
SCALE: 1/8" = 1'-0"



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Project # 22.031

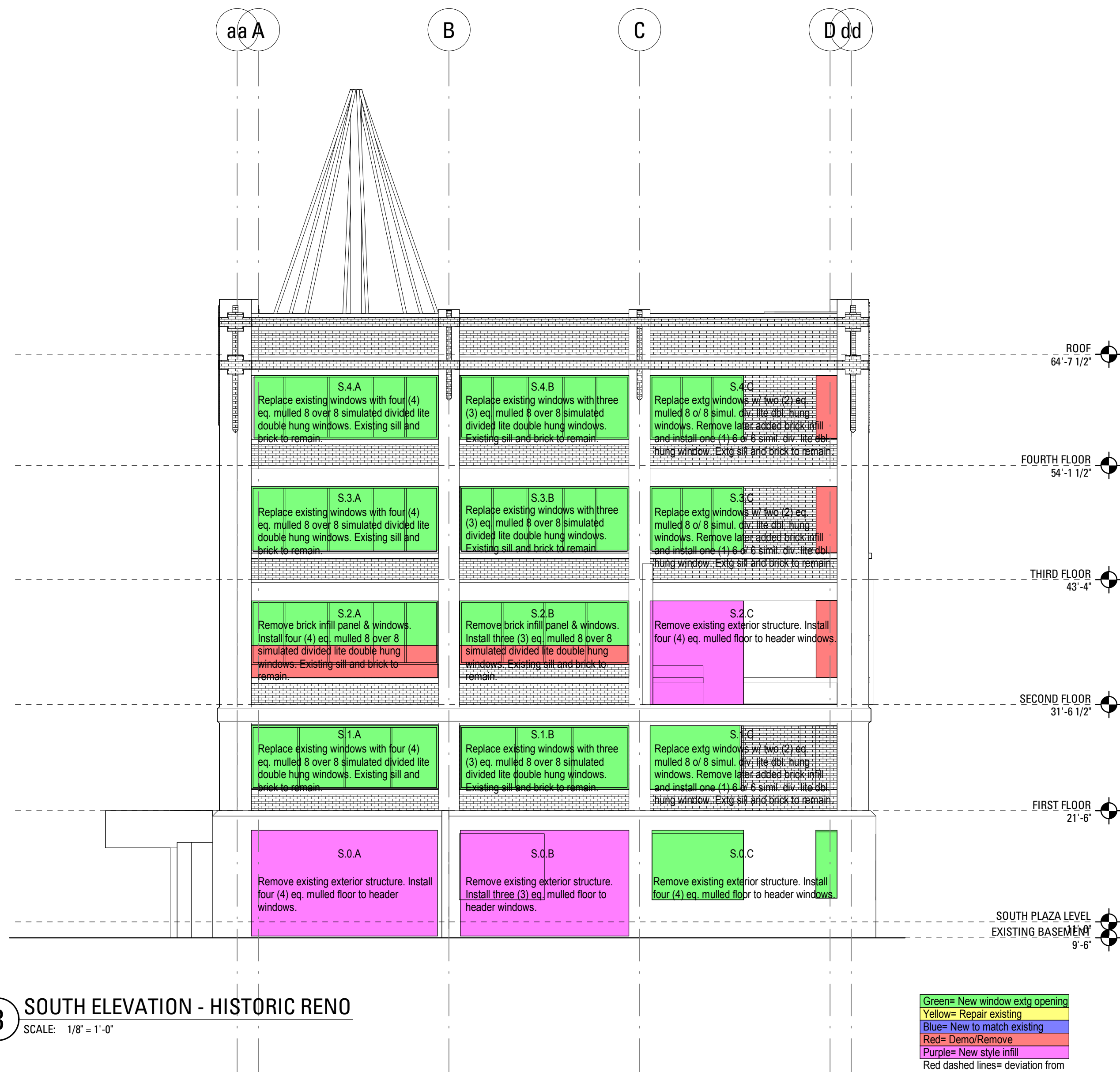
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Portland, ME 04103

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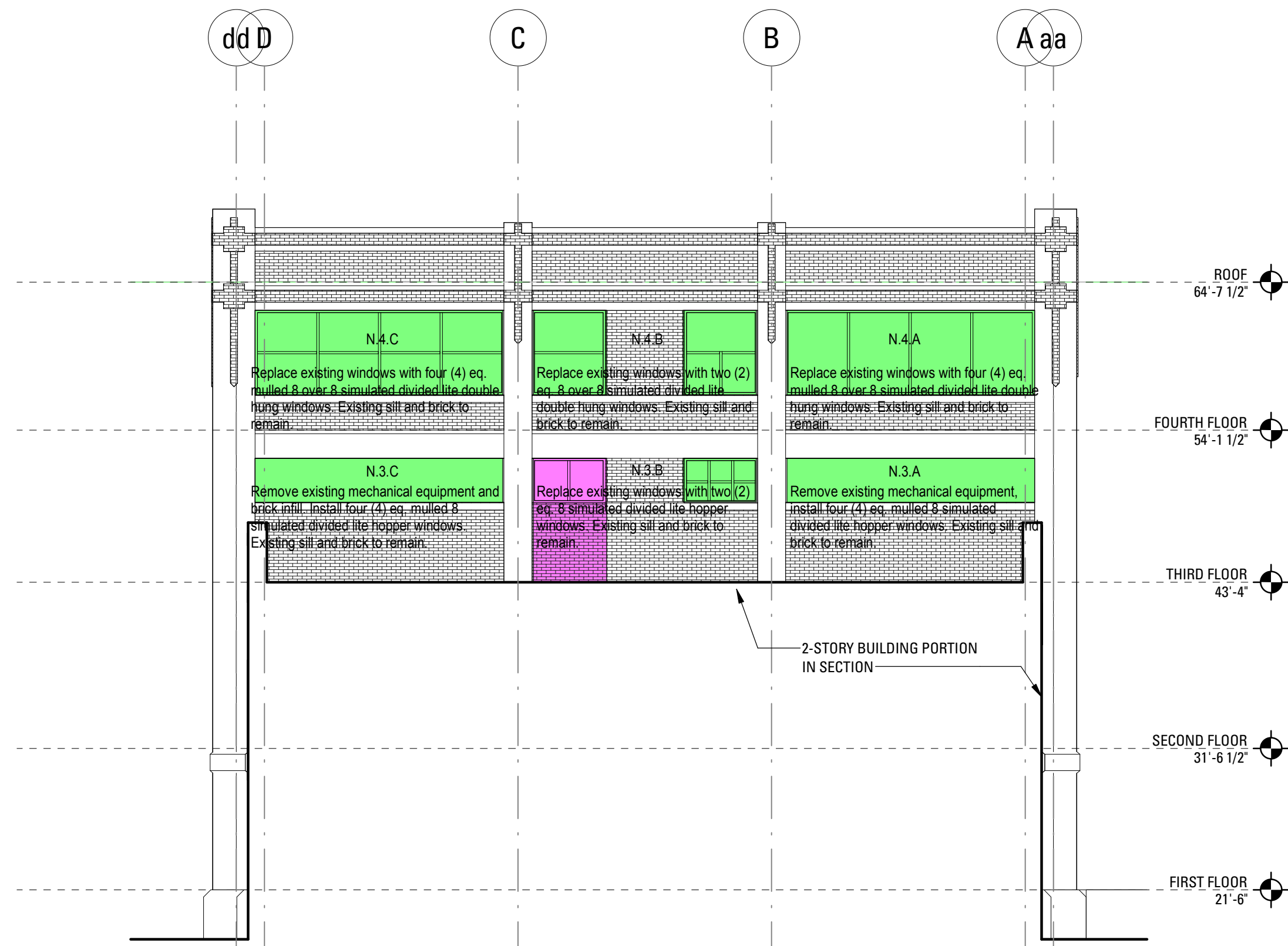
Rev.	Date	Revision Title

DEMOLITION - NORTH AND SOUTH
ELEVATION

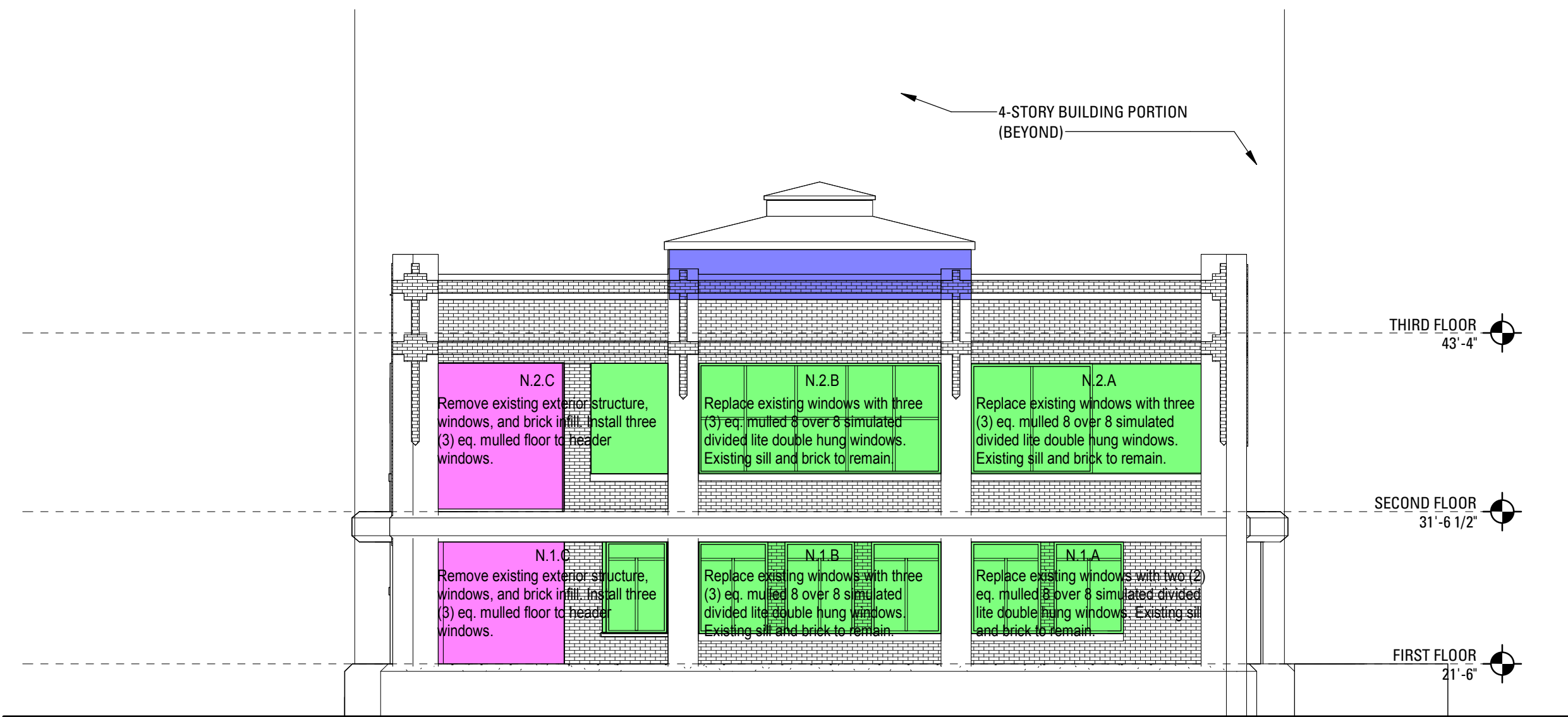
D-303



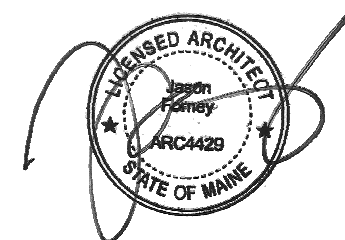
3 SOUTH ELEVATION - HISTORIC RENO
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (HIGH) - HISTORIC RENO
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION (LOW) - HISTORIC RENO
SCALE: 1/8" = 1'-0"



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Portland, ME 04103

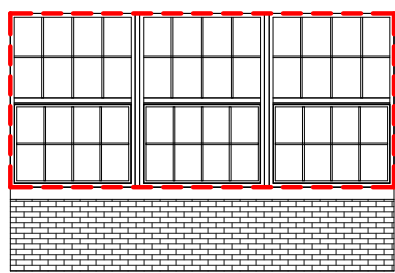
MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

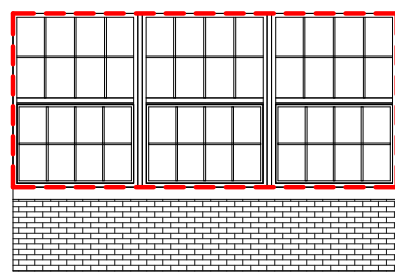
NORTH AND SOUTH - HISTORIC
NARRATIVE

HS-303

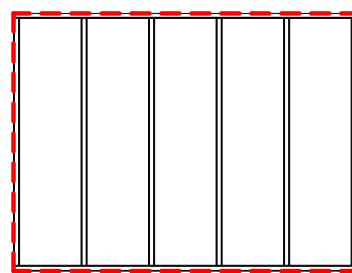
INFILL TYPOLOGIES LEGEND



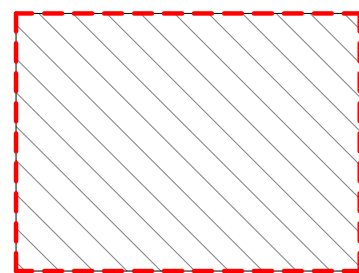
TYPE I
NEW MULTI-PANE WINDOW IN
EXISTING OPENING, MINOR
REPAIRS TO INFILL



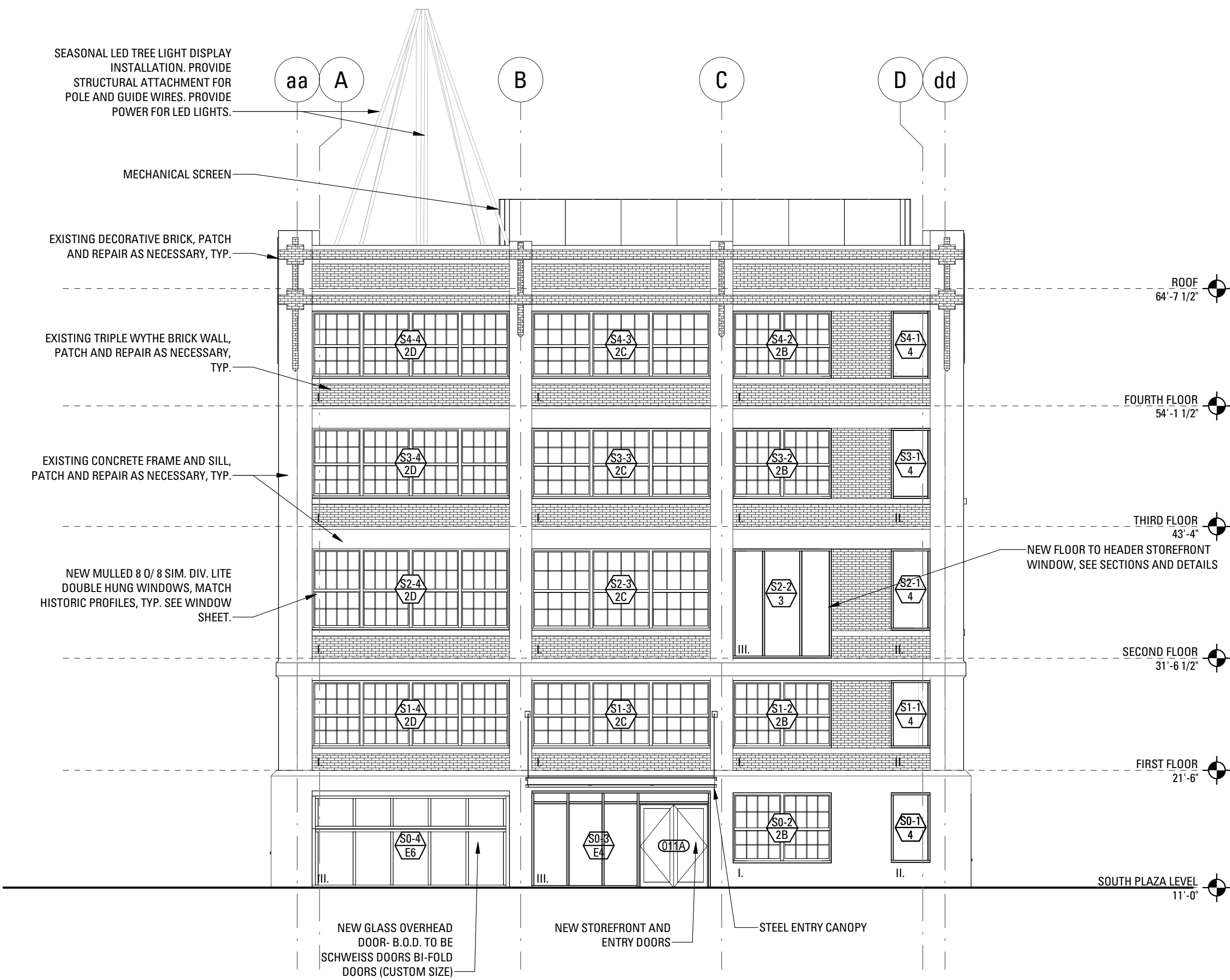
TYPE II
NEW HISTORIC STYLE WINDOW,
NEW CONCRETE SILL, NEW
MASONRY INFILL



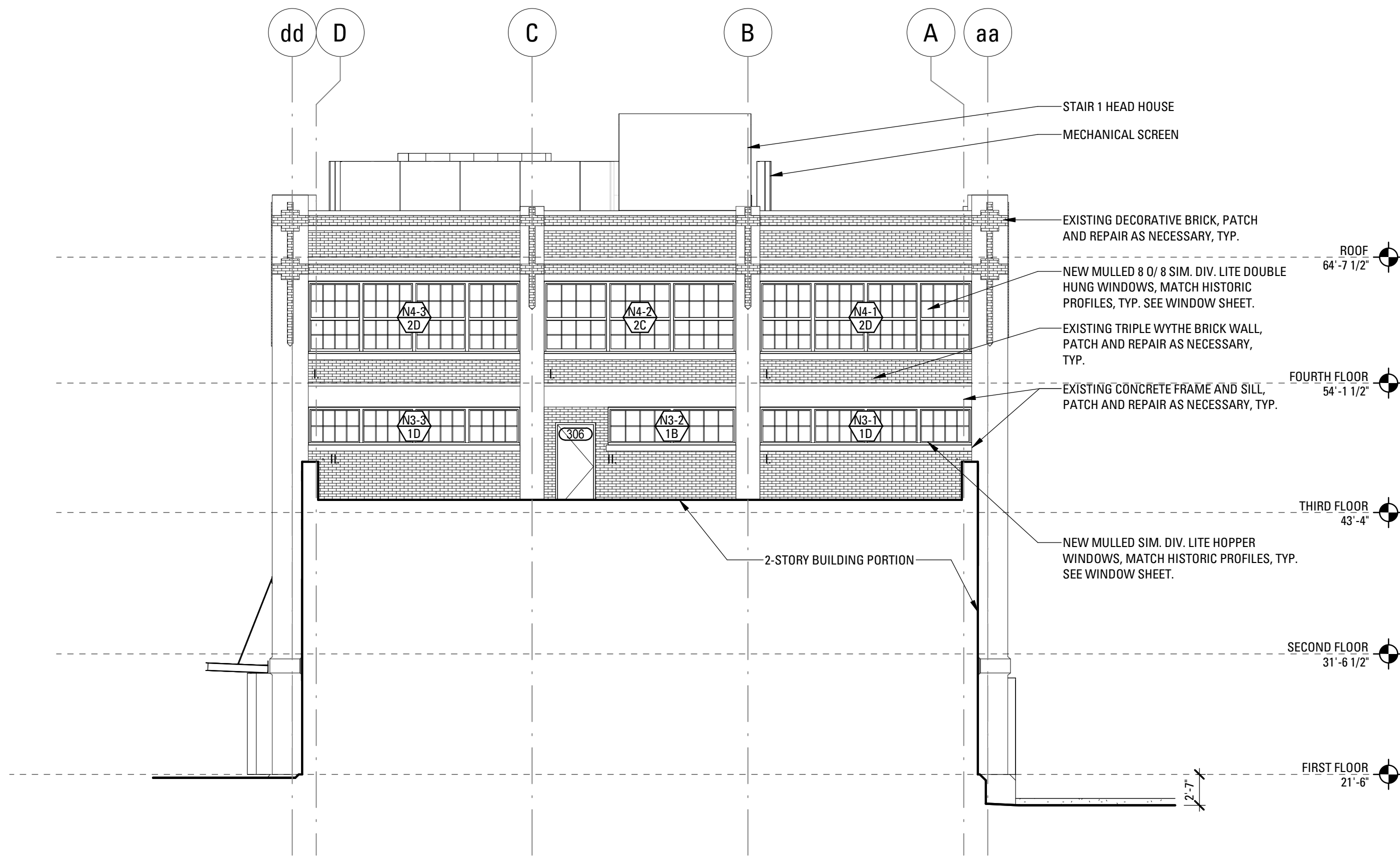
TYPE III
NEW STOREFRONT WINDOWS
FILLING OPENING



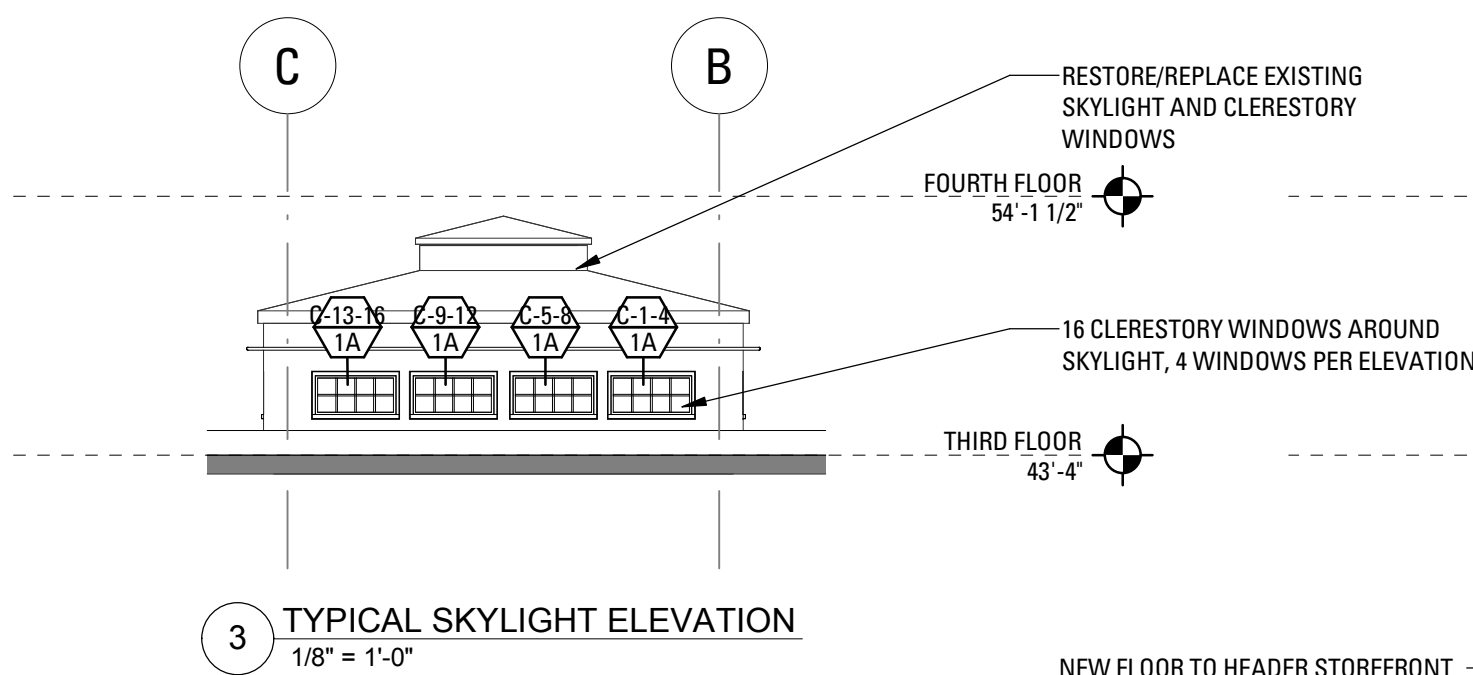
TYPE IV
CONCRETE INFILL AT DEMOLDED
PORTIONS OF FOUNDATION WALL



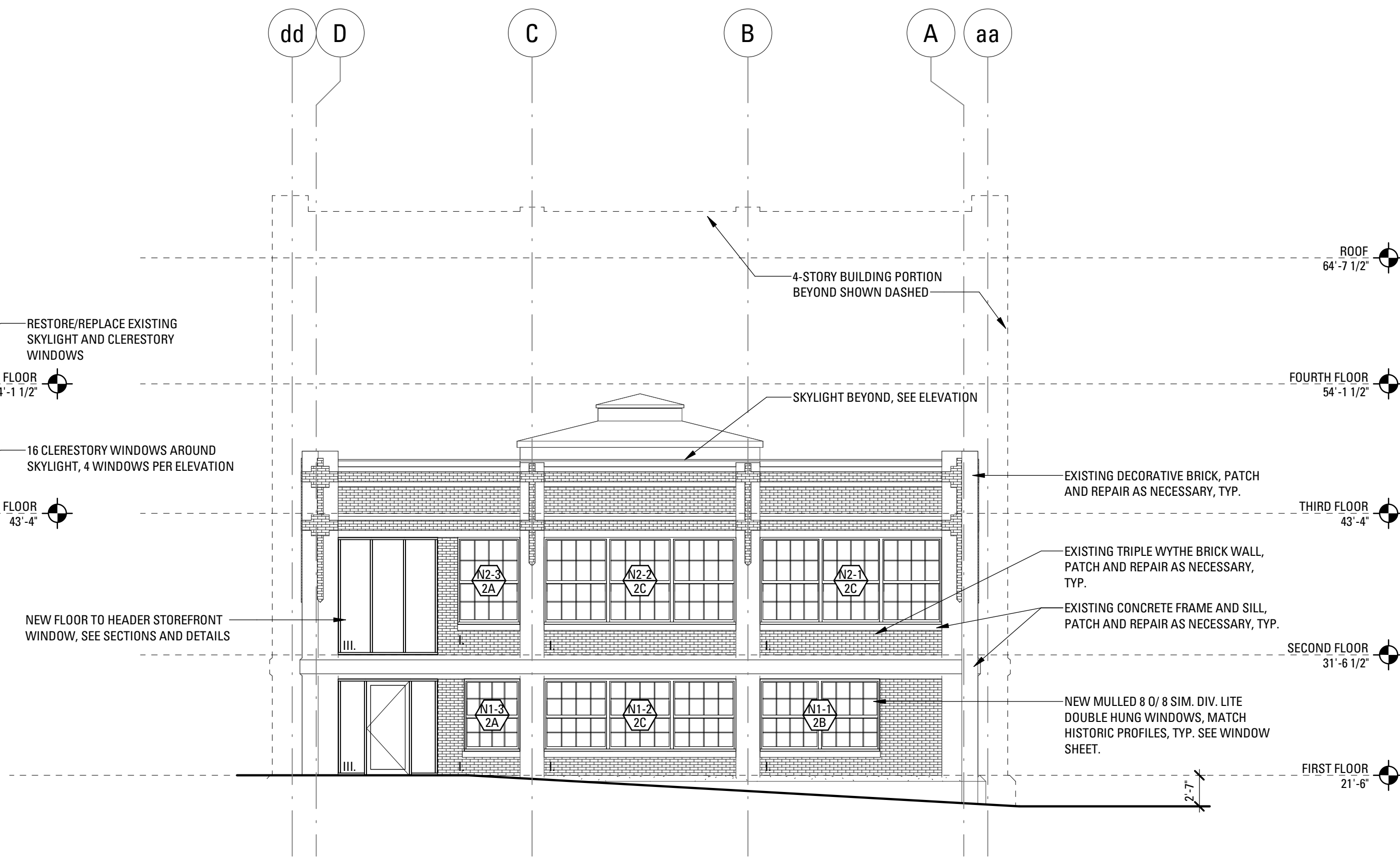
4 SOUTH ELEVATION
1/8" = 1'-0"



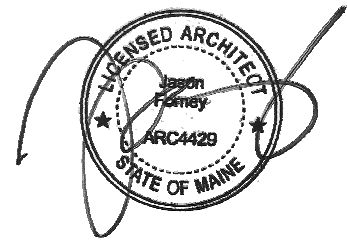
2 NORTH ELEVATION - UPPER FLOORS
1/8" = 1'-0"



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



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



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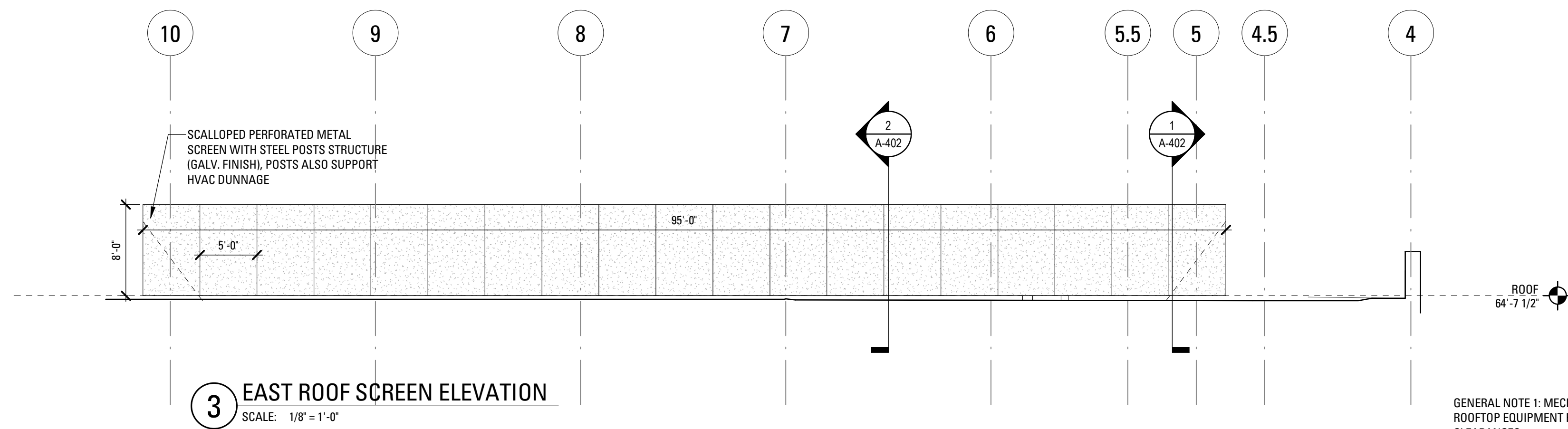
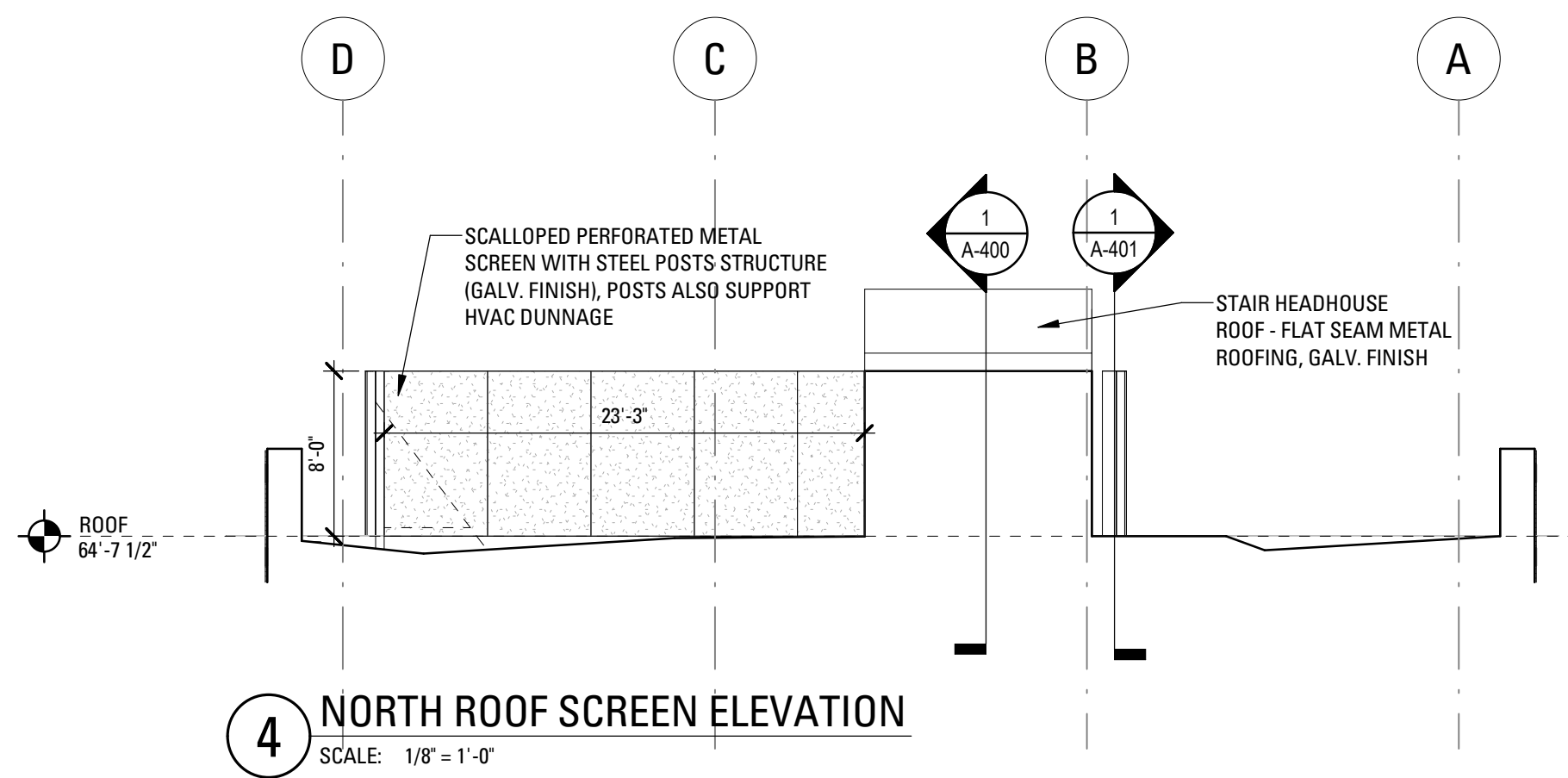
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SOUTH AND NORTH ELEVATION

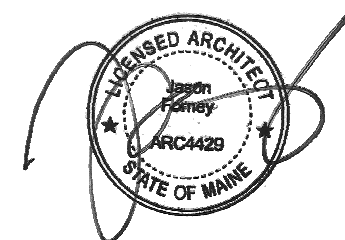
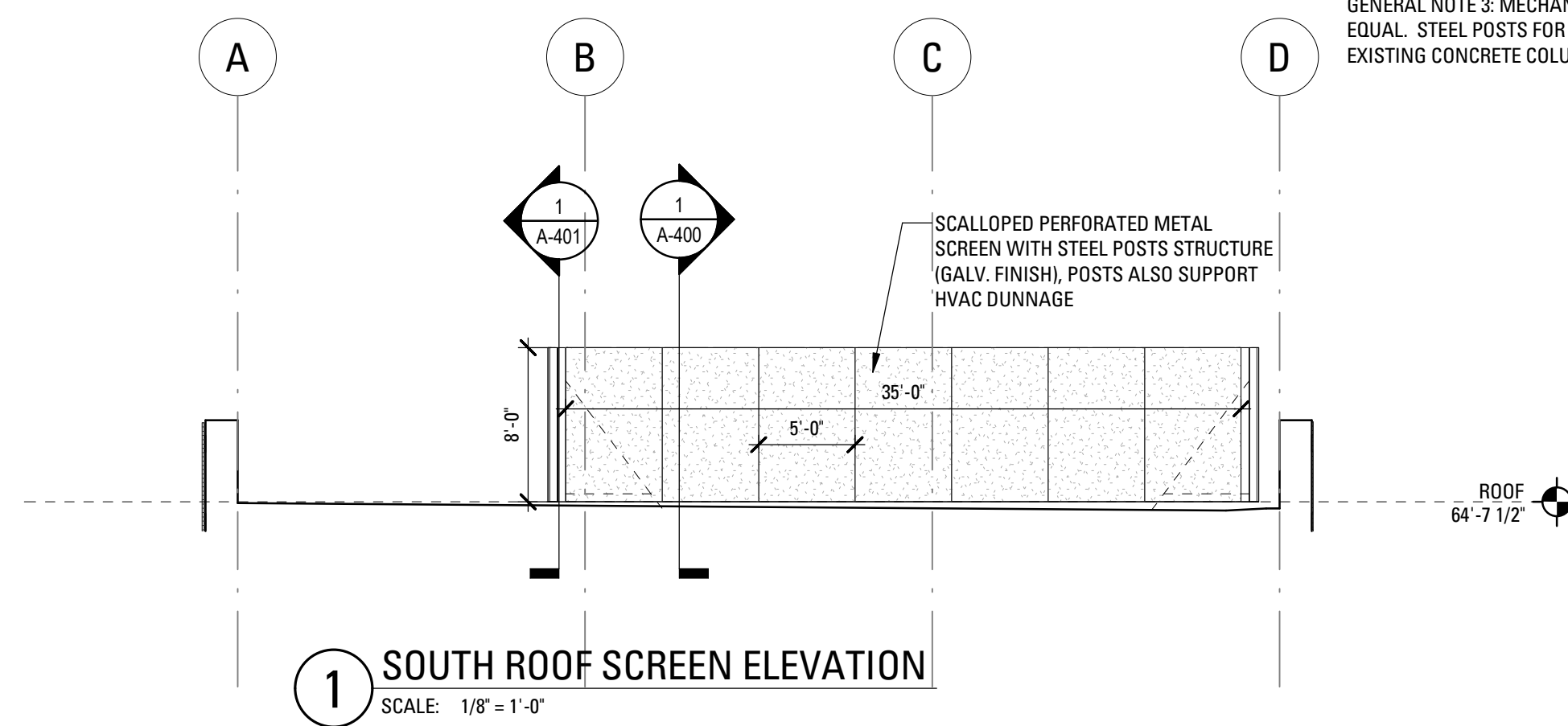
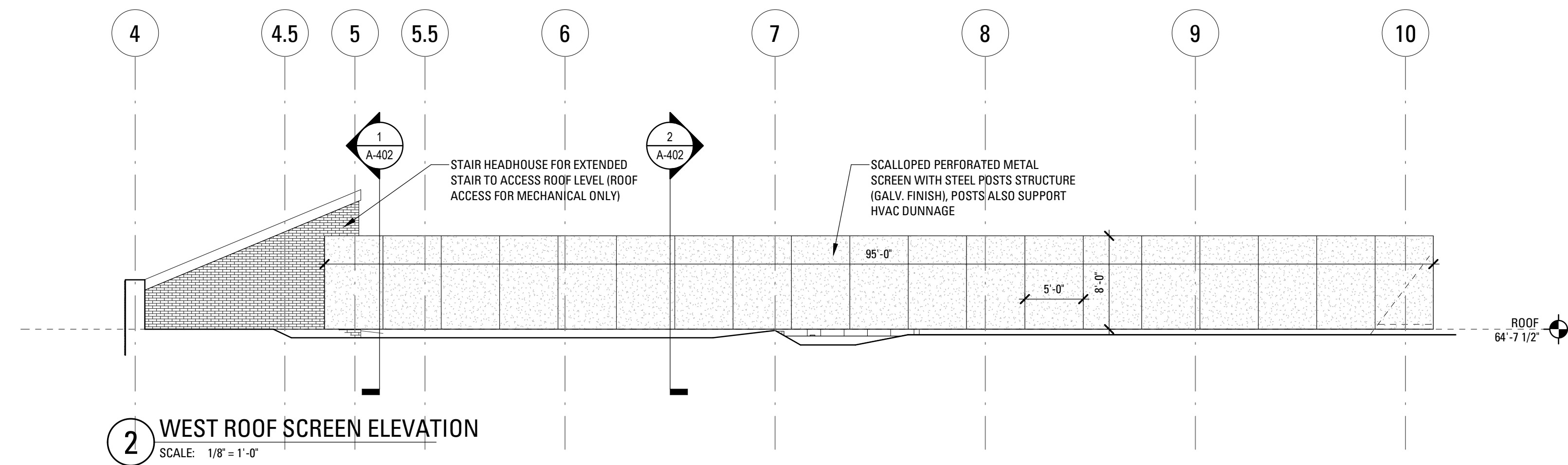
A-303



GENERAL NOTE 1: MECHANICAL SCREEN EXTENTS AND HEIGHT TO BE SIZED TO CONCEAL ROOFTOP EQUIPMENT FROM VIEW AND MAINTAIN EQUIPMENT WORKING AND AIR CLEARANCES.

GENERAL NOTE 2: MECHANICAL SCREEN COLOR (GRAY) TO BE DISTINCT FROM EXISTING BUILDING COLORS (RED BRICK, OFF WHITE CONCRETE PAINTED COLOR). LIGHT GRAY COLOR OF GALVANIZED ALUMINUM TO BE FACTORY FINISHED TO WITHSTAND EXTERIOR CONDITIONS

GENERAL NOTE 3: MECHANICAL SCREEN BY ROOFSCREEN.COM SPECIFICATIONS OR EQUAL. STEEL POSTS FOR ROOF SCREEN STRUCTURE TO BE LOCATED DIRECTLY ABOVE EXISTING CONCRETE COLUMN AND BEAM STRUCTURE BELOW



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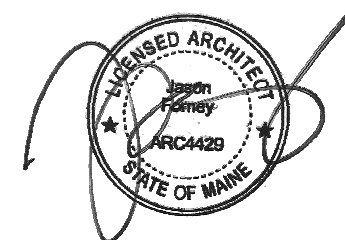
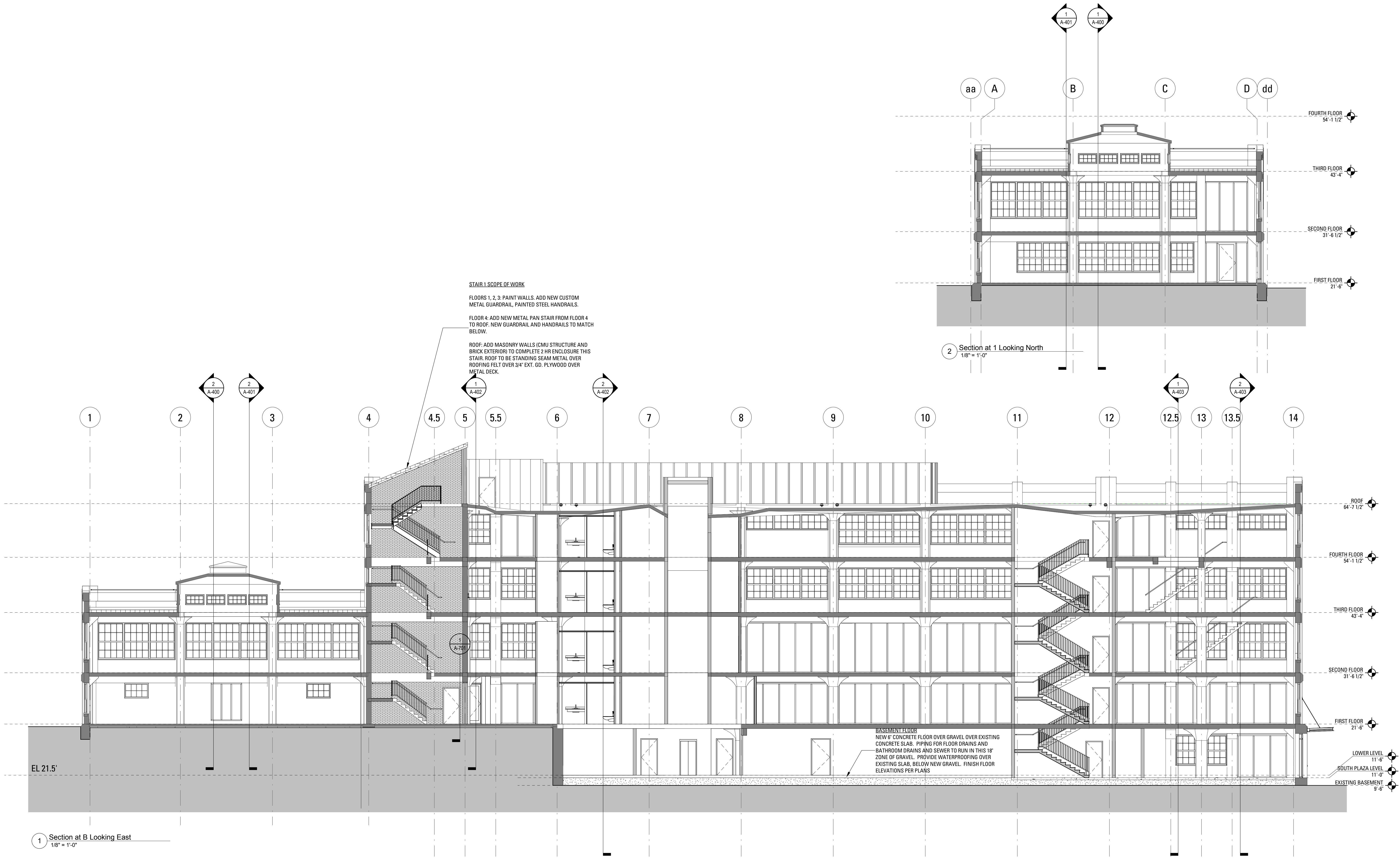
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ROOF ELEVATIONS

A-304



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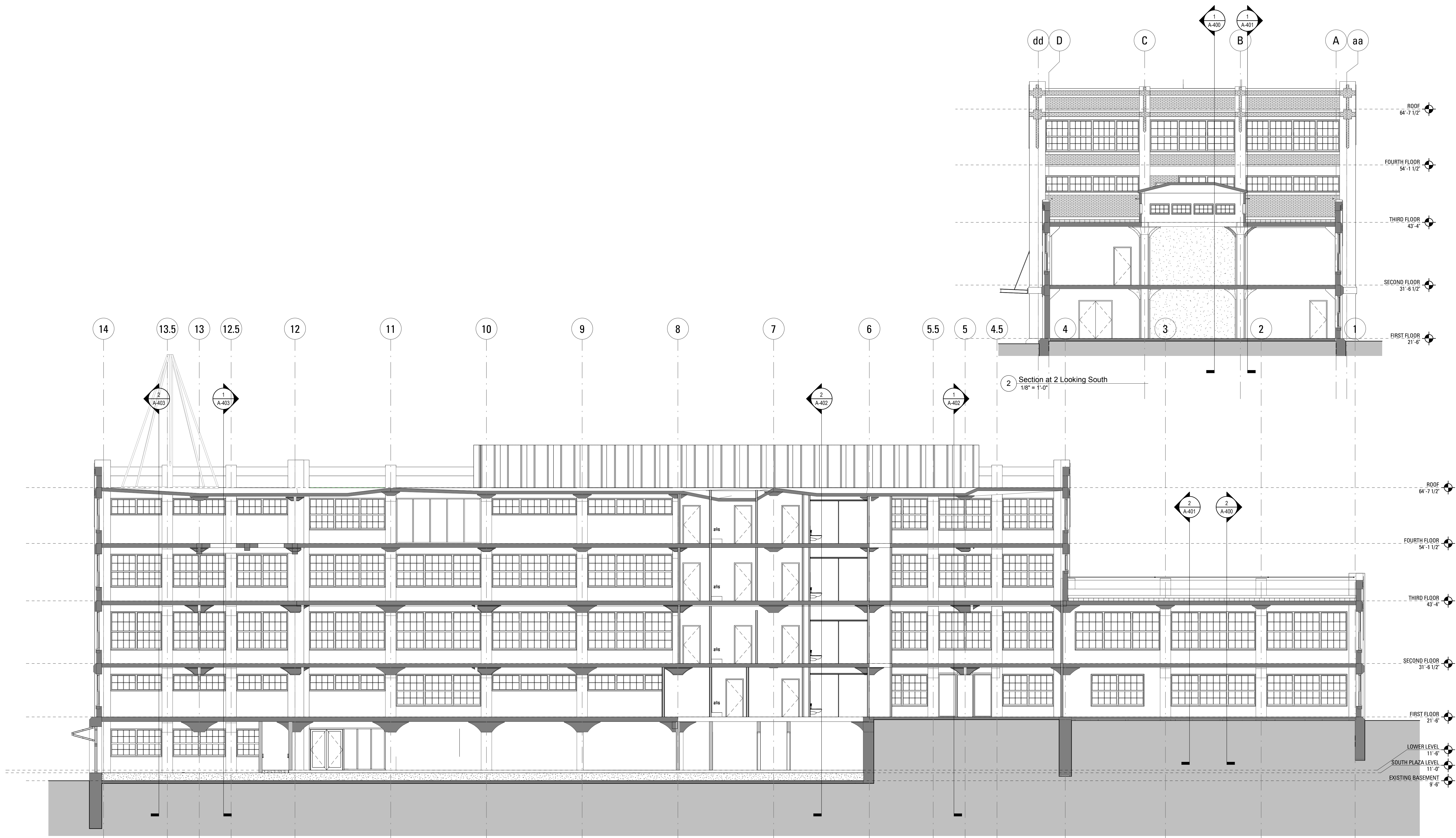
Northeastern University - IDEALS
Portland, ME 04103

MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

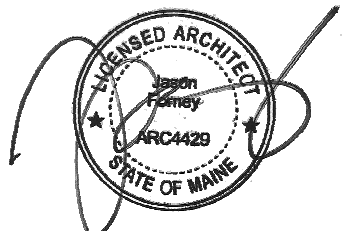
SECTIONS

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

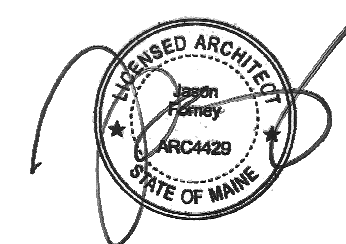
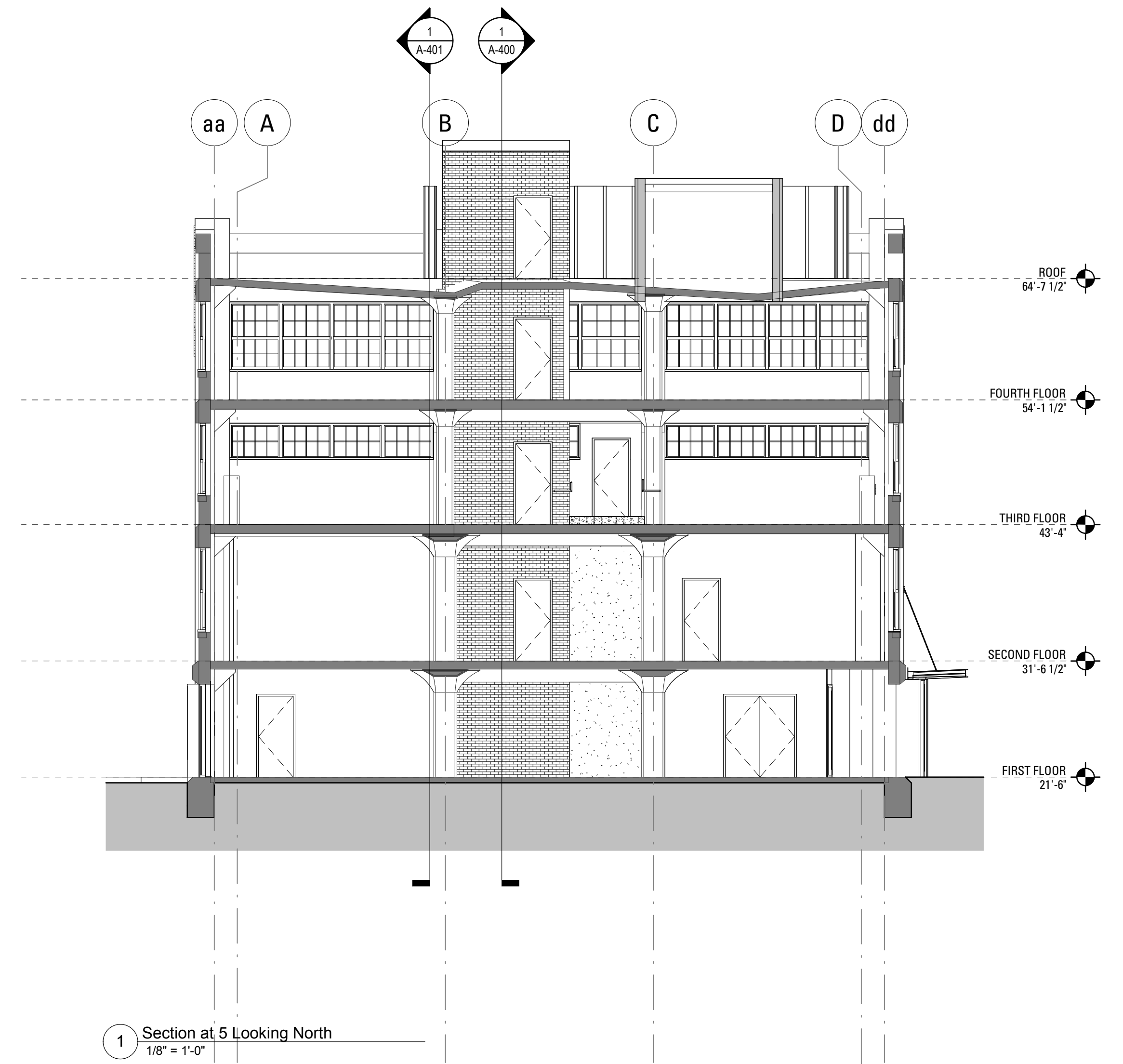
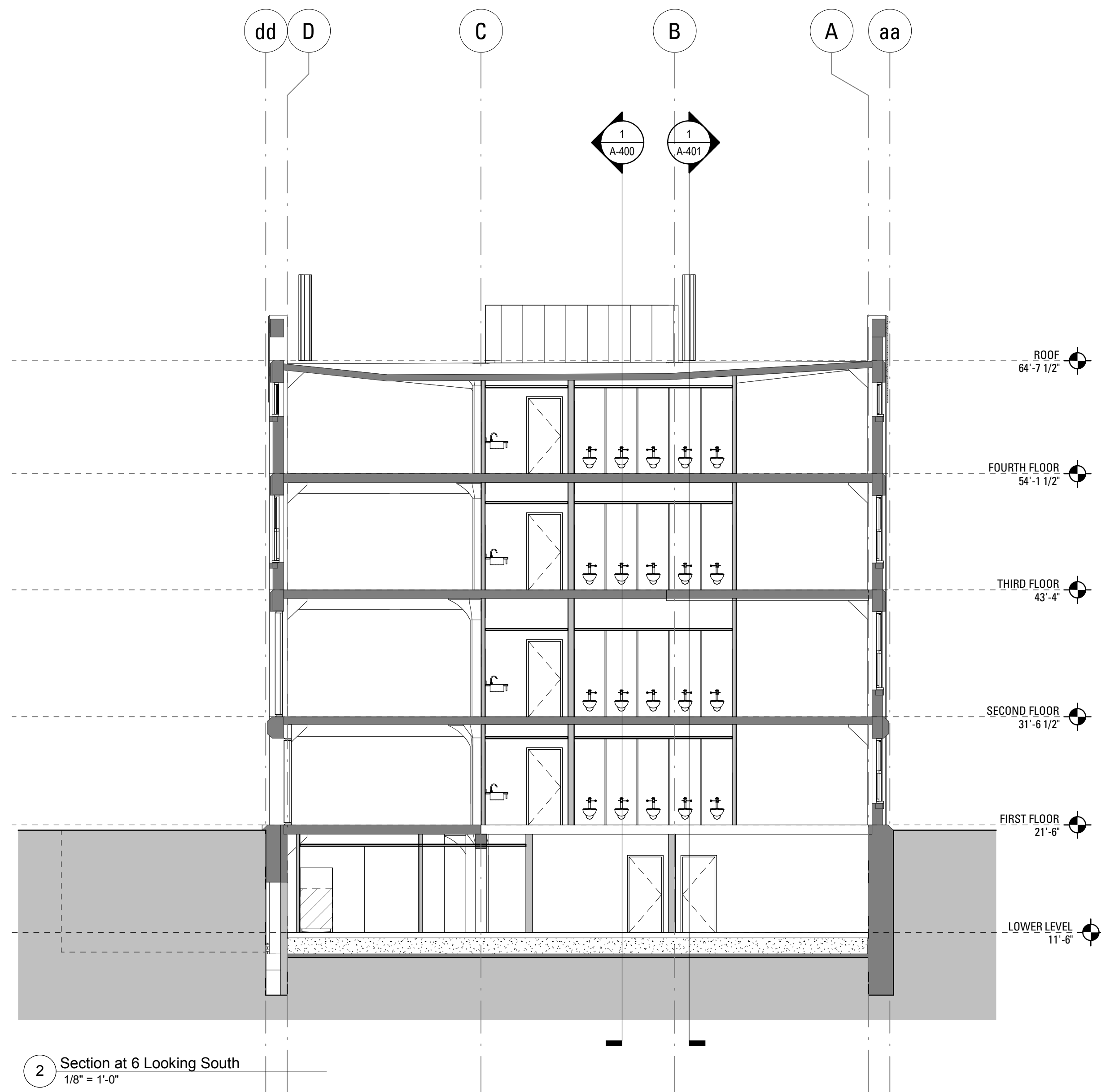
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SECTIONS

A-401



Roux Institute Bean Building
Project # 22.031

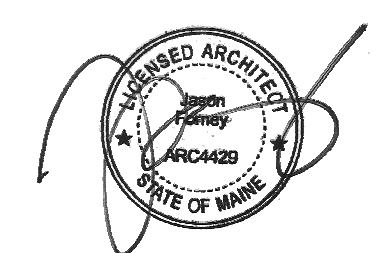
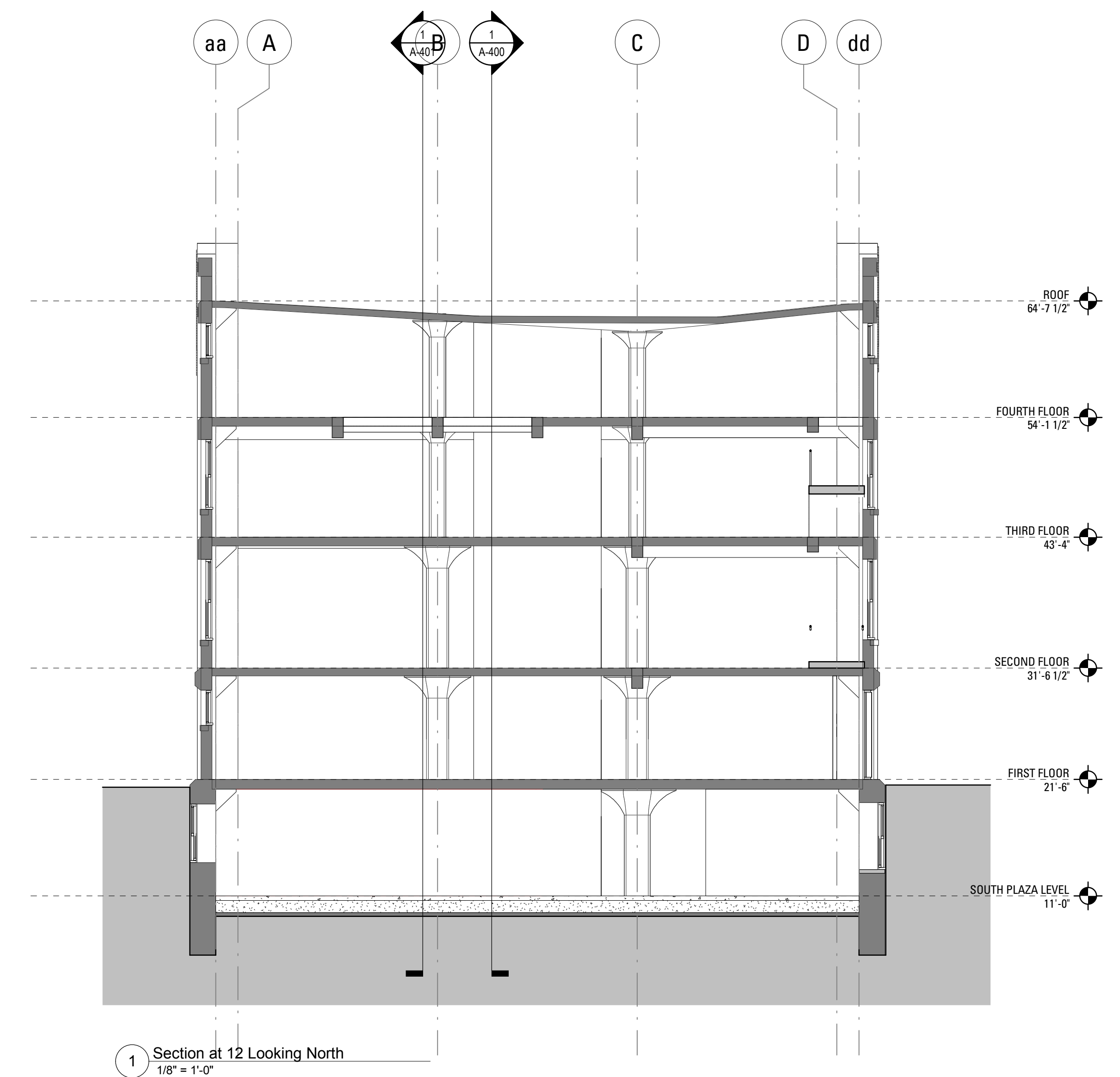
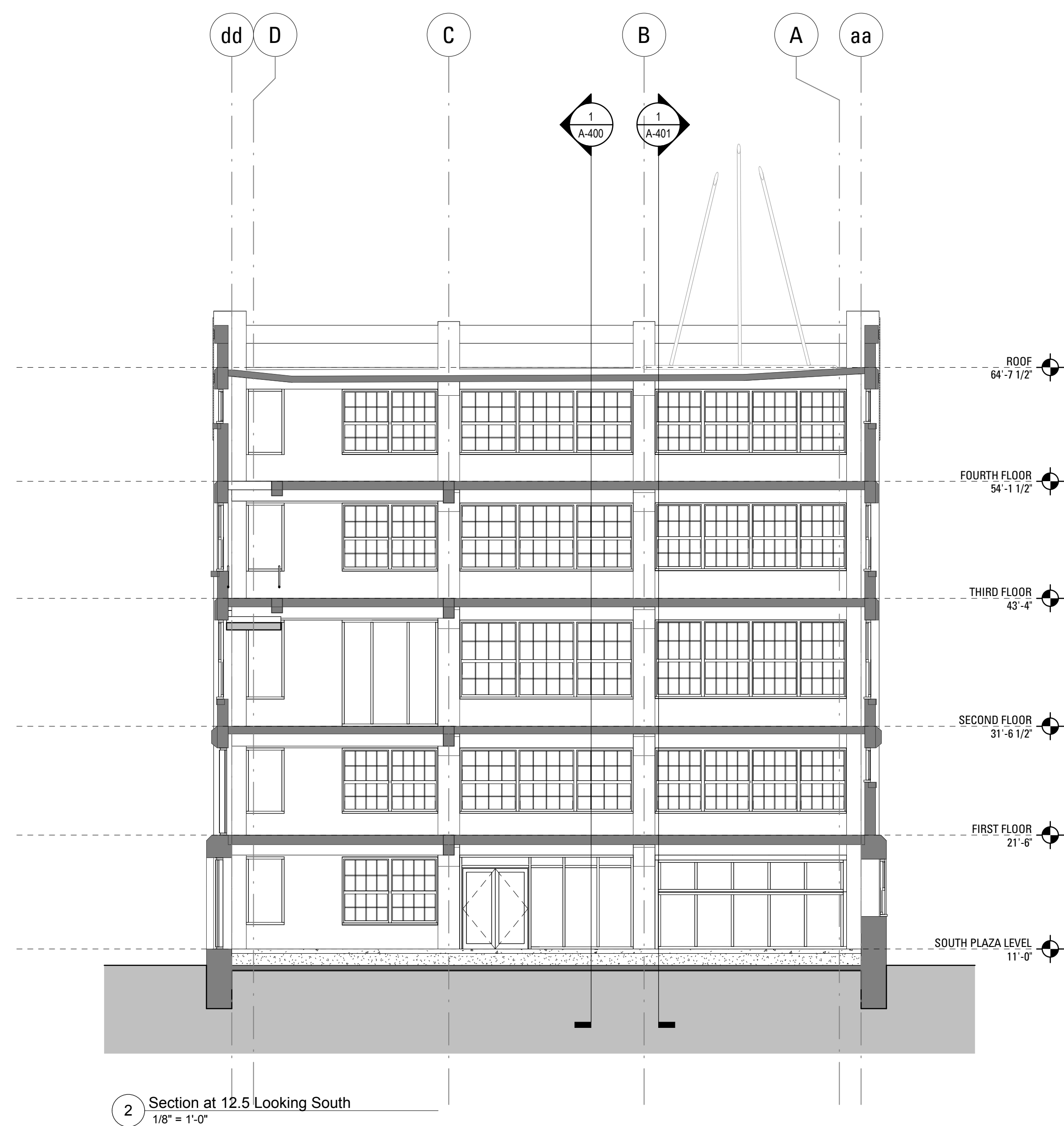
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MARCH 25, 2024 REV LAND-USE PERMIT SET

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SECTIONS

A-402



Roux Institute Bean Building
Project # 22.031

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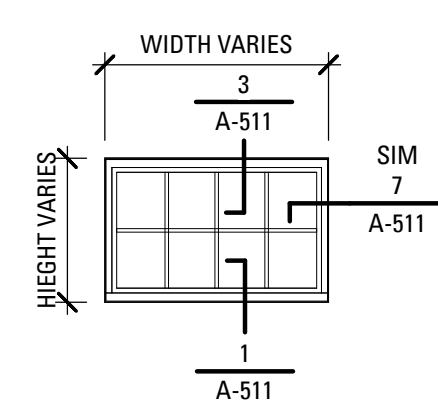
MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

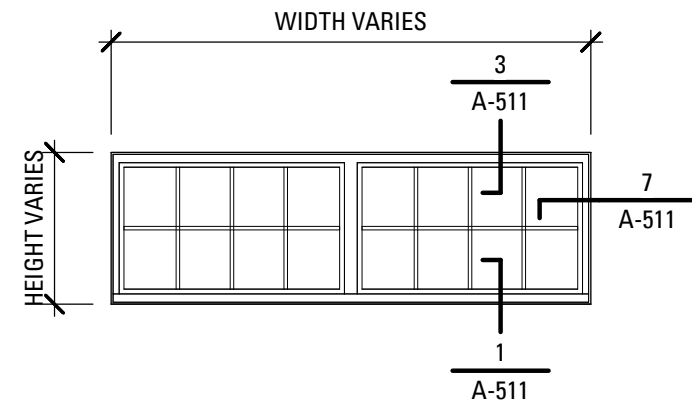
SECTIONS

A-403

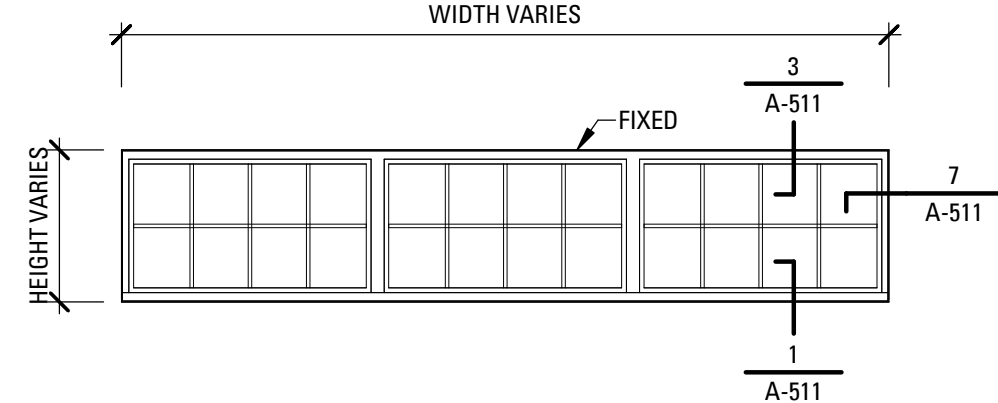
WINDOW TYPES



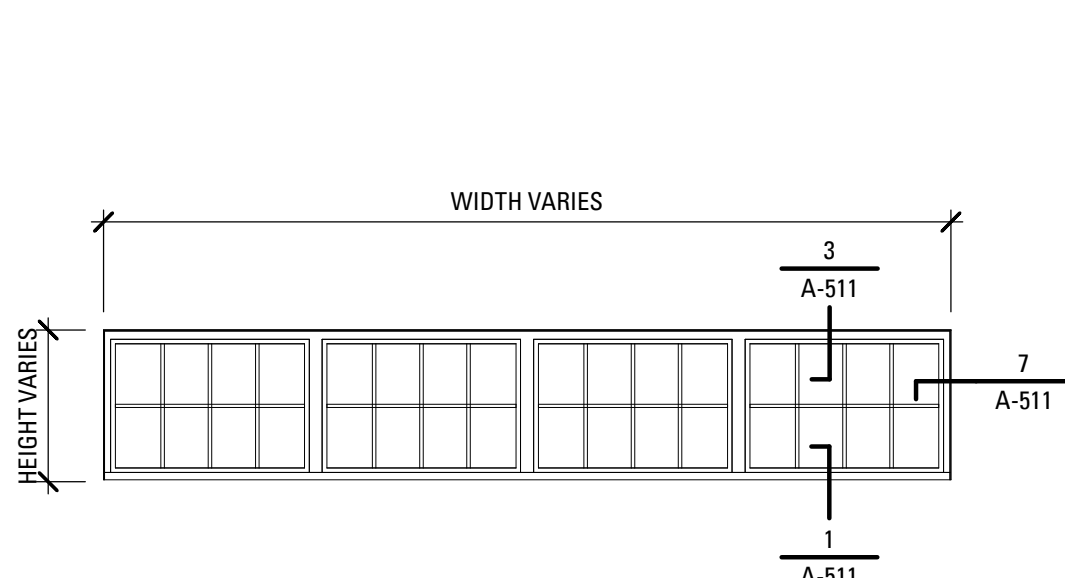
TYPE 1A - ONE WINDOW



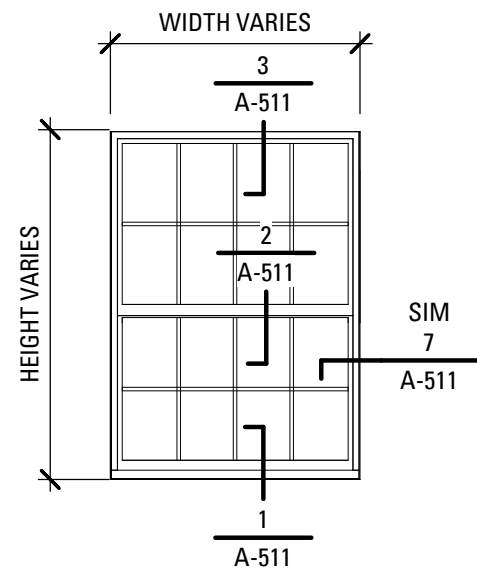
TYPE 1B - TWO WINDOWS



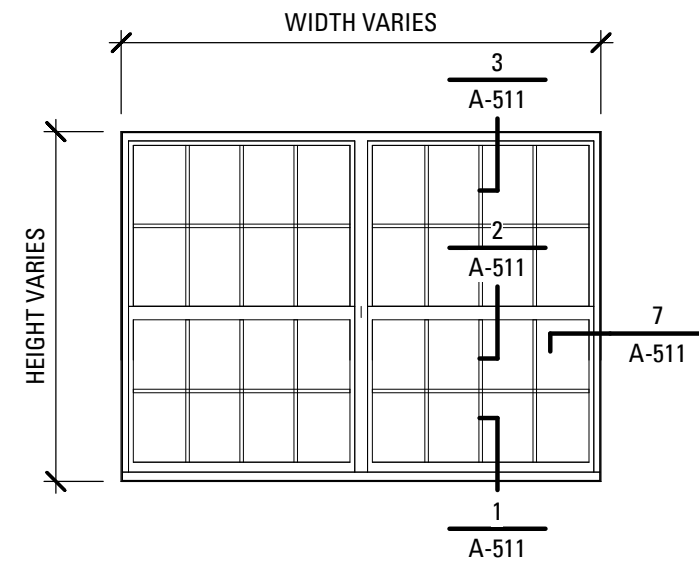
TYPE 1C - THREE WINDOWS



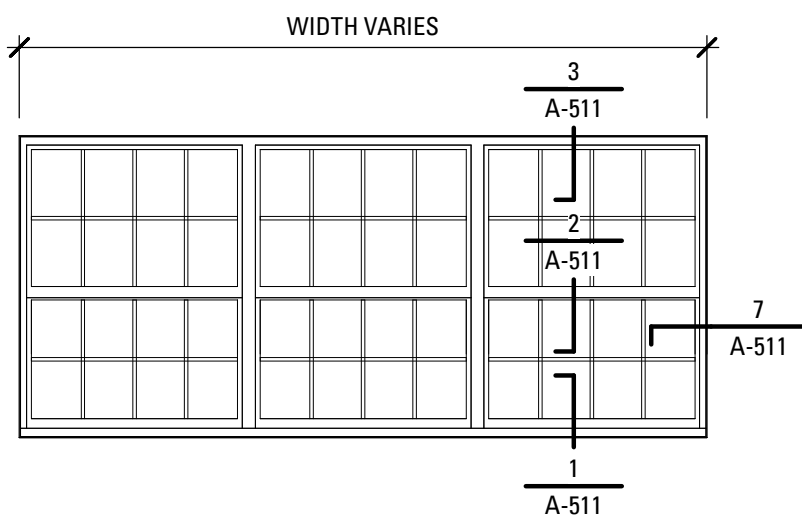
TYPE 1D - FOUR WINDOWS



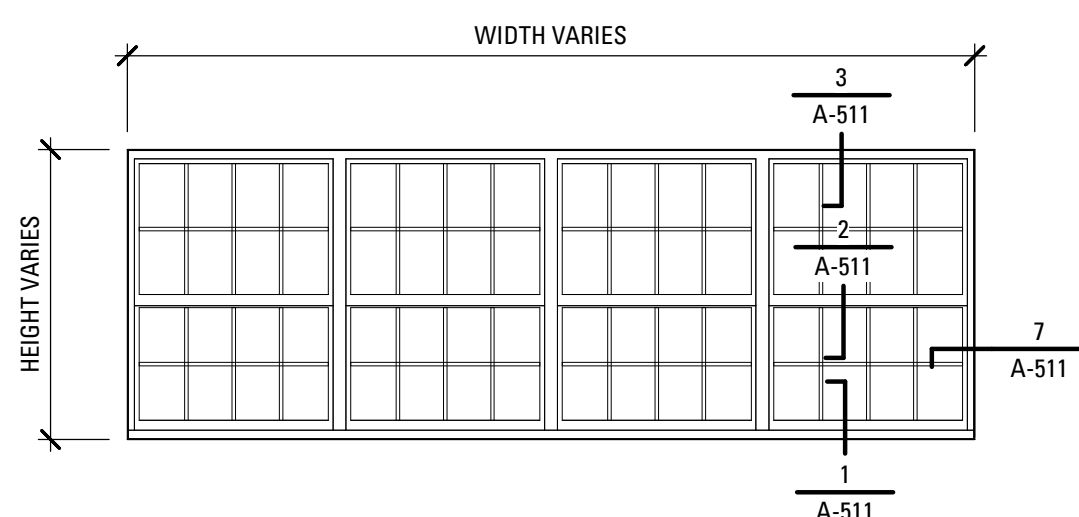
TYPE 2A - ONE WINDOW



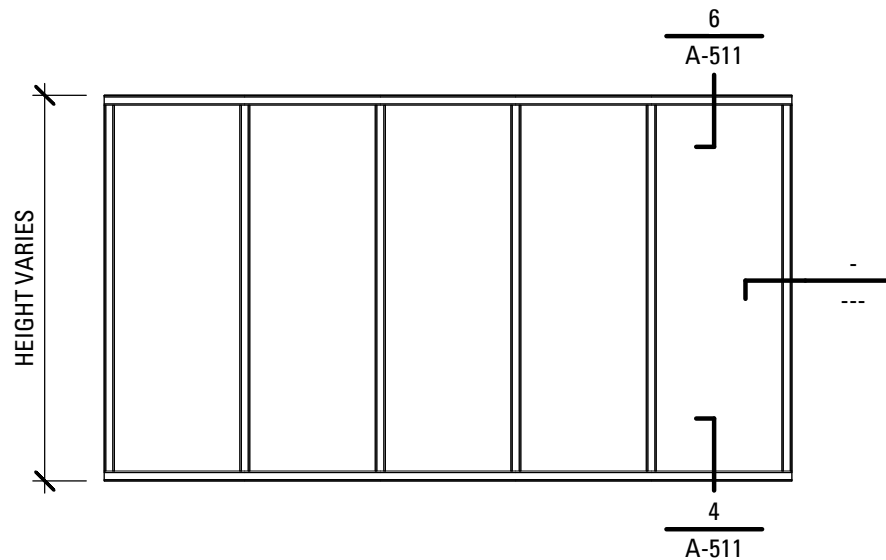
TYPE 2B - TWO WINDOWS



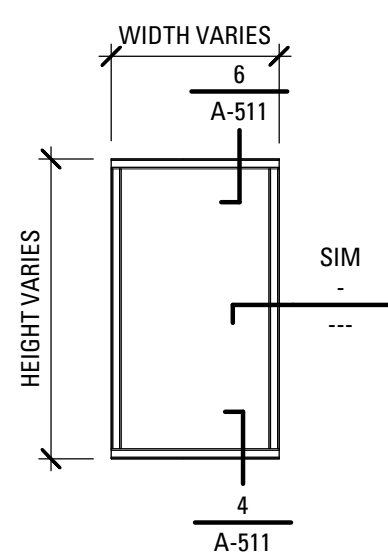
TYPE 2C - THREE WINDOWS



TYPE 2D - FOUR WINDOWS



TYPE 3 - INSET STOREFRONT WINDOW

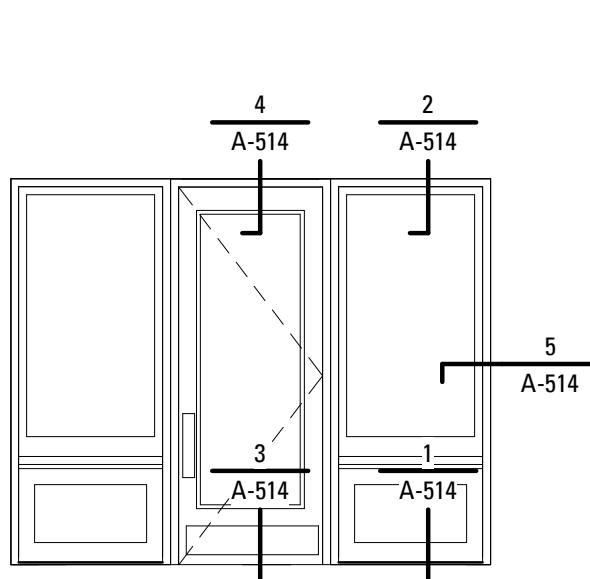


TYPE 4 - ONE WINDOW

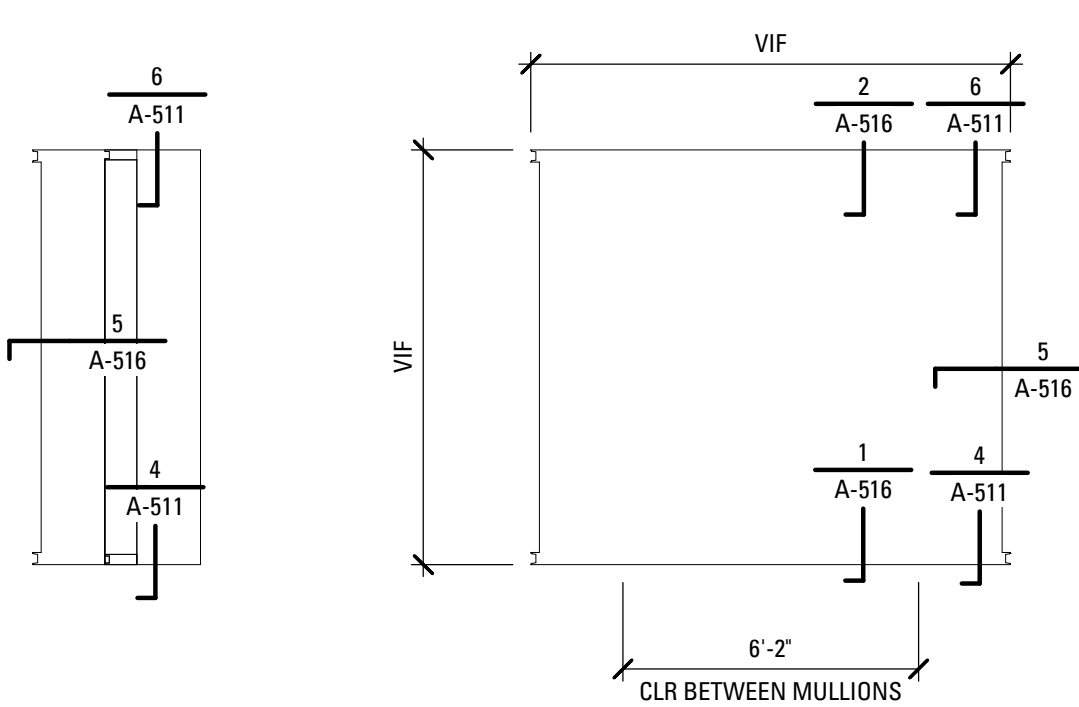
NOTE:
-TYPE 1 & 2 WINDOW BASIS OF DESIGN IS TRIPLE-GLAZED WAUSAU INVENT RETRO - XLT WITH SIMULATED DIVIDED LITES, FIXED-SIMULATED SASH
-TYPE 3 & 4 STOREFRONT BASIS OF DESIGN IS TRIPLE-GLAZED WAUSAU HP-WALL

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

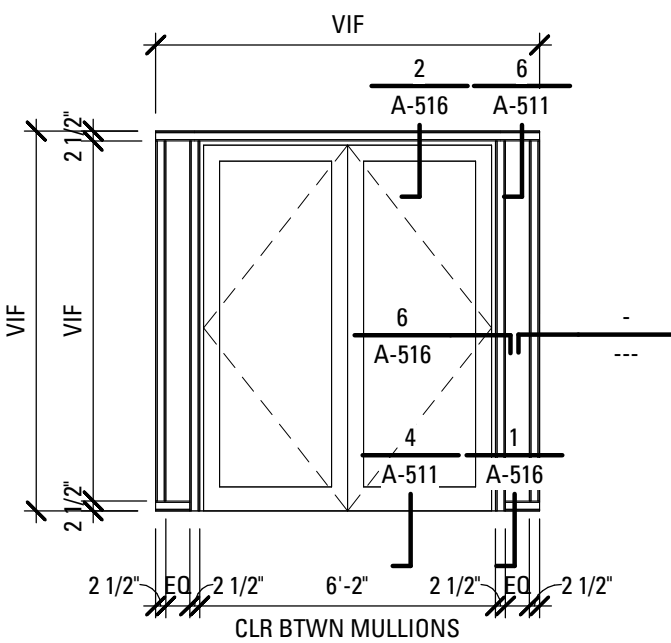
EXTERIOR ENTRY TYPES



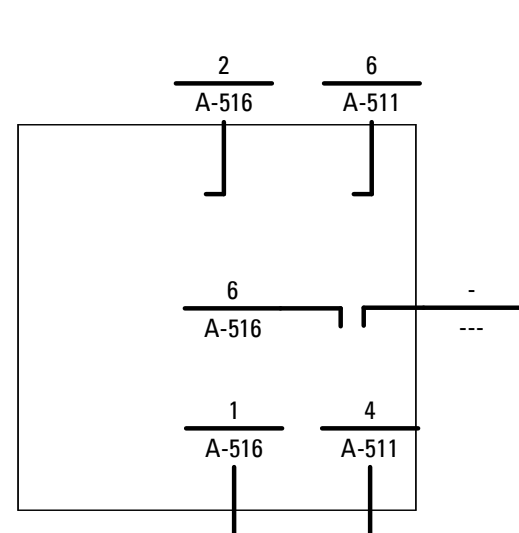
TYPE EH - HISTORIC ENTRY



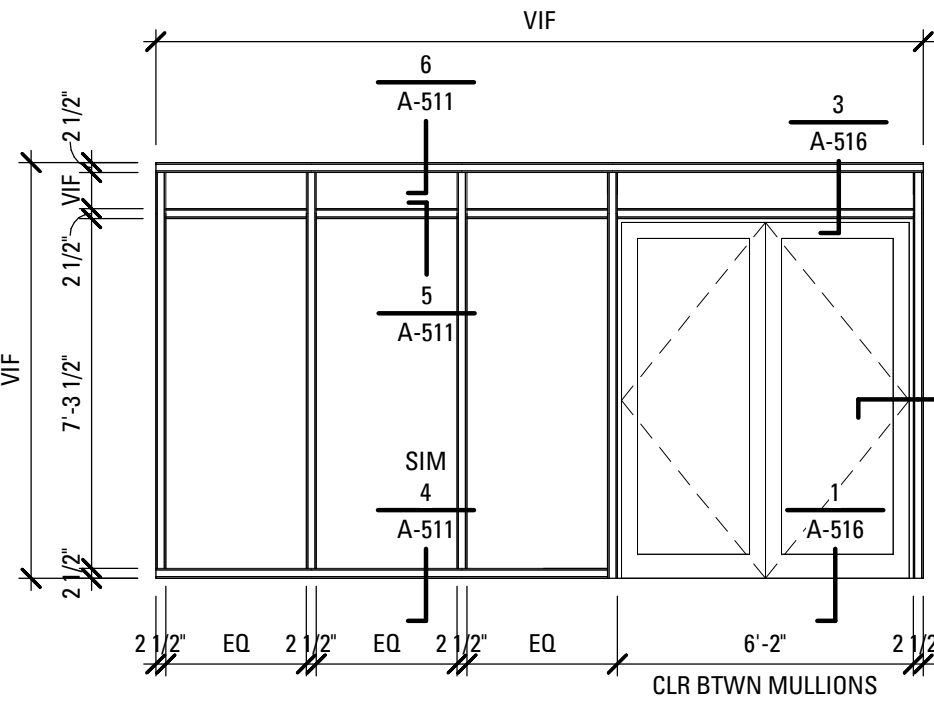
TYPE E1 - ENTRY 1 (SIDE) TYPE E1 - ENTRY 1 (FRONT)



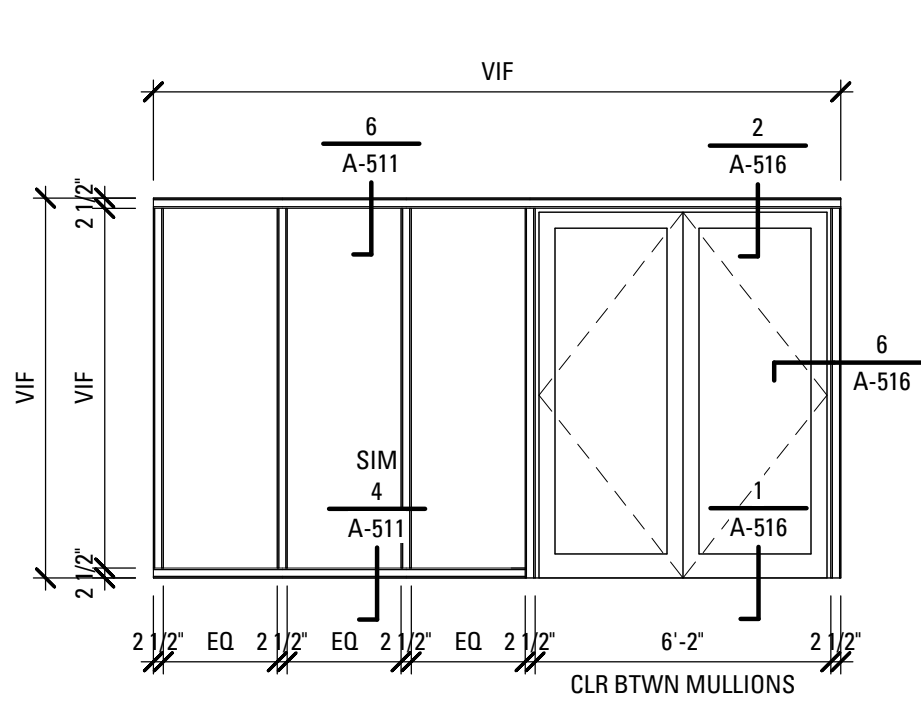
TYPE E2 - ENTRY 2



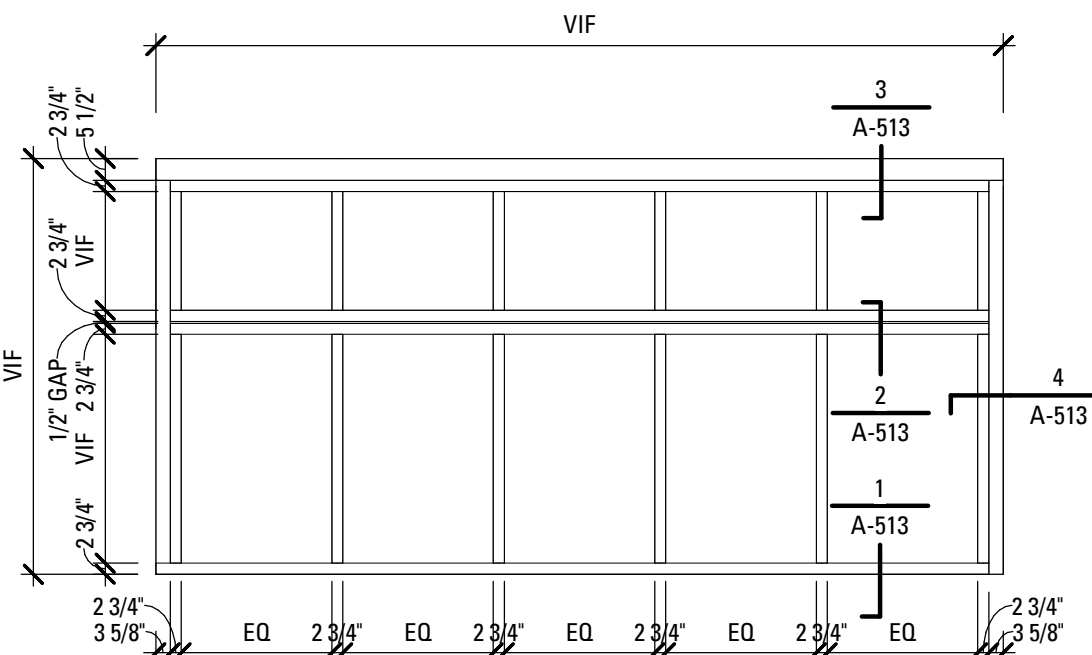
TYPE E3 - ENTRY 3



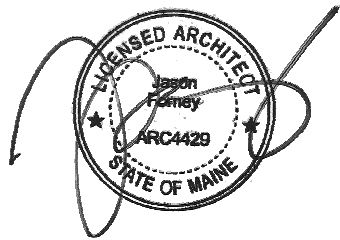
TYPE E4 - ENTRY 4



TYPE E5 - ENTRY 5



TYPE E6 - ENTRY 6



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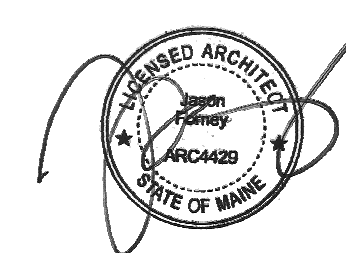
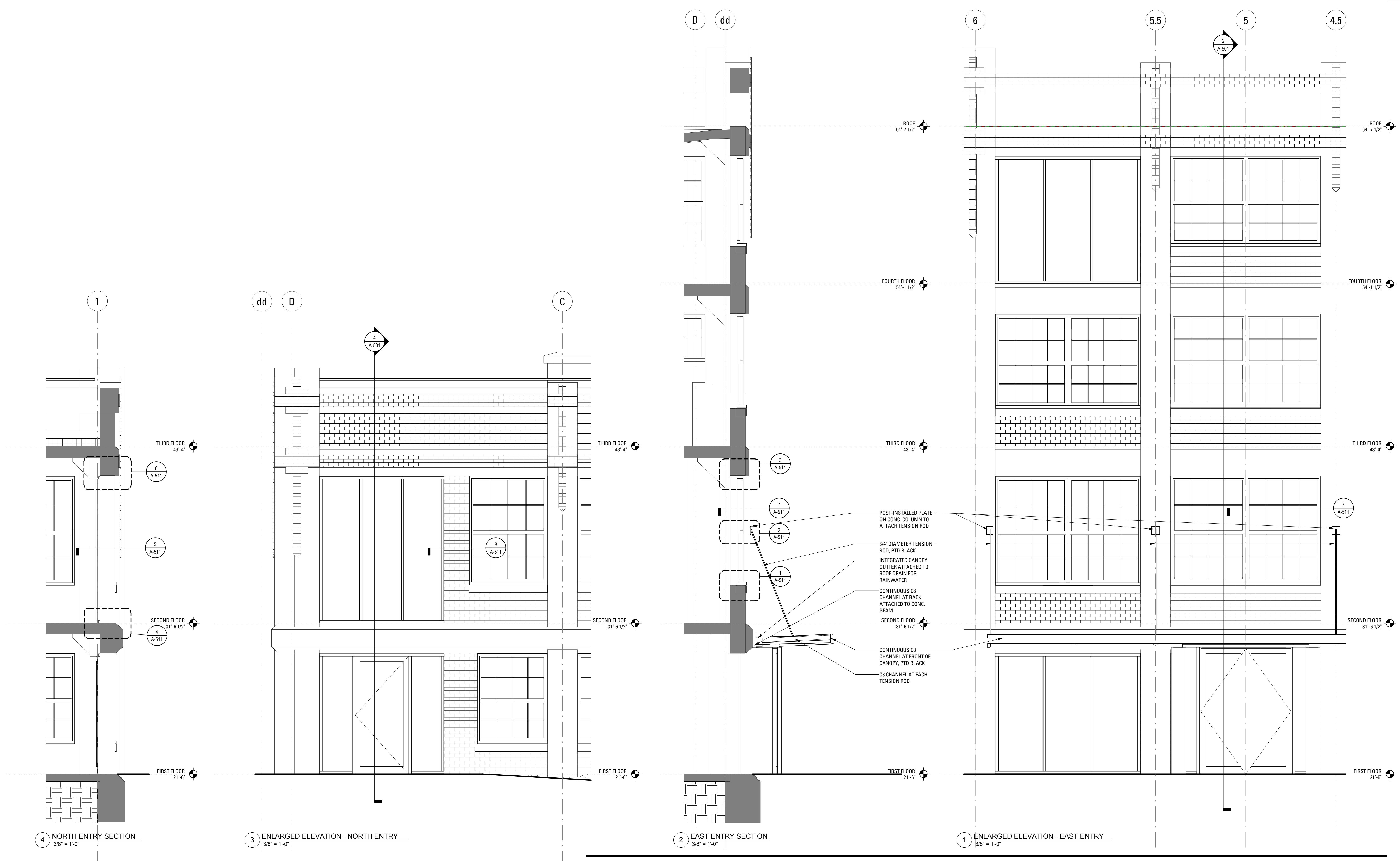
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WINDOW TYPES

A-310



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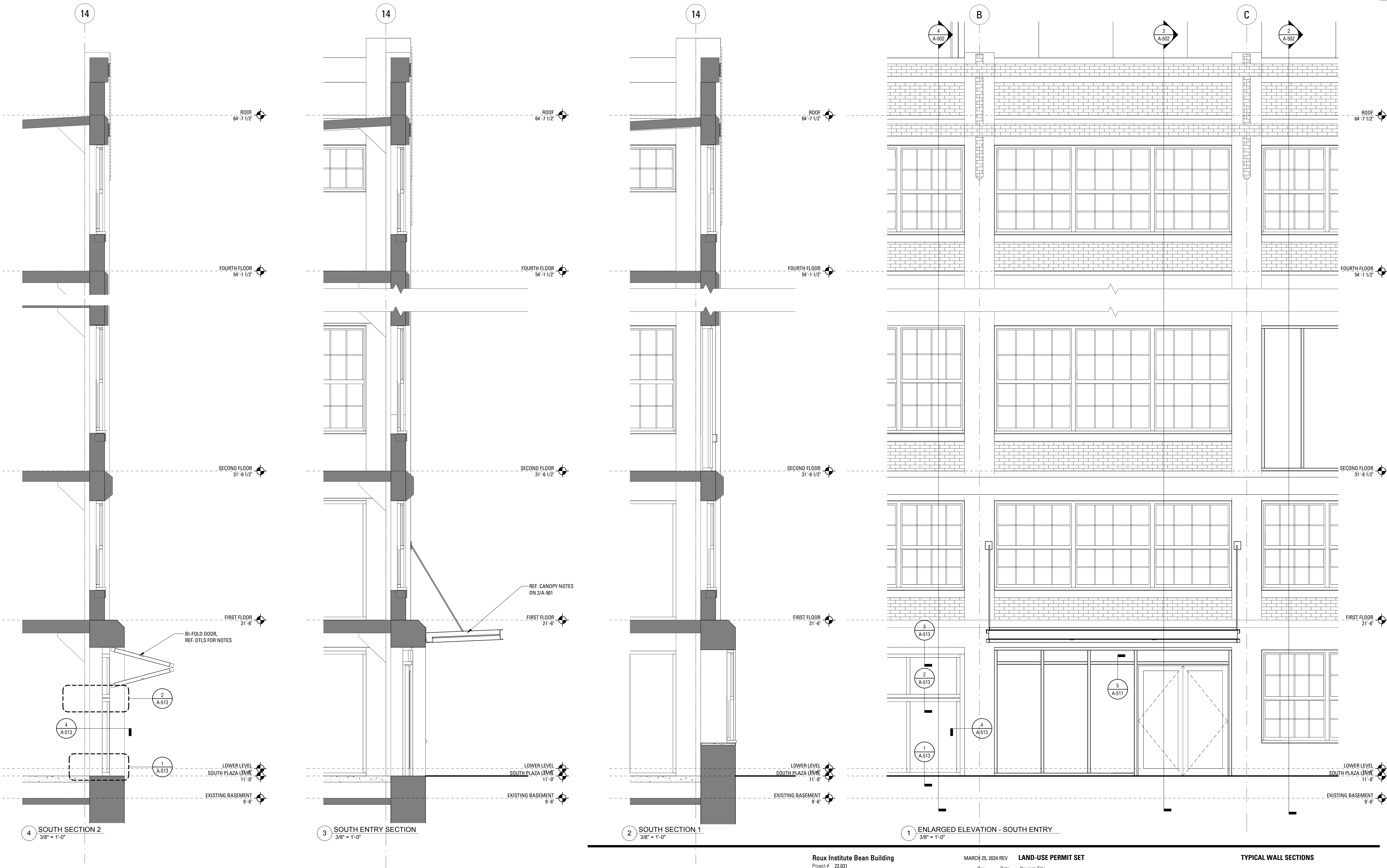
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TYPICAL WALL SECTIONS

A-501



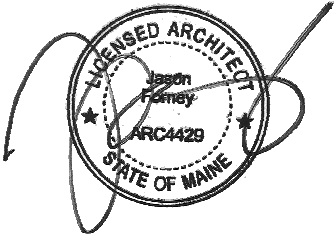
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Project # 22.031

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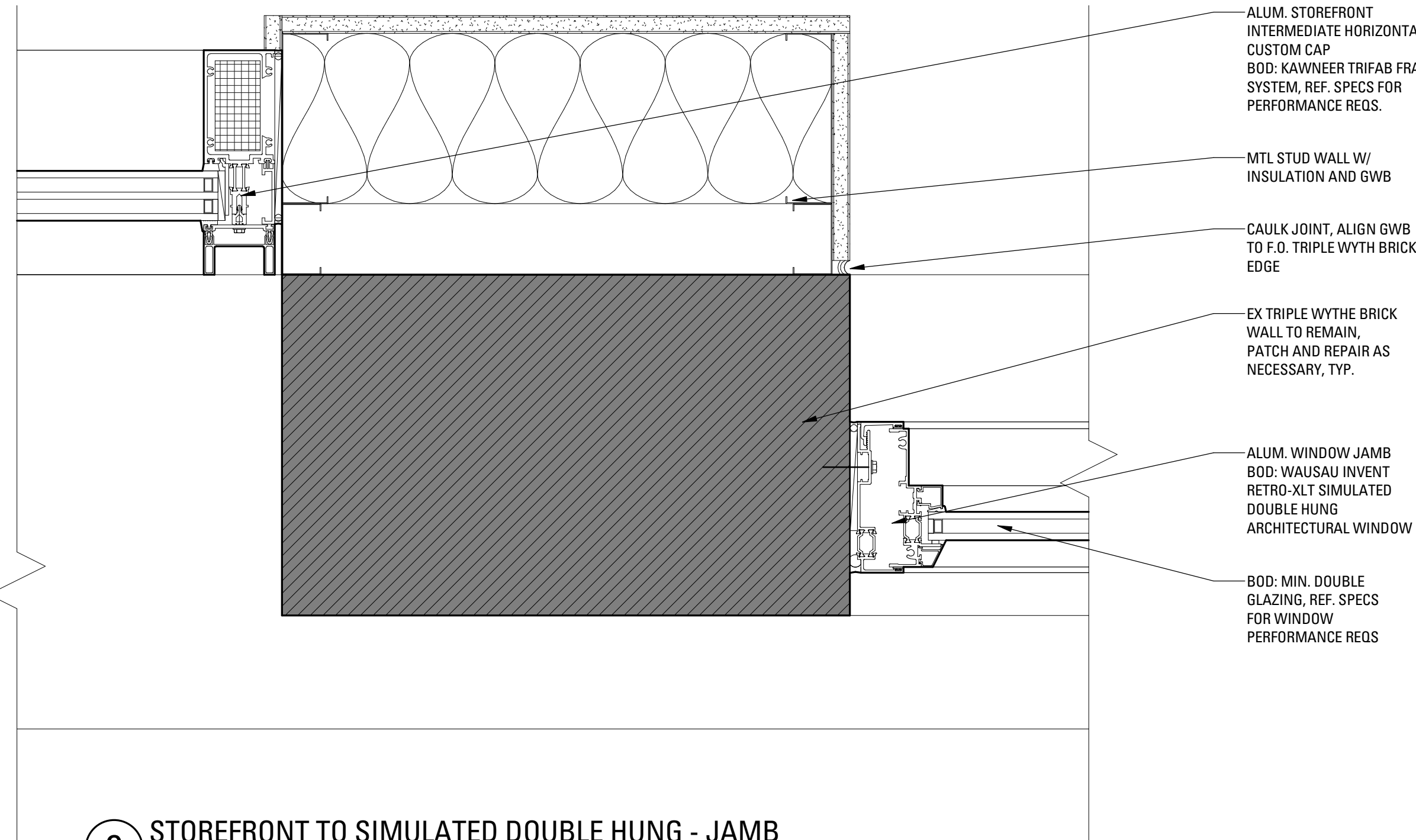
TYPICAL WALL SECTIONS

Rev.	Date	Revision Title

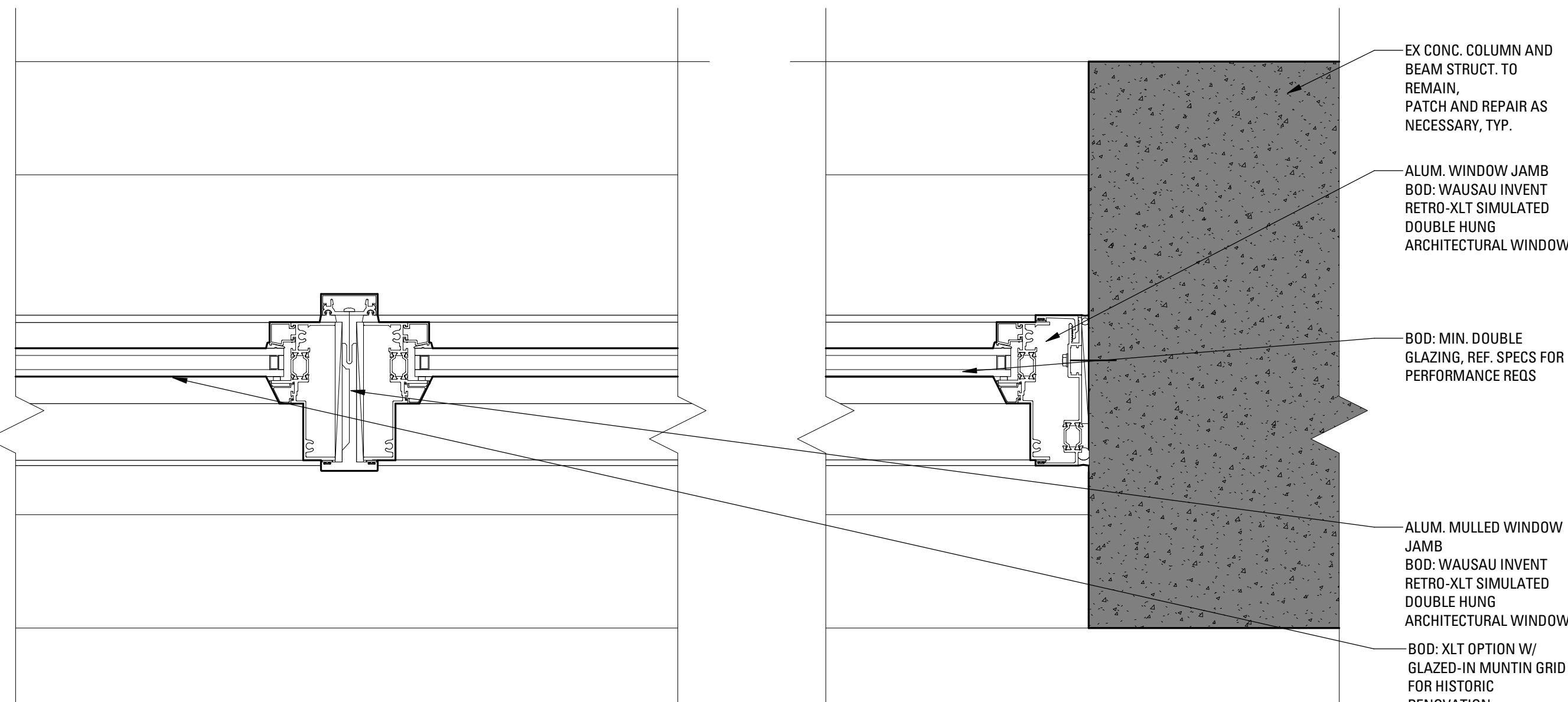
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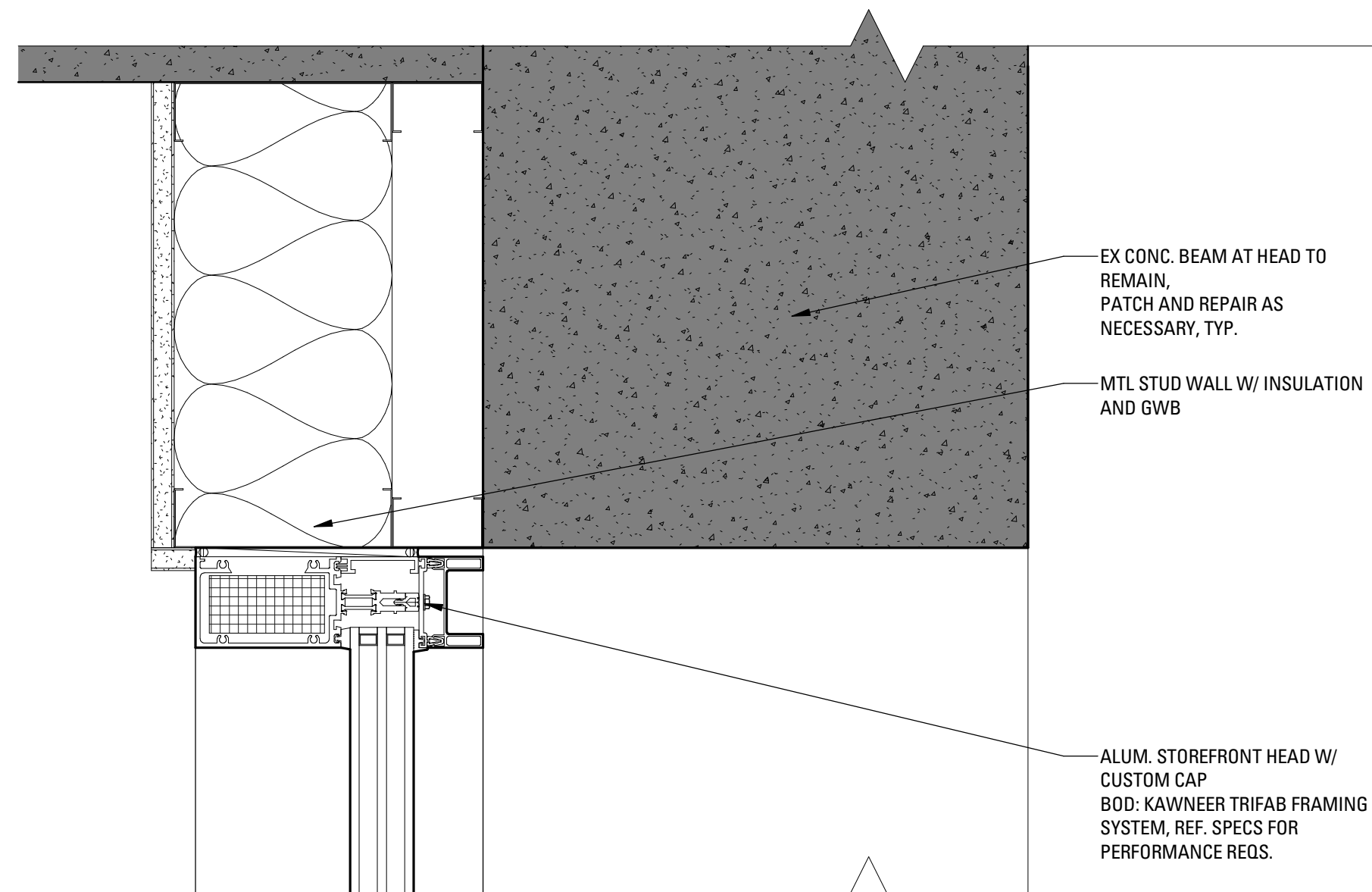
A-502



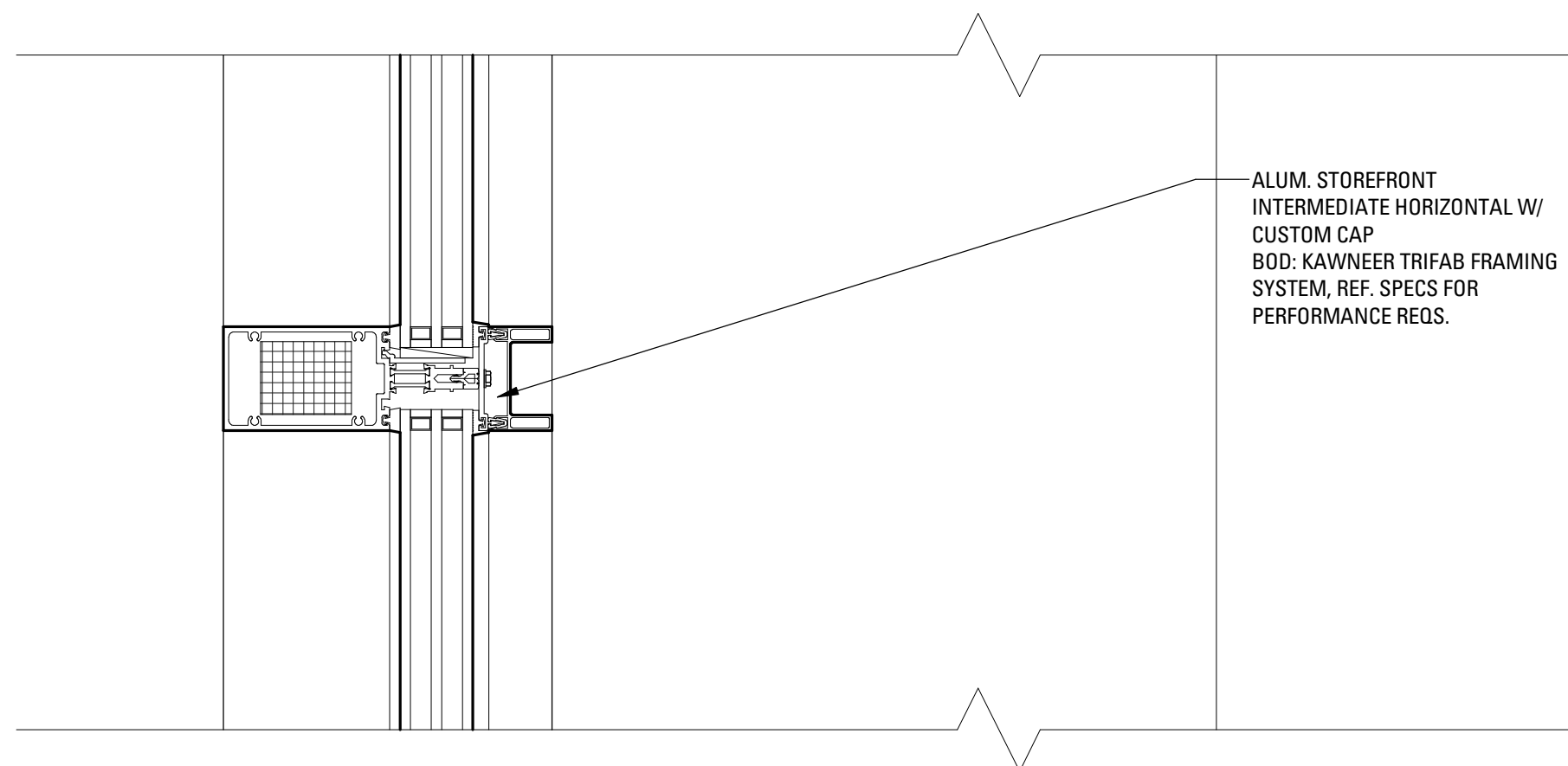
9 STOREFRONT TO SIMULATED DOUBLE HUNG - JAMB
SCALE: 3" = 1'-0"



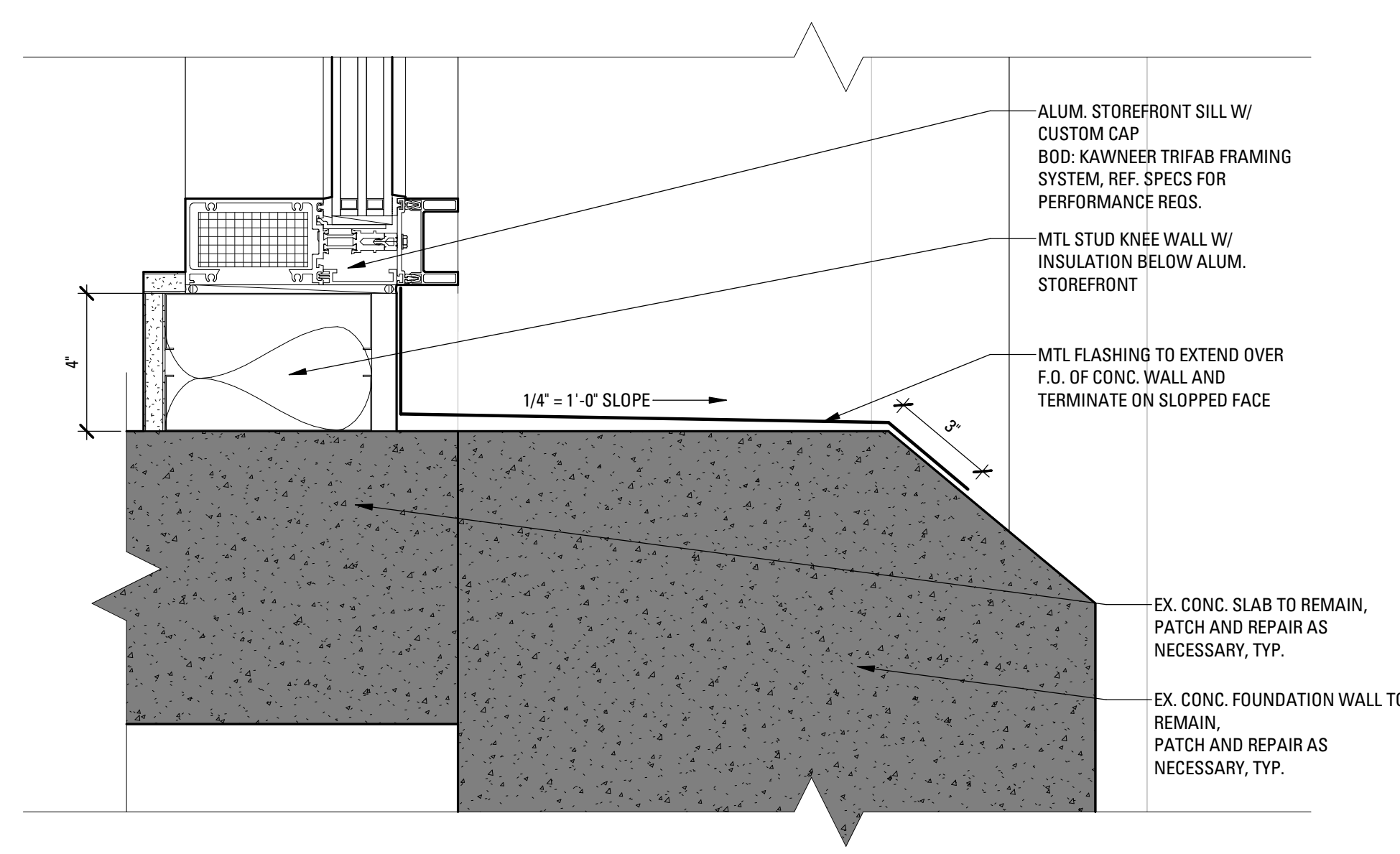
7 SIMULATED DOUBLE SASH - PLAN SECTION
SCALE: 3" = 1'-0"



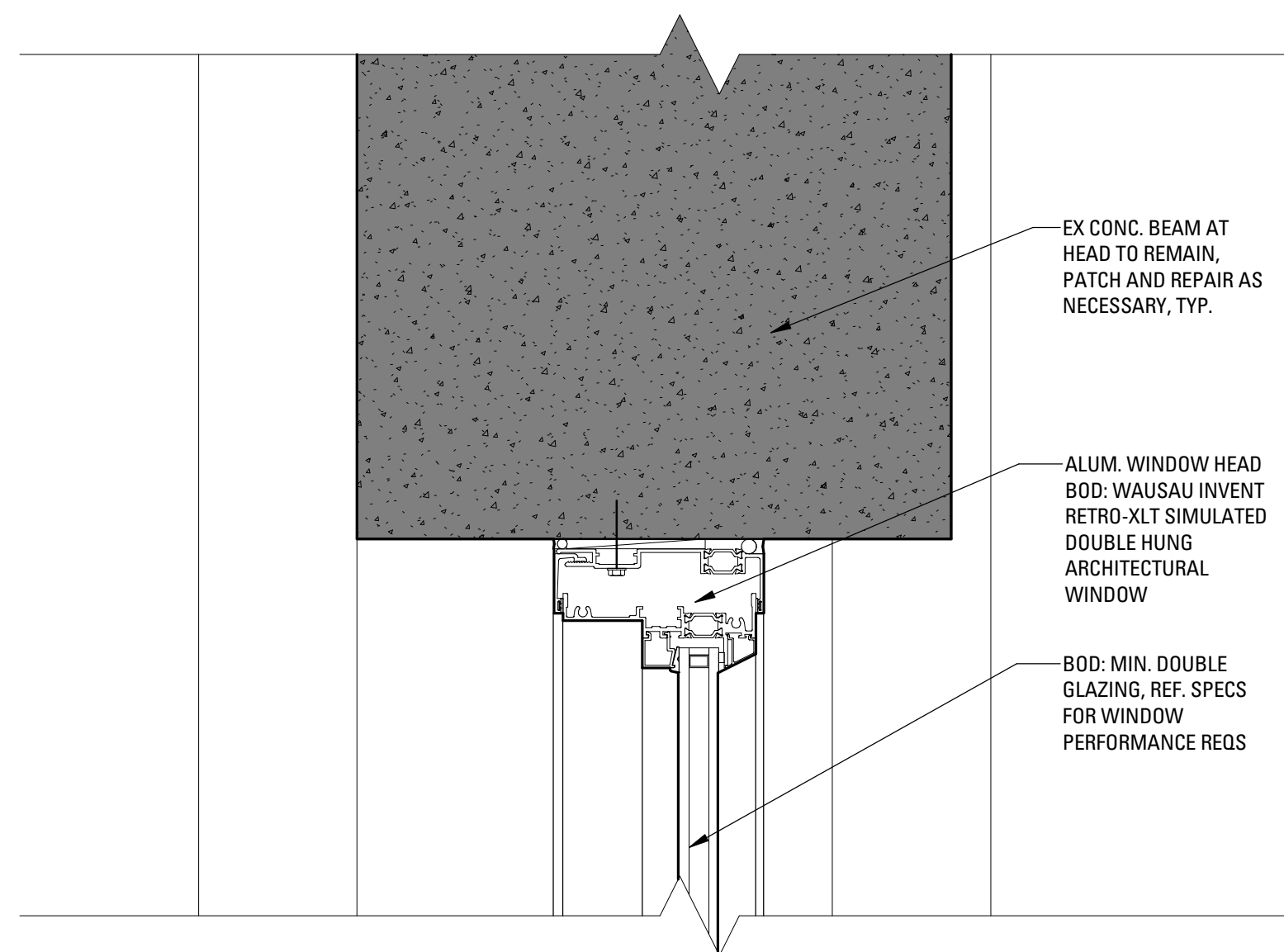
6 CURTAINWALL - HEAD DETAIL
SCALE: 3" = 1'-0"



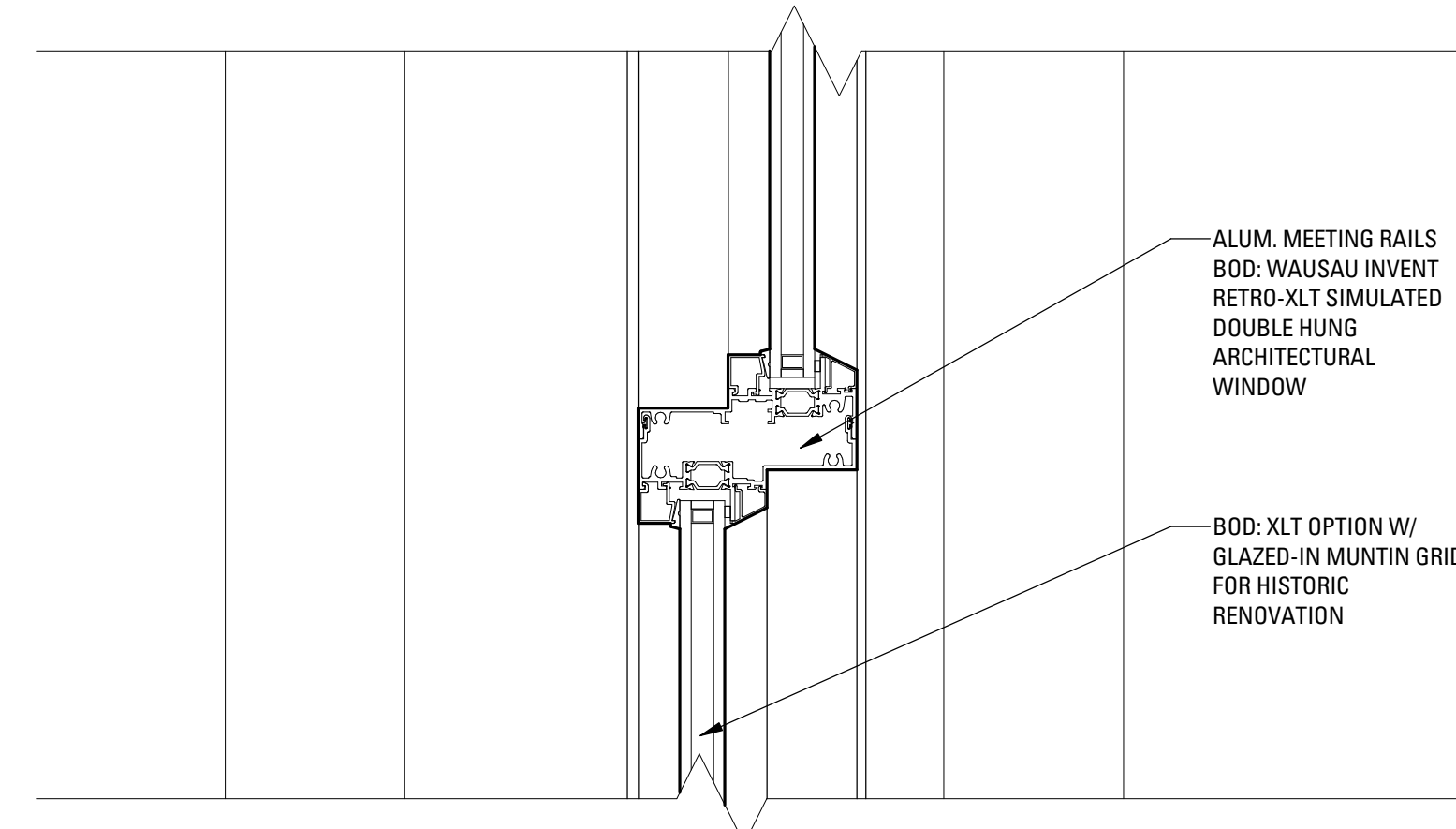
5 STOREFRONT - INTERMEDIATE DETAIL
SCALE: 3" = 1'-0"



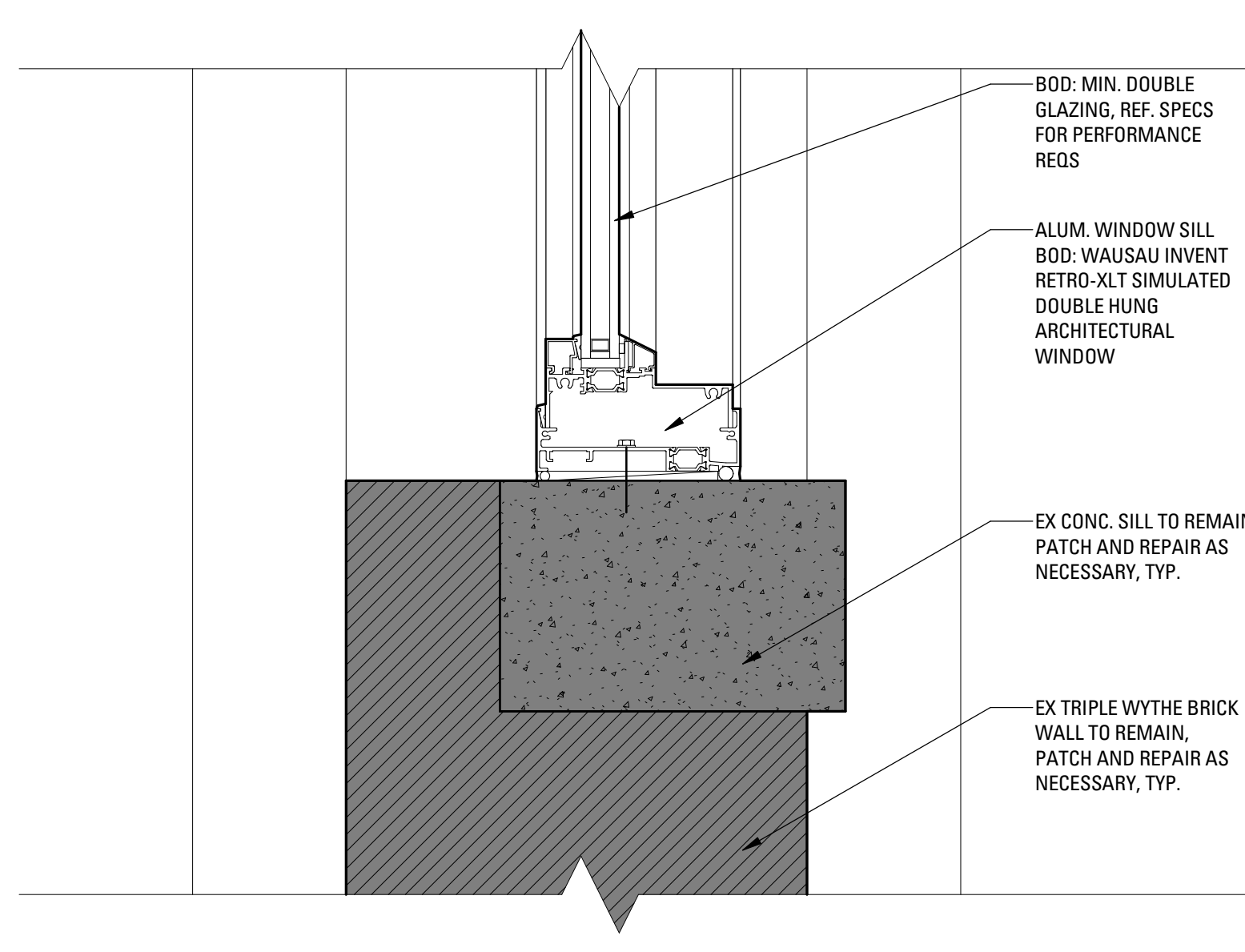
4 STOREFRONT - SILL SECTION
SCALE: 3" = 1'-0"



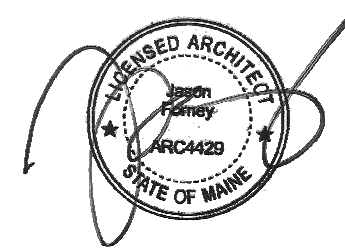
3 SIMULATED DOUBLE SASH - HEAD
SCALE: 3" = 1'-0"



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



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



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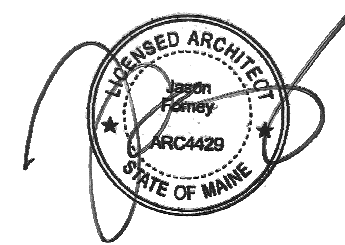
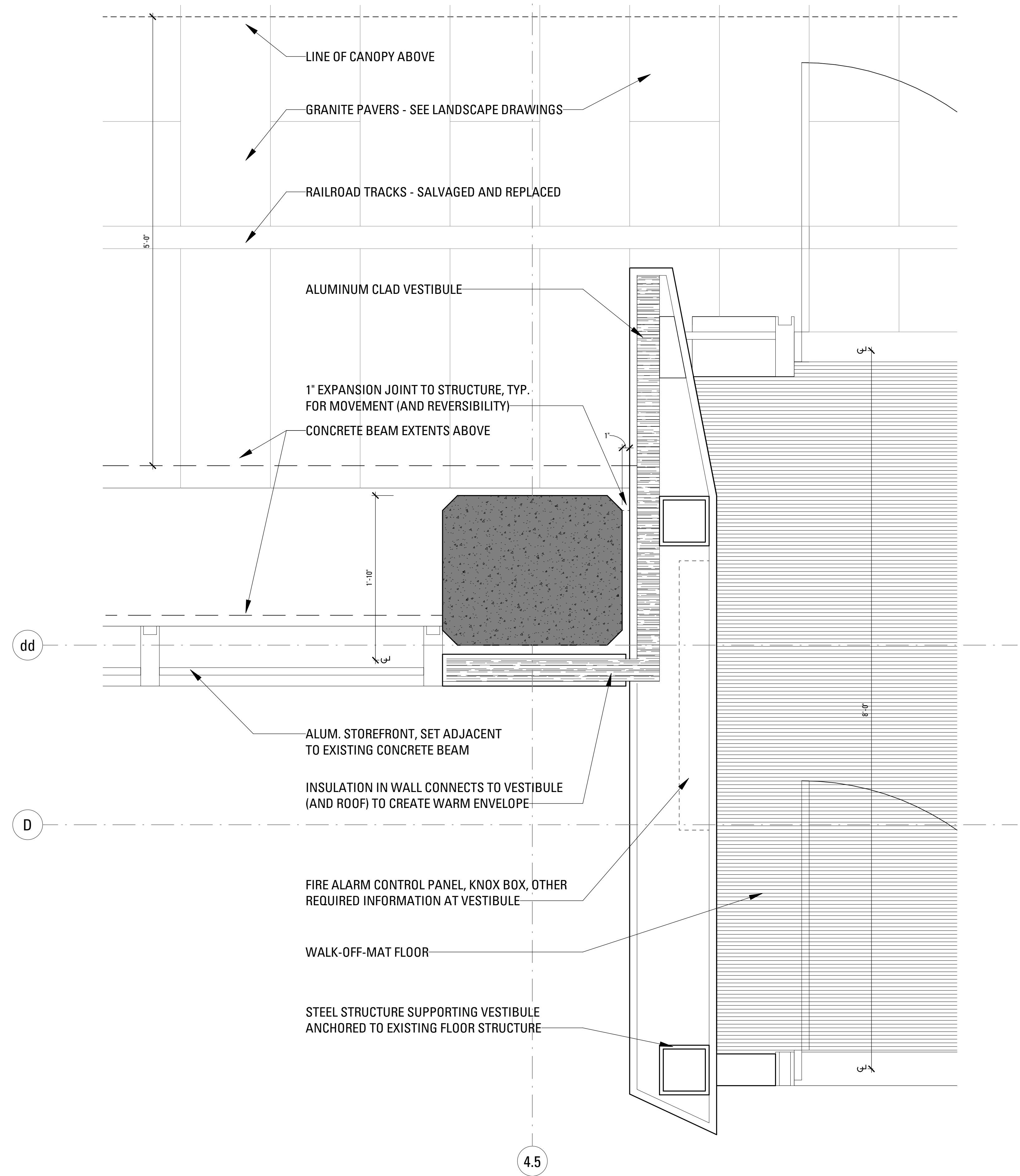
MARCH 25, 2024 REV

LAND-USE PERMIT SET

Rev.	Date	Revision Title

EXTERIOR DETAILS - NEW WINDOWS /
STOREFRONTS IN MASONRY OPENINGS

A-511



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Project # 22.031

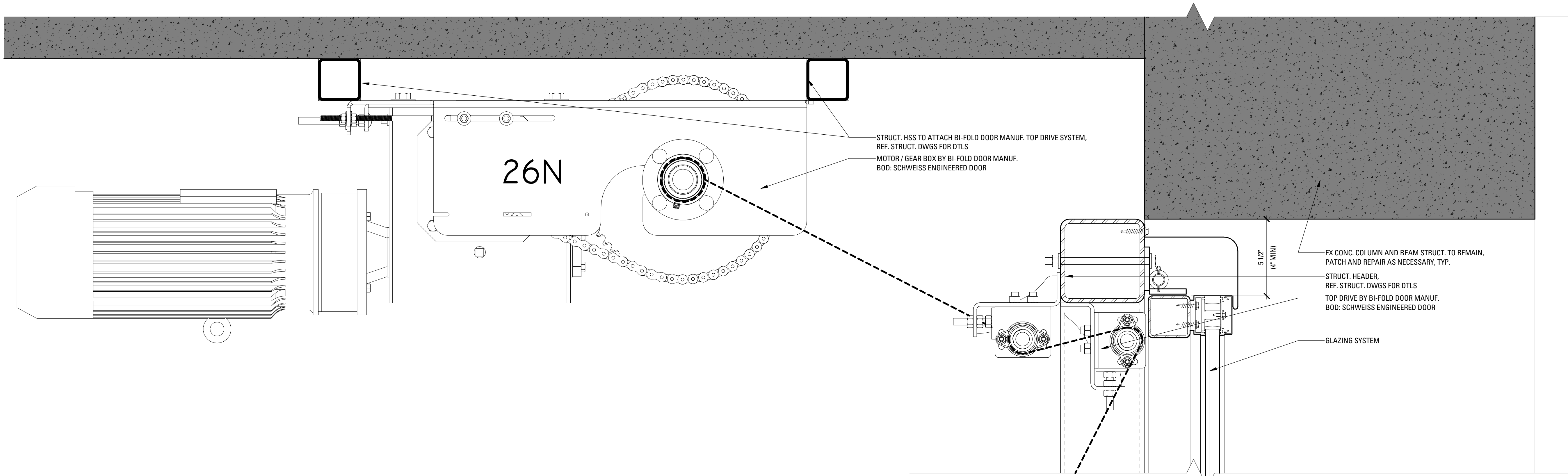
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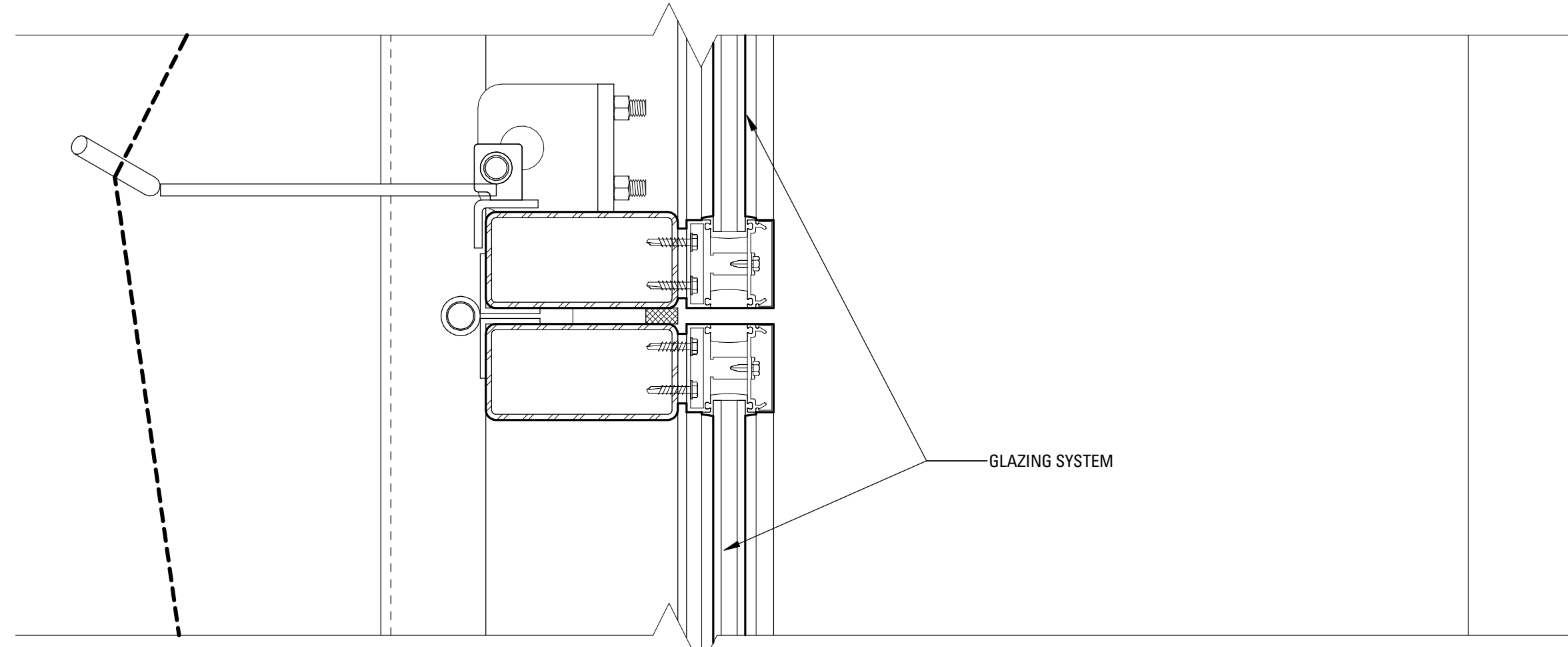
Rev.	Date	Revision Title

EAST ENTRY VESTIBULE PLAN DETAIL

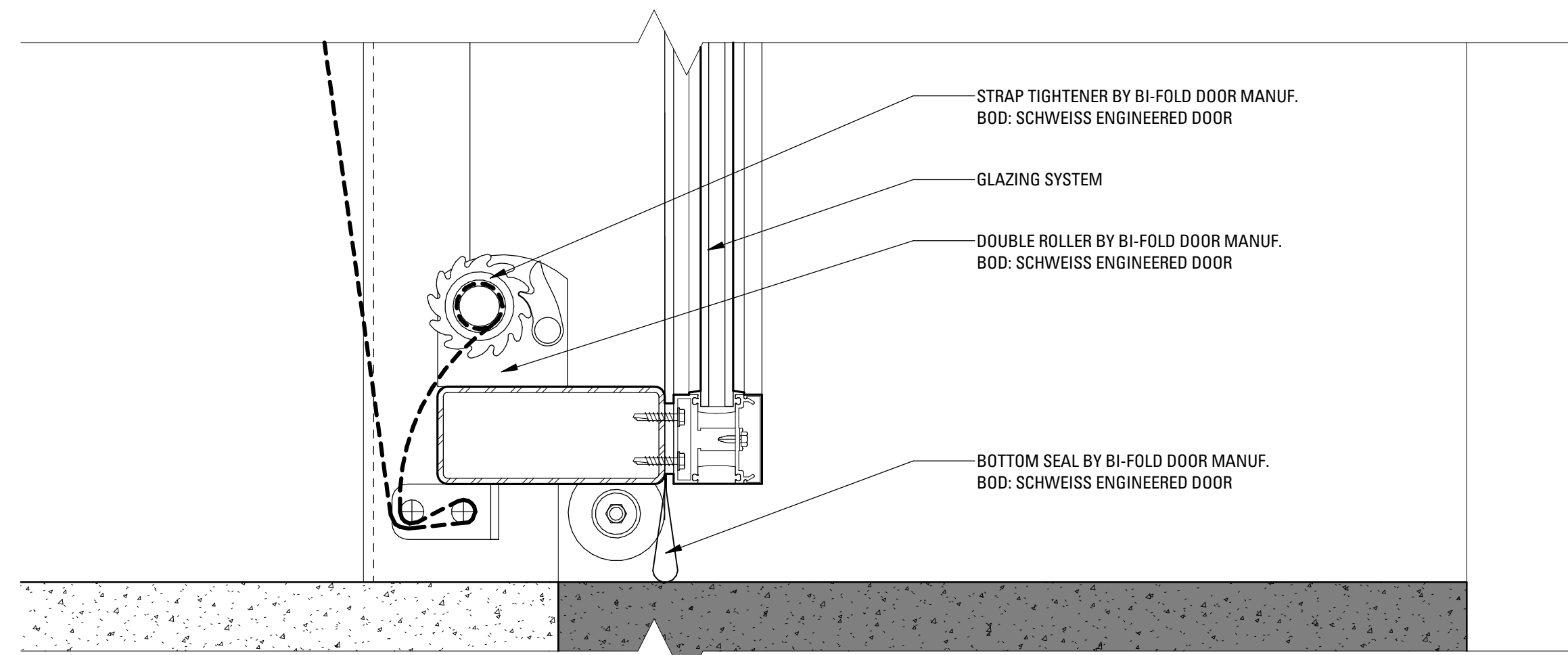
A-512



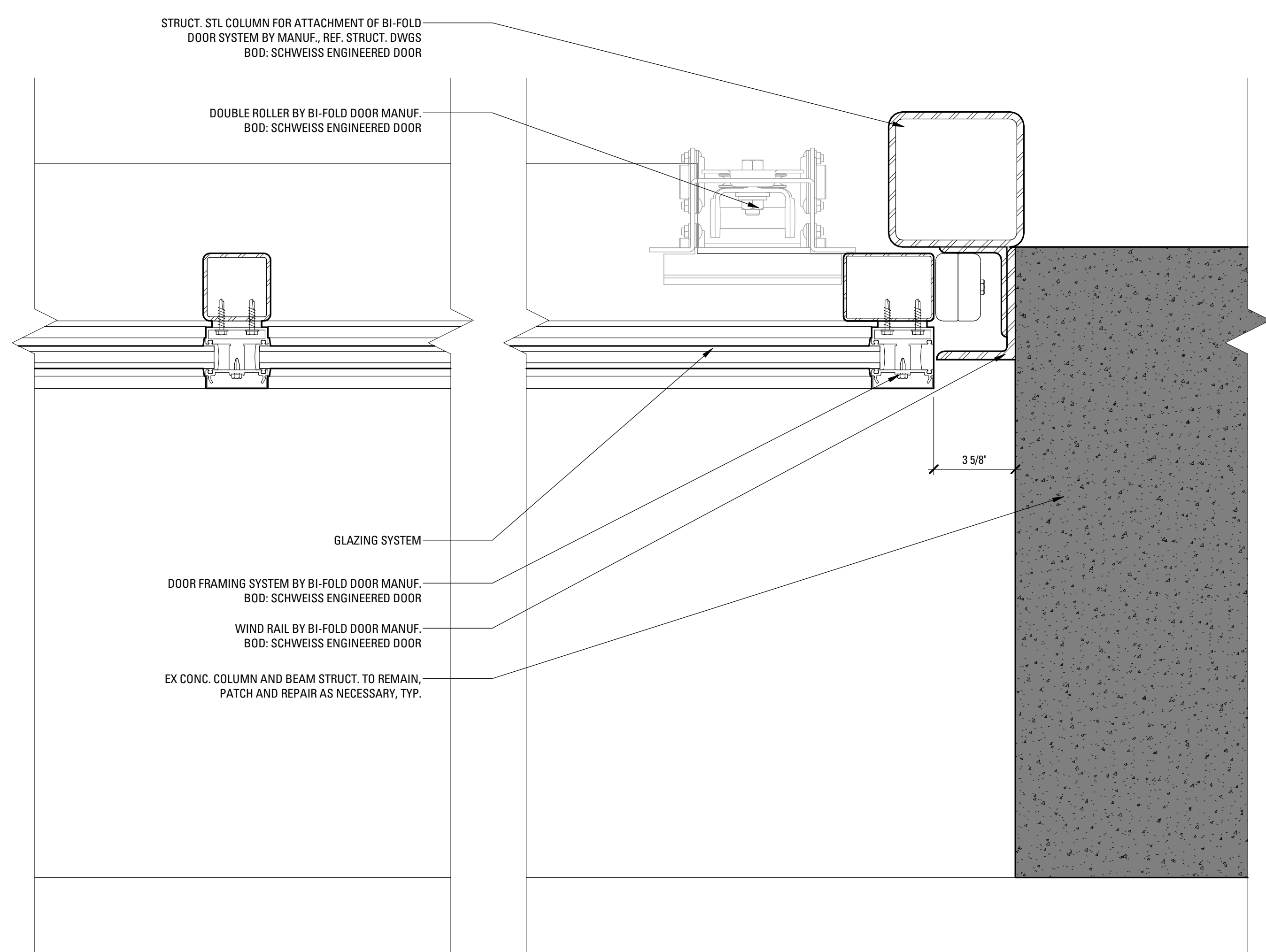
3 BI-FOLD DOOR - HEAD SECTION
SCALE: 3" = 1'-0"



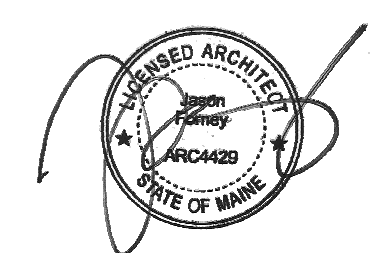
2 BI-FOLD DOOR - MEETING RAIL SECTION
SCALE: 3" = 1'-0"



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



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



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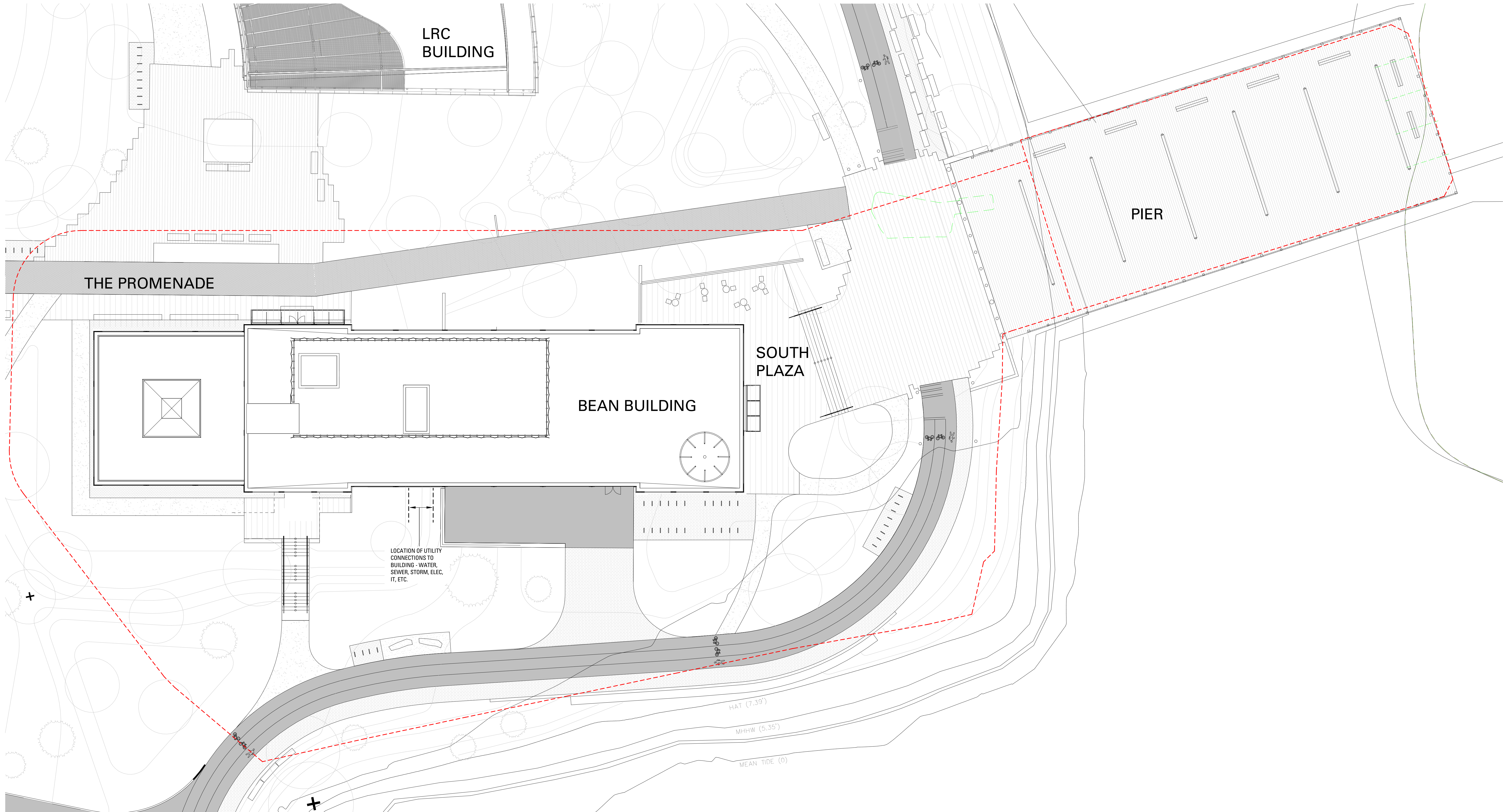
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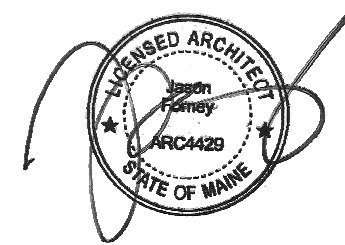
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EXTERIOR DETAILS - ENTRIES

A-513



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



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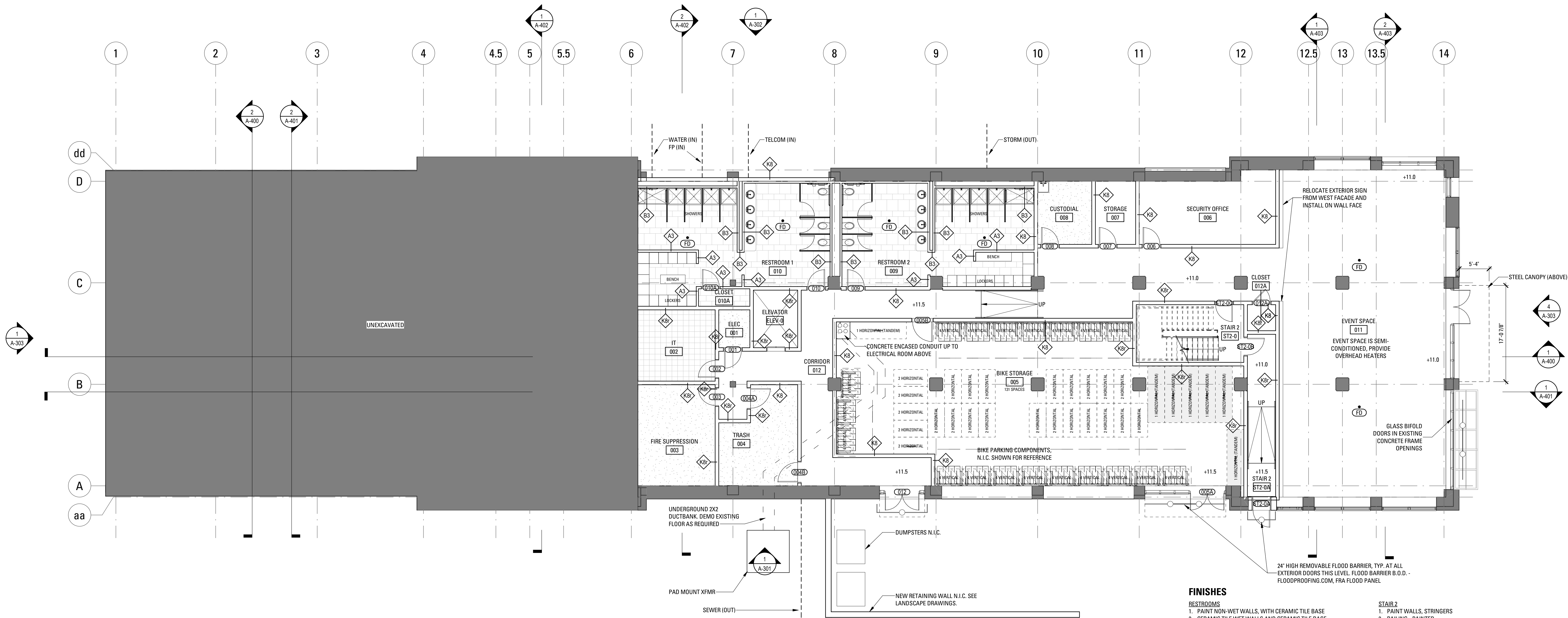
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ARCHITECTURE KEY PLAN

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

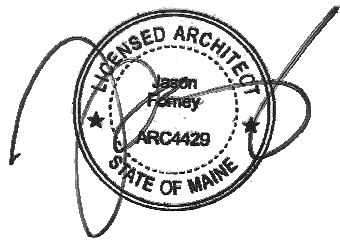
- VERTICAL BIKE RACKS (HOLD 4 BIKES)
- HORIZONTAL BIKE RACKS (HOLD 2 BIKES)
- HORIZONTAL BIKE RACKS (HOLD 1 TANDEM BIKE)

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

FINISHES

- RESTROOMS**
 1. PAINT NON-WET WALLS, WITH CERAMIC TILE BASE
 2. CERAMIC TILE WET WALLS AND CERAMIC TILE BASE
 3. ALL PARTITIONS TO BE FULL-HEIGHT
 4. CERAMIC TILE FLOOR (THIN SET) OVER CONCRETE
 5. ACT CEILING
 6. RECESS LIGHTING, WALL MOUNT AT MIRROR
 7. FLOOR DRAIN IN FLOOR
- IT**
 1. NO PAINT ON WALLS, NO BASE
 2. STATIC-FREE VCT FLOOR - GLUED
 3. NO CEILING
 4. SURFACE MOUNT LIGHT
- CUSTODIAL/TRASH/ELEC/FIRE SUPPRESSION**
 1. FRP ON ALL WALLS
 2. FLOOR DRAIN IN FLOOR
 3. EPOXY FLOOR FINISH OVER CONCRETE TOPPING
 4. NO CEILING
 5. SURFACE MOUNT LIGHT
- STAIR 2**
 1. PAINT WALLS, STRINGERS
 2. RAILING - PAINTED
 3. CONCRETE STAIR AND LANDINGS - SEALED
 4. CUSTOM GUARD RAIL - PAINTED
 5. SURFACE MOUNTED LIGHTING
- OFFICE/PUBLIC SPACE/CORRIDOR**
 1. PAINT EXTERIOR WALLS, CORE WALLS
 2. SEAL EXISTING CONCRETE COLUMNS
 3. PAINT EXISTING CEILING
 4. SURFACE MOUNTED (CEILING) LIGHTING
 5. SEAL NEW CONCRETE FLOOR
- BIKE STORAGE**
 1. PAINT EXTERIOR WALLS, CORE WALLS
 2. STOREFRONT ON SOUTH WALL - FULL LENGTH
 3. SEAL EXISTING CONCRETE COLUMNS
 4. PAINT EXISTING CEILING
 5. SURFACE MOUNTED (CEILING) LIGHTING
 6. SEAL NEW CONCRETE FLOOR

NOTE: ALL GWB THIS FLOOR TO BE MOISTURE RESISTANT



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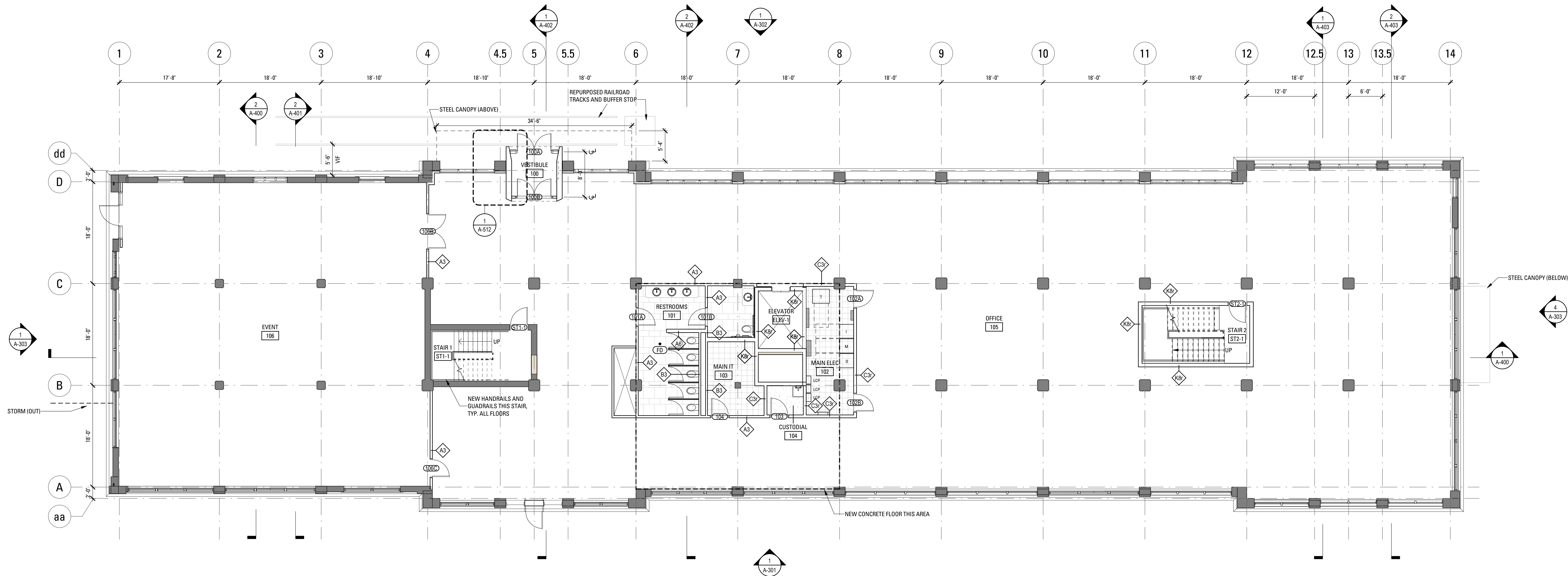
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LOWER LEVEL FLOOR PLAN

A-100



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

NOTE: INTERIOR 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

FINISHES

RESTROOMS

1. PAINT NON-WET WALLS, WITH CERAMIC TILE BASE
2. CERAMIC TILE WET WALLS AND CERAMIC TILE BASE
3. CERAMIC TILE FLOOR (THIN SET) OR EPOXY FLOOR OVER EXISTING CONCRETE
4. ACT CEILING
5. RECESS LIGHTING, WALL MOUNT AT MIRROR
6. FLOOR DRAIN IN FLOOR

ELEVATOR/FIRE SUPPRESSION

1. PAINT WALLS, RUBBER BASE
2. STATIC-FREE VCT FLOOR - GLUED
3. NO CEILING
4. SURFACE MOUNT LIGHT

CUSTODIAL/TRASH

1. FRP ON ALL WALLS
2. FLOOR DRAIN IN FLOOR
3. EPOXY FLOOR FINISH OVER EXISTING CONCRETE
4. NO CEILING
5. SURFACE MOUNT LIGHT

STAIR 1

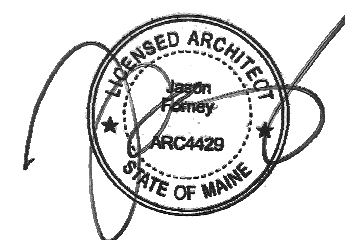
1. PAINT EXISTING CONCRETE/CMU
2. NEW RAILING - PAINTED
3. SEAL EXISTING CONCRETE FLOOR
4. NEW, CUSTOM GUARD RAIL - PAINTED
5. SURFACE MOUNTED LIGHTING

STAIR 2

1. PAINT WALLS, STRINGERS
2. RAILING - PAINTED
3. CONCRETE STAIR AND LANDINGS - SEALED
4. CUSTOM GUARD RAIL - PAINTED
5. SURFACE MOUNTED LIGHTING

OFFICE/EVENT

1. PAINT EXTERIOR WALLS, CORE WALLS
2. SEAL EXISTING CONCRETE COLUMNS
3. PAINT EXISTING CEILING
4. SURFACE MOUNTED (CEILING) LIGHTING
5. SEAL EXISTING CONCRETE FLOOR



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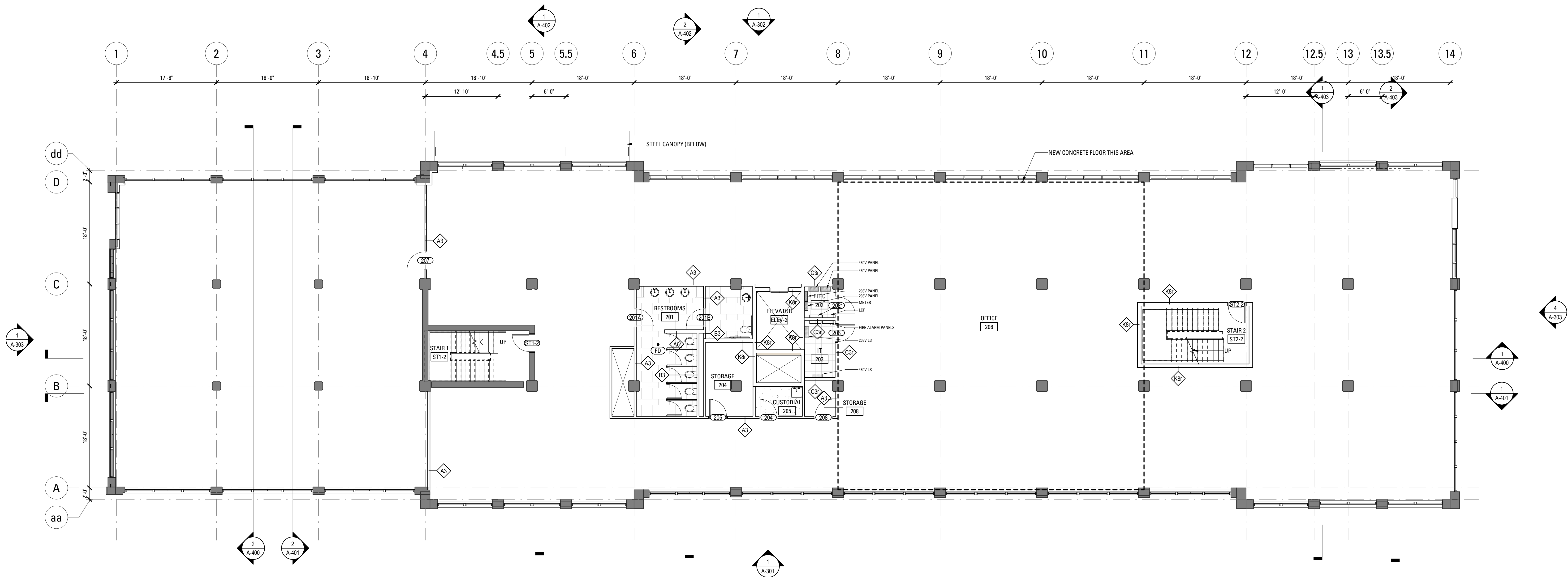
MARCH 25, 2024 REV

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Rev. Date Revision Title

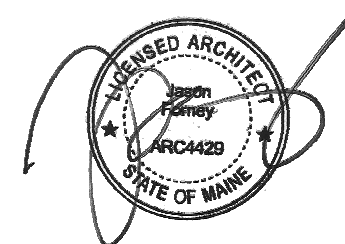
FIRST FLOOR PLAN

A-101



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

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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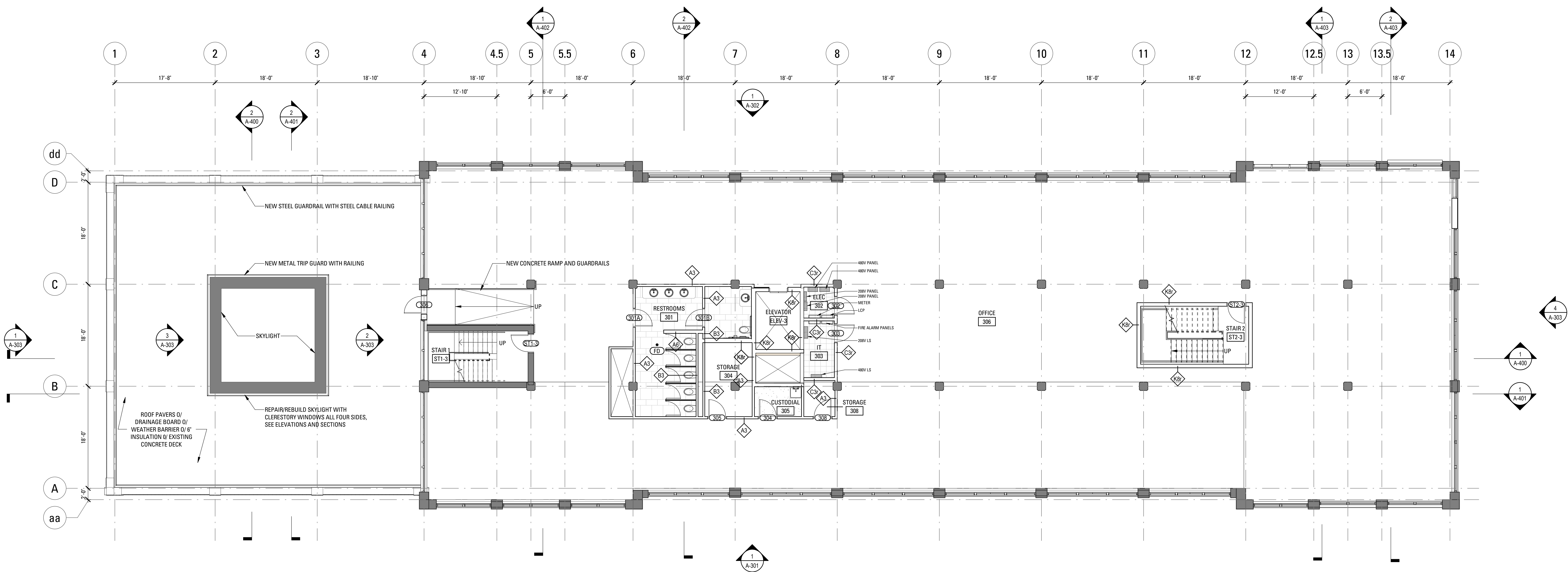
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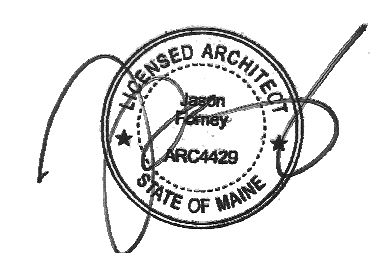
SECOND FLOOR PLAN

A-102



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

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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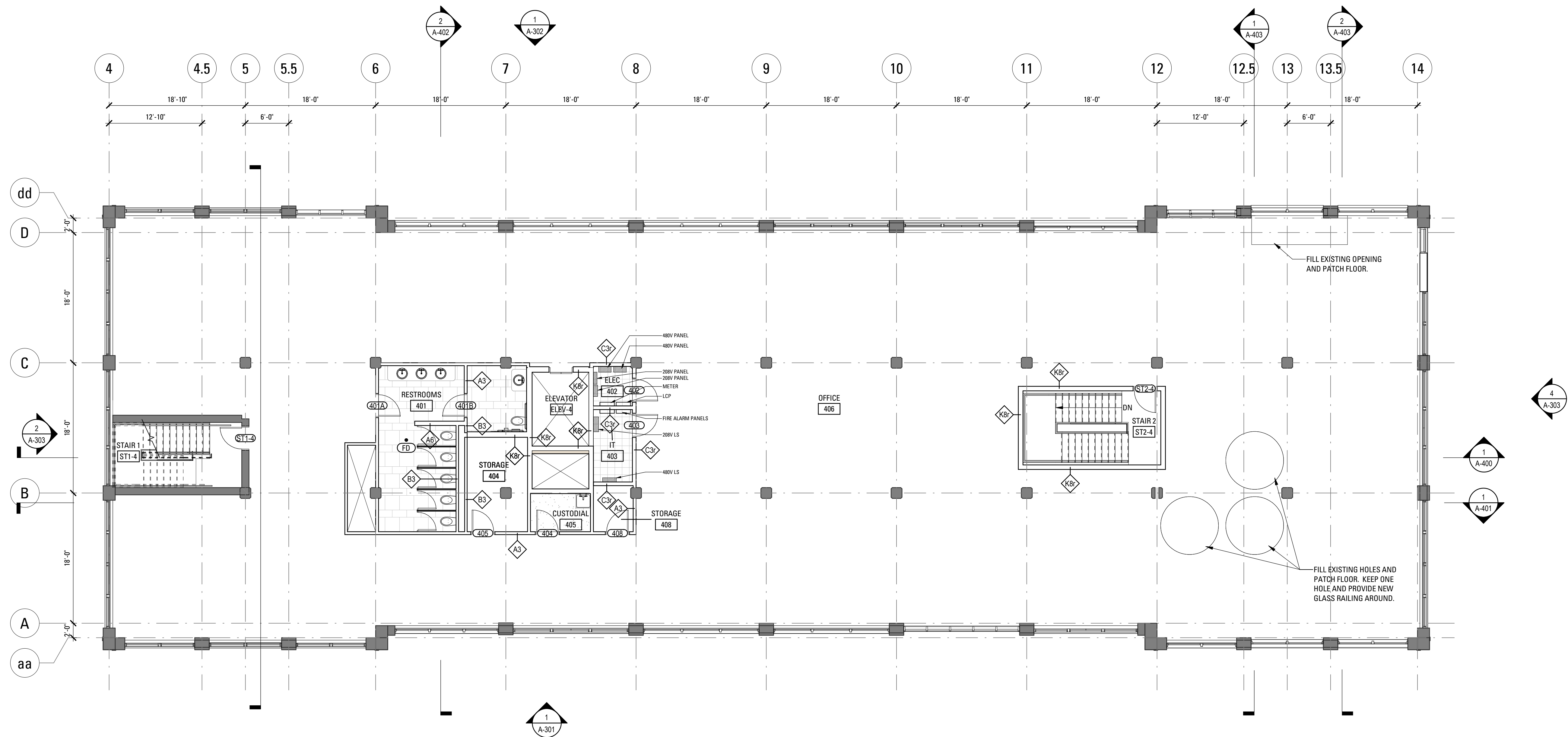
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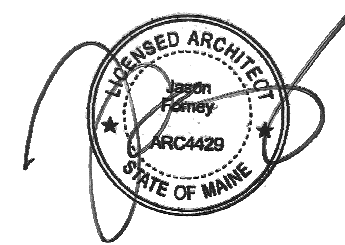
THIRD FLOOR PLAN

A-103



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

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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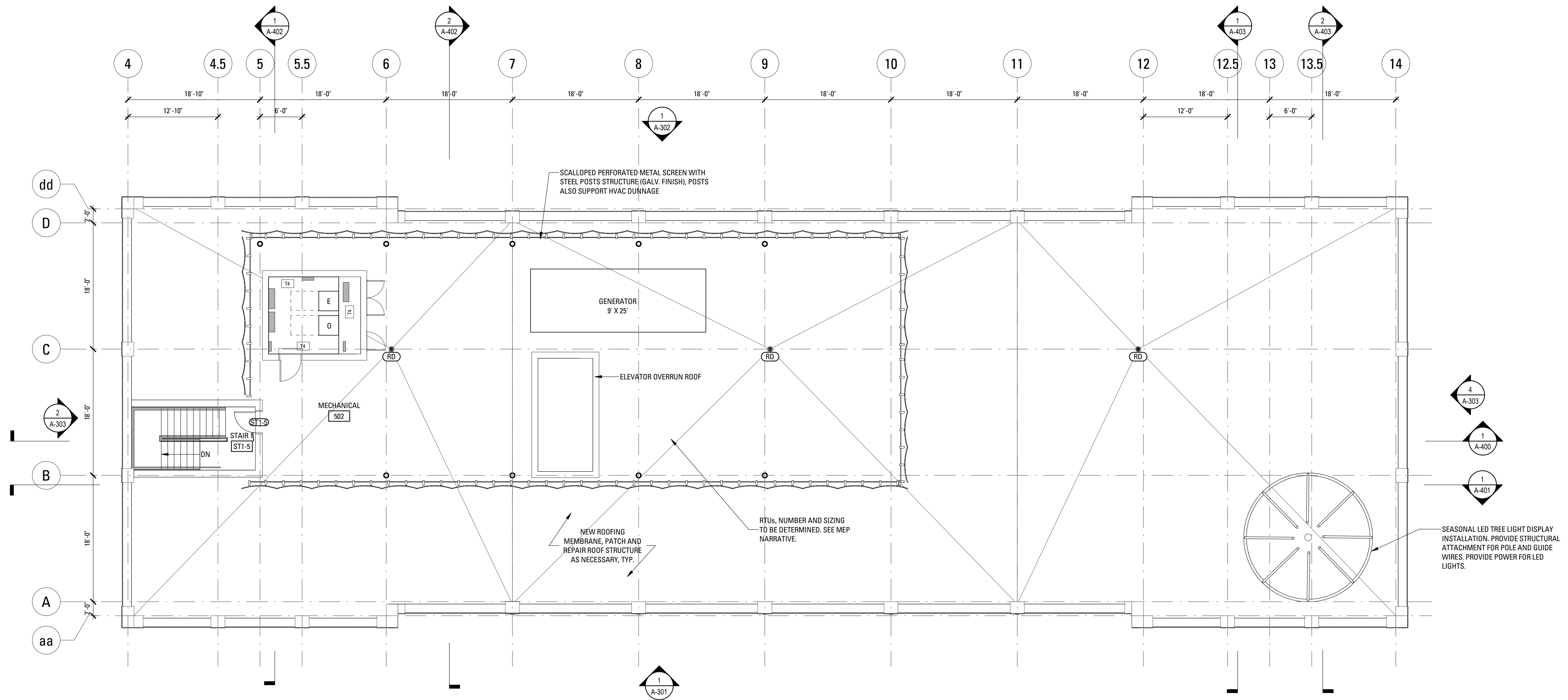
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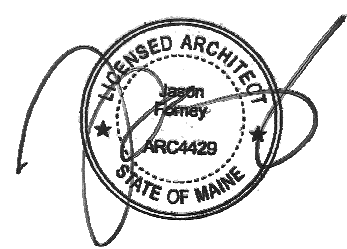
Rev.	Date	Revision Title

FOURTH FLOOR PLAN

A-104



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



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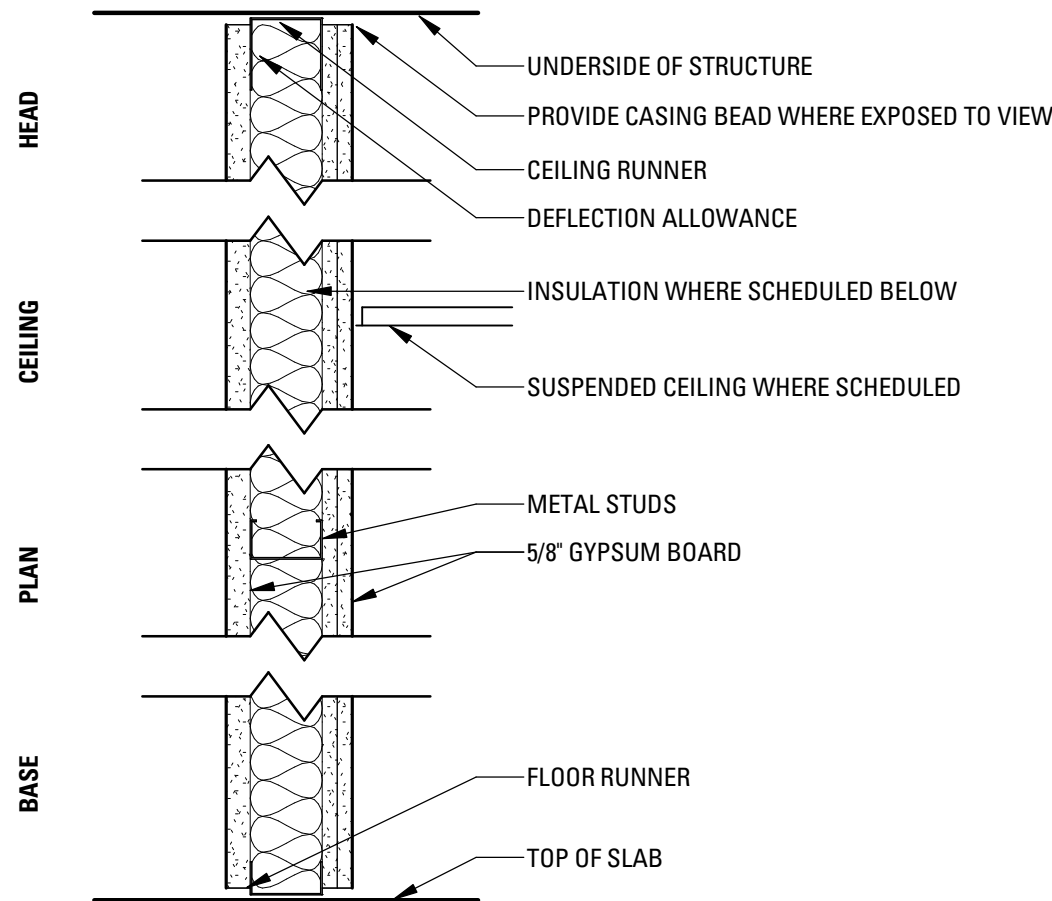
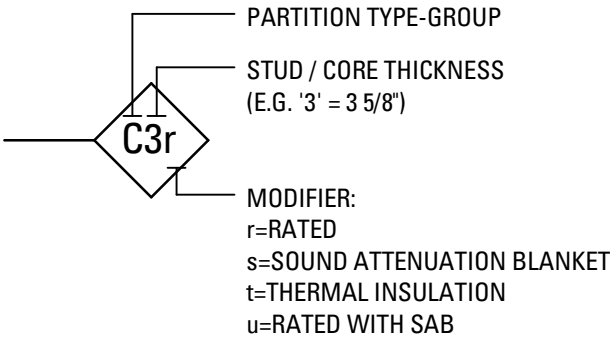
Rev.	Date	Revision Title

ROOF PLAN

A-105

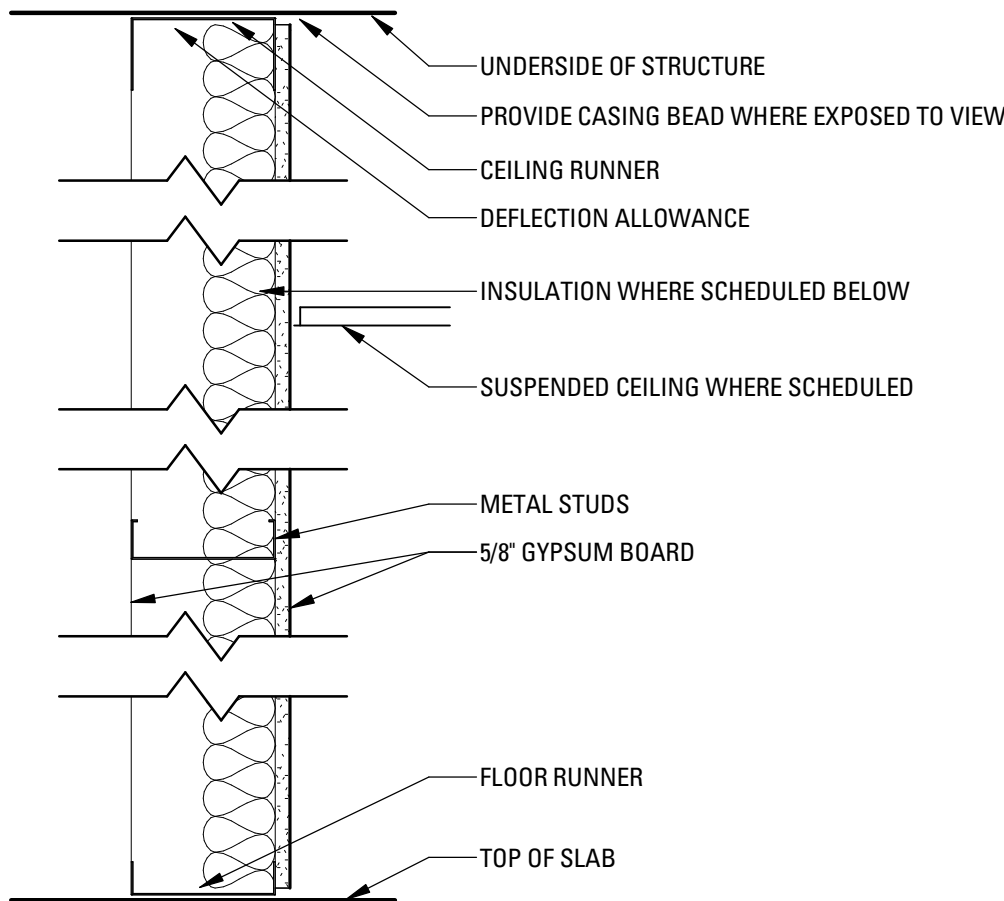
NOTES

1. ALL PARTITIONS NOT LABELED SHALL BE TYPE 'A'.
2. ALL PARTITIONS SHALL RECEIVE LEVEL 4 FINISH, UNLESS NOTED OTHERWISE.
3. AT WALLS WITH TILE FINISH, SUBSTITUTE TILE BACKER BOARD FOR 5/8" GWB.
4. STAGGER JOINTS WHERE MULTIPLE LAYERS OF GWB ARE REQUIRED.
5. REFER TO LIFE SAFETY SHEETS (IG-1XX) FOR LOCATIONS OF REQUIRED FIRE RATED PARTITIONS.
6. ALL RATED PARTITION ASSEMBLIES TO BE CONTINUOUS TO UNDERSIDE OF RATED STRUCTURE ABOVE.
7. ALL BLOCKING TO BE FIRE RATED.
8. ALL DIMENSIONS ON FLOOR PLANS TO FACE OF PARTITION ASSEMBLY (E.G. FACE OF OUTER LAYER OF GWB), NOT NECESSARILY FACE OF FINISH.
9. FOR EXTERIOR WALLS, SEE NOTES ON ELEVATIONS.



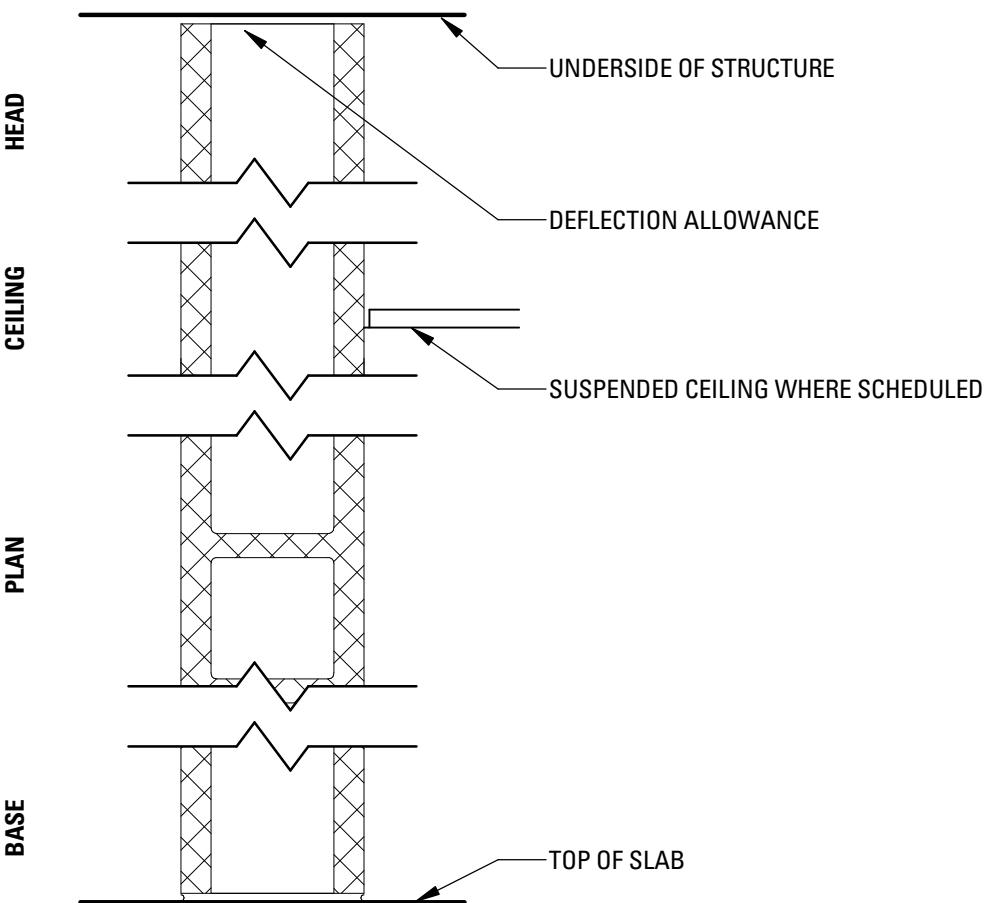
D SHAFT WALL PARTITION

TYPE	STUD	RATING	TEST NO.	INSUL	STC	WIDTH	UNBRACED HEIGHT LIMIT



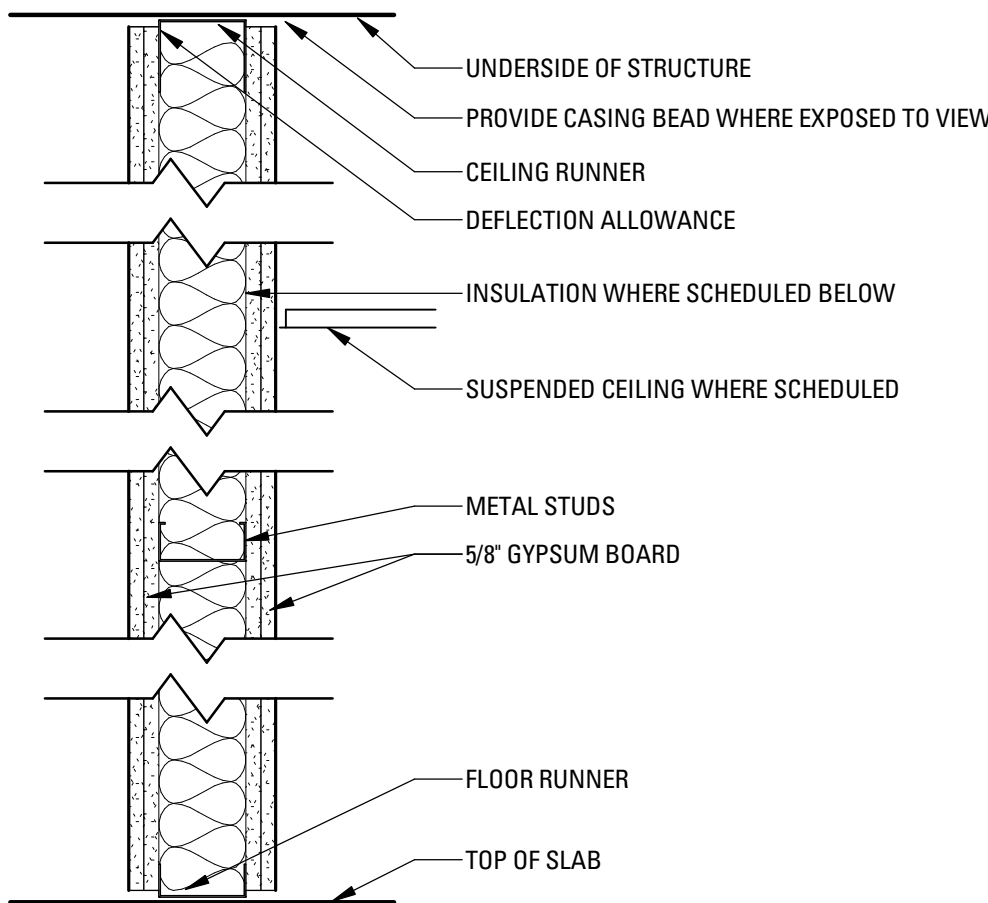
B SINGLE-SIDED GYPSUM BOARD PARTITION

TYPE	STUD	RATING	TEST NO.	INSUL	STC	WIDTH	UNBRACED HEIGHT LIMIT
B3	3 5/8"	NONE	NA	-	40-44	4 1/4"	



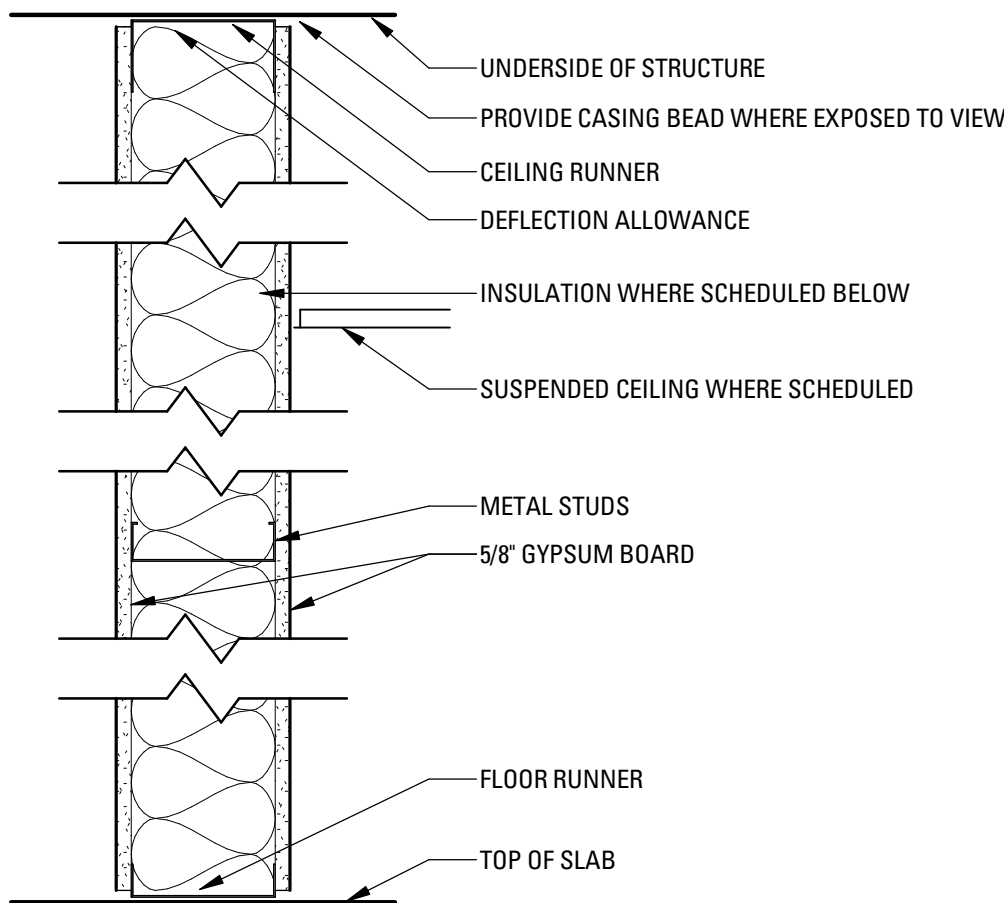
K CONCRETE MASONRY UNIT PARTITION

TYPE	STUD	RATING	TEST NO.	INSUL	STC	WIDTH	UNBRACED HEIGHT LIMIT
K8 K8r	7 5/8" 7 5/8"	NONE 2-HR	NA NA	NA NA	47 47	7 5/8" 7 5/8"	



C DOUBLE LAYER GYPSUM BOARD PARTITION

TYPE	STUD	RATING	TEST NO.	INSUL	STC	WIDTH	UNBRACED HEIGHT LIMIT
C3r	3 5/8"	2-HR	U419	1 1/2" SAB	40-44	6 1/8"	0"



A GYPSUM BOARD PARTITION

TYPE	STUD	RATING	TEST NO.	INSUL	STC	WIDTH	UNBRACED HEIGHT LIMIT
A3 A6	3 5/8" 6"	NONE NONE	NA NA	1 1/2" SAB -	40-44 40-44	4 7/8" 7 1/4"	0"

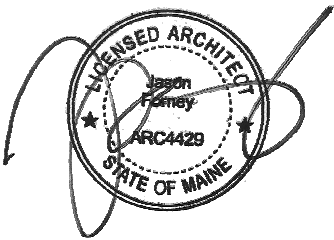
Roux Institute Bean Building
Project # 22.031

MARCH 25, 2024 REV

LAND-USE PERMIT SET

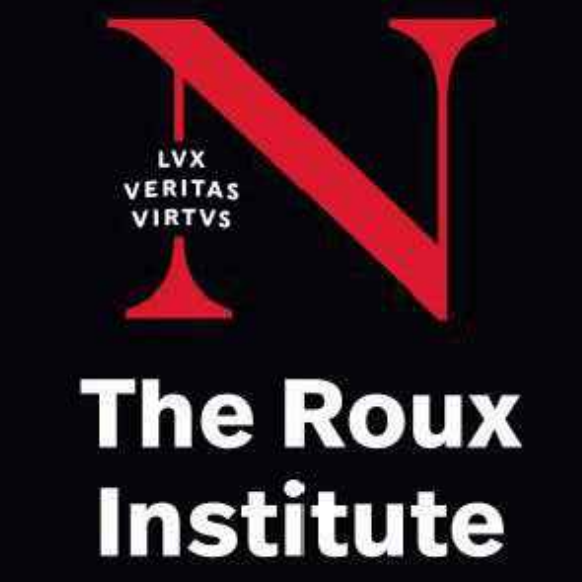
PARTITION TYPES

Rev. Date Revision Title

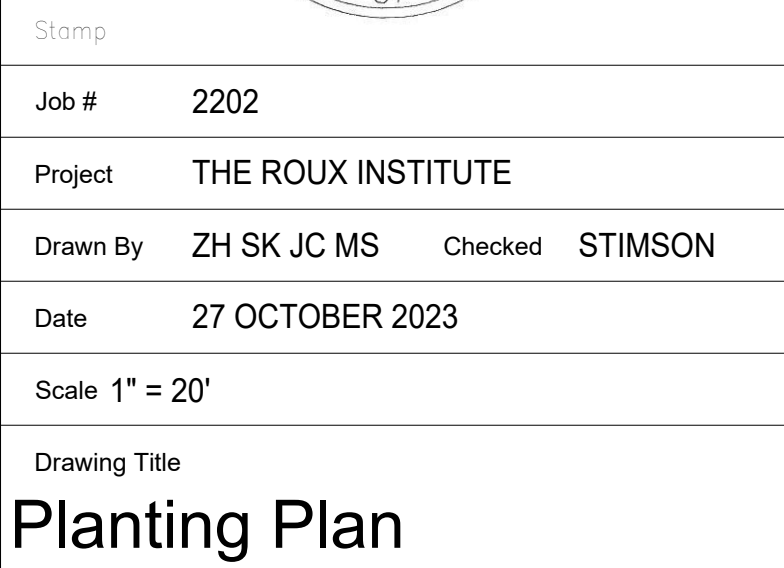


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A-900



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Page 67

1) 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) Prohibit 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 mowing 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 25-60%.
 - 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) Transport temperature shall not exceed 105 F at any time. If transport from cold storage to transport greater than 100 F, seed must be kept under storage temperatures and relative humidity described above.

- ### Seed Needs:
- See Plant Lists in the Drawing for Meadow Seed Mixes
 - Provide fresh, new seed that is 88% Pure for (tested species) or better. In no case shall seed stock content exceed 15% by weight. All seeds shall comply with Federal and State seed laws. Seed must be certified for purity and free of weeds and/or fungicides.
 - Seed mixes must be delivered in individual bags labeled by mix and then by seed size and weight.
 - Seed Size: 20,000 seeds per/sq or less. Individual seeds can be picked up by hand.
 - Very Fine Mix: 25,000+ seeds/sq.; Individual seeds are too small to be picked up by hand.
 - Grain: Cover crop grain seed and larger wildflower seeds (2+ 1/4" in size)
 - Fluffy Seed: Seed with fluffy, feathery seed cover
- ### Seed Mix Suppliers:
- Ernst Conservation Seeds, Inc., 8884 Meridian Pkwy, Meadville PA 16635, Tel: 800-873-3312, <http://www.ernstseed.com>
 - Prairie Moon Nursery, 32119 Prairie Lane, Winona, MN 55987, Tel: 86343, Tel: 86343, <http://www.prairiemoon.com>
 - Roundstone Native Seed Company, 3764 Raider Hollow Rd, Upton, NY 42784, Tel: (770) 531-3034, <http://www.roundstone.com>
 - Equal approval by the Architect and Meadow Consultant.
- ### Cover Crops
- Cover Crop that be installed in areas disturbed during construction for soil stabilization prior to permanent meadow seeding. May 1 – 5
 - Cover crops should only be sown in areas with new soil that will not erode (Erosion Control fabric, or to protect and stabilize exposed areas of the seeding window).
- ### Seeding Materials and Equipment:
- Use flake pipe shoveling, seed mix broadcasting, etc.
 - Do not use fertilizer.
 - Mechanized equipment for finished grading shall be skid-steer (full-size or mini) or tractor with Hydraulic Power Rate attachment.
 - Hand seeding techniques shall be used to sow meadow seed in all areas.
 - Hydroseeding is not allowed.
 - No mulch shall be used in seeded meadow areas.

- a) Pre-installation examination and sequencing are required. Before beginning any establishment or seeding activities, the Contractor shall examine previous work, related work, and conditions under which this work is to be performed to and notify the Landscape Architect in writing of all deficiencies and conditions determined to be the proper completion of this work. The Contractor shall ensure that all work is completed in the proper sequence.
 - b) The Contractor shall not commence work associated with the installation of meadows until all work in the areas is complete and accepted by the Landscape Architect.
 - c) The meadows shall be completed in the following order:
 - i) Fine gradings and the removal of all debris and weeds;
 - ii) The meadows shall be installed in the following order:
 - 1) All trees, shrubs, and perennials have been planted;
 - 2) Permanent and temporary irrigation for trees, shrubs, and perennials located within or adjacent to meadow seeding areas has been installed and accepted;
 - 3) Stormwater management areas, swales, and drainage areas shall remain dry during seeding and meadow establishment. The contractor and owner shall coordinate site drainage during meadow establishment so that no water flows from stormwater storage.
 - d) Prior to seeding, take areas with pin flags that identify seed type for each area.
 - e) Do not seed areas that are not shown on the extent and distribution of seeding/planting zones as accepted by the Landscape Architect.
 - f) Meadow seed mix installation should not occur until any vegetation management procedures, practices, and/or contractor 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 written authorization for seed installation.
 - h) A properly compacted seedbed must not allow a shoe to sink more than 1/4" when walking on the seedbed.
 - i) The seedbed shall have at least one full growing season to weed control prior to seeding and must be inspected by the Meadow Consultant prior to seeding.
 - j) Grass established should be mowed in a timely manner to prevent the 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 determine all meadow extents where soil disturbance is required to establish seedbed for dormant seeding.
 - b) Mid-June: Spray #1 - Broadcast spray areas with glyphosate, and other products as specified in Early May Visit. At least two weeks moving should have occurred prior to the first spray.
 - c) Mid-June to Early July: Site Visit #2 - Site visit with Contractor and Meadow Specialist to finalize spray plan (timing and products).
 - d) Late June: Spray #2 - Broadcast spray areas with Glyphosate, and other products as specified in Early May Visit.
 - e) Mid-September: Mow #2 - Mow any areas where growth is higher than 6" to a height of 4". Wait at least 3 weeks from mow any areas where mowing is required.
 - f) Early July: Site Visit #3 - Site visit with Contractor and Meadow Specialist to finalize spray plan (timing and products).
 - g) Early August: Spray #3 - Broadcast spray areas with Glyphosate, and other products as specified in Early October Visit.

- 1) **Site Preparation for Summer Seedling visit** should occur in the following sequence:
 - 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 be required to remove any debris (dead and live trees, shrubs, etc.)
 - Late August: Spray #1. Broadcast spray plan with Glyphosate, and other products as specified in early August visit.
 - Mid-September: Mow #1. Mow any areas where growth is higher than 6" to 8" to height of 4". Wait at least 3 weeks from date of spray prior to mowing.
 - Early October: Site Visit #2. Site visit with Contractor and Meadow Specialist to finalize spray plan (timing and products).
 - Late October: Spray #2. Broadcast spray plan with Glyphosate, and other products as specified in early August visit.
 - Early May (the following year): Site Visit #3. Site visit with contractor and meadow expert to finalize spray plan (timing and products).
 - May: Spray #3. Broadcast spray plan with Glyphosate, and other products as specified in early May visit. All at least two weeks should without mowing should have occurred prior to the first spray.
 - Mid-September: Mow #2. Mow any areas where growth is higher than 6" to a height of 4".

- g) **Permanent Meadow Mix** Seedling installation shall occur in the following sequence:
 - a) Install meadow seed mix during the timeframe established by this document.
 - b) Seedling shall consist of soil preparation, seedling, weeding, and otherwise providing full labor and maintenance necessary to ensure the establishment of the seedling.
 - c) Prior to seedling and planting very early meadow area is prepared and ready for vegetation installation and that there is a suitable for seed sowing.
 - d) The majority of aspects of the seedling and equipment. Repeat as needed to create a seedbed with approximately 50% of the soil exposed. No tilling should be performed, as this will increase weed pressure 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, use "Small" and "Grain" seed sizes. For the mechanical method, use "Small" and "Large" seeds. "Very fine" seed (seed which cannot be picked up individually) should remain always remain separate.
 - f) Seedling shall be seed mixing with in-kind bulking material such as sand, silt, or flake pine shavings. Seed and bulking material can be mixed on tarps spread on the ground. Slightly dampening the bulking material will help the seed to be evenly distributed throughout the bulking material. Use enough bulking material so that the seed will be evenly distributed over the entire project area.
 - g) Seedling must happen within 24 hours of mixing seed with wet material.
 - h) Only seedling can be installed a day after seedling. Seedling should be done any given time.
 - i) Use large sawdust that has been bulked up with wet inert material. Ejector seed by sowing equal quantities in two directions at right angles to each other.
 - j) Do not use injector seed. Do not use seedling. Do not use seedling to no exceed 5" depth. Use a hand rake if the seed is not accessible with machine.
 - k) Bulk up the "Very fine" seed in the manner described above and broadcast evenly over the entire area. Do not use seedling. Do not use seedling. Do not use seedling to generate and will not do so for buried in the soil.
 - l) Do not use seedling. Do not use seedling. Do not use seedling. Do not use seedling.
 - m) Begin management practice immediately after seedling is complete for a given area.

- 13) Management procedures and activities during meadow establishment shall observe the following guidelines:

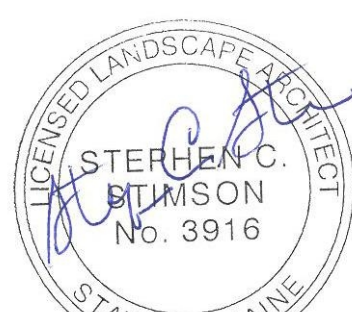
SHRUBS				AVG SIZE	SPACING	QTY	AREA
SH		Shrub (See SHRUBS below for ground plane species list)		2 GAL	48" OC	3,125	9,080 SF
PERENNIALS				AVG SIZE	SPACING	QTY	AREA
P		Perennials - container (See PERENNIALS below for ground plane species list)		1 QT	30" OC	4,396	26,256 SF
MP		Perennials - plug (See PERENNIALS below for ground plane species list)		2" Plug	18" o.c.	45,753	89,360 SF
LAWN				AREA			
L		Lawn sod		41,368 SF			
SEEDED AREAS				SIZE	SPACING	AREA	REMARKS
M3		Perimeter Meadow		SEED		17,307 SF	
		Upland Meadow		SEED		93,555 SF	
M2		Wet Meadow		SEED		18,214 SF	

SPECIES LIST (GROUND PLANE)

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Stamp

Job #	2202
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Project THE ROUX INSTITUTE

Drawn By ZH SK JC MS Checked STIMSON

Date 27 OCTOBER 2023

Scale as noted

Drawing Title

Plant Schedules and Planting Details

L4.02

Hardscape Materials Plan | within historic designation

Precast Concrete Pavers

- Multiple textures and sizes define the main promenade walking surface and plaza surface

P6

P7

Granite Pavers

- granite slab pavers provide a vehicular and pedestrian walking surface and provide a highly durable surface and part of the industrial continuity with granite

P4

Monolithic Granite Blocks

- oversized granite blocks at shoreline reference historic stone bulkhead wall and provide functional shoreline

W5

W5

P10

P6

P10

S1

P4

P10

P1

P10

Granite Cobbles

- a mix of site-salvaged and new cobbles provide vehicular edging and warning strips for cyclists at intersections and calm zones for pedestrian and interpretive activities

P10

TD

Timber Decking

- Primary surface of pier with ties to historic pier construction

TD

Bituminous Paving

- multi-use path accommodates emergency vehicles, service vehicles, bikes and pedestrians with a hard wearing utilitarian surface.

P1

LANDMARK DESIGNATION BOUNDARY

COVE

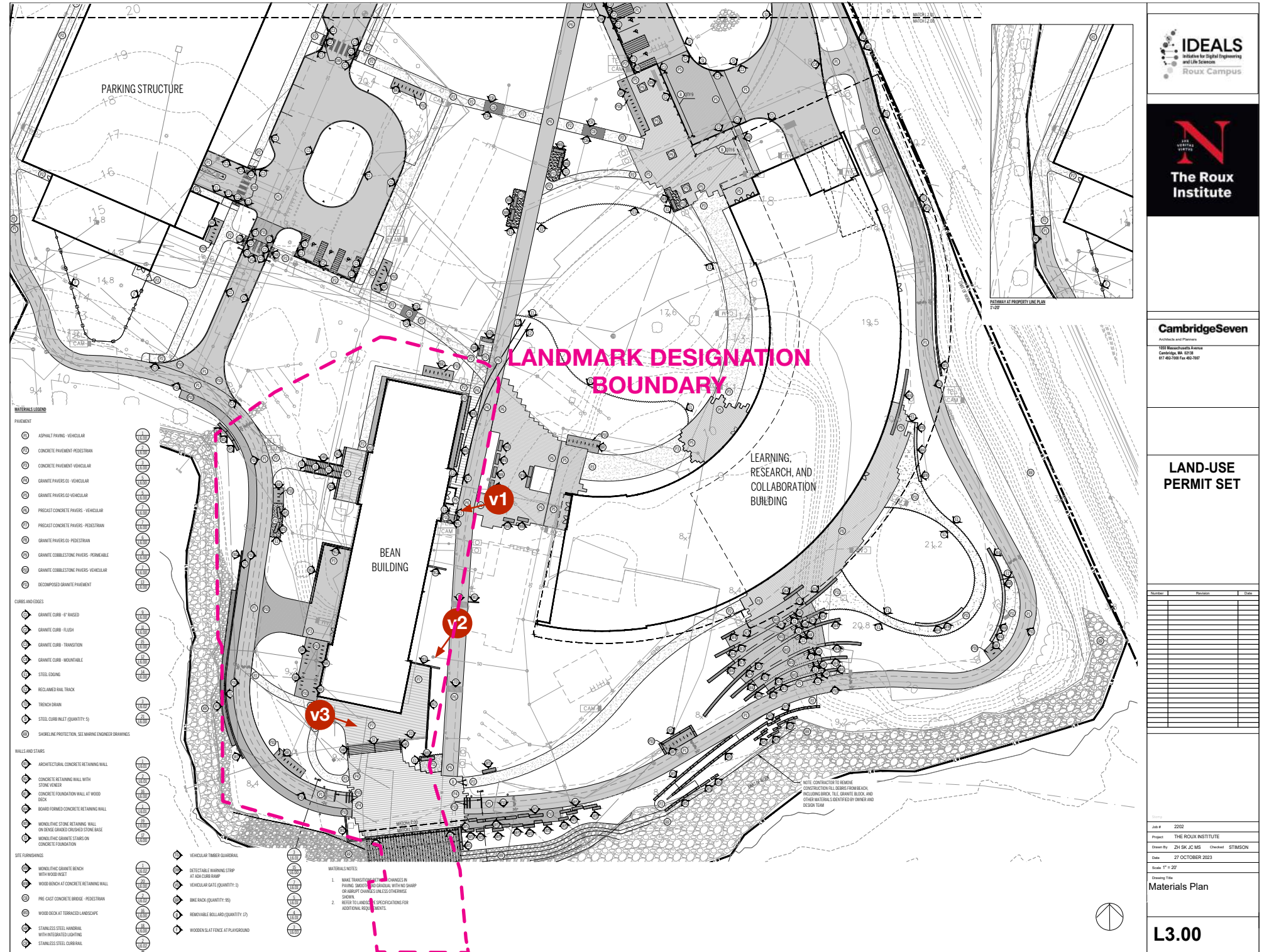
S1

Monolithic Granite Stairs

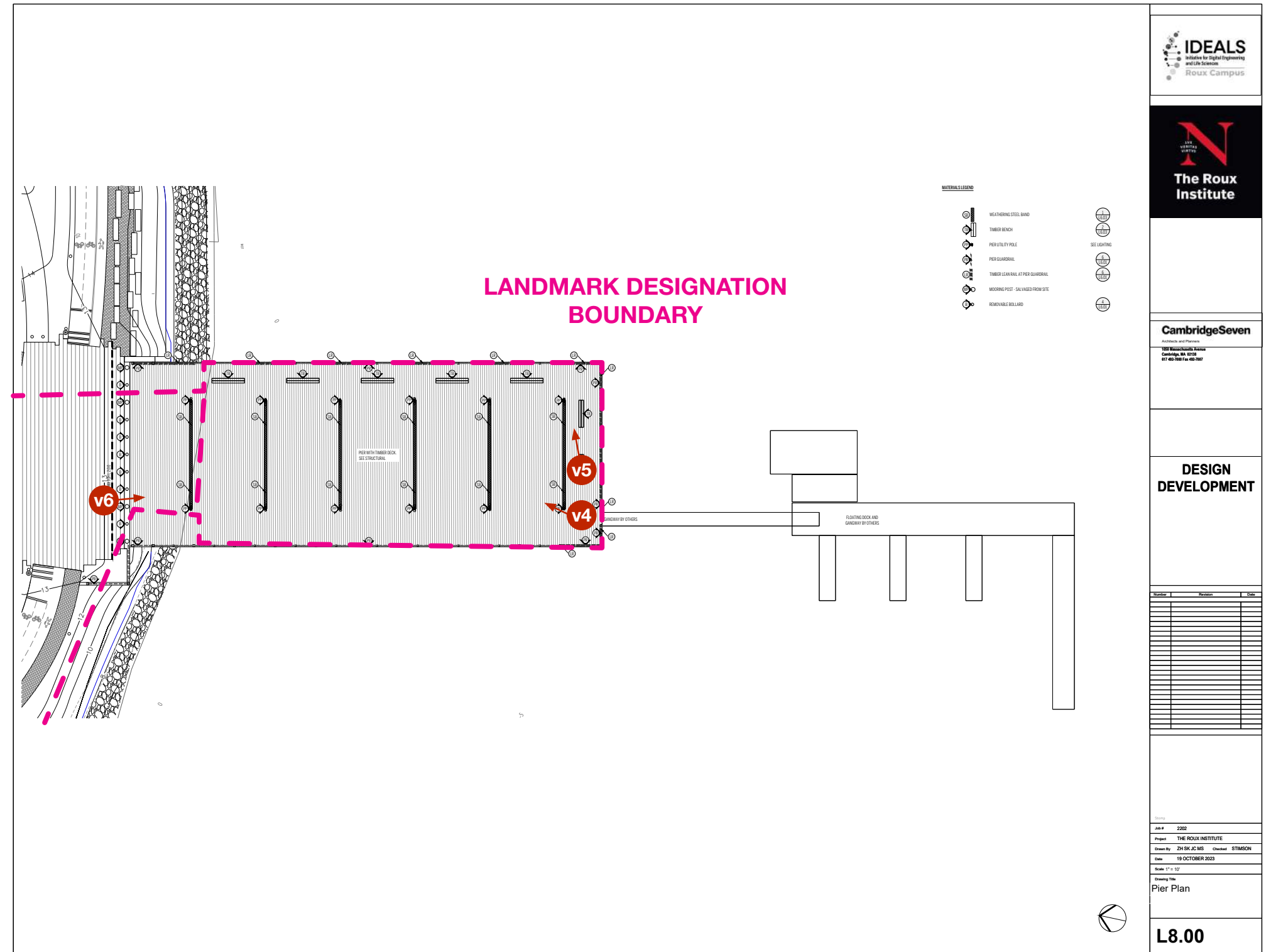
- large granite blocks form the tread and riser of the plaza stairs, connecting to the historic granite usage on site.

S1

Materials Plan | Upland



Materials Plan | Pier



Burnham & Morrill “Bean Building”

Specification Notes for Exterior Brick and Concrete Restoration

Preliminary Design Development

March 2024

Brick Spandrels

Cleaning: Provide six *in situ* 2’x2’ sample areas for cleaning with adjacency for labelled comparison. Panels shall be at eye level for view from grade. To compare: clean one with water and non-metallic brush, power wash one, and apply Prosoco Enviro Klean 2010 All Surface Cleaner at three concentrations to three separate panels. Install in two locations with three 2’x2’ sample areas at each location to compare against one another. The two locations to be chosen by the design team. Once completed and a selection made, also include three additional 2’x2’ sample areas for the pointing mock-up below.

Pointing: Remove existing pointing mortar to identify aggregate and cement/lime paste color for possible mixes at Type N 1:1:6. Allow for six 2’x2’ *in situ* panel samples adjacent to existing mortar for comparison. The brick sample panels shall have been cleaned with the approved technique and material.

Decorative Brick

Cleaning: Decorative brick patterns attached to concrete at columns and parapets shall be cleaned and pointed to match spandrel panels and full-height infill on lower floors. Cleaning to be as specified above for brick spandrels.

Pointing: Pointing mortar shall match the approved mortar specified for lower floors.

Attachment: Confirm areas of failing attachment at parapets and concrete columns to assess extent of removal and re-insertion. Coordinate with concrete repairs including anti-corrosion treatment of rebars. In locations of loose brick and sound concrete surround and concrete substrate, insert stainless steel helical anchors (6”-9” depth to be confirmed with on-site test installation prior to Construction Documents).

Concrete Columns and Beams

Surface Preparation: Provide six *in situ* sample areas of paint removal at eye level from grade on adjacent areas of concrete column and at a wall surface on south elevation. Remove all paint that is not fully adhered with low-medium pressure abrasion from areas approximately 1’x1’. Minimize disturbance of concrete surface texture. Remove small sample of original concrete to assess aggregate particle sizes for trial mixes of cement and sand for patch locations and more extensive replacement, such as, cracked columns at parapets.

At parapet level there are column extensions that have severe cracks. Remove detached concrete and salvage decorative brick for reuse in new cast-in-place replacement. New concrete will attach to the remaining original concrete substrate with stainless steel anchors. Surface finish: Allow for six trial insertions of different cement/aggregate mixes for *in situ* surface finish comparison at eye level. Note that paint is likely to contain lead and Owner will assess contamination of abrasives after application for requirement of ticketed disposal.

Anti-corrosion Installation Trials: Provide three sample areas to assess feasibility of cutting back concrete that surrounds rebar where rust-jacking caused spalling to allow access for (a) applying zinc-rich anti-corrosion coatings to steel, and (b) insertion of cathodic protection. Sample areas will help assess different depths of cover to rebar and affect anti-corrosion specifications for different places on the building; for example, exposure of parapet elements is more severe than at columns, beams, and sills.

Concrete Paint Application: Provide six 2'x2' cleaned, dry surfaces adjacent to one another to apply specified latex paints for visual comparison to one another and to an original painted surface designated by Architect. These may be at ground level on the south elevation. Architect to supply paint specifications for color comparison and with original substrate paint color on substrate.

Concrete Windowsills

Surface Preparation: Provide cleaned surface area to allow comparison of textures between sills and adjacent columns and beams. Comparison will determine if different aggregates or concrete mixes may be required for sills.

Concrete Water Table and Exterior Walls

Surface Preparation: Cut away sample area 6"x6" to determine if surface is applied to structural back-up wall or if it is integral. Compare wall texture to columns and beams to decide if a different mix of cement and aggregate will be necessary to repair damaged areas to match original surface. Prepare three 2'x2' sample areas of potential methods/materials to repair damaged areas.

Project Site



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

Interpretive Approach

Roux Institute Portland

March 29, 2024

IDEALS | Northeastern University

CambridgeSeven | Bruner Cott | Stimson

Interpretive Site Plan | upper plaza to pier



A

Railroad Track & Buffer Stop

- Historic tracks are flush to grade and tight to adjacent paving where part of pedestrian surface.
- Tracks and cart stop are displayed outside entrance to Bean building.

B

Viewfinder Kiosk

- Viewfinder post displays historic photograph from actual vantage point.

C

Commemoration & Map

- Granite post used as interpretive marker with overall map of path and commemorative messaging

D

Mooring Bollards & Cleats

- Historic mounting locations are under consideration. The final location is and are being studied for coordination with present-day pier functions.
- No actual use in mooring boats but can be used for traffic calming, pedestrian separation and as artifact display.

E

Pier Decking Inlay

- Flush metal banding loosely indicates building bays, layout and volume, but does not attempt to replicate actual features.

F

Pier Light Poles

- Layout to allude to the original Building volume and size

Original Building Plans | ground floor plan & details

Pier Decking Inlay

- Flush metal banding loosely indicates building bays, layout and volume, but does not attempt to replicate actual features.

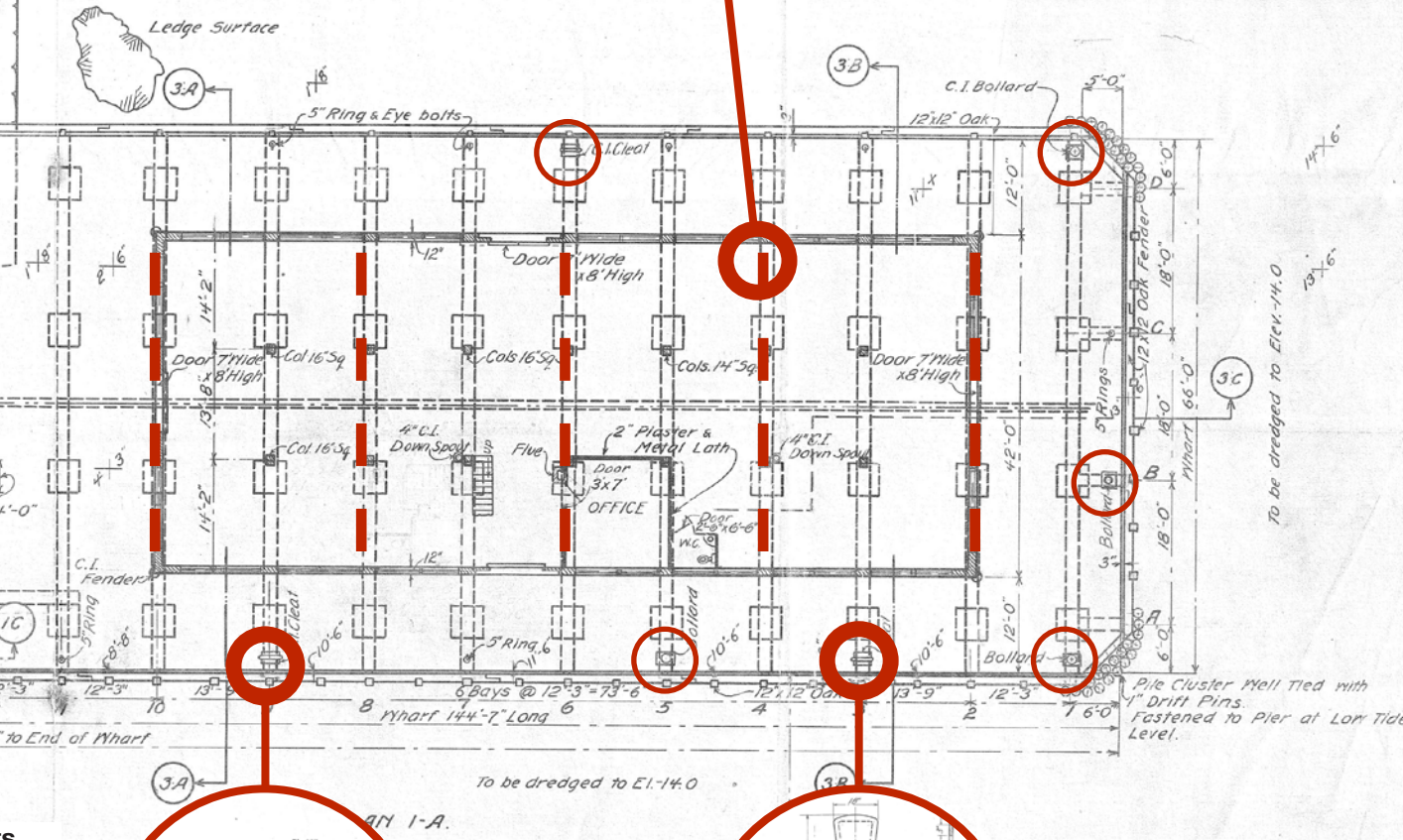
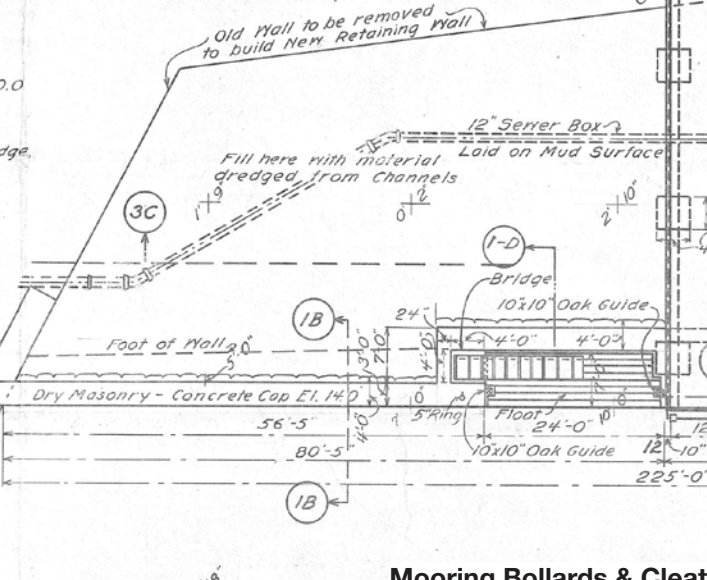
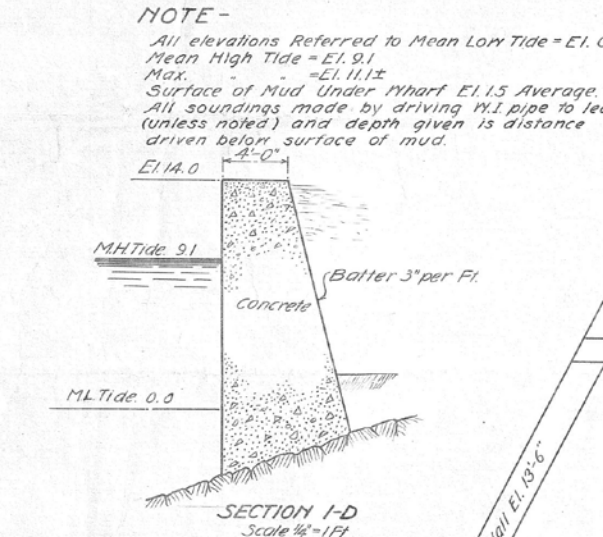
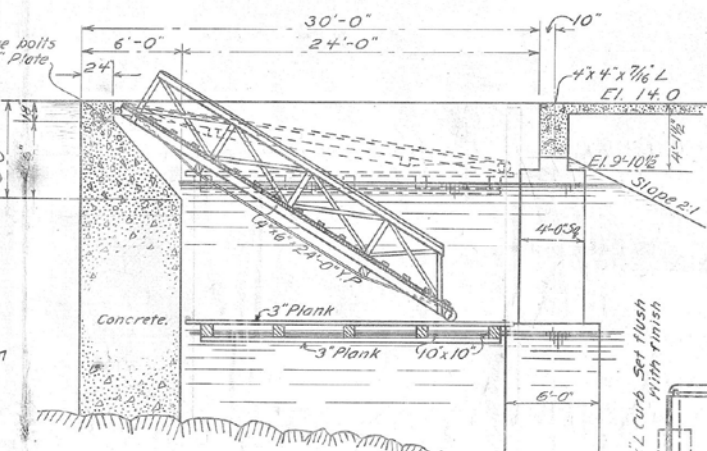
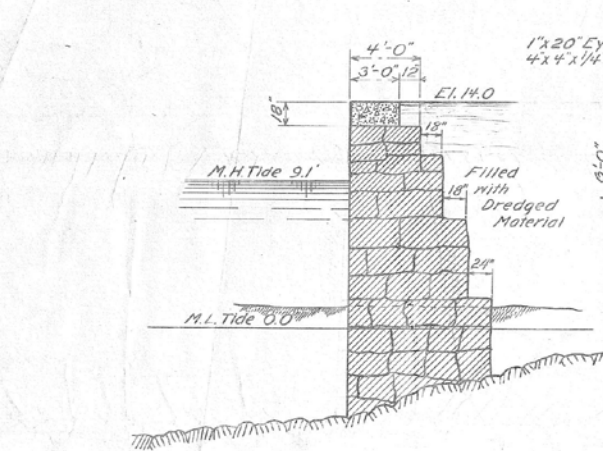
E
structural system & inlay

Mooring Bollards & Cleats

- Historic mounting locations are under consideration. The final location is and are being studied for coordination with present-day pier functions.
- No actual use in mooring boats but can be used for traffic calming, pedestrian separation and as artifact display.

D
cleat

D
bollard



Pole Arrangement | view from gangway



F poles

D cleat

D bollard

E inlay

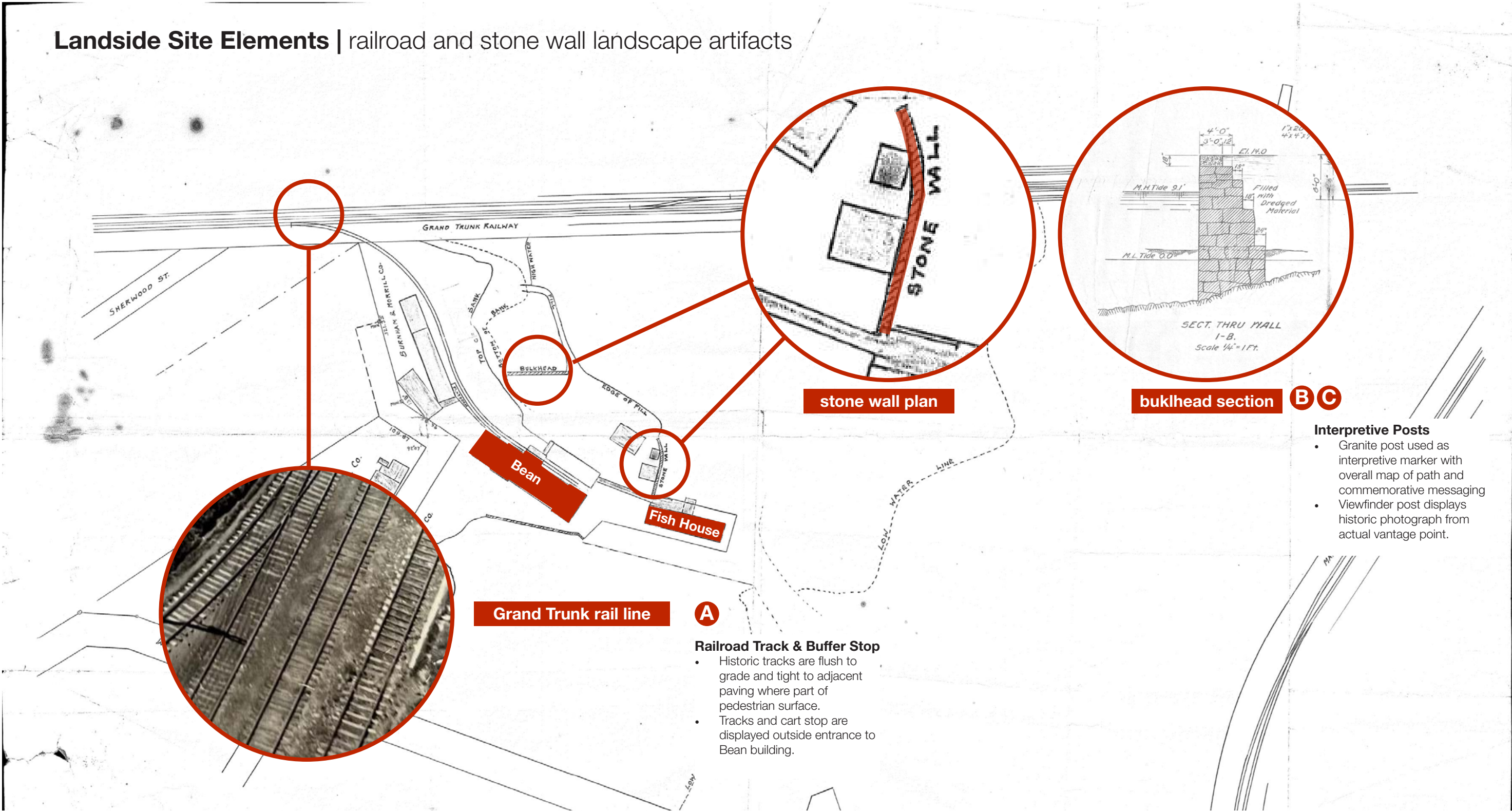
Pier & Lower Plaza | overview



Pier & Lower Plaza | overview



Landside Site Elements | railroad and stone wall landscape artifacts



Map and Commemoration | view from north side of pier plaza



Map and Commemoration - front view | view from north side of pier plaza



Map and Commemoration - side view | view from north side of pier plaza



C
area map

C
site map

Map | front elevation details with potential text and imagery

map and text will meet accessibility requirements



monolithic salvaged granite blocks from the site

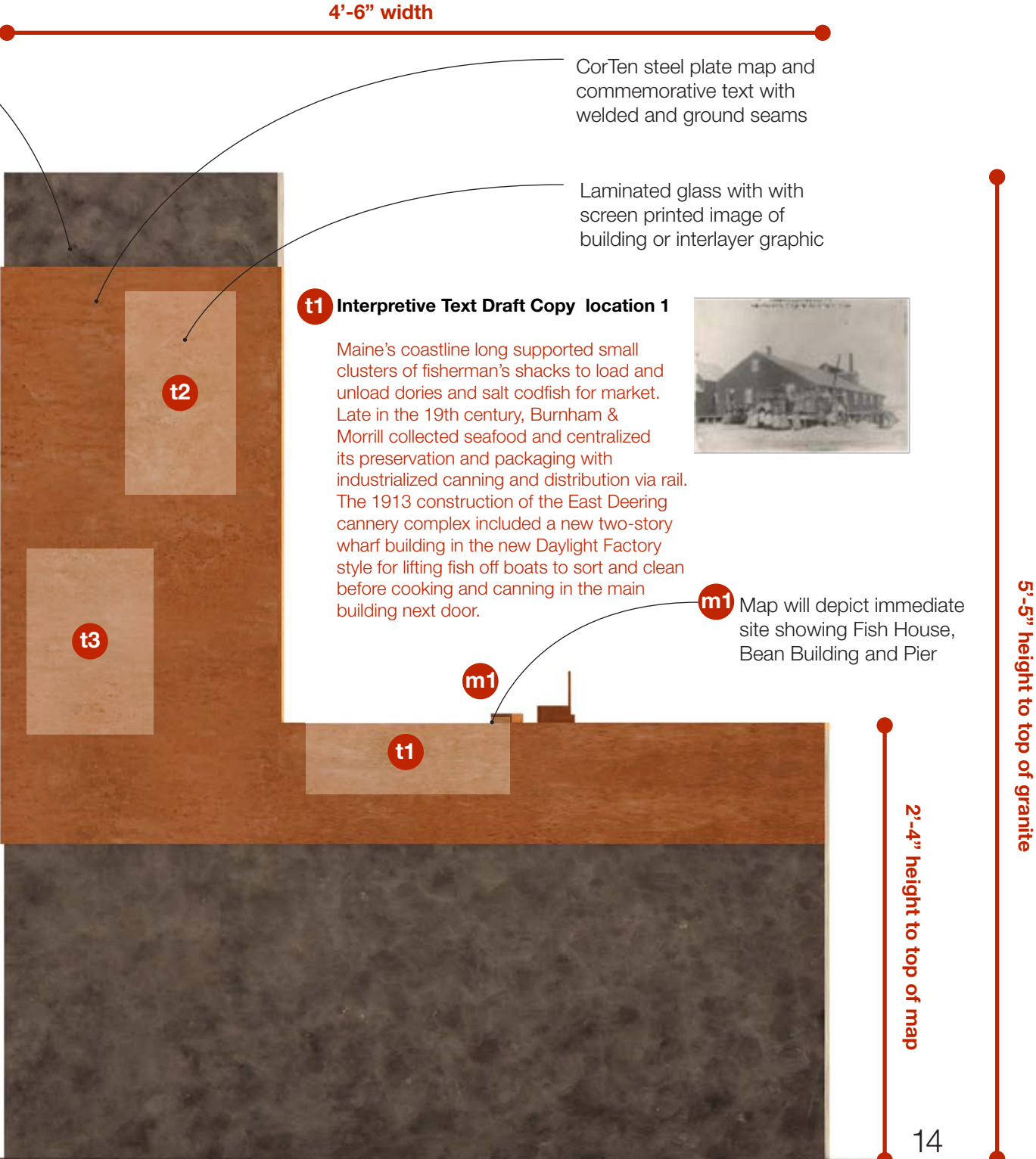
t2 Interpretive Text Draft Copy location 2

Burnham & Morrill fish flakes were freshly cooked, firm, white meat of cod and haddock that canning made available to remote inland markets. Trawlers arrived three or four times per week to deliver upwards of one million pounds of cleaned fish packed in ice up into the top floor of the fish house to be weighed, inspected for quality, then conveyed through chutes into white-tiled receiving tanks on the floor below to be immersed overnight in a "light pickle" of salt water. This conditioned the fish for removal of fins and skins. Next, the fish were lifted back to the upper floor to travel along trimming tables where heads, tails, fins, and skin were removed in preparation for a short steaming process. The fish then were conveyed to the main building. Their lightly cooked condition allowed the fish to be easily broken apart for the removal of bones along long conveyor belt tables.



t3 Interpretive Text Draft Copy location 3

The main building contained the cannery where cans lined with sanitary parchment and fish converged on circular tables fitted for filling to a designated weight then moving along to retorts for cooking, covering the top with parchment and sealing. After labeling, cans were packed into cases and loaded onto rail cars on a special siding at the building that connected directly to the Grand Trunk Railway that originated in Portland. Most of the history of the Burnham & Morrill fish operation and much of this text came from a 1934 article in the Atlantic Fisherman.



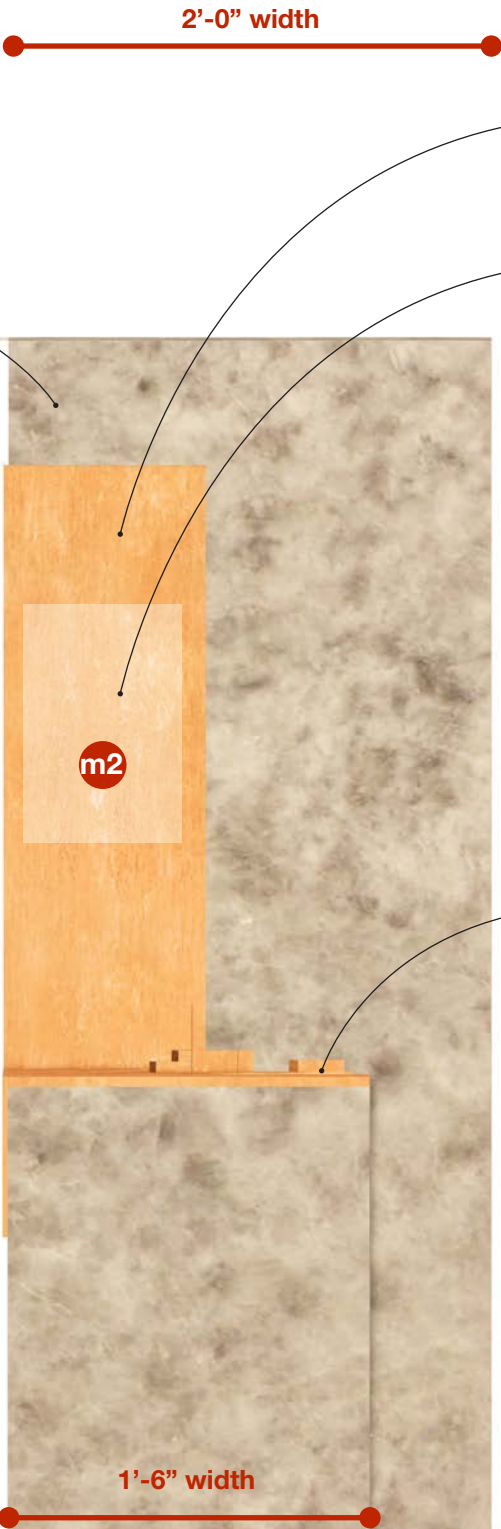
Map | side elevation details with potential text and imagery

map and text will meet
accessibility requirements

monolithic salvaged granite
blocks from the site



m2 Map will depict an area
from the B&M East
Deering site to Franklin
Street in Downtown
Portland, site of an earlier
B&M operation



CorTen steel plate map and
commemorative text with
welded and ground seams

Laminated glass with with
screen printed image of
building or interlayer graphic

m1 Map will depict immediate
site showing Fish House,
Bean Building and Pier

2'-4" height to top of map

5'-5" height to top of granite

Viewfinder | view from south side of pier plaza





Viewfinder | elevation details with potential text and imagery

viewfinder and text will meet
accessibility requirements



Interpretive Text Draft Copy

Burnham & Morrill developed the East Deering site in 1913 with a concrete wharf and fish house in an innovative concrete structure. Called “Daylight Factory” architecture, the concrete was painted white and decorated with applied brickwork. Roof-mounted jib cranes unloaded iced fish from trawlers into the building for preparation prior to cooking and canning in the main building next door.

Text Location:
bottom horizontal plate inside viewfinder on glass
panel



CorTen steel plate viewfinder
with welded and ground
seams

Laminated glass with with
screen printed image of
building or interlayer graphic

5'-0" height

4'-0" to center of viewfinder

Lower Plaza | view to the East



Promenade and Lower Plaza | looking Southeast



Railroad Tracks and Buffer Stop | view from promenade



A
buffer stop

P10
reclaimed cobbles

A
railroad
tracks

Railroad Tracks and Buffer Stop | view from promenade



Interpretive Summary | view of pier, plaza and promenade



F



E



D



B



C



A





**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).

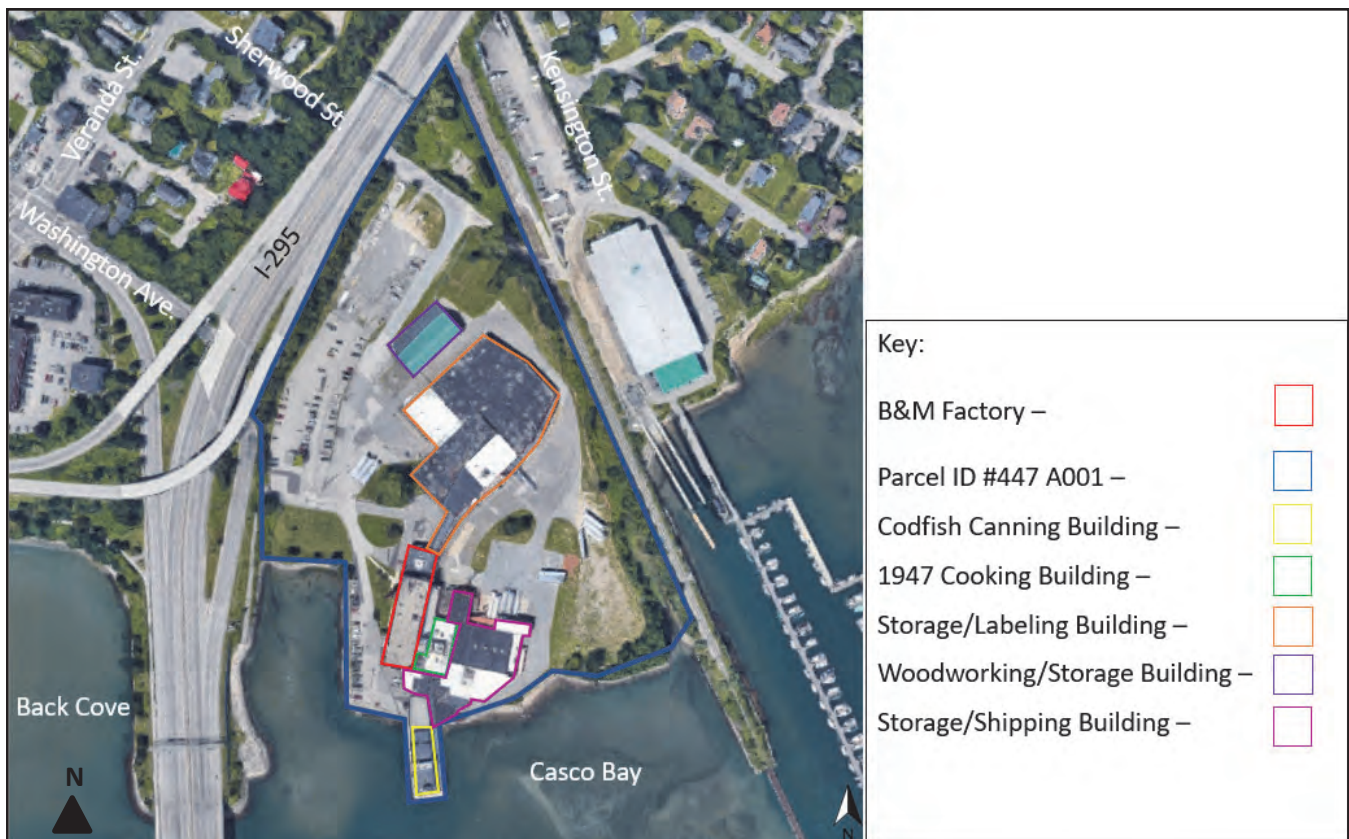


Figure 1: B&M Cannery Site Plan

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)

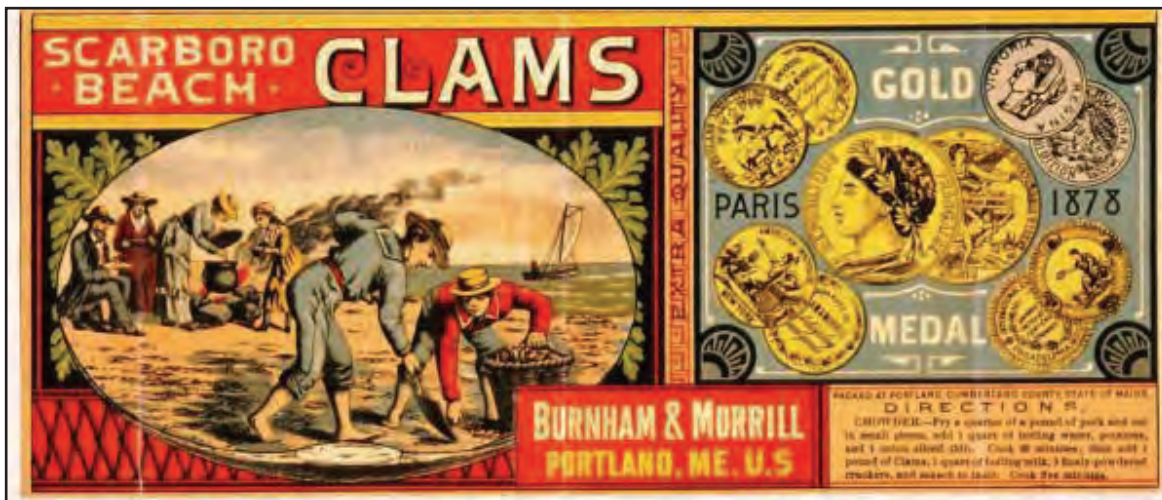


Figure 7: 1891 Burnham & Morrill trademark label for Scarboro Beach Clams.
(Image Source: Maine Memory Network)

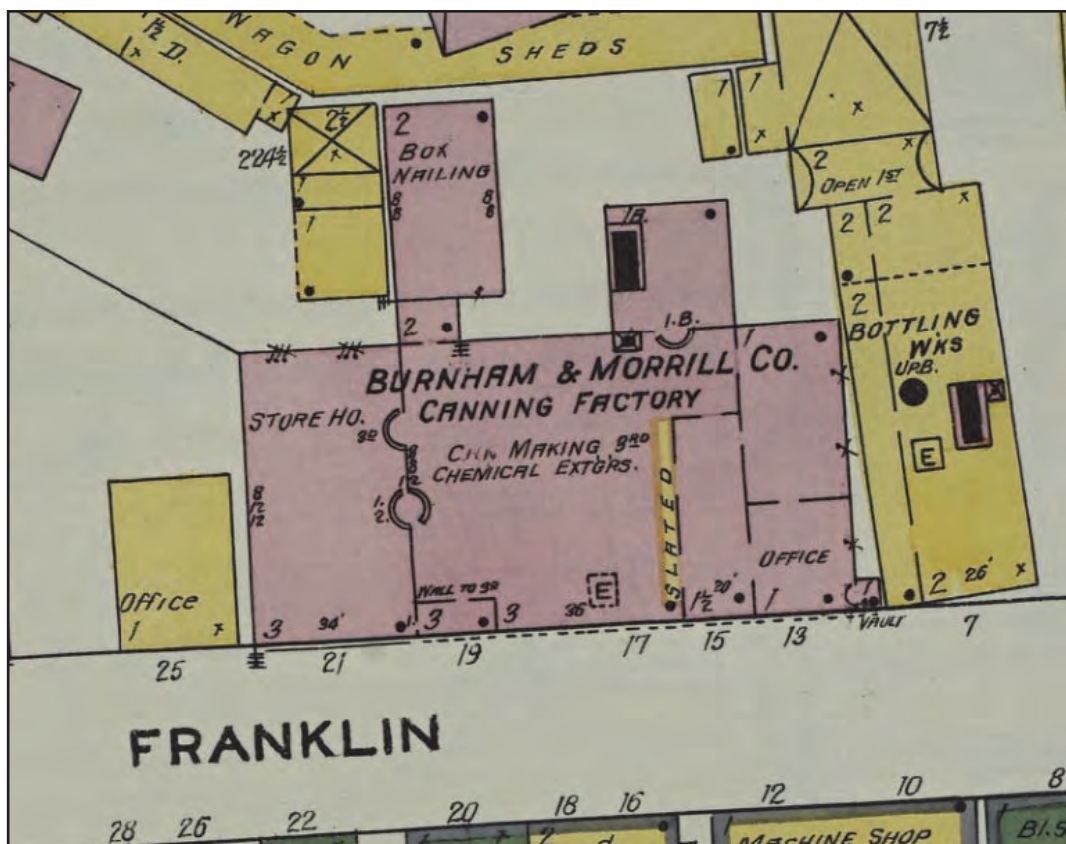


Figure 8: 1909 Sanborn Fire Insurance Map.

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).

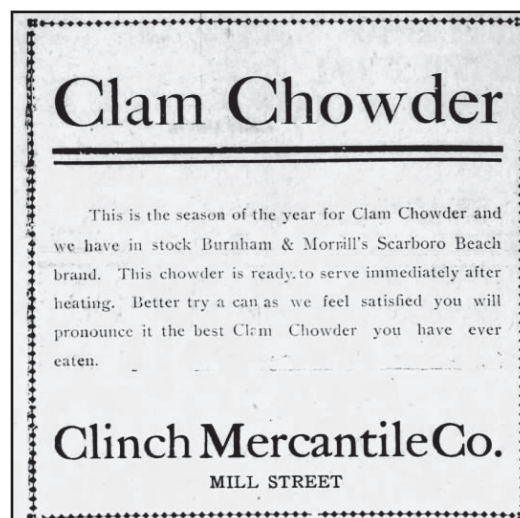


Figure 10: 1908 Burnham & Morrill Advertisement in *The Morning Union* (Grass Valley, CA).

¹⁶ "Sea-Food for Inlanders," p. 47.

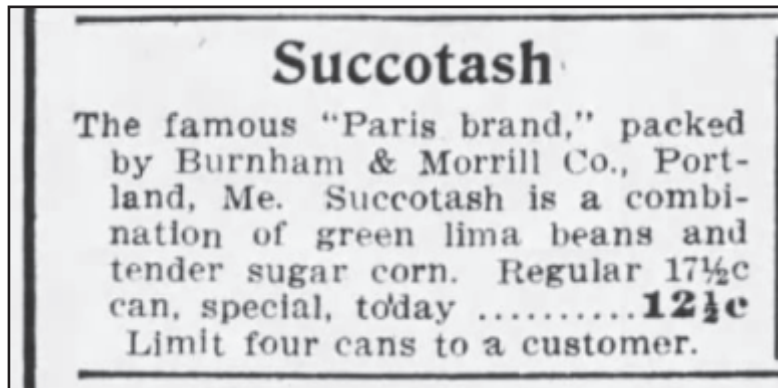


Figure 11: 1908 Burnham & Morrill Advertisement in *The Anaconda Standard* (Anaconda, MT).



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).

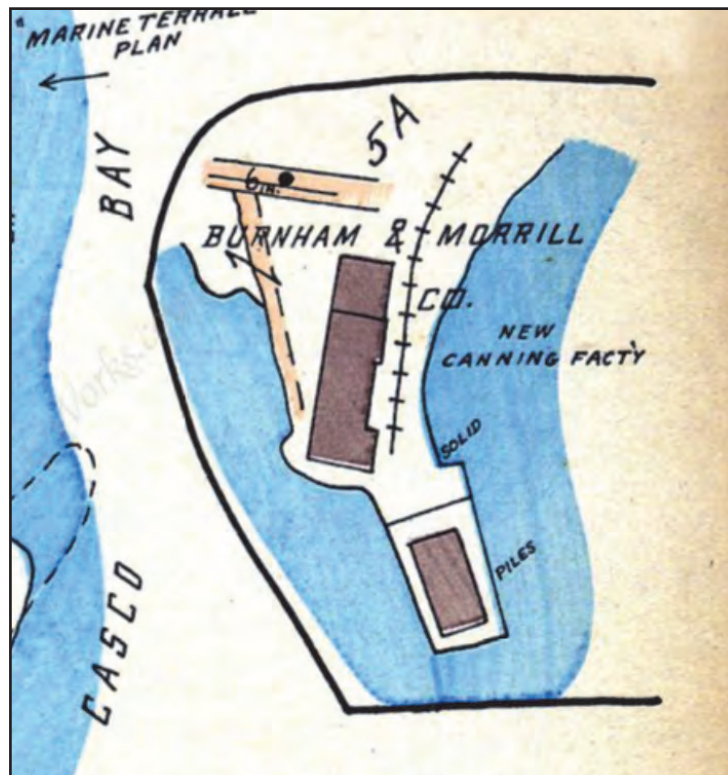


Figure 13: 1914 Richards Atlas of the City of Portland, showing the "New Canning Fact'y" of the Burnham & Morrill Co.

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.



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.

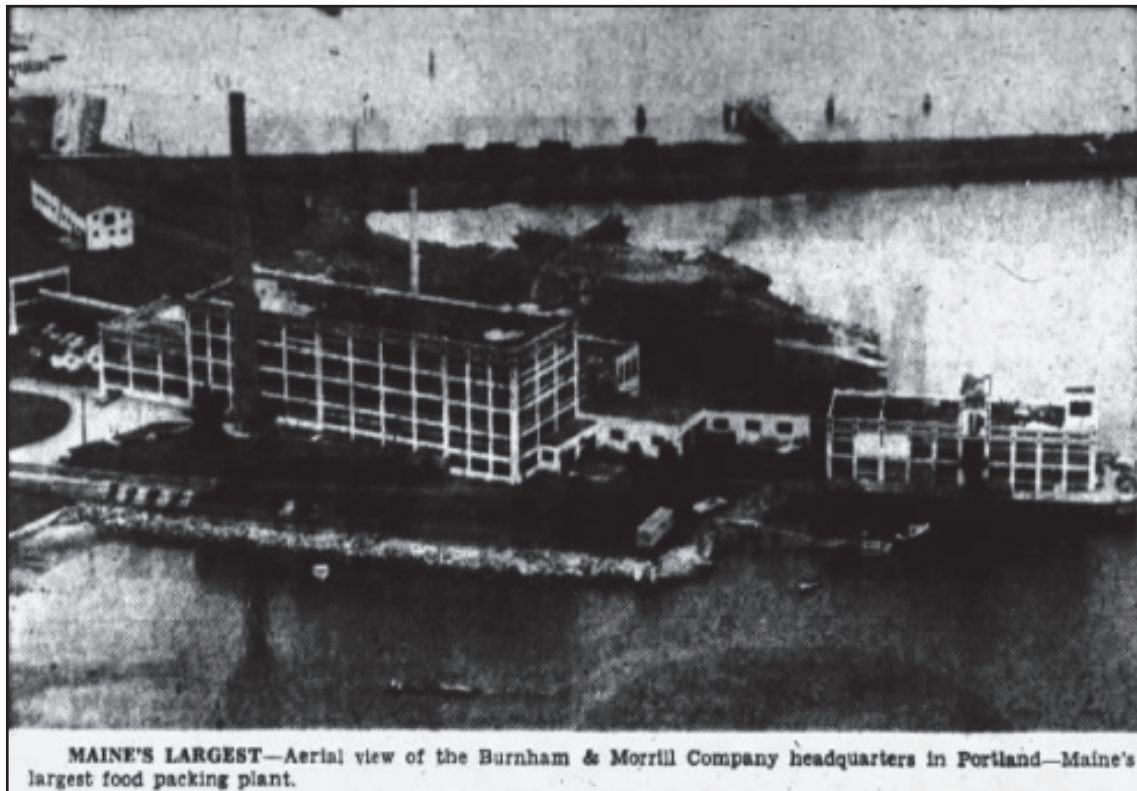


Figure 21: 1958 aerial image of B&M plant. (Image Source: *Bangor Daily News*)

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.

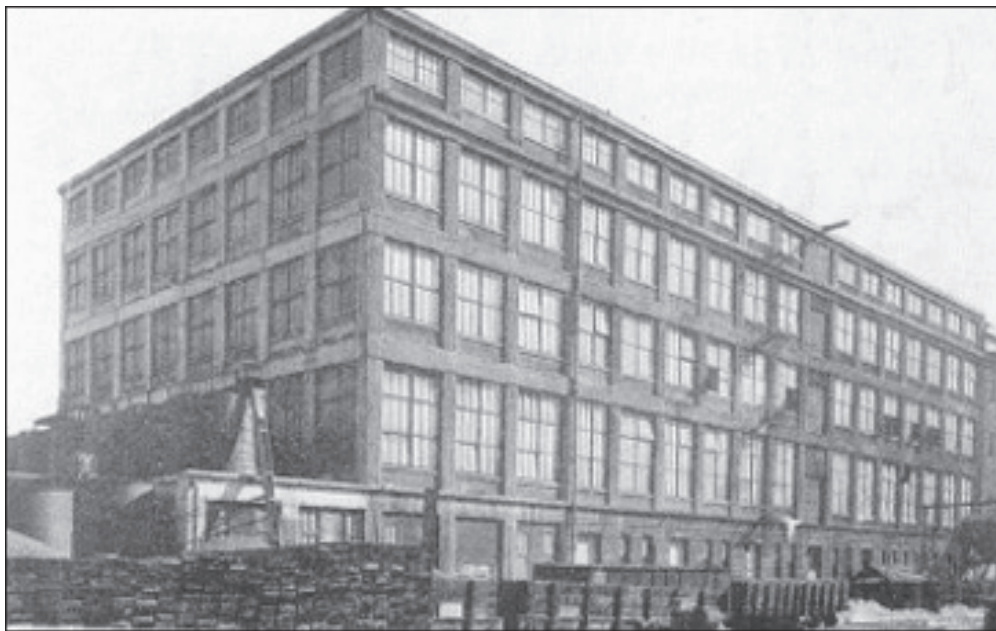


Figure 22: Pacific Coast Borax Refinery - Bayonne, NJ - designed by Ernest L. Ransome in 1904
(Image Source: Bradley, Betsy Hunter. *The Works*)



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.

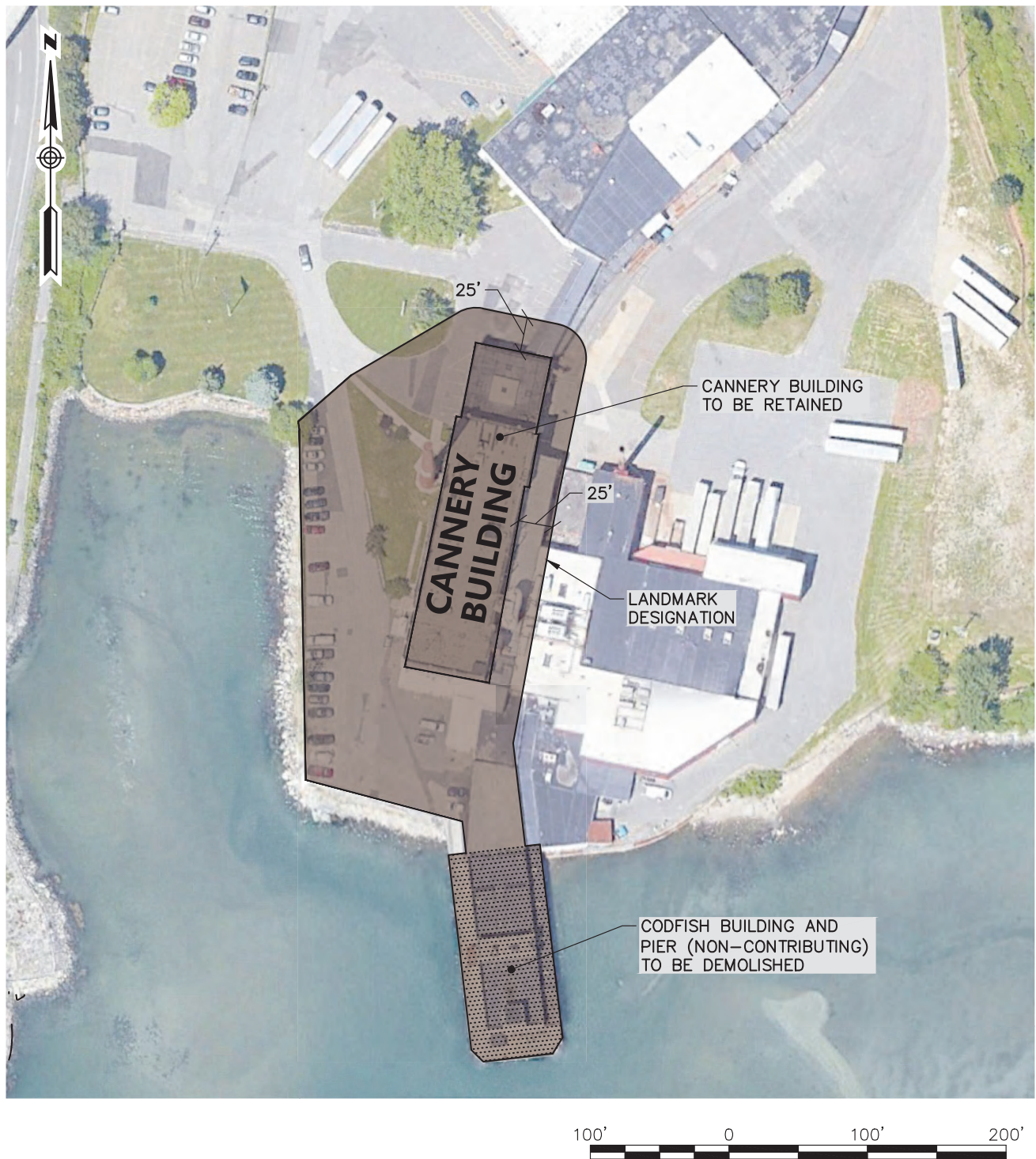


Figure 26: Boundaries of Landmark Designation

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APPENDICES

Parcel Map



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.

George Rheault <george.rheault@gmail.com>
to HHistoric Preservation, Evan Schueckler, Christine Grimando

The abysmal vagueness surrounding the interpretative resources to be invested to explain the Roux Institute's willful and unnecessary demolition city's historic preservation regime.

Please do better (or at least do something).

Please make sure the info below is added to the record so the 2022 saga can be refreshed for anyone new to the mess.

□

☐ Reply all

☐ Reply to author

☐ Forward

George Rheault <george.rheault@gmail.com>
to Historic Preservation, Evan Schueckler, Christine Grimando

11:58 AM (4 minutes ago)



Please add this to the record so the 2022 history is not forgotten.

----- Forwarded message -----

From: **George Rheault** <george.rheault@gmail.com>

Date: Fri, Oct 14, 2022 at 11:34 AM

Subject: Public Comment - Order 86-22/23 - POSTPONE the Bean Pot Circle Application - Demolition of B&M Wharf Building

To: Public Comment <publiccomment@portlandmaine.gov>, Dena Libner <dlibner@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Kate Snyder <ksnyder@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, Roberto Rodríguez <rrodriguez@portlandmaine.gov>, Anna Trevorrow <atrevorrow@portlandmaine.gov>, Victoria Pelletier <vpelletier@portlandmaine.gov>, Andrew Zarro <Azarro@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Tae Chong <tchong@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>

I urge the City Council to postpone action on the landmark nomination for the B&M cannery building for a host of reasons.

The biggest reason is that the public comment I sent in as part of the Roux Institute's nomination application has been EXCLUDED from the meeting packet for this item. BELOW is but one example (which includes attachments) of my contributions to this debate which have been hidden from your review.

It is very disturbing that when it suits the Mayor and city staff, public comment is included in a Council meeting packet. However when public comment does not support the viewpoint of City staff, they simply pretend it does not exist and citizens must laboriously petition the Council to add it all back in.

The Roux Institute (and its development arm, IDEALS) want to get maximum public credit for "preserving" the B&M campus without fully acknowledging that what they have proposed to preserve is merely a hollow shell with virtually all the notable aspects of the campus stripped away.

The citizens of Portland deserve to understand how we arrived at this place and how city staff facilitated the outcomes here without engaging the public in any meaningful manner. Alternative preservation paths were still open to our community to take before the Roux Institute had locked up the path forward with our city staff helping to grease the wheels for those results instead of ensuring a neutral process built on integrity and good information.

Public Comment - Bean Pot Circle

Application - Demolition of B&M Wharf Building



Assigned to me

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1 view



George Rheault

Mar 1, 2022, 12:10:01 PM (yesterday)

to HHistoric Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, Christine Grimando, j...@portlandmaine.gov, Abigail Reed

I oppose the demolition of the B&M Wharf Building being proposed by the applicant.

The City of Portland should make strenuous efforts (including commissioning its own engineering analysis) to ensure the Wharf Building is preserved in some reasonable form, even if it means jacking it up above its originally constructed height. See attached visual from 1924 Tax Records: [7 Water Street, Portland, 1924 - Maine Memory Network](#) as well as another photo from circa 1930 showing undeveloped area prior to expansion by B&M and others (principally the oil tank farm): [Tukey's Bridge, Portland, ca. 1930 - Maine Memory Network](#)

The standard the HPB set at the Portland Company campus is what should be guiding preservation staff here rather than prematurely taking the side of the applicant. On Fore Street, the "Pattern Storehouse," an otherwise unexceptional 19th century brick warehouse few could pick out of a line-up of similar aged structures, was deemed so essential (simply due to the fetishizing of some signage painted on the brick which itself had dubious lineage and significance), that the applicant on that site was required to reconstruct the building elsewhere on the campus (ultimately brick by damn brick).

1.) It is absolutely unquestioned that B&M's fish flake factory move from Franklin Street to Water Street had everything to do with the ability of the Portland operation to fully optimize an integrated "sea-land" manufacturing process at the new location - delivering fresh catch and using improved rail connections to quickly send finished product to distant markets before the advent of the trucking age. See attached an advertisement perfectly demonstrating this visually. B&M post-1913 made clear to its customers how the Wharf Building gave it a competitive advantage over others selling canned fish. Note bene: the undated advertisement was taken from pg 29 of "Deering: A Social and Architectural History (2010)" but is from a personal collection of William David Barry and probably could be easily accessed by reaching out to him.

2.) The Wharf Building is one of the last physical reminders that Back Bay (called such when it was navigable) was once a critical part of Portland's authentic working waterfront (as opposed to our modern "working waterfront" which mostly is conjured up by our local NIMBY class to hide behind). As such it deserves extra special recognition since the "The Battle Over Back Cove" (a/k/a, "The Battle for the Boulevard") roiled Portland, both its politics and physical form, for several generations and still ripples through our polity today. Very little of Portland's industrial past has ever received proper historic protection and study and the losses have piled up enormously over the years (American Can Company on Read Street being the most notable but the list is long and B&M's Wharf Building should not be added to it). The only reason the Portland Company received outsized attention was due to neighboring NIMBY property-owners desperate to preserve their views and a low-key environment to which they had grown accustomed. It is unlikely that the B&M site will be turned into a similar totem (neighborhood NIMBYs are mobilizing as I write), but by NOT insisting on preserving the Wharf Building the HPB needs to confront the question of whether saving the remaining stub of the original B&M complex even makes sense. When B&M began an intense focus on baked beans in the 1930s, it was using existing space that had not been architecturally tailored to baked bean production. Indeed, as we have seen from the bean factory relocation, there was really nothing requiring this manufacturing process to be located there other than the fact that B&M already owned it at the time.

3.) There are unquestioned challenges to preserving the Wharf Building but considering the scale of the overall real estate play here (cleverly and elaborately camouflaged from the NIMBY class as the "Roux Institute"), the expense is not an unreasonable ask. Indeed applicants are routinely ordered by the HPB

to make extraordinary outlays in relation to a project's overall budget to accommodate the HPB's historic whims. Here, the money to save the Wharf Building will probably amount to rounding error if the full campus build-out envisioned by the Roux Family Wealth Office is achieved. It is also somewhat comical that a tech titan of the 21st century and his operatives are unable to find cost-effective engineering solutions for pier repair and shoring that are commonly done across the globe in marine environments including Portland itself.

Also, the idea that shoreland zoning is an impediment should be challenged and the applicant required to document in writing what it is specifically that such zoning would prevent or complicate. The Wharf Building presumably is a grand-fathered non-conforming use and any necessary modifications, while certainly triggering regulatory review and extra permits, are in no way categorically forbidden by shoreland zoning. And pier repairs and reconstructions take place routinely along the different zones of the Commercial Street waterfront without being blocked by shoreland zoning. Attorney Costigan should retract her "footnote" and an independent legal analysis on this question should be sought by the City of Portland if the applicant persists with this line of complaint.

FISH FLAKES
CORNEO
COD AND HADDOCK
FOR FISH BALLS, CREAMED FISH, ETC.
READY FOR IMMEDIATE USE WITHOUT SOAKING
PACKED IN MAINE, U.S.A.
BURNHAM & MORRILL CO.

BURNHAM & MORRILL FISH FLAKES

You can have, in your home—no matter where you live—the most wonderfully fresh fish, specially cooked and prepared for you so that they are as fresh and flavorful as on the day taken from the ocean. B & M Fish Flakes—the finest fish product for making

Creamed Fish, Fish Souffle, Codfish Balls,
Fish Chowder, Fish Salad, and many other dainty and delicious fish dishes.

Only the firm, white meat of selected cod and haddock, rushed in fast steamers to our sanitary kitchens at Portland, Maine, and there packed in clean parchment-lined containers. It takes three pounds of fish to make one pound of B & M Fish Flakes—no bones, no waste, no water. That is why this wholesome food is economical as well as delicious.

B & M Fish Flakes are cooked and packed in a clean factory at the water's edge, flooded with sunlight and kept perfectly sanitary at all times. They simplify the cooking question, delight the family and guests, and are nourishing as well as appetizing. You will find them a perfect fish food for every day in the year.

¹ AT YOUR GROCER'S
Free on request—"A Book of Recipes" for preparing many tempting dishes.

BURNHAM & MORRILL CO.
72 Water Street, Portland, Maine

Packets exclusively of State of Maine Food Products—the best of their kind—including B & M Porto Sugar Corn, B & M Pork and Beans, B & M Cream Chowder, B & M Clams, B & M Lobster.

Creamed Fish

Fish Souffle

Codfish Balls

BURNHAM & MORRILL CO.
72 Water Street, Portland, Maine





HP Public Comment: Opposition to B&M Wharf Building Demolition



Assi...

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George Rheault

Apr 15, 2022, 12:58:06 PM (3 days ago)

to HHistoric Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, j...@portlandmaine.gov, Abigail Reed, Christine Grimando

As I stated previously, I am appalled that the concrete wharf and the "Fish House" on top of it is not being included in the proposed B&M site nomination.

The fact that the City of Portland stood by last summer and sanctioned the demolition of the gigantic and ICONIC smokestack (visible for miles in all directions) next to the "cannery" building was a grievous sin.

But now, apparently, the Historic Preservation Board is more than happy to stand by (with the connivance of planning staff) to allow further desecration of this site's local and national significance.

Stewardship of our community's historic resources is a tough business with trade-offs and compromise a necessary part of the job. However, the standards and exertions should be uniformly applied regardless of the applicant's power and political "pull" on the city's bureaucracy.

It is impossible to "celebrate" the proposed nomination by the applicant because what is being "delivered" for "preservation" is a monument stripped of most everything that matters about its history. It is no surprise the plan is for the site to be flanked by bland corporate architecture (designed mostly by spreadsheet). The end product - neither the "new" or the "old" - will excite any enthusiasm for the community.

See attached photo of the complex (believed to be circa 1960) when it was a beacon on the landscape and a meaningful engine for Portland's economy.

SOURCE: https://digitalcommons.portlandlibrary.com/pphnegs_images_business/68/

There was no intentional effort to make anything "beautiful" here but that is the irony of so many of our industrial vernacular landscapes. Through the sheer power of their concentrated resources used to manufacture and market their products and the enormous footprints needed to accomplish that work, our industrial neighbors did end up effectively making works of art.

Unfortunately, the HPB now expects to take pride in its support of a nomination that gives us merely a large concrete box, devoid of the smokestack, the fish-house wharf and the neon signage that once gave the overall site meaning and energy capable of eliciting an emotional response. If the HPB wants to cleave off all the important parts, the leftovers are probably not worth the preservation effort and certainly not if it means endorsing the applicant's myopic vision here.



Montland Public Library Archive

HPB Public Comment - 1 of 2 - Original Construction Specifications for Fish Wharf

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**George Rheault**

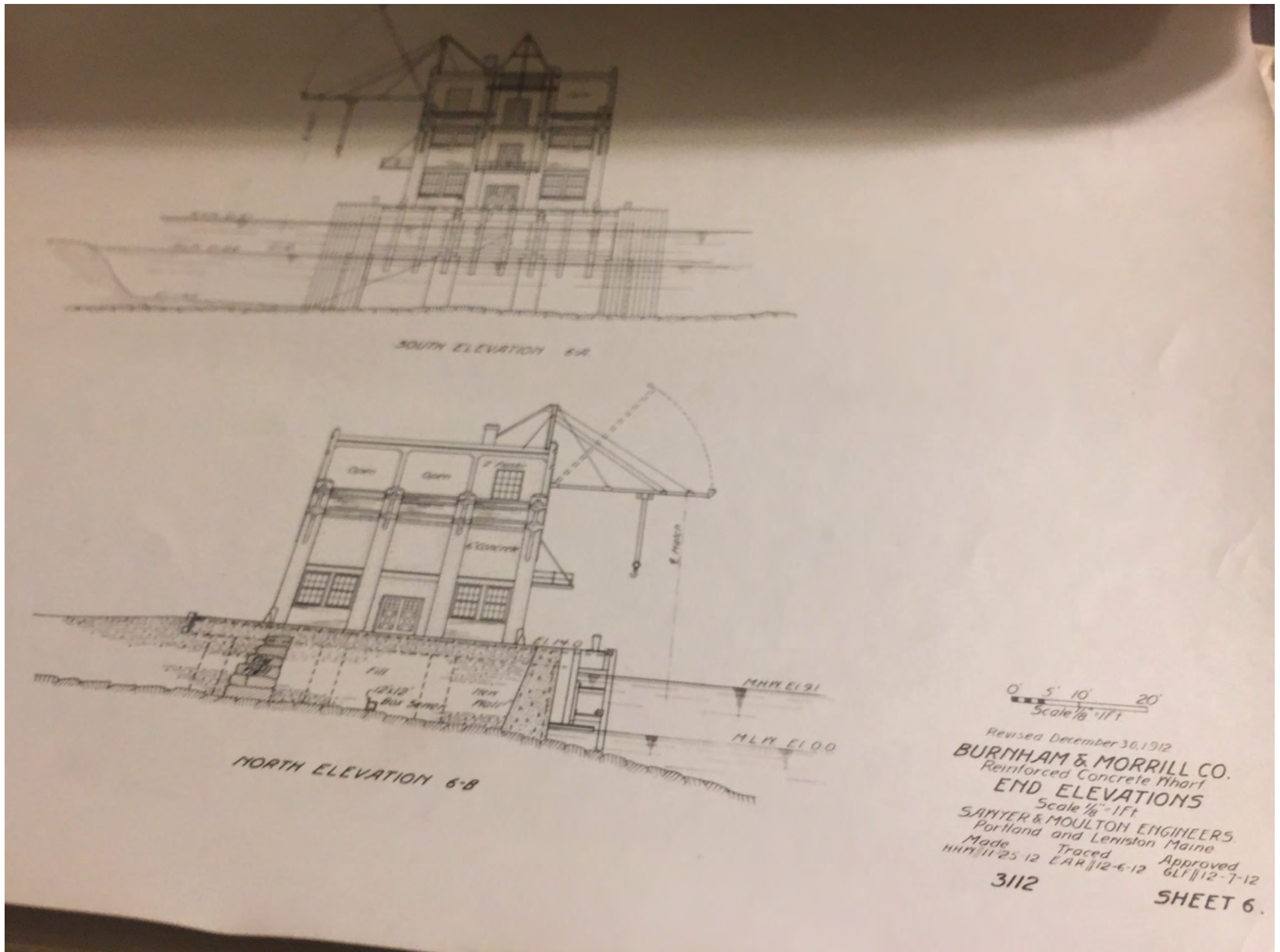
11:22 AM (8 minutes ago)

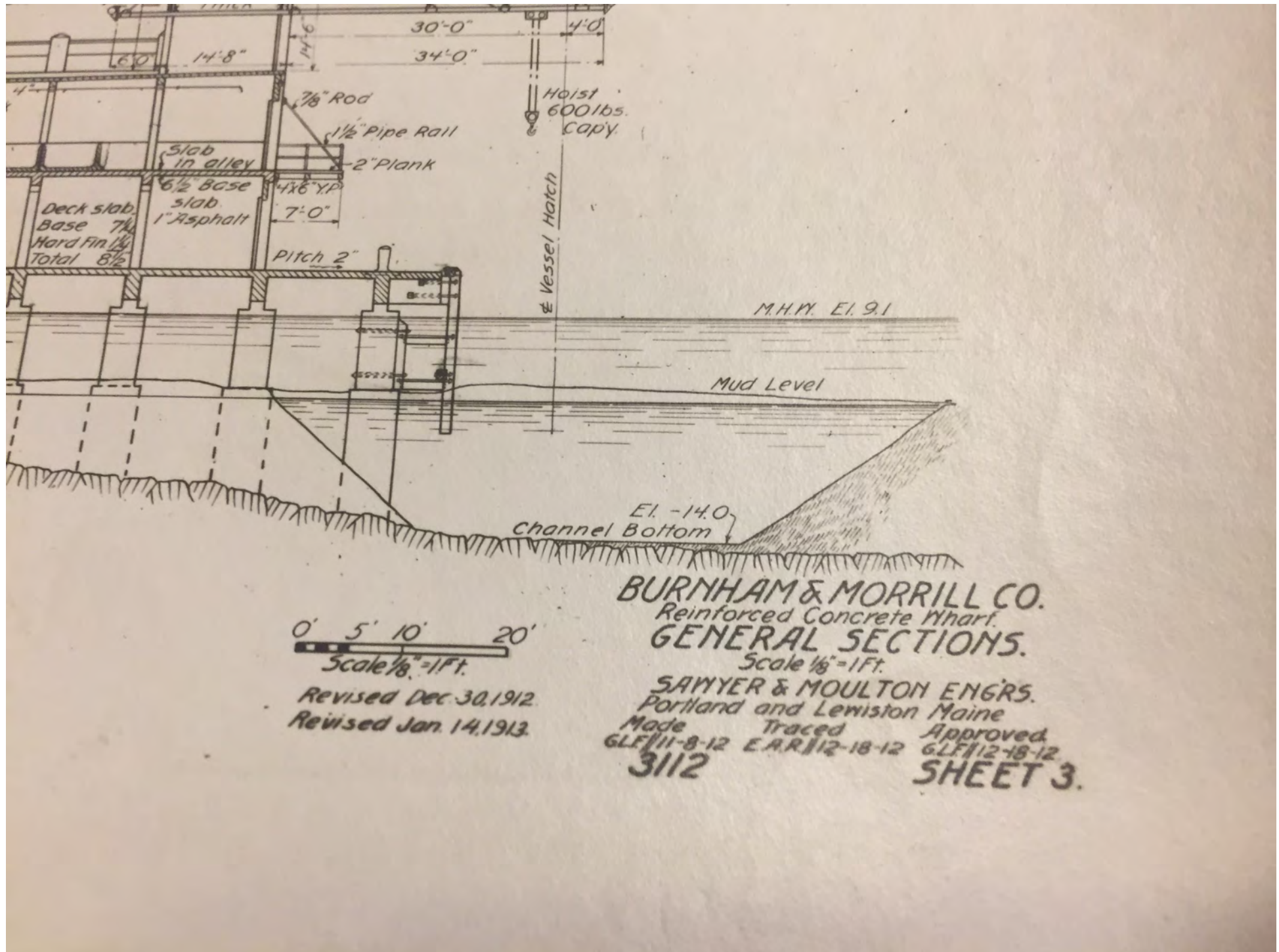
to HHistoric Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, Abigail Reed, j...@portlandmaine.gov, Christine Grimando

It did not come up in the staff memo or the applicants' materials, but the original plans for the Fish Wharf Building (the wharf and the building were one and the same structure) can be found at the Maine Historical Society.

The original specifications quite literally provide a basis for a faithful reconstruction effort should demolition of the original structure be deemed absolutely necessary (based on an independent evaluation not beholden to the applicant's agenda or frankly the City of Portland's agenda since they do not seem to have any daylight between them).

Additionally, since a reproduction will not actually need the same tolerances as a building truly meant for regular industrial use (e.g., the hoisting mechanisms), there may be some significant cost shaving enabled by reproducing the LOOK without having to make it FUNCTIONAL.





-3-

The plans accompanying these Specifications are as follows:-

- | | |
|-----------|--|
| Sheet #1. | First Floor Plan. |
| " #2. | Second and Third Floors and Roof Plan. |
| " #3. | General Sections. |
| " #4. | Construction Trestle. |
| " #5. | Side Elevations. |
| " #6. | End Elevations. |
| " #7. | Reinforcing Details for Pent Houses. |
| " #8. | Reinforcing Details for Roof. |
| " #9. | Reinforcing Details for Second Floor. |
| " #10. | Reinforcing Details for Wharf Floor. |
| " #11. | Reinforcing Details for Wharf Floor Sections. |
| " #12. | Details of Foundation Piers. |
| " #13. | Detail Sections of Superstructure. |
| " #14. | Fender Details. |
| " #15. | Details of Ironwork. |
| " #16. | Details of Windows and Office Partitions. |
| " #17. | Details of Doors. |
| " #18. | Details of Vats. |
| " #19. | Details for Pent House Partitions and Travelers. |

Plans are identified by a number and each view by a letter. References in these Specifications are made to the plans by means of these numbers and letters. For example, "1-B" would mean that on Sheet #1, View "B", would be found the portion of the work described. For cross reference to the various plans and views the above letters and numbers are enclosed in circles at various points on the plans. These enclosed numbers and letters indicate that there are details, or views, showing more completely these specific portions of the work.

Where section lines are used the

3112-S-1.

SPECIFICATIONS

for

CONSTRUCTION

of

WHARF & FISH HOUSE

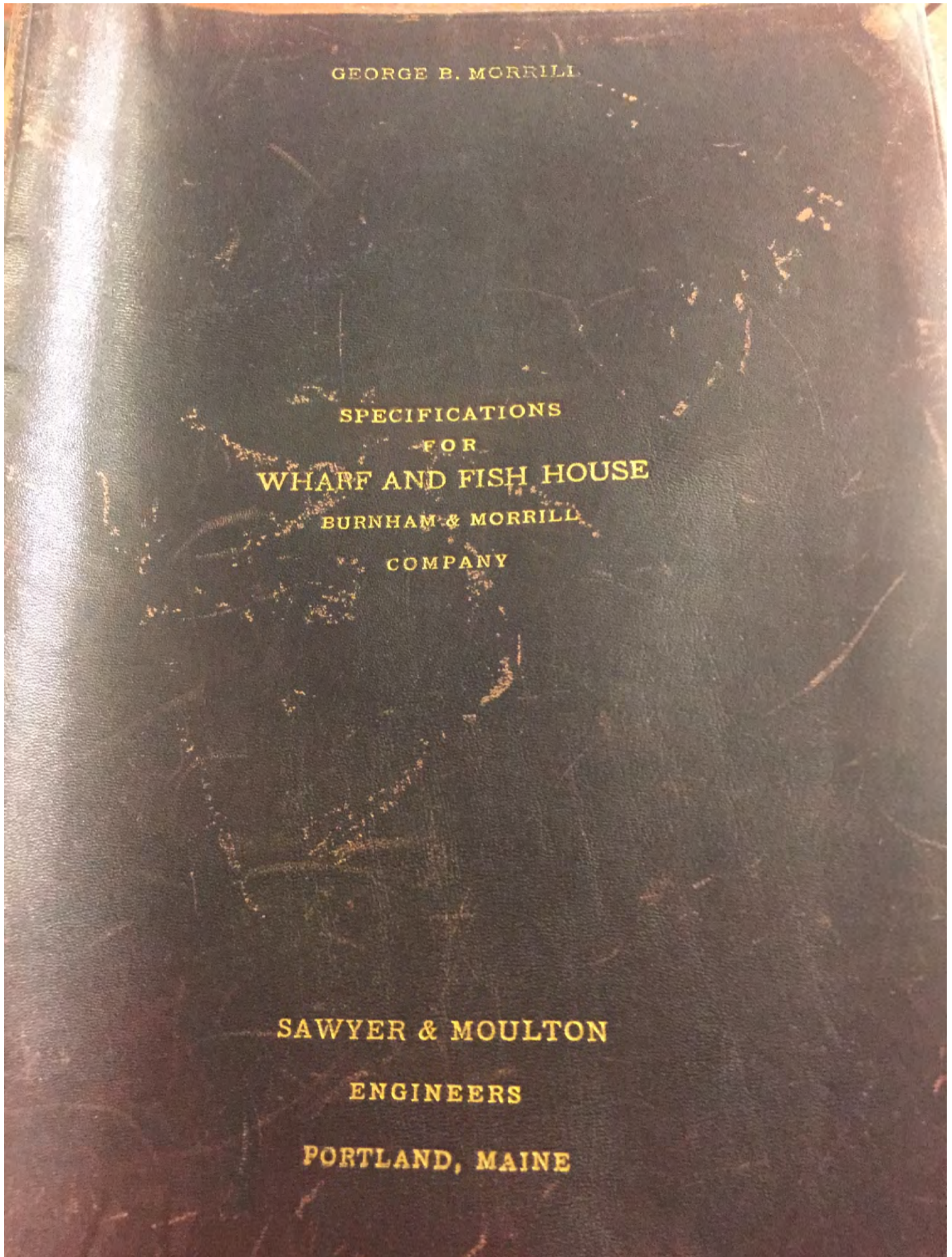
for

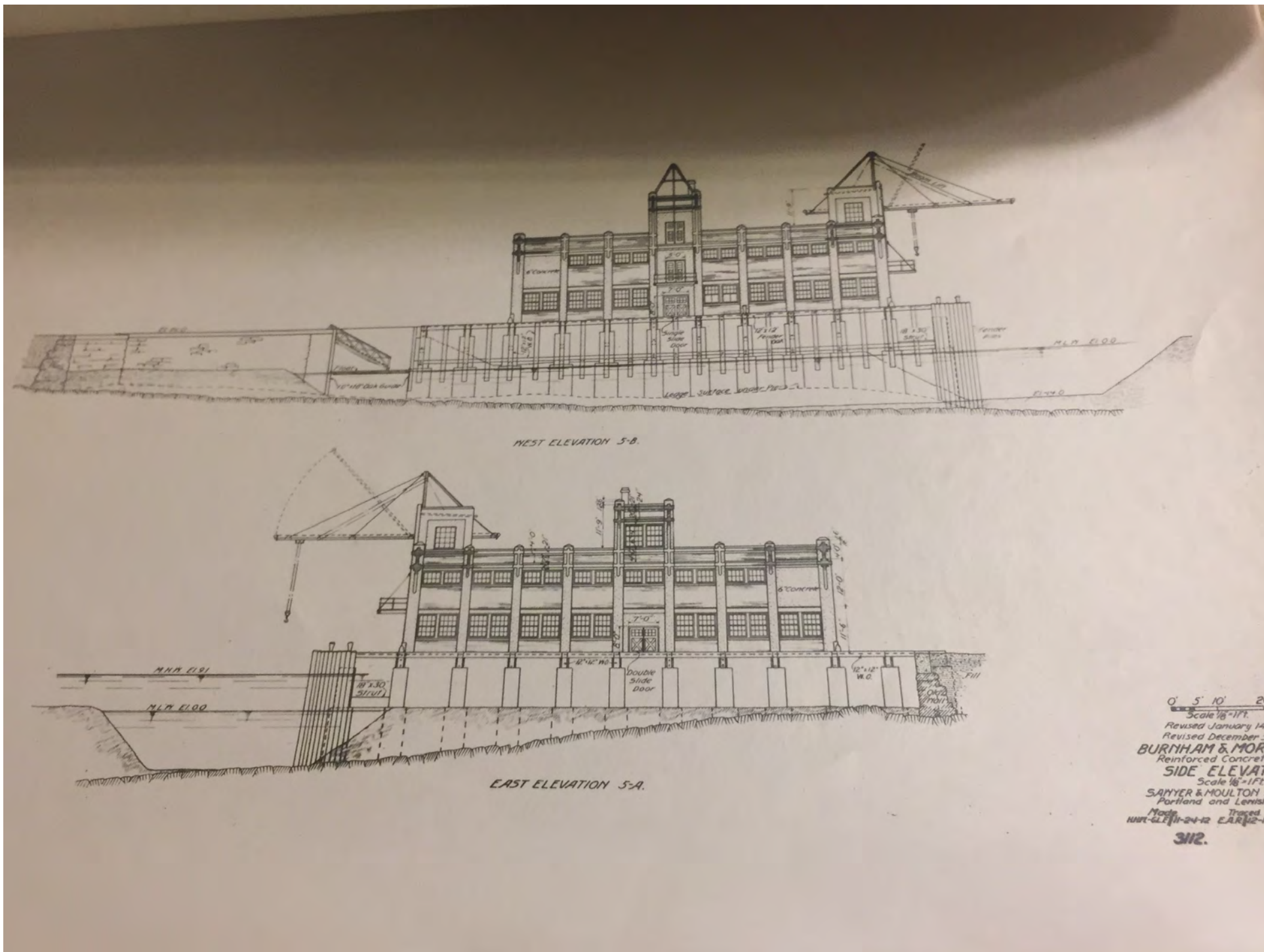
BURNHAM & MORRILL COMPANY,**PORTLAND, MAINE.****Sawyer & Moulton, Engineers, Portland, Maine.****December 17, 1912.****DIVISION I. GENERAL REQUIREMENTS.****SECTION #1. WORK TO BE DONE.**

The work to be executed under these Specifications comprises the construction of a reinforced concrete Wharf & Fish House, with concrete and dry rubble masonry sea wall. All of the foregoing work to be done in strict accordance with the requirements of these Specifications and the plans hereinafter described.

All workmanship and materials must be the best for their respective kinds, conforming in all respects to the true intent and purpose of these Specifications and the plans accompanying same.

The above work is to be constructed in the City of Portland, Maine, for the Burnham & Morrill Company near the site of said Company's new food products plant in the, so-called, East Deering section of the City.





HPB Public Comment - 2 of 2 - Original Construction Specifications for Fish Wharf

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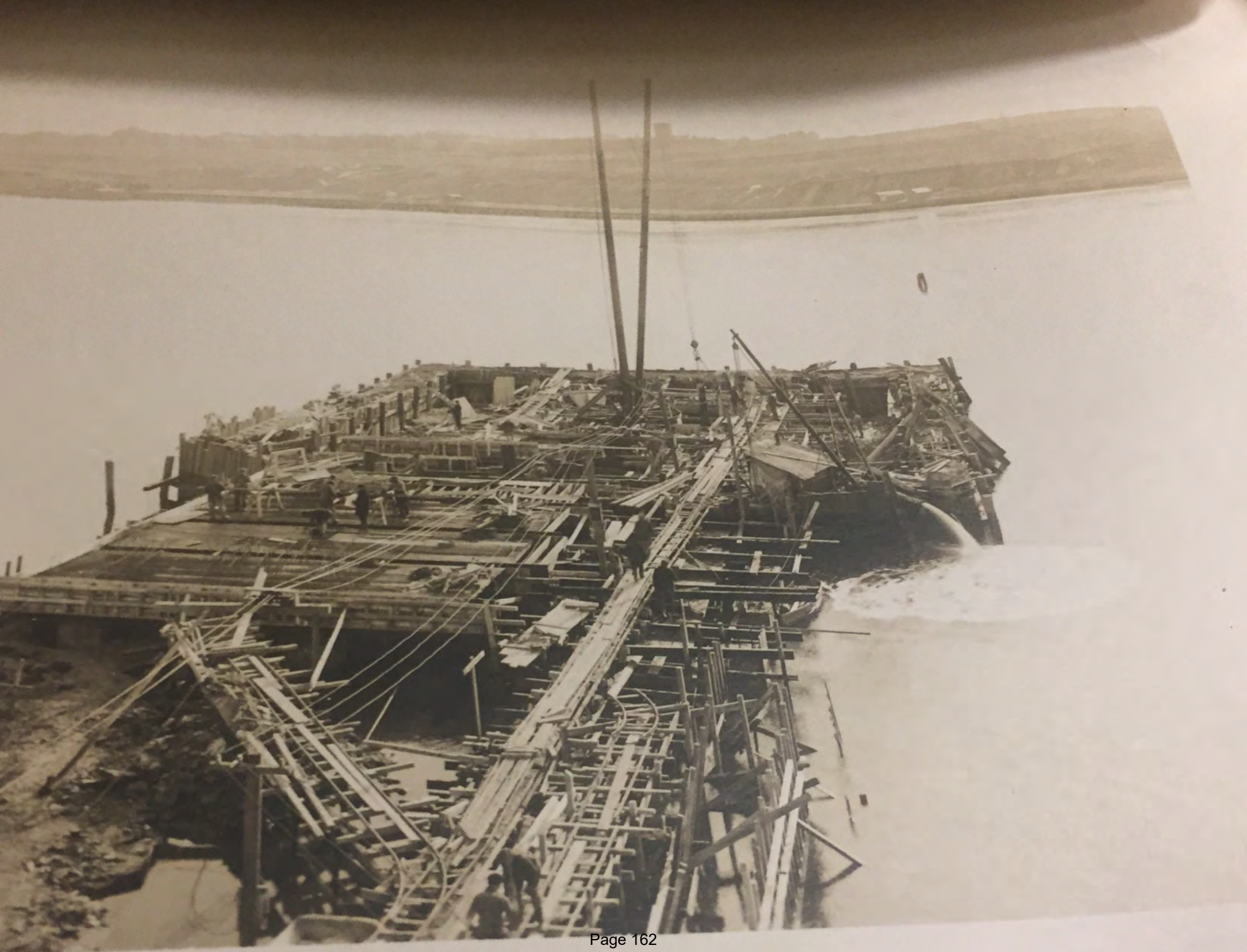
**George Rheault**

11:44 AM (7 minutes ago)

to Historic Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, Abigail Reed, j...@portlandmaine.gov, Christine Grimando

Included at the Maine Historical Society with the original plans for the B&M Fish Wharf were quite a few "in process" construction photographs, some of which I have attached.

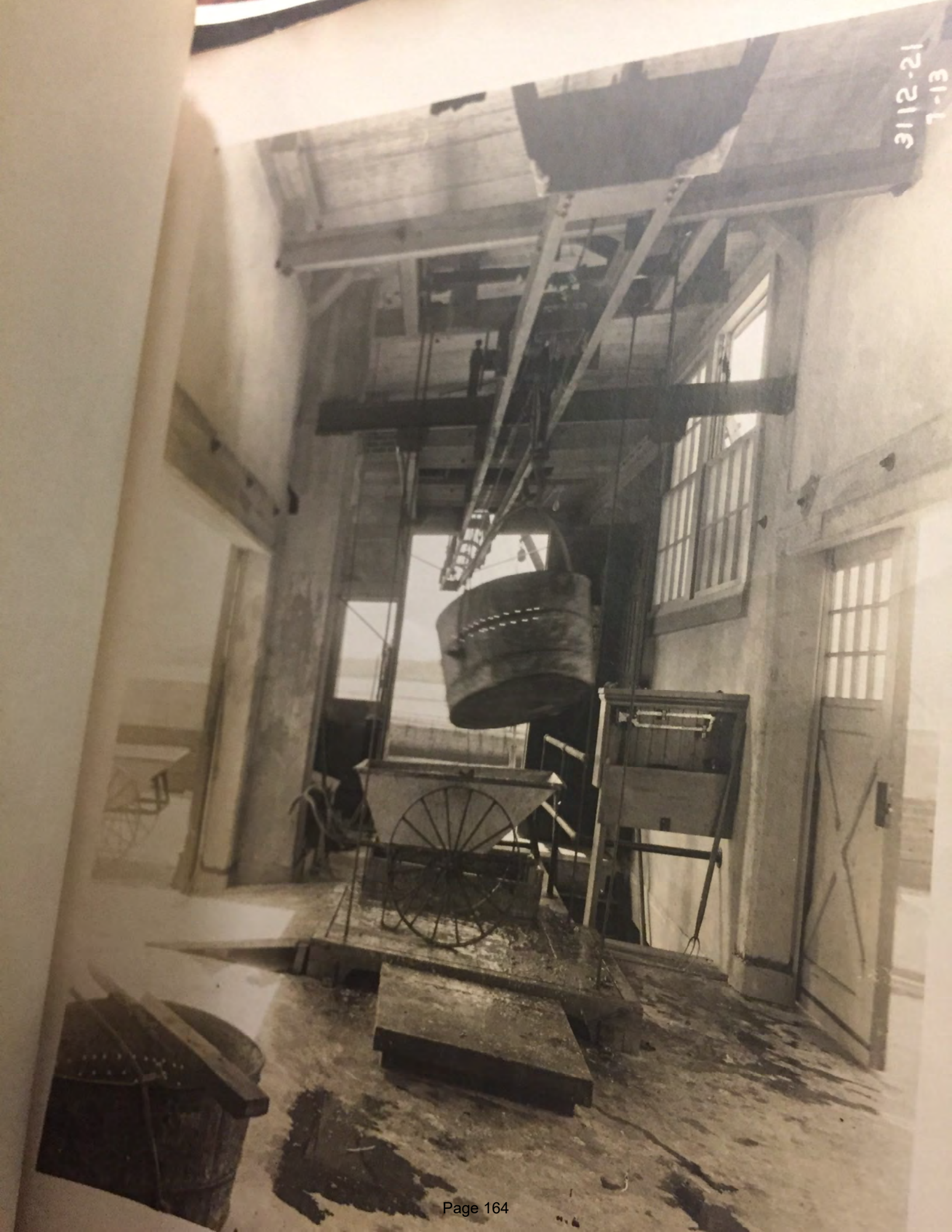
Besides being amazing documents on a stand-alone basis, they also offer insight about what it would take to renovate, rehabilitate and, if absolutely necessary, reconstruct the Fish Wharf.

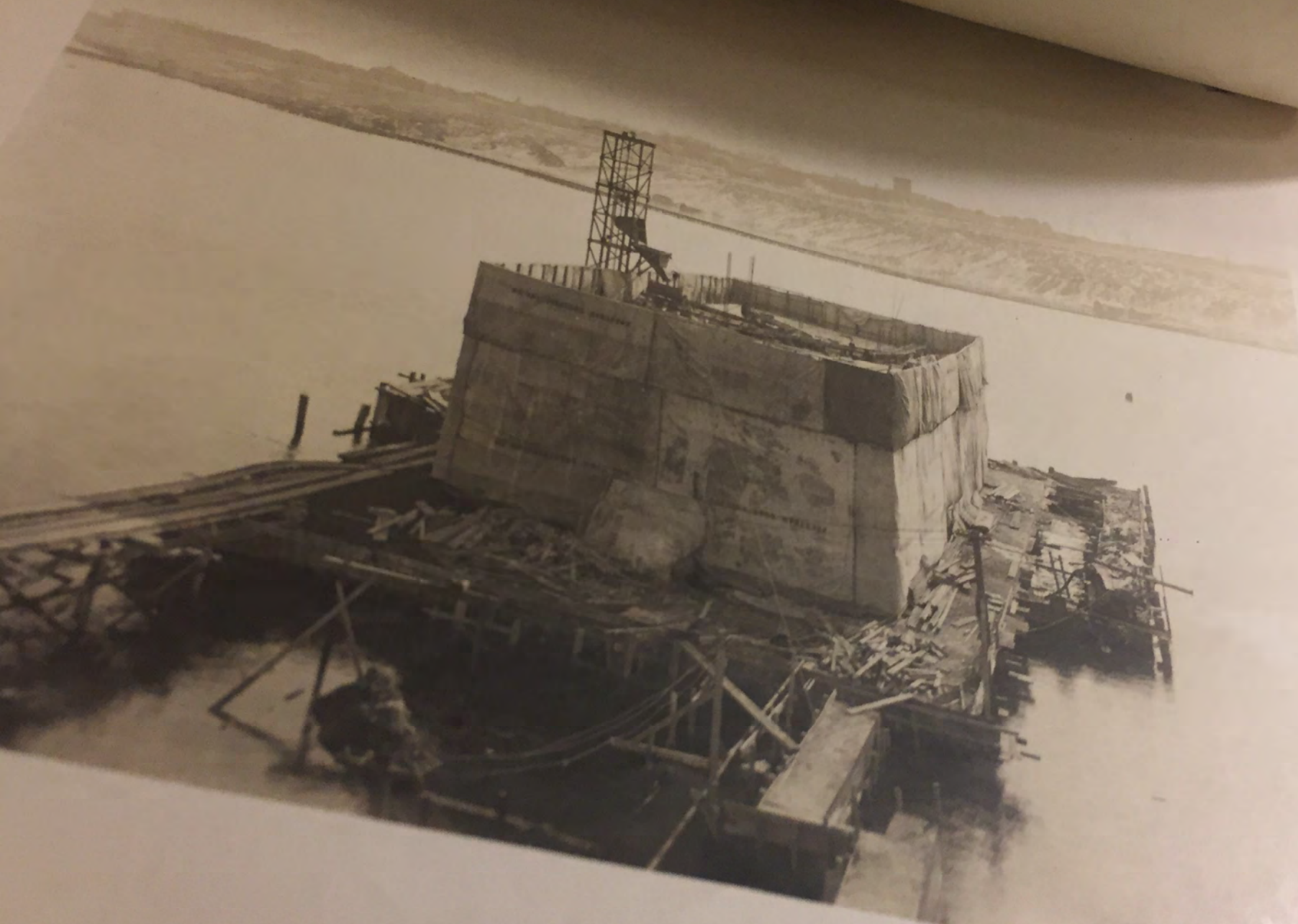




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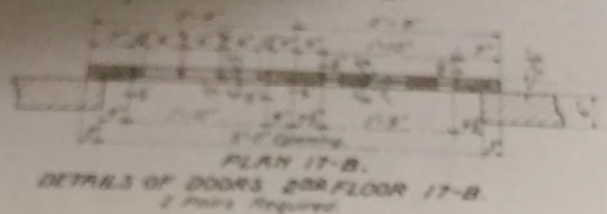
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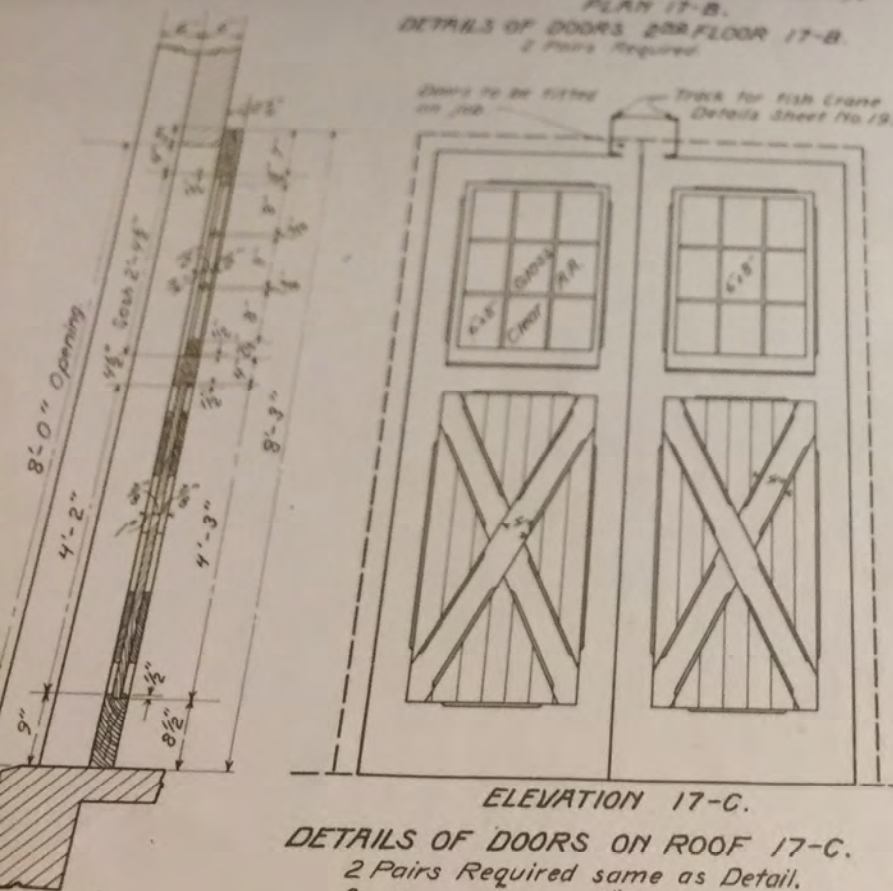


GENERAL VIEW FROM FACTORY BUILDING - POURING ROOF SLAB.





NOTE: Door Stiles & Rails to be
Matched & Tenoned, Pegged &
Pinned, and thoroughly Oiled.
Sheathing $\frac{1}{2}$ " Hatched & Single
Beaded.



12" 6" 0' 1' 2'
Scale 1"=1Ft.

BURNHAM & MORRILL CO.
Reinforced Concrete Wharf.
DETAIL OF DOORS.

Scale 1"=1Ft.
SAWYER & MOULTON, ENGRS.
Portland and Lewiston, Maine.

Made. Traced. Approved.
A.J.H./1-16-13. A.J.H./1-17-12. G.L.F./1-17-13.
3112. **SHEET-17.**

HPB Public Comment - Supplements to B&M History re Fish Wharf - Not Just Portland...

Subscribe ☐

0 views



George Rheault

12:59 PM (2 hours ago)

to HHistoric Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, j...@portlandmaine.gov, Abigail Reed, Christine Grimando

While the applicant's historical background does make mention of the wide scope of the B&M Company's operations, in the rest of Maine and beyond, it also strangely undersells that reality.

Below are links that make more clear the many parts of Maine that were highly dependent, for decades, on the B&M company for employment and purchase of raw agricultural produce for its packaged products.

Indeed, B&M's business and all the marketing that went along with it, may have done more to market "Maine" to the rest of the country and world than any other entity, including its own state government, during this period (goodwill that continued to translate into profits for both Maine and B&M into our contemporary era).

Preserving the B&M complex therefore has big implications not just for Portland's past but for the entire State of Maine.

[Burnham and Morrill Clam Plant, Scarborough, ca. 1885 - Maine Memory Network](#)

[Cannery 9, Burnham and Morrill Co., 1887 - Maine Memory Network](#)

[Clam factory at Medomak, Bremen, ca. 1915 - Maine Memory Network](#)

[Burnham & Morrill Corn Shop, North Turner, ca. 1920 - Maine Memory Network](#)

[Burnham Morrill Corn Factory, Farmington, ca. 1930 - Maine Memory Network](#)

[Burnham & Morrill corn plant, Fryeburg, 1938 - Maine Memory Network](#)

[Husks and cobs, Burnham & Morrill Co., ca.1938 - Maine Memory Network](#)

[Clam factory at Medomak, Bremen, ca. 1915 - Maine Memory Network](#)

[Clam Diggers at Fishermen's Cove, Scarborough, ca. 1900 - Maine Memory Network](#)

"Early in the 20th century one of Burnham and Morrill's best selling products was Scarboro Beach Clam Chowder. It was served on railroad dining cars across the country." [This not in this item should not be treated as gospel without further corroboration but it does give us a clue that SEAFOOD was a huge part of the B&M Company's prosperity in the first 25 years of the 20th Century which is why their NEW COMPLEX in 1912-1913 was specifically designed to include a wharf house.]

[Burnham and Morrill Company Trademark for Scarboro Beach Clams - Maine Memory Network](#) (this trademark is included in the applicant's historical report, but provides little context).

One Business Supporting Another: Portland Company fulfilling orders for B&M pots (NB: not sure if these were for beans)

[Cast Iron bean pots awaiting shipment, Portland, ca. 1900 - Maine Memory Network](#)

HPB Public Comment - More B&M History - The Centrality of Fish & Tucker Carlson's 1989 Summer Job

Subscribe ☐

0 views

**George Rheault**

1:30 PM (2 hours ago)

to HHistoric Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, j...@portlandmaine.gov, Abigail Reed, Christine Grimando

Some additional history for the record:

[Filling fish cans, Portland, 1934 - Maine Memory Network](#)

As the above link suggests, fish products were synonymous with the B&M Company's portfolio for much of its history. Charles Morrill makes this clear in his 1950 Newcomen lecture (see attached pages 14 & 15).

But he also makes clear that while B&M did NOT invent baked beans with pork, it was a HUGELY important pivot for the company in order to maintain a prosperous place in the food industry. The seafood side was dying until the advent of Charles Birdseye's frozen fish sticks which B&M missed out on and never (to my knowledge) tried to pursue.

For our purposes architecturally and from a preservation standpoint, the original move from the Portland waterfront to Back Cove had EVERYTHING to do with seafood processing but its continued existence and expansion in the Back Cove required it to ultimately abandon the seafood connection in favor of a focus on a more marketable and saleable foodstuff. But the Fish Wharf is a significant characteristic of that physical history that absolutely has to be honored if the HPB is serious about doing its job.

See also attached - excerpt from *"The Canning Clan: A Pageant of Pioneering Americans"* - Earl Chapin May - NY 1937 (The Macmillan Company) highlighting other bean canning tycoons like Frank Van Camp who made it big in beans AND later seafood - [Van Camp's - Wikipedia](#)

See also attached - 2006 NY Times Magazine piece by Tucker Carlson reminiscing about working at the bean plant in the summer of 1989.

Kind of sad that apparently one of the only accounts we have of the inside factory work comes to us via Tucker Carlson, whose notorious personality, also very sadly, has become more and more associated with Maine in recent years.

[NB: Carlson, as we all know, is a very unreliable narrator on many levels and generally out for himself no matter the topic. So it would be interesting if anyone

could corroborate that he in fact worked in the B&M factory rather than merely using the experiences of others to create his compendium of factory-life anecdotes that he may then have appropriated for his own self-promotion. Other than exploiting the well-known northeast novelty of B&M baked beans, how else does THIS guy end up getting a feature in a food-focused edition of the NYT's Magazine in March 2006?)]].

“ B & M ”
*What two young
Maine men founded
80 years ago!*

CHARLES S. MORRILL

MEMBER OF THE NEWCOMEN SOCIETY

PRESIDENT

BURNHAM & MORRILL COMPANY

PORTLAND

MAINE

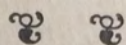


THE NEWCOMEN SOCIETY IN NORTH AMERICA
NEW YORK SAN FRANCISCO MONTREAL

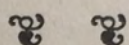
1950

It was a risk of course, but it was a reasonable risk. Nowadays risk is a risky word. Where is the bank, *Gentlemen*, that will lend a young man money on his simple promise to pay it back? Yet in those old calculated risks many of our modern enterprises got their start.

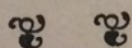
Burnham & Morrill was one of them, and it has had good expansion through the decades. The present East Deering plant in Portland employs steadily 500 people; and B & M's ten country plants, which are seasonal, pack string-beans, corn, squash, blueberries. They employ for that two-month period about 1500 hands, both men and women.



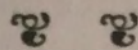
The markets for these products are some near at hand and some distant. Increasing public acceptance of fish in the Mid-West has widened that market. Our *largest* market is New England to Norfolk, Virginia; *second*, the West Coast; *third*, the Great Lakes region; *fourth*, Florida and New Orleans.



The product really gets around. Our beans have been eaten as far away as India, though we don't know how they got there. *Life's* correspondent, going from Paris to Istanbul on the Orient Express, photographed a sterno stove as furnishing heat to a can of B & M Beans. A Chief Engineer of the Northern Coast Guard Patrol, speaking to Portland Rotary, said he had found a can of B & M Beans in an igloo just under the Arctic Circle. This raised a laugh that puzzled him; he didn't know that B & M Beans were packed in Portland.

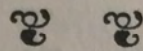


The Burnham & Morrill Company is 80 years old, and in that time has made good strides, and produced some striking innovations. We cannot say what the next 80 years have in store; but we look confidently for more discoveries in food packing, and more expansion generally. Burnham & Morrill is eighty years young. We like to think that it is always on the threshold of something

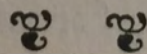


The market for canned fish is wide, but it has limits. There is a certain public resistance to fish. Why does the small boy have poked at him so often that hoary old adage: "Fish make brains"? It is on the theory that he wants his share of brains, but dislikes fish. Fish is cheaper food than meat, and he must be coaxed into eating it. The eating of fish therefore must be linked with the increased production of brains. If he eats fish, his algebra troubles will be solved—we hope.

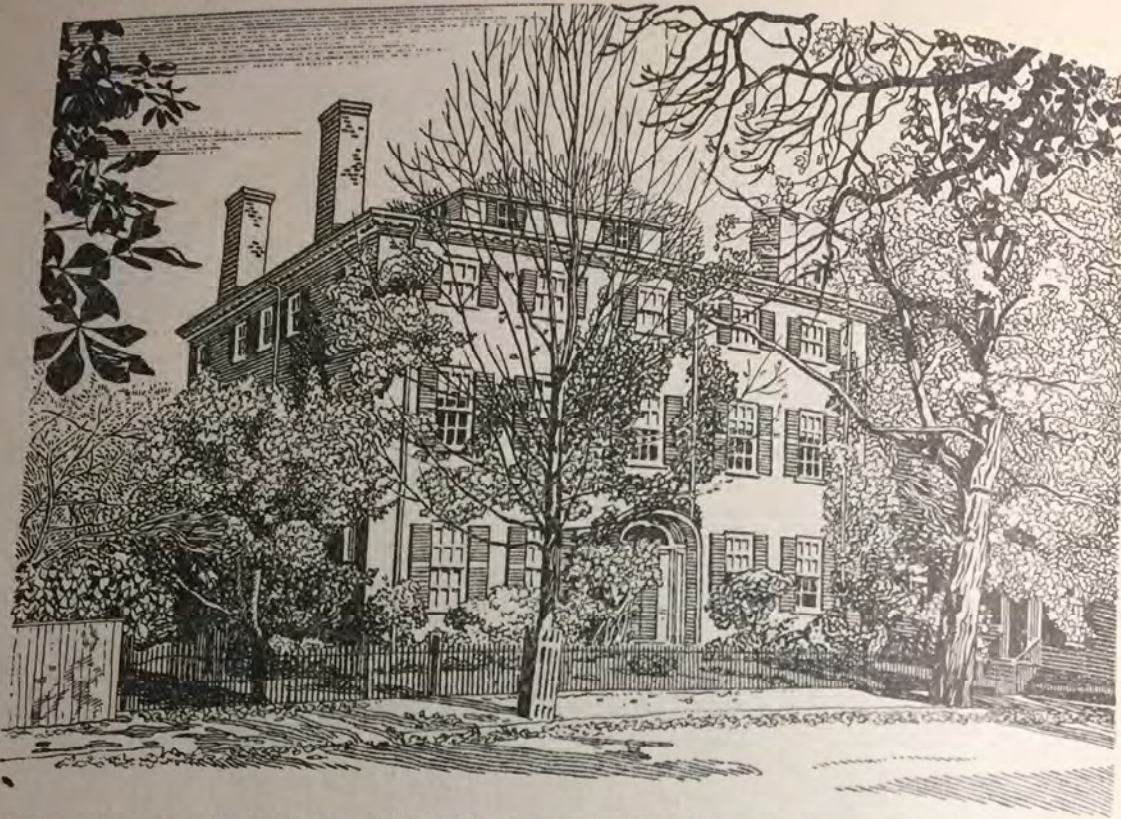
Fish, then, with some is an acquired taste. Not so meat. In place of a percentage of public resistance, there is the widest public acceptance. Out-and-out vegetarians are few and far between. Burnham & Morrill therefore has gone extensively into canned meats; into canned meat stews, along with its Oven Baked Beans, Brown Bread, fish products, and specialties, which many of our coastwise vessels include in their stores.



This link with the Sea is of course of long standing. From the first beginnings of canning, the ships that took Maine lumber and shooks into the Caribbean brought back the molasses that went into Burnham & Morrill Company Pork and Beans; and so our Maine cannery has played its part in perpetuating the Maine blue water legend.

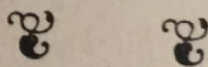


The firm meanwhile changed its top control. Once that had been practically all Burnham—George Burnham, who took in with him young John Burnham and young Charles Morrill. In 1910, it became all Morrill, when George B. Morrill bought out the Burnham interest. He had to borrow money to do this; and he did it on a "character" note. The bank had confidence in his technical knowledge, his business shrewdness, and his general durability, and it let him have the money.



“We who have B & M destinies in charge cannot imagine ourselves in any other line of business. For generations this has been our life; and the present Morrills, like the past, believe that ‘food is fun.’ We are conscious of the fact that we should be lost in any other enterprise. We are happy in the hope that we shall continue to find ourselves in this one.”

—CHARLES S. MORRILL



FOOD

Eat, Memory: Bean There

By Tucker Carlson

March 26, 2006

I bet we were the only people in my neighborhood growing up who ate B&M baked beans. We lived in La Jolla, Calif., 25 miles north of the Mexican border, where the only beans you saw were refried or served in salad. B&M beans came in a can, suspended in molasses with a chunk of salt pork. They seemed like the sort of thing you'd eat by the wood stove if you were snowbound in the mountains. They were a little heavy for La Jolla.

That was doubtless the appeal for my father, who came from New England and ate things like shepherd's pie, rhubarb and other mysterious foods that baffled guacamole-stuffed Southern California natives like my brother and me. But we ate the beans anyway, partly out of respect for my father, but also because they were delicious. In the summers, on the way from the Boston airport to vacation in Maine, we'd salute as we drove past the immense brick B&M plant in Portland. I remember wondering who worked there.

One summer during college, I found out. My roommate and I were living in Portland, though not very successfully. I'd applied to Denny's; he'd put his name in for a bartending job. Neither of us heard back. We sold car insurance door to door for a day. Finally we tried a temp agency. The next afternoon we found ourselves wearing white uniforms and hairnets and reporting for duty at the Burnham & Morrill baked-bean factory.

B&M was a strict union shop, closed to all but members of the Bakery, Confectionery, Tobacco Workers and Grain Millers International, local 334, and possibly their sons and nephews. But for some reason that summer the union allowed an exemption for temporary help. We went to work on the second shift at \$6.60 an hour.

The B&M plant was built in 1913 and, from what I could tell, hadn't been updated since. Outside, the building was dominated by a towering brick smokestack that belched bean fumes into the salty Portland air. Inside, it was a time capsule. True to advertising, B&M's beans (white pea and red kidney) were cooked as they had always been, in enormous cast-iron pots that were lowered into brick ovens. The pots hung from chains and moved across the plant floor on steel rails suspended from the ceiling.

It looked to me as if someone must have bribed the safety inspectors. Each bean pot was the size of a Fiat. They whipped across the floor at surprisingly high speeds, often pushed by workers who looked as if they could have used a nap. (When your shift starts at 4 in the afternoon, there's ample time to drink before work.) Occasionally a pot would slip the rails and come crashing down. I saw it happen

once. The impact sounded like a massive explosion. During our next smoke break, one of my gossiping co-workers claimed that the Burnham & Morrill plant had the highest rate of work-related injuries in all of Pet Inc., then the corporate parent. I believed him.

Most of my jobs were safe enough. One week I scraped charred beans from the insides of the ovens. The next I ran a machine that stacked cans onto pallets. For two weeks after that, I extracted the hot cans in which B&M baked its brown bread. They were made in enormous pressure cookers that looked like missile silos and were called reefers, for some mysterious reason. By the end, I got curious about the bread and tasted some. Surprisingly, it was pretty good.

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By July I'd been assigned to a pot-saucing station, mixing ingredients for 16- and 18-ounce containers of barbecue-flavored pea beans. For each pot we combined 21 gallons of hot water with 4.3 ounces of mustard slurry, a portion of ground bacon and 8 ounces of liquid hickory-smoke flavor. I was the liquid-hickory man.

Until that day, I'd naïvely imagined that food ingredients resembled food. Not so with barbecue sauce (i.e., liquid-hickory flavor). The flavor came in white plastic 50-gallon drums, shipped from a chemical plant in New Jersey. I learned right away that you didn't want to get the flavoring on your skin. It was the consistency of oil-based deck sealant and harder to remove. Within an hour every one of my fingers was dyed a deep yellow, the color of nicotine stains. I looked like a wino with a bad Pall Mall habit.

But at least I wasn't bored. The women on the pork line clearly were. I walked by them several times a day as they stood silently at a conveyor belt, dropping pieces of salt pork into cans of beans, one piece per can, eight hours a day. The monotony was enough to make you hope for a falling bean pot.

One day toward the end of my short career at the plant, a supervisor sent me to a storeroom on the third floor. Inside there was a pile of hundreds of bean cans, all of them full. Apparently some of these cans had bad seams. It was impossible to know exactly which ones were defective, but the company wasn't taking chances. Leaky seams meant spoiled product, maybe even botulism. You couldn't just throw them away, for fear that someone would retrieve them from the trash, eat them, get sick and sue. They had to be destroyed. My job was simple: puncture every can.

The assignment came with a special tool, fabricated in the millwright's shop. It looked like a framing hammer with a steel spike welded to the end. It made a satisfying sound as it pierced the cans.

I had a great time for the first hour. Then I came to a bad can. I should have known what it was. It looked different than the others, misshapen and bulging in the middle. If you've ever shot a can of shaving cream with a BB gun, you know what happened next. A plume of fermented beans burst forth like a geyser. The liquid was brown and bubbling and smelled like sewer gas. It hit me directly in the

face, spraying into my eyes and mouth, and running down the inside of my collar. I felt like screaming, but there were people watching, so I just kept whacking cans. My uniform stuck to me for the rest of the night.

On my final day of work, I stopped by the company store to pick up some beans, which B&M sold to employees at cost. Cheap beans were considered a key perk of the job, and in fact they were. The labels were often flawed and the cans dented, but the beans were fine, and incredibly inexpensive. For \$3, I bought a case of pork-free pea beans in sauce. I threw it on the back seat of my car and drove off.

Last year I was rooting through a cabinet in the laundry room of our summer house looking for Fourth of July fireworks. There, next to a leaky container of Tide, were the beans. I'd bought them fully intending to cook them for dinner. Tastes change over time, though. I worked there in 1989. I haven't had a baked bean since.

Food Tucker Carlson is the host of "The Situation With Tucker Carlson" on MSNBC. He is also the author of "Politicians, Partisans and Parasites: My Adventures in Cable News."

A version of this article appears in print on , Section 6, Page 61 of the National edition with the headline: Eat, Memory; Bean There

THE CANNING CLAN

evinced a fondness for the exclusive social circles of Indianapolis. Frank raised a small mustache and, following the lead of his able father, solved some of the problems of canning vegetables.

One problem solved very nicely in the environs of the Van Camp cannery was the baking and hermetical sealing of orthodox tin cans. A fire at Indianapolis brought beans and other products together and gave "Van Camp" an international popularity.

Frank Van Camp, rapidly assuming mature physique, was sent by his father to clean up a charred mess which had been part of a factory, and sat down to lunch on a certain day in 1890. "Canned beans" were just beans, without any adornment except a bit of pork in each can.

Boston baked beans had been in vogue throughout New England since about 1825, although they did not appear in cooking literature until Mrs. S. M. Child included a recipe for baked beans in "The Frugal Housewife," published at Boston around 1829. Mrs. Child was generous with her proportions, for she said: "A pound of pork is enough for a quart of beans and that is a large number for a common family. Pieces of pork streaked with lean should be chosen."

Whether Burnham & Morrill of Portland, Maine, packed pork with beans for their fishing fleets before W. K. Lewis of Boston was granted his patent on canned pork and beans in 1877 had not been officially decided by 1890. But Lewis had fixed the name "baked beans" in the canners' glossary nearly thirty years before a national Food and Drugs Act officially defined it. But canned pork and beans had not been packed or consumed in large quantities.

Frank Van Camp was rather sourly eating his frugal lunch in the mess left by an unfortunate fire—while a can of beans sat on a sooty shelf in front of him. Beans were regularly included in his noon-day lunch box. A tomato was also an item in his unheated menu. The pork packing establishment of Holmes, Paddock & Bradshaw was close to the Van Camp Packing Company. Subconsciously he was affected by the association of ideas. Son of a canner, Frank had an inspiration. "Why not," he thought, "add tomato sauce to canned pork and beans and thus give the public a novel combination?"

Within a few months there issued from the Kentucky Avenue plant

DREAMS OF EMPIRE

of the Van Camp Packing Company full carloads of "Van Camp's Boston Baked Pork and Beans with Tomato Sauce." From the advertising department there likewise issued full pages of flamboyant into a musket barrel while he ran somewhere, probably for his Boston pork and beans. In two years Frank Van Camp had established canned pork and beans in American kitchens and on American tables. Courtlandt's Van Camp Hardware and Iron Company was restricted to a comparatively small territory around Indianapolis, but Frank's Van Camp Packing Company sent salesmen to cities and towns all over the country.

Small, quiet, self-contained, Frank's brain grasped innumerable details, and he was the perfect executive. Caring little for formal social affairs, he found relaxation in playing pool and lunching almost daily at the Columbia Club with his close friend, the real estate broker, John Valentine Dittmore.

One day Frank said, "I believe the evaporated milk business is only in its infancy."

The Borden Company of New York and other eastern states, the Anglo-Swiss Milk Company of Dixon, Illinois, and the Helvetia or Highland Milk Company of Highland, Illinois, near St. Louis were the only aggressive evaporated milk manufacturers in America.

"If you care to investigate the evaporated milk business," Frank Van Camp suggested to his friend, Dittmore, "I will contribute half of the expense of a thorough investigation."

Mr. Dittmore, anxious to retire from the real estate field, accepted the offer and began his investigation during 1903. He soon discovered that evaporated milk processes were as carefully guarded as were "secret" processes of the 1870's. But after a few months' general study Van Camp and Dittmore incorporated the Indiana Condensed Milk Company, built and equipped a small plant at Sheridan, a few miles north of Indianapolis, and produced "bulk" milk of two kinds—sweetened for the confectionery trade and unsweetened for ice-cream manufacturers.

With a one-man sales department (Mr. Dittmore) and a very limited mechanical equipment, they realized they could not go far

HP Public Comment - Bean Pot Circle: B&M Campus Evolution & Social History

0 views



George Rheault <george.rheault@gmail.com>

11:59 AM (18 minutes ago)



to Historic Preservation, Evan Schueckler

Grateful that the applicant has produced SOME of its proposed interpretive elements for the public to see and appreciate in advance of any HPB action.

Unfortunately, there seems to still be a significant gap in the history of the site's usage over time and what the public will get informed about via the information the applicant intends to communicate.

Missing is a lot of social history regarding the B&M complex and its relationship to its community and customers. The evolution of the company that brought it to East Deering in 1913 in the first place is getting some attention, but more could be done. Also, B&M largely reinvented itself between the Great Depression and the 1960s when it took the final physical form that most Portlanders (and I-295 goers) appreciated before the recent demolitions done by IDEALS.

Labor history, particularly during the fish flake era, appears to have been ignored as well as the pre-I-295 layouts and East Deering connections including the role of Water Street.

We need some smokestack images and explanatory material at a minimum. IDEALS may have been allowed to kill the iconic smokestack, but the penance for doing so is that we should get a few panels highlighting their existence and importance for the B&M manufacturing process when they were still in use.

A lot of ancillary buildings are gone now and it would be a really misleading thing for the public to visit the site and not come away with the opportunity to learn more about how the campus once was teeming with activity spilling over many integrated buildings during the heyday of the baked beans years. The out-buildings may not have been worth preserving, but that doesn't mean they aren't worth a shout-out.

Let's see a real commitment to telling the story earnestly rather than just a bare minimum tokenism to humor the HP crowd.



PO Box 17533, Portland, ME 04112

5 March 2024

RE: PRELIMINARY REVIEW OF REHABILITATION AND INTERPRETIVE ELEMENTS: 1 BEAN POT CIRCLE, HPBR-002723-2023

Chair O'Brien and Members of the Historic Preservation Board,

Greater Portland Landmarks supports the six proposed site and interpretive elements as presented in the applicant's materials. The selected salvaged materials and historic images describe the previous use of the site and the presence of the Codfish Building and historic pier while conveying the significance of the manufacturing site's strategic access to the harbor and Grand Trunk Railroad. The elements are contemporary in design, but with the proposed materials, connect to the historic building and industrial history of the site. The only comments we have are:

- Does the Viewfinder Kiosk (as well as the other interpretive elements proposed) meet ADA standards?
- Is there any text or images proposed to interpret the railroad track and buffer stop?

While not the focus of the current submission, we hope that the Board will request additional details from the applicant on the proposed alterations to the west entrance, so that its design character and visual relationship to the site and main building can be better assessed during the public hearing.

Thank you for considering our views,

A handwritten signature in black ink, reading 'Carol De Tine'.

Carol De Tine
Vice President of the Board of Trustees
Greater Portland Landmarks



Evan Schueckler <evans@portlandmaine.gov>

Certificate of Appropriateness for Rehabilitation

EastDeering Neighbors <ednfrd@gmail.com>

Mon, Apr 15, 2024 at 1:03 PM

To: hp@portlandmaine.gov

Cc: evans@portlandmaine.gov, EastDeering Neighbors <EDNFRD@gmail.com>

TO: Board Chair Robert O'Brien and board members:

RE: Rehab of 1 Bean Pot Circle (B&M Cannery)

On behalf of the direct abutting Windsor Heights neighborhood representing 200+ members of the East Deering for Responsible Development (EDFRD), we write to support the proposed application submitted by IDEALS for rehabilitation of the former B&M Cannery with the imposed conditions 1.) and 2.) as described in the motion for Conditional Approval by the Historic Preservation Board.

With best regards,

Steve Von Vogt

East Deering Neighbors for Responsible Development

Windsor Heights

Portland, ME 04103



PO Box 17533, Portland, ME 04112

16 April 2024

RE: PRELIMINARY REVIEW OF REHABILITATION AND INTERPRETIVE ELEMENTS: 1 BEAN
POT CIRCLE, HPBR-002723-2023

Chair O'Brien and Members of the Historic Preservation Board,

Greater Portland Landmarks supports the rehabilitation of the former B&M cannery building, and the interpretive design elements presented by the applicant.

However, the applicant is proposing to alter the west entrance, the one most visible to the public from I-295. There is very little detail presented in the packet on the new ramp, stair design, and any earthwork or landscaping around this altered entrance. We encourage you to condition your approval on the submission of further detail in this area to determine if it meets the standards for alterations.

Thank you for considering our views,

A handwritten signature in black ink that reads "Carol De Tine".

Carol De Tine
Vice President of the Board of Trustees
Greater Portland Landmarks

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: April 12, 2024
RE: 42 Atlantic Street – SECOND WORKSHOP – New Construction
PROJECT ID: HPBR-002814-2024
MEETING: April 17, 2024

Owner: Daniel Black, LB Atlantic LLC
Architect: Kyle Barker, Primary Projects

A sign announcing the Historic Preservation Board's meeting on April 17, 2024 was posted at the property on April 5, 2024. A legal ad was published in the Portland Press Herald on April 5, 2024 and April 6, 2024, and 292 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Demolish existing noncontributing structure.

Construct new four story, 26-unit residential building.

Dimensions:

Overall Height: ~40'
Footprint: ~86' x 72'

Material Specifications:

Foundation	Unspecified
Siding	Painted horizontal and vertical wood
Trim	Painted wood
Roofing	Flat Membrane (not visible)
Windows	uPVC
Doors	Unspecified

SUMMARY OF HISTORIC CONTEXT

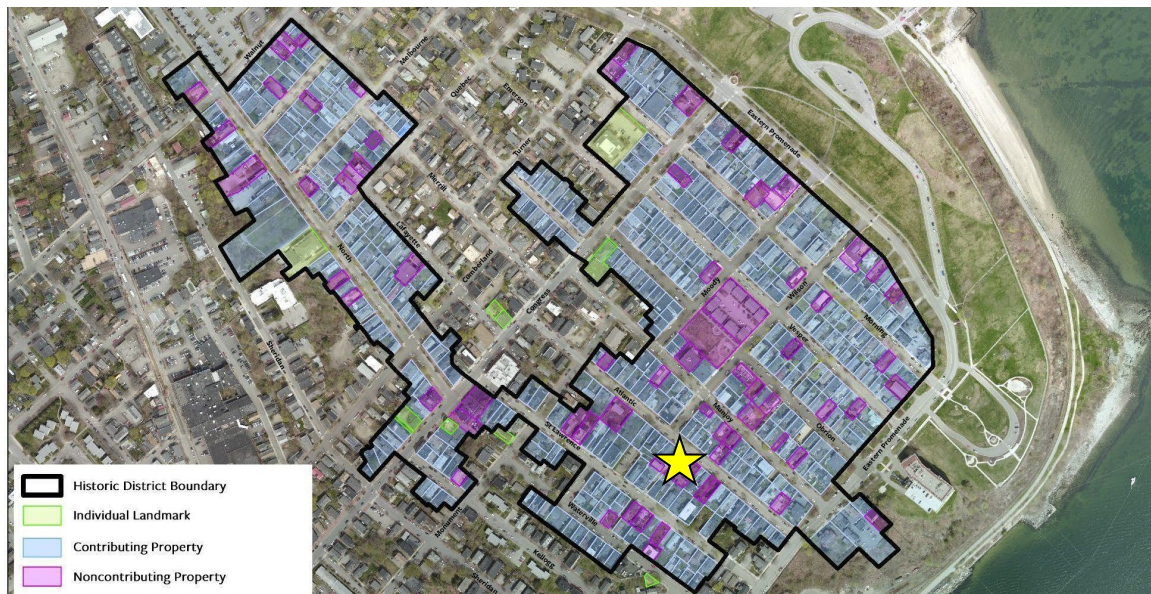


Figure 1: Map of the Munjoy Hill Historic District showing location of 42 Atlantic Street with yellow star.

Munjoy Hill is a dense historic neighborhood with a blend of vernacular, working-class architecture, a number of grand, high-style houses (primarily facing onto the Eastern Promenade), and a small number of commercial and institutional buildings scattered throughout.

Early in Portland's development, Munjoy Hill was sparsely populated. Other than the area occupied by the Portland Observatory and its attendant structures (constructed in 1807), the majority of the Hill was privately maintained for the pasturing of cows. Development on the hill remained slow-going early in the nineteenth century. Regardless, in 1836 the City of Portland purchased the lands along the edge of the peninsula that would eventually become the Eastern promenade in response to the increasing development. The earliest houses, of which only a few survive, were generally very modest one- to two-story wood-frame capes. Development picked-up pace in the mid-nineteenth century with the founding of the Atlantic and St. Lawrence Railroad in 1845 and the Portland Company in 1847. Jobs at the Portland Company in particular created the need for nearby working-class housing. The undeveloped tracts on Munjoy Hill provided ample space for that growth. Homes from the mid nineteenth century were often built in the vernacular Greek Revival style, featuring symmetrical façades and austere classically-inspired details.



Figure 2: Examples of early house types built on Munjoy Hill. An early- to mid-nineteenth century cape type house (left; 7 Lafayette Street), and a more ornate asymmetrical gable-fronted Greek Revival (right; 8 Sherbrook Street).

In the aftermath of the Great Fire of 1866, Portland found itself in dire need of additional housing and significant development occurred on Munjoy Hill. This was fueled by subdivision of the remaining large tracts of land and the arrival of streetcars, which made the easternmost ends of the peninsula easily accessible to downtown Portland. In this late-nineteenth century era, the scale of buildings increased, with many two- to three-family Italianate and Second Empire structures being built. This dense mode of development was further fueled by an influx of immigrants in the early-twentieth century. The demand for housing led to the advent of the now ubiquitous triple-deckers which dominate the easternmost ends of Munjoy Hill. These large frame structures can be found dressed in various architectural styles that were popular from the 1880s into the 1910s. This same era also saw increased interest in the expansive views and beauty of the Eastern Promenade by Portland's wealthiest residents. A number of grand single-family homes were built along the Promenade in the Italianate, Second Empire, Shingle, and Queen Anne styles. This development in the early-twentieth century solidified the Eastern Promenade streetscape as we know it today.



Figure 3: A typical street showing examples of triple-deckers and Italianate duplexes (left; 82, 84, 86, & 88 Beckett), and a grand Queen Anne house on the Eastern Promenade (right; 140 Eastern Promenade).

Munjoy Hill has a long history of development and features highly varied architectural expressions across buildings. Many buildings also feature historical alterations, as past owners tried to update Capes or Greek Revival houses with Italianate or Queen Anne details, creating varied and dynamic layers of history. Structures typically range from one-and-a-half to three stories with a number of later three-and-a-half to four story late apartment or institutional buildings scattered throughout the district. Regardless of this diversity, there are a handful of unifying features within the district. Construction is primarily of wood frame over brick or stone foundations, with only a handful of primarily brick structures. Structures are typically independent, but constructed densely, with tight driveways and side yards. Front yards are typically extremely shallow, with proximity to the sidewalk being prioritized even on large lots. Projecting bay windows or entry porches are often used to create additional variety along the sidewalk. Windows are predominantly vertically oriented with varied placement on front and side elevations, though windows typically align on larger multi-family buildings.

The immediate vicinity of the proposed development is highly eclectic, reflecting the overall diversity of the district's architecture. There are several one-and-a-half story structures along Atlantic, with 48 Atlantic being the most architecturally spectacular of them. Two-and-a-half-story Greek revival and Italianates predominate, with a couple of second empire houses mixed in. 28 Atlantic Street is the only proper triple decker along this stretch, though 55 Atlantic is also a full three-stories and stands out for its fully brick construction.



Figure 4: 2023 google street views showing 48 Atlantic Street (left image, left), a spectacular low-scale Italianate house next to 52 Atlantic (left image, right), a typical two-and-a-half-story Italianate house. 29 and 23 Atlantic (right image, left to right) are examples to austere two-and-a-half-story Greek revivals.



Figure 5: 2023 google street views showing 28 Atlantic Street (left), an example of high-style triple decker, and 55 Atlantic, an early fully brick three-story apartment built.

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

March 6, 2024, Workshop:

During the March 6 workshop, the applicant presented preliminary plans for their proposed building at 42 Atlantic Street. At the meeting, the building featured small step-backs along the Atlantic Street and Gilbert Lane facades which broke the building down into five and three bays, respectively. Generally, the Board expressed great support for the development given it was proposing to introduce a robust number of affordable housing units within the Munjoy Hill Historic District. However, Board members did provide a number of comments on the proposed articulation of the massing.

The applicant had indicated during the meeting that they were proposing the step-backed façade of the building in an effort to scale the building to the surrounding context, but noted that this was not the most efficient use of space with regards to the number of new units. While Board members were unanimous in their view that the scale of the structure did require articulation to make it compatible with the surrounding context, several members noted that they did not feel that shifting the wall plane was the only way to achieve that, and encouraged the applicant to explore alternatives. Board members focused their comments on exploring the addition of a cornice to help cap the building and further study of how window details or changes in siding could be used to articulate the building.

In addition to façade treatments, Board members also provided comment on the design of

building entrances. Board members recommended that the applicant study the primary entrance off of Atlantic Street for ways to make it more prominent and welcoming, in keeping with adjacent historic structures. Specifically, members suggested reorienting the front stairs and exploring ways to soften the ramp along the front of the building. Along Gilbert Lane, Board members recommended exploring additional glazing or a canopy at the bike room entrance to make that frontage more inviting as well.

In addition to comments on the entrances, Board members also encouraged the applicant to restudy the basement egress door off of Atlantic Street. As proposed during the workshop, the door was located close to the southern corner of the building, disrupting the pattern of windows and creating a large area of blank wall. Board members stated that if the egress door could be shifted to allow the regular pattern of windows to continue, it might help with the feeling of the building at that southern corner.



Figure 6: Rendering of the proposed structure presented during the March 6 workshop.



Figure 7: Rendering of the proposed structure to be presented at the April 17 workshop.

STAFF COMMENTS

For this second workshop, the applicant has revised the proposed plans significantly in an effort to address Board comments. Changes include a simplification of the massing, a new façade treatment, improved entrance designs, and adjustment of the basement egress.

The applicant has adjusted the proposed structure to now have a simple, rectangular massing, but in an effort to articulate and scale the structure is proposing a new façade treatment. The project now features one wide bay of painted siding aligned with the primary entrance off of Atlantic Street. This bay is approximately 20-25 feet wide, which is generally consistent with building widths for some of the larger buildings along the street. To either side, the building is then broken down into bays of alternating painted and unpainted siding which appear to be between 4 and 8 feet wide. The unpainted siding then wraps the front corners of the building helping to soften the building edges along Atlantic Street. This same treatment of alternating siding continues on the sides and rear of the building. The applicant has presented two versions of the drawing; one using painted vertical and horizontal unpainted siding, and the other all horizontal siding.

Where the bays of painted siding are widest, they feature one or two stacks of windows, while all of the narrower bands of unpainted siding feature stacks of windows of the same width, generally treating the unpainted siding more as a spandrel panel. All of these bays and the top of the building are also proposed to be articulated with a projecting trim board which creates a shadow line and adds depth to the building. This effect can be seen most clearly in the rendered view of the primary entrance. Staff have some questions about how this effect will be achieved since details have not yet been developed. If this element will be made of wood, it may be prone to warping given the length of the elements and their significant exposure on three sides. Warping could somewhat diminish the effect of the strong lines.

In addition to the adjustment in massing and façade treatment, the applicant has further refined the proposed entrances. Along Atlantic Street, the primary entrance will feature a small and very simple projecting canopy which clearly calls out the entrance. This canopy will cover a recessed alcove for the door, and most of a small landing. The stairs have been reoriented to face Atlantic Street, which is much more in keeping with norms along the street and make a more approachable entrance. The outside edge of the ramp has also been adjusted into an even height wall which helps soften the ramp, reading more like a site wall. Along Gilbert Lane, the applicant is proposing to add some lighting and a glazed door for the bike storage room.

The applicant has also moved the basement egress door closer to the primary entrance along Atlantic Street. This has allowed them to continue the fenestration pattern closer to the southern corner reducing the feeling of blank wall along Atlantic Street.

Given that this is a second workshop and the applicant has substantially adjusted the proposed design, the Board should provide very clear direction on whether the proposed approach to scaling and articulating the proposed mass is sufficient as well as providing feedback on proposed materials and details. Provided that the Board gives favorable feedback, staff would next recommend that the applicant further refine details and material specifications for final review.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
1. Height The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The proposed structure will be four stories. Atlantic Street is typically lined with one-and-a-half- to three-story structures. Board members generally found the proposed height to be compatible with the varied surrounding context.
2. Width The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure will be wider than typical structures along Atlantic Street, though not out of scale with some of the larger buildings in the district. The applicant is also proposing to break down the width of the building through changes in material and applied details.
3. Proportion of principal facades The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The overall façade is proposed to have a fairly horizontal proportion; however, changes in material and the use of applied details will help to break down the horizontality of the elevations. The context is predominantly vertically oriented buildings, with some more horizontal buildings interspersed.

<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure will have a flat roof. Flat roofs are typical of the Munjoy Hill Historic District.
<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	Structures in the district typically range from one-and-a-half to three stories with a number of later three-and-a-half to four story apartment or institutional buildings scattered throughout the district. Board members generally found the proposed scale could be compatible with the surrounding context, but recommended exploring means of articulating the mass to break down the perception of the scale.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure will primarily feature vertically oriented openings with some more square or horizontal openings used sparingly as is typical of the historic context.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
Yes	The structure favors solid to void, as is typical of the district. Windows are fairly regularly arranged as is also typical of the context.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure would feature a central recessed entry accentuated by a projecting porch canopy and raised landing at the top of the street-facing stairs and accessibility ramp.

<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The structure is proposed to be clad in a mix of siding materials, including options using horizontal and vertical siding. Horizontal siding is ubiquitous through the Historic District. Vertical siding is uncommon, but vertical trim, details, and accents are very common.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure would be situated close to the street, as is typical of structures throughout the district.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure is set close to the street, and retains modest side yards, as is typical of the district. The structure is wider than typical. However, this section of Atlantic Street is not particularly regular in its rhythm, and the proposed changes in façade material help to break down the façade to help it fit into the rhythm of the context.
<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure has a horizontal massing that is broken up by changes in material that create more vertical masses, accentuated by applied vertical trim. Structures in the district are predominantly vertically oriented, though some have a horizontal massing. Many feature vertical accents such as trim details, bay windows, or porches.

Standard D. Other Standards	
1. <u>Compatible use</u> 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 proposed structure will have a residential use which is in keeping with the typical uses in the Munjoy Hill Historic District.
4. <u>Contemporary design</u> Contemporary design for 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, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure has a clearly contemporary character through its simplified massing and minimal exterior details. The Board should confirm whether the design is sufficiently compatible based on the above standards.

ATTACHMENTS

1. Project Description
2. Application checklist and deed
3. Plans



Dan Black
PO Box 10452
Portland, ME 04104
(207) 831-2824
danblack@lbdevpartners.com

March 25, 2024 (*Revised April 1, 2024*)

Re: Historic Preservation Application, Project Description V2 (*changes in Italics*)

Dear City of Portland Planning & Urban Development Department,

The 42 Atlantic Street, Portland, ME 04101 parcel is a 0.23 acre (10,018 square feet) site on Munjoy Hill. It currently has a two-story structure on it that used to house the local American Legion chapter. It is a non-contributing property within the Munjoy Hill historic district.

The proposed structure will be four stories and 23,857 *square feet (with an additional 2,981 square feet of basement space)*. After receiving feedback at the first Public Workshop on March 6th, we've revised the design to simplify the massing. The building is now a rectangle in plan.

Accessed via ramp or stair, the primary entrance is recessed 3 feet into the central bay of the Atlantic Street facade. To address feedback from Board & the public we have:

- *Added a projecting canopy at the entrance*
- *Rotated the entry stair to be perpendicular to the façade*
- *Relocated the basement egress stair to minimize the presence of its door and allow for two windows at the ground floor unit on the South*
- *Added a projecting cornice*
- *Added projecting vertical trim to zone the façade into two distinct materials: one that references the tone of the brick at 55 Atlantic and one that references the wood clapboard at 48 Atlantic*
- *Simplified the design of the wall enclosing the entry stairs & ramp*

Gilbert Lane will have two additional doors: one for emergency egress, and one for bike storage access. *We have added an exterior light & a vision panel to the door at the bike storage, per feedback.*

The building will have a total of 30 units, consisting of 14 studio apartments, 8 two-bedroom units, and 8 three-bedroom units. All will be deed restricted as affordable. The building will also have a communal laundry, tenant storage, and a common room that meets the specification of MaineHousing's construction standards. The building will have an elevator and two stairs. Roof access will be limited to maintenance.

Recent changes to the city's land use code, in response to LD2003, allow for 2.5 times the base zoning density for affordable housing projects. This area is in the R-6 zone which allows multi-family use by right with a density of one unit for every 750 square feet of lot size—at 10,018 square feet, 42 Atlantic is permitted to have 13 units on site. The density boost allows density of up to 32 units on the site.

The attached packet provides the requested material. Please let us know if you have any additional questions.

Sincerely,

Daniel Black

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 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).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.

DLN: 1002440261143

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED**KNOW ALL PERSONS BY THESE PRESENTS**

THAT I, JASON T. HALL, in his capacity as Department Adjutant, The Department of Maine, American Legion, a duly organized non-profit corporation existing under the laws of the State of Maine, with a mailing address of 5 Verti Drive, Winslow, ME 04901,

for consideration paid,

grants to LB Atlantic LLC, a limited liability company duly organized and existing under the laws of the State of Maine and having a mailing address of PO Box 10452, Portland, ME 04112,

with **WARRANTY COVENANTS**, a certain lot or parcel of land with the buildings and improvements thereon situated in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows, to wit:

A certain parcel of land situated on the southwesterly side of Atlantic Street in the City of Portland and more particularly bounded and described as follows:

Commencing at the intersection of said Atlantic Street with the southeasterly side of Gilbert's Lane; thence running southeasterly by said Atlantic Street, ninety - two (92) feet; thence southwesterly and parallel with said Gilbert's Lane, one hundred ten (110) feet, more or less to land now or formerly of Thomas Warren; thence northwesterly by said Warren's land and land now or formerly of Edward Waite, to Gilbert's Lane; thence northeasterly by said Lane to the point of beginning.

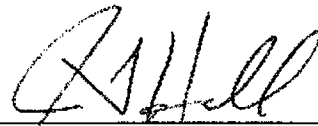
Meaning and intending to convey hereby, the two parcels of land described in two separate deeds to Edward H. Sargent, both dated August 17, 1871, and one recorded in the Cumberland County Registry of Deeds, Book 388, Page 97, and the second recorded in said Registry in said Book 388, Page 100, and being the same premises devised to Jennie A. Sargent under the will of her father, Edward H. Sargent, which will is recorded in said Registry of Deeds, Book 1124, Page 215, also being the same premises deeded to this grantor by Jennz A. Sargent under date of June 16, 1936, and recorded in Cumberland County Registry of Deeds, Book 1500, Page 194.

Meaning and intending to convey and hereby conveying precisely the same premises conveyed by Deed of Harold V. Bickmore to Paul Malia Post Building Committee, Inc. dated August 18, 1947 and recorded in the Cumberland County Registry of Deeds in Book 1879, Page 472.

Grantor, The Department of Maine, American Legion, is the parent organization of now dissolved Paul Malia Post #161 which in turn is the parent organization of Paul Malia Post Building Committee, Inc.

Further reference is made to an affidavit to amplify title of near or even date to be recorded in the Cumberland County Registry of Deeds which provides evidence of Grantor's status as a successor in interest to the parcels being herein conveyed.

WITNESS my/our hand(s) and seal(s) this 5th day of January, 2024



**Jason T. Hall, Department Adjutant,
Department of Maine, American Legion**

**STATE OF MAINE
COUNTY OF CUMBERLAND, ss.**

January 5, 2024

Then personally appeared the above-named **Jason T. Hall** and acknowledged the foregoing instrument to be his free act and deed individually and in his said capacity.

Before me:

**KEVIN J. GERSPACH
MAINE BAR #6477**



Attorney-at-Law/Notary Public

Print Name: _____

My Commission Expires: _____

42 Atlantic Street Housing

Historic Preservation Public Workshop #2

Submitted: March 25, 2024 (Rev. 4/1)

Owner
LB Atlantic, LLC

Architect
Primary Projects, PLLC

Civil Engineer
Acorn Engineering, Inc

Structural Engineer
Base Design Group, Inc

MEP-FP Engineer
BLW Engineers, Inc

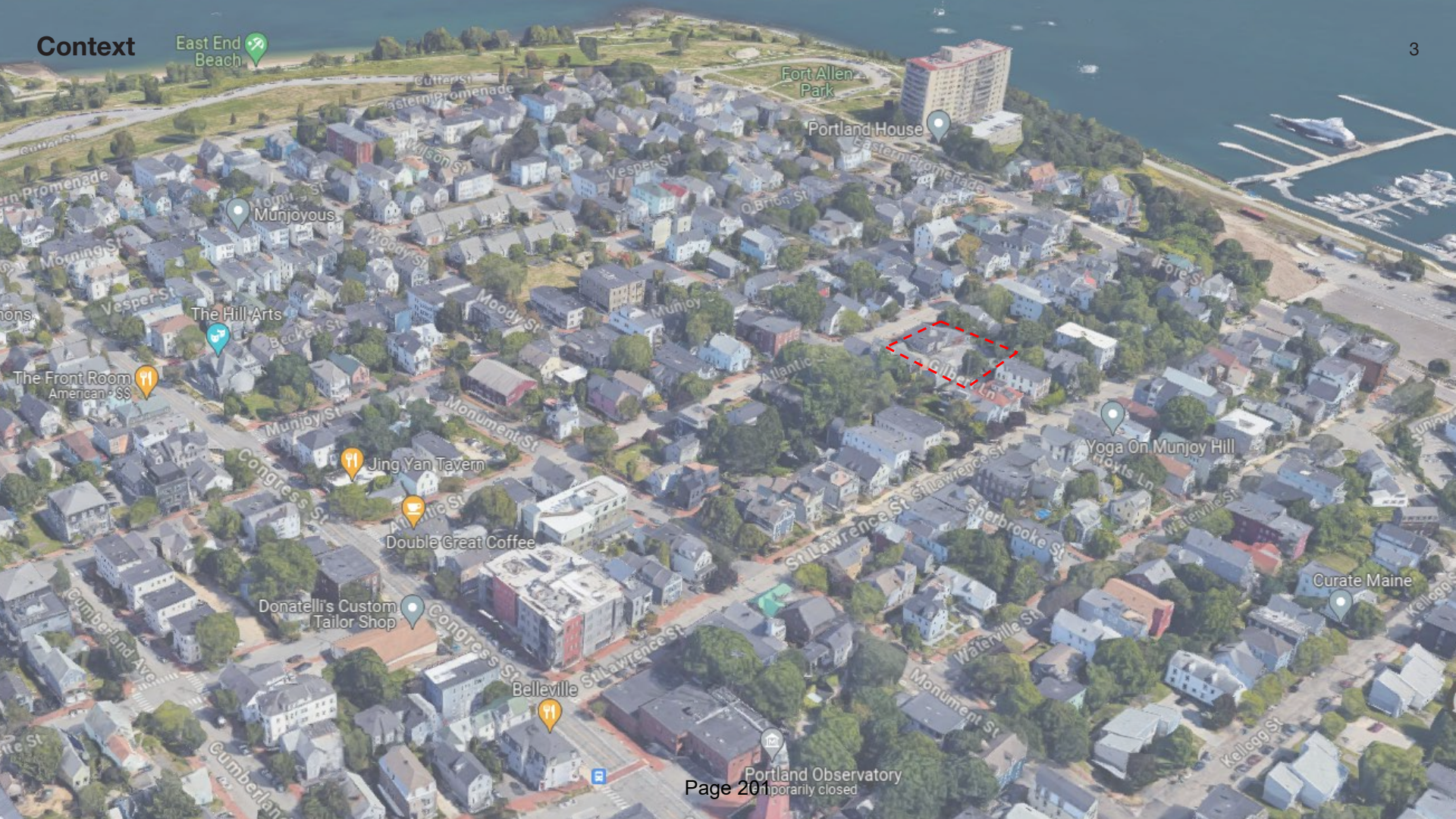
Lighting Designer
Pieszak Lighting Design, LLC

1. Context
2. Previous Proposal
3. Feedback
4. Current Proposal

Context

East End Beach

3



Fort Allen Park

Portland House

Munjoyous

The Hill Arts

The Front Room
American · \$\$

Jing Yan Tavern

Double Great Coffee

Donatelli's Custom
Tailor Shop

Belleville

Portland Observatory
temporarily closed

Yoga On Munjoy Hill

Curate Maine



Looking up Atlantic



Looking down Atlantic



From Gilbert



From Rear Parking
Page 202

Previous Proposal Floor 1



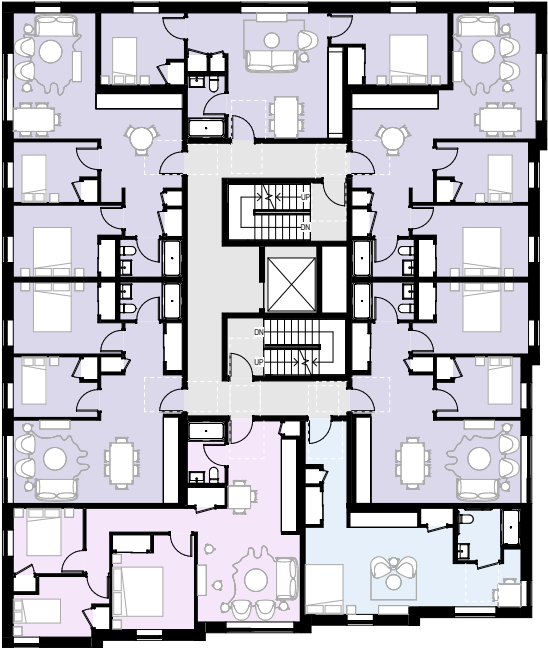
- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity



FLOOR AREA: 5,897 SF
1 STUDIO
3 2-BEDS
1 3-BED



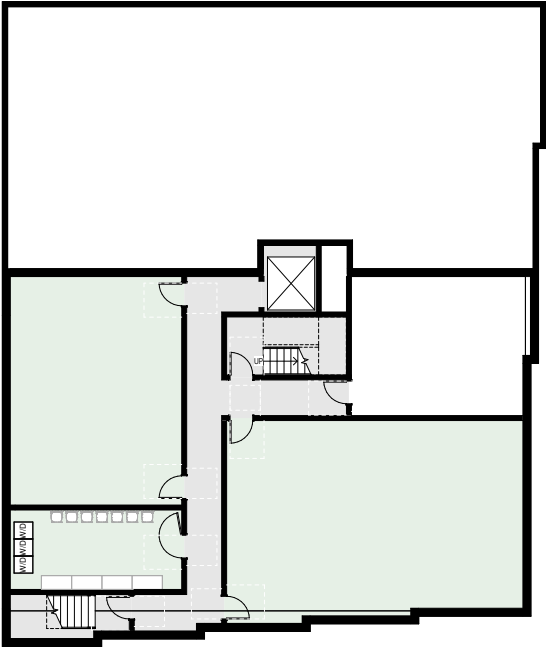
- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity

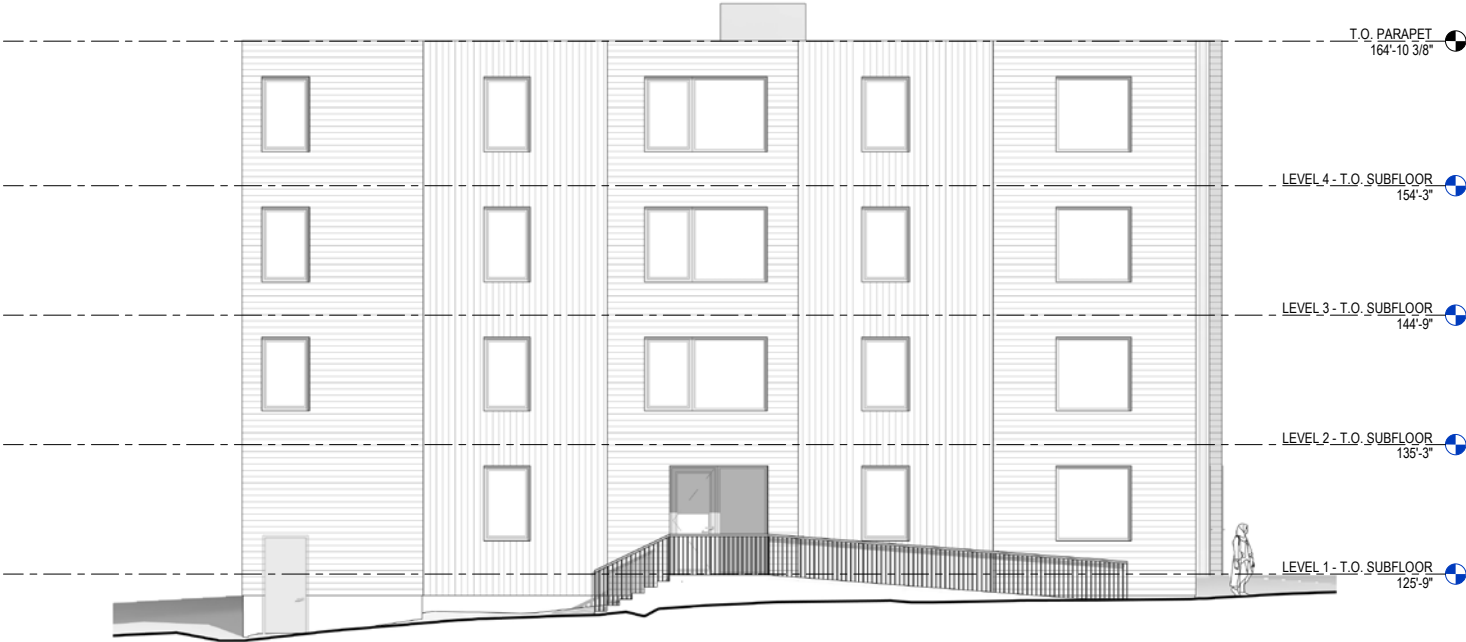


Gilbert Lane



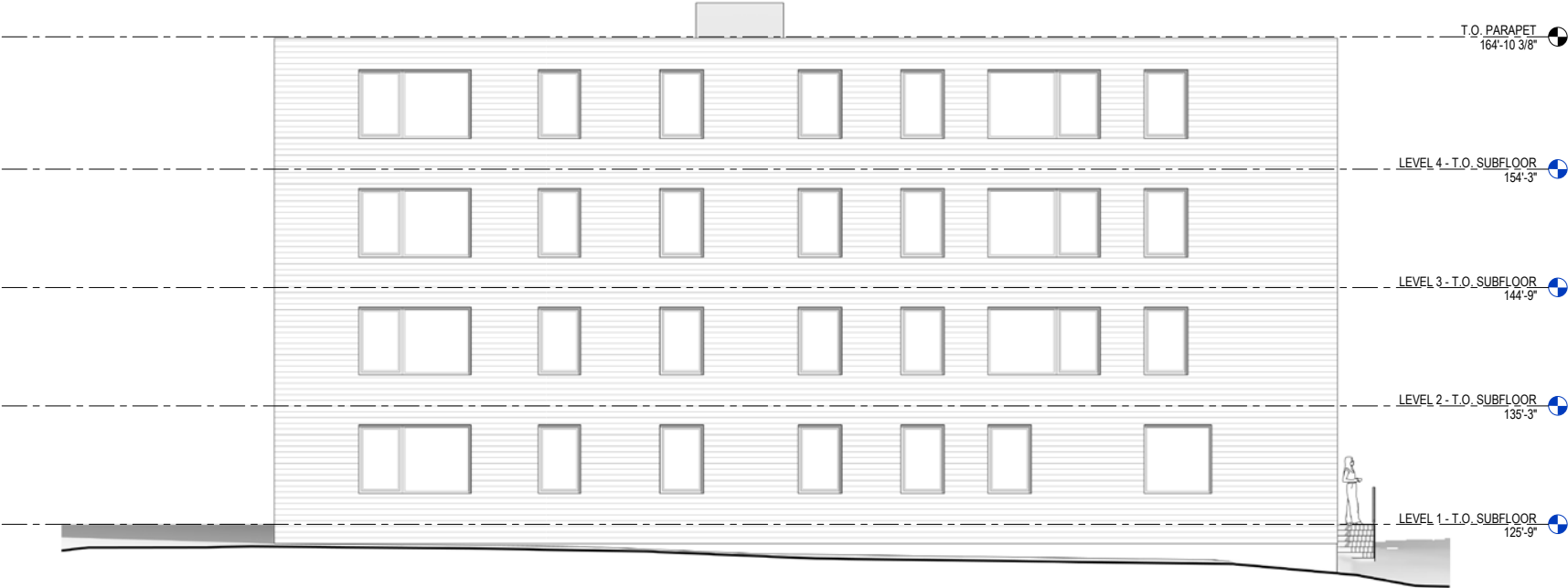
- Studio
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- 3-Bed Unit
- Circulation
- Resident Amenity













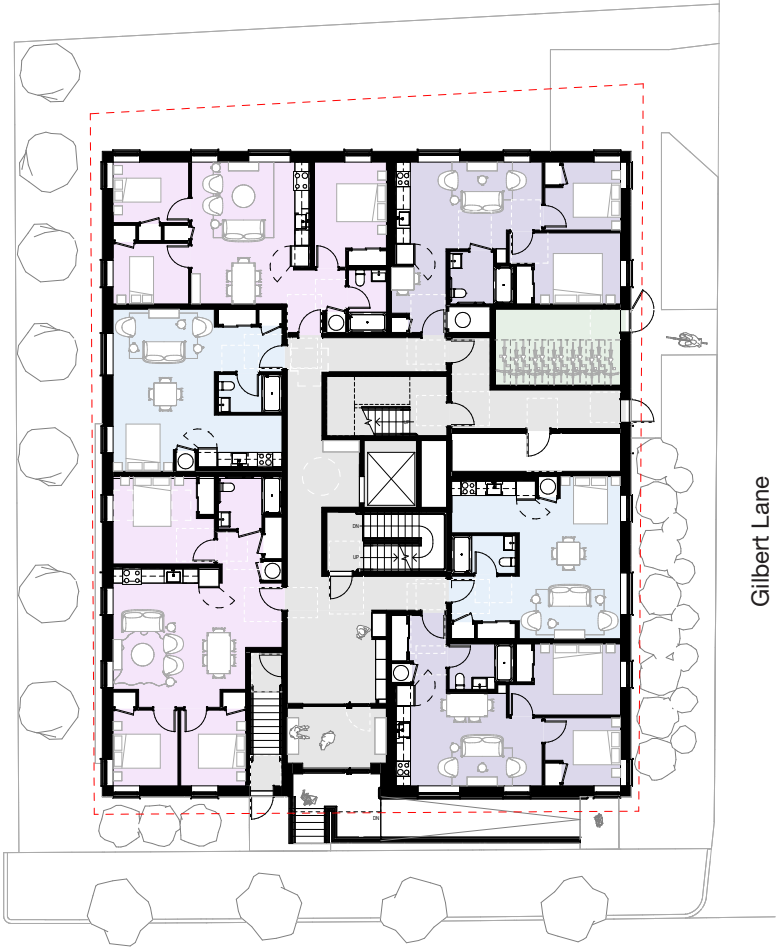
We heard the following feedback at the first Public Workshop on March 6th. Consider:

- Simplifying the building form at Atlantic Street / Gilbert Lane
- Adding a cornice
- Adding horizontal or vertical banding
- Using two or more cladding materials
- Adding detail at the windows
- Adding detail at the entry
- Adding a projecting canopy at the entry
- Adding one or two windows at the southern unit on the first floor, facing Atlantic Street
- Reorienting the direction of the stairs at Atlantic Street
- Adding glazing at or near the door of the bike room
- Fleshing out the landscape approach

Current Proposal Floor 1

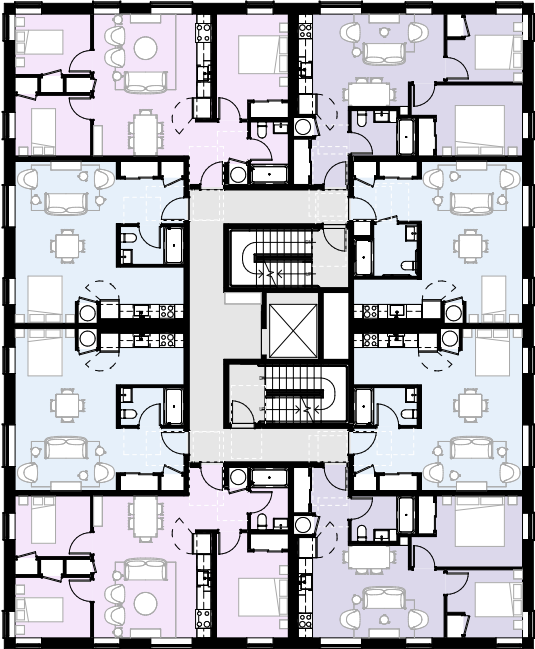


- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity





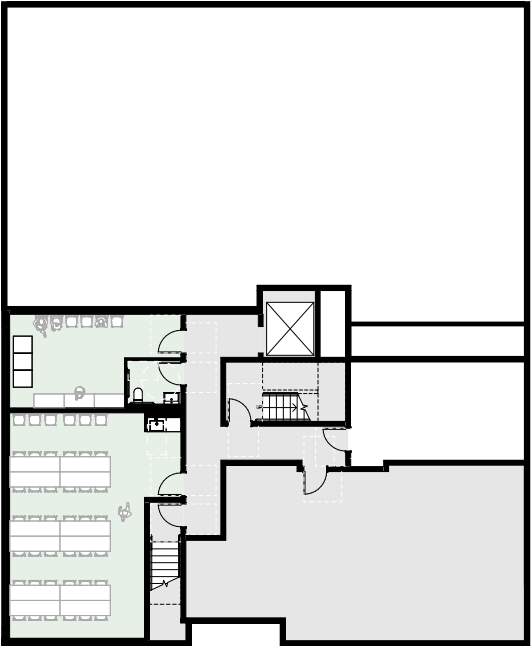
- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity



Gilbert Lane



- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity





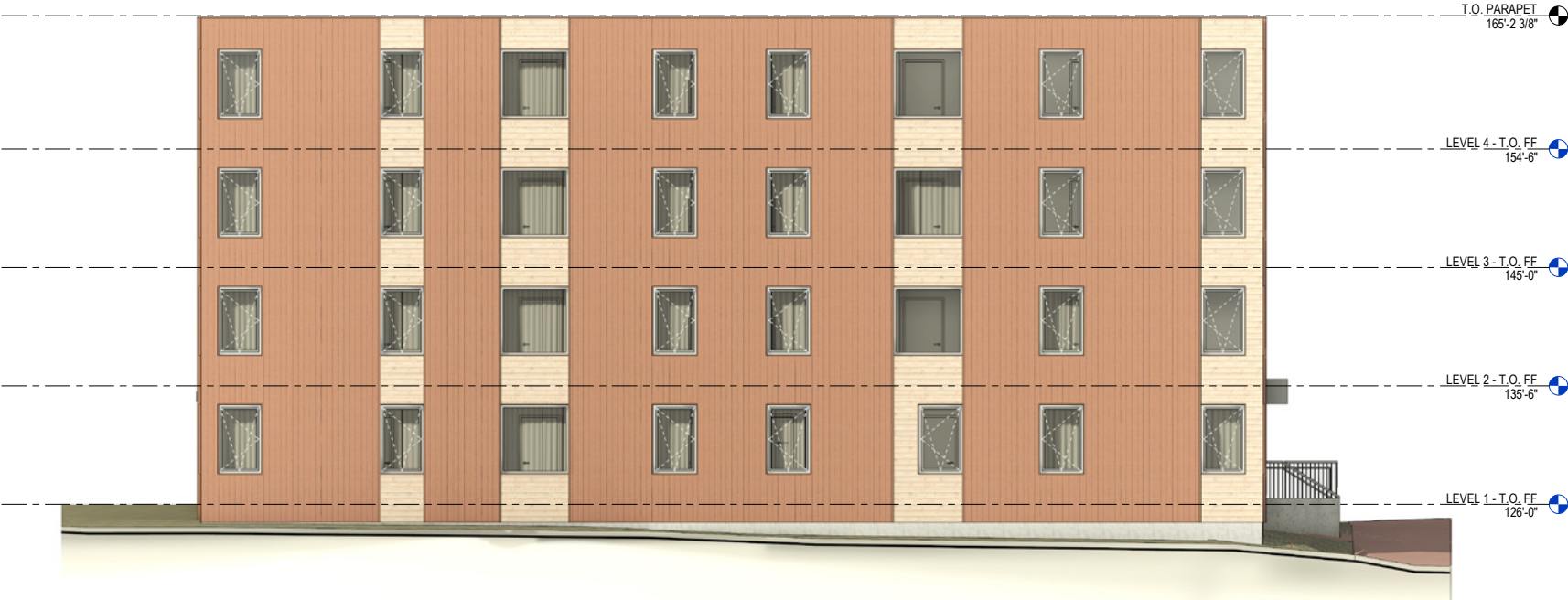
- Common Attributes:
- 1. Street-Facing Porches
 - 2. Vertically Oriented, Stacked Windows
 - 3. Painted Wood Siding
 - 4. Vertical Proportion (Building)

Houses of Atlantic Street









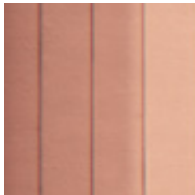












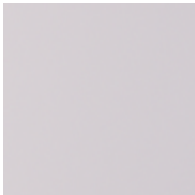
Painted Siding
Primary Cladding

- Shiplap
- Vertically-Oriented
- 5.5” Exposed Face
- Likely Pine
- Rusty Neutral Paint



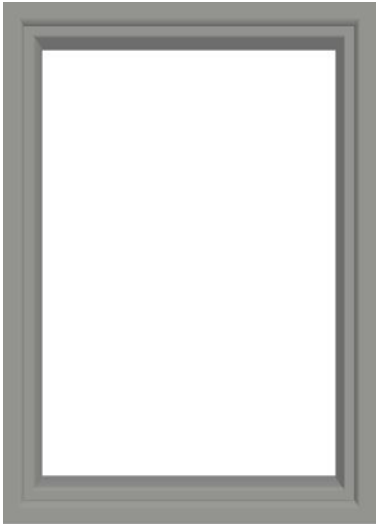
Wood Clapboard
Accent Cladding

- Clapboard
- Horizontally-Oriented
- 4.5” Exposed Face
- Likely Pine
- Clear Finish



Metal Fascia
Awning Surround

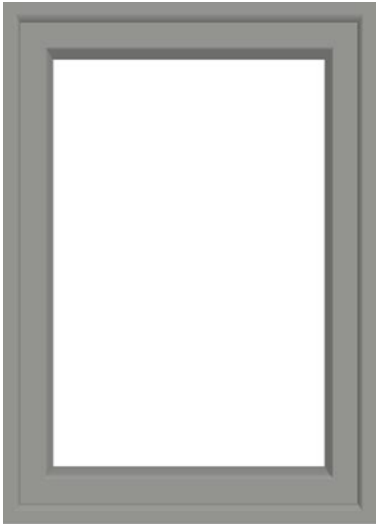
- Minimal Seams
- Likely Aluminum
- Warm Gray Powdercoat (to match window & hardware finish)



Picture Window

5'-6" x 5'-6"

- Aluminum Clad-Wood
- Gray Exterior Finish
- Pine Interior Finish
- Double-Glazed



Casement Window

3'-6" x 5'-6"

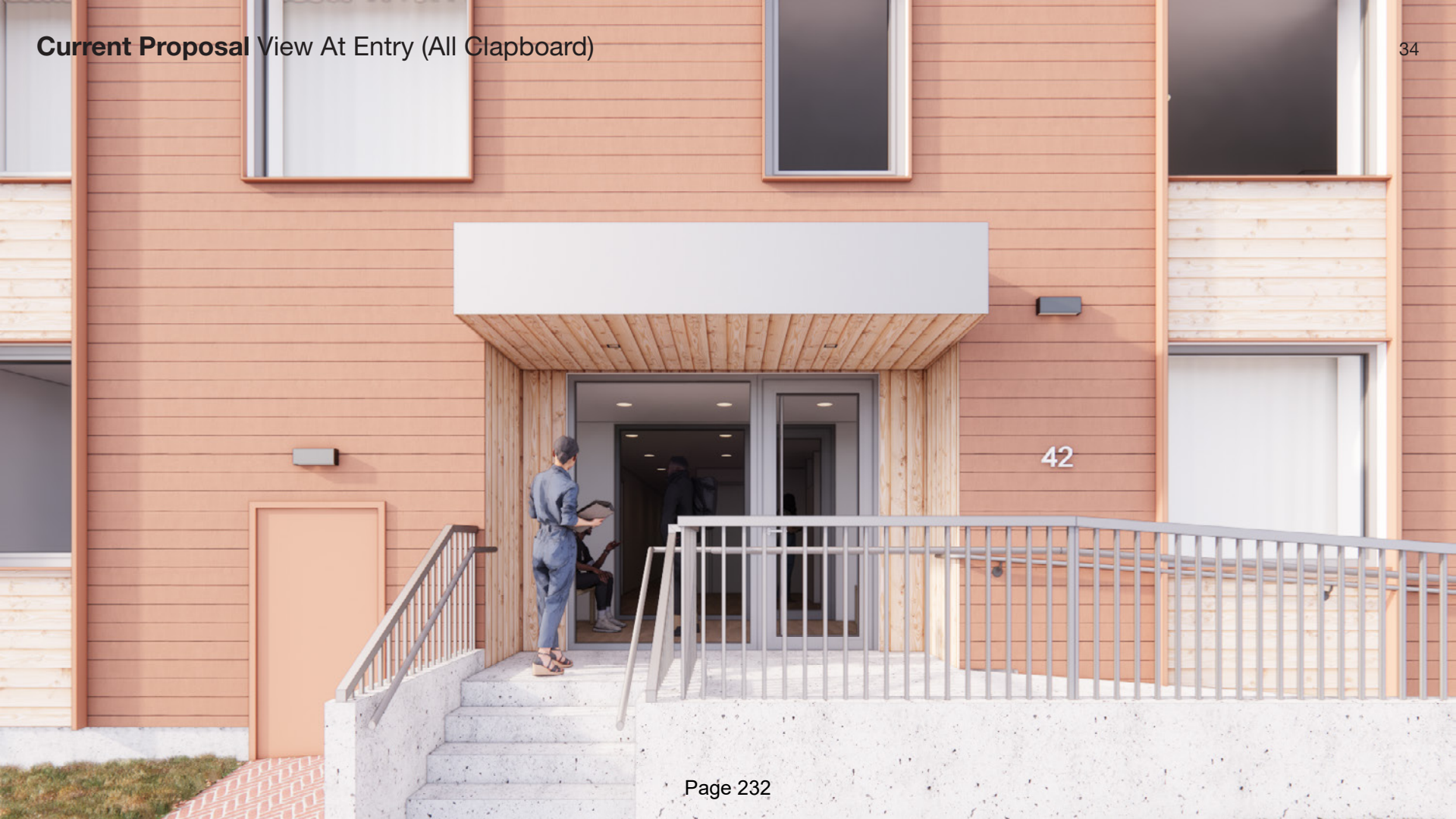
- Aluminum Clad-Wood
- Gray Exterior Finish
- Pine Interior Finish
- Double-Glazed











42 Atlantic Street Housing

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BLW Engineers, Inc

Lighting Designer
Pieszak Lighting Design, LLC

PO Box 17533, Portland, ME 04112

5 March 2024

RE: PRELIMINARY REVIEW OF NEW CONSTRUCTION: 42 ATLANTIC STREET, HPBR-002814-2024

Chair O'Brien and Members of the Historic Preservation Board,

Greater Portland Landmarks supports the proposed apartment building at 42 Atlantic Street. We have met with the applicant and understand there are many constraints which the applicant must balance to provide this much needed type of housing on Munjoy Hill.

Although located in an older part of the Munjoy Hill neighborhood, largely characterized by 1 ½ to three story buildings, the existing building to be demolished was once one of the larger scaled buildings on the street until it was significantly altered.



38-42 Atlantic Street, 1924 (*Maine Memory Network*)

Although the new building is proposed to be four stories in height, we believe its height will be similar to the building on the abutting parcel at 43 St. Lawrence, which is three stories on a raised basement, with high floor to ceiling dimensions, as is typical of older residential buildings in the neighborhood.

We appreciate the applicant's articulation of the front wall plane to relate the building to its context, although we believe a single articulation in the central bay would have been sufficiently contextual. In addition to the abutting building at 43 St. Lawrence Street, there are residential buildings of a similar massing with multi-family uses present in the neighborhood and on the peninsula that could serve as models for how the proposed building might further relate to its smaller scaled historic neighbors.

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Munjoy Hill is characterized by buildings of various styles and sizes that nearly all relate to the street with a prominent entrance. As mentioned in the staff report, we believe some additional focus at the main entrance, through trim details, a canopy or another design feature, would be appropriate for the proposed building type and help it to visually relate it to its neighbors. We offer some examples of historic precedence below:



119 Morning Street is essentially a large ‘boxy’ building with minor façade relief at the two bays, with a prominent central entrance at grade. The siding has prominent horizontal details which accentuate its long street façade.



102-104 Morning Street is another large-scale multi-family building with a similar number of bays, building length, and articulation of the front wall plane to 119 Morning Street. Set on a raised foundation, it currently features a covered entry porch. The entry porch used to connect to a wrap-around deck as can be seen in the 1924 tax photograph.

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49-51 Morning Street (left) and **231 State Street** (right) are historic examples of 4+ story ‘boxy’ buildings that fit well into their lower-scale historic contexts and feature minor articulation of their front wall planes and prominent entrances.

We believe some articulation around the front entrance would better meet the standards for new construction and we hope you will urge the applicant to consider this design direction.

Thank you for considering our views on this proposed project,

Carol De Tine
Vice President of the Board of Trustees
Greater Portland Landmarks



Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic Street proposal

Jackie Mann <jackiemann5@gmail.com>

Thu, Apr 4, 2024 at 2:28 PM

To: hp@portlandmaine.gov, evans@portlandmaine.gov

Cc: Jim Mann <jem1944@gmail.com>

Dear Mr Schueckler and Members of the Historic Preservation Planning Board,

We are writing to you regarding the appearance of the building that is being considered for construction at the above address. We own the house at #36 Atlantic Street, which, we are told, is the property that abuts the site in question more closely than any others.

We would like to suggest that, in order to maintain the continuity and integrity of the neighborhood, the exterior of #42 be more in keeping with other houses on the block. That is: a light colored clapboard with a significant cornice and trim around doors and windows.

If one goal of affordable housing is to integrate neighborhoods with a diverse population, it would seem wise and considerate to help the folks who live there feel comfortable and welcome in their new neighborhood. Residing in a building that resembles others on Atlantic Street in style and character will promote that integration.

Please feel free to follow up on this suggestion with any questions you might have.

Thanks in advance for attending to our opinion.

Sincerely,

Jacqueline and Jim Mann

[36 Atlantic Street](#)

[Portland](#)



Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic St Feedback

Brian Partridge <brianpartridge@gmail.com>

Wed, Apr 10, 2024 at 12:10 AM

To: "evans@portlandmaine.gov" <evans@portlandmaine.gov>

Cc: Beth Golini <elizabeth.golini@gmail.com>

Hello Evan,

My wife (cc'd) and I are the residents and owners of 52 Atlantic St and we have some concerns about the project planned for 42 Atlantic St. I previously attended their neighborhood meeting and so I was made aware of their updated proposal and that I could send you feedback. I have a number of overall concerns, but I understand that for this audience I should keep this focused on historic preservation topics.

First, I really appreciate the work that went into making the building look more a part of the neighborhood in terms of style, materials, and color. This current proposal looks like a better fit in the neighborhood. However, it is still just a big box. I think it would be a better fit with a pitched roof like all of the neighbors. Perhaps dormers could help make that more acceptable for the top floor residents?

Second, I'm concerned about the proposed view renderings, they appear unintentionally deceptive in terms of scale. The proposed building is 4 stories. All the neighboring buildings are 2-3 stories. The tallest in the vicinity may be my residence at 52 Atlantic because it is 3 stories and a widows walk. The renderings (especially the ones from Gilbert Lane) show the 4 stories at a comparable height to the direct neighbors that are 2 stories. I don't understand how that is possible. I do understand that we are on a hill, and visual perspective is a factor, but not to this degree. I'm concerned that this contributes to making the building look more comparable to the neighbors and meet historic requirements when in reality it will tower over the neighbors.

Thank you for taking feedback. I look forward to seeing this project progress and have design iterations make it a fit for the neighborhood.

--

Brian Partridge

brianpartridge@gmail.com



Evan Schueckler <evans@portlandmaine.gov>

Comments on 42 Atlantic Street Proposal for New Construction

Ananda Moor-Jankowski <anandakmj@gmail.com>

Sun, Mar 10, 2024 at 6:10 PM

Reply-To: anandakmj@gmail.com

To: hp@portlandmaine.gov

Dear Members of the Historic Preservation Board,

We would like to submit the following comments about the new construction project proposed for 42 Atlantic Street. We are neighbors who live at 37 Atlantic Street. We attended both the neighborhood meeting and the Historic Preservation Board workshop last week. While we support the commendable ambition to provide much-needed affordable housing in this neighborhood and appreciate the legal and economic complexity of bringing such a project to fruition, we have significant concerns about the compatibility of the project, as designed, with its surrounding context.

At this early stage in the development review process, our principal concern is the proposed building's scale and form. The City's Historic Preservation Ordinance Standards for Review of New Construction states that "the proposed height shall be visibly compatible with surrounding structures when viewed from any street or open space" and "The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space." At +/- 42' high and +/- 75' wide, the proposed building is highly incompatible with surrounding structures, disrupting the rhythm of spacing and structures that characterizes Atlantic Street and the vast majority of the district. The applicants' efforts to break down this massing, including the shifts in the Atlantic Street facade, are feeble and ineffective.

The architecture of Munjoy Hill is indeed eclectic, and there are certainly 4-story buildings scattered throughout the district. The vast majority of these tall buildings are also narrow, however, with the relief of open space with light and views between adjacent building masses. As noted in the Historic Preservation Program's Staff Memorandum for this project, one of the "handful of unifying features" of Munjoy Hill's architecture is that structures are independent, rather than connected row houses spanning wide or multiple lots. Furthermore, the taller and wider "boxy" buildings on Munjoy Hill are mostly concentrated toward the northeastern edge of the neighborhood along Vesper and Morning Streets, closer to the long view of Casco Bay.

Notably but perhaps not surprisingly, the applicants' "Neighborhood Analysis" neglected to include photographs of the houses immediately adjacent to the project site: the two houses directly across Atlantic Street (37 and 42) and the two houses directly adjacent to the southeast (34 and 36). We are appending photographs of these buildings to these comments. These houses, plus 48 Atlantic Street adjacent to the northwest, comprise a unique pocket of modest, 1 1/2- to 2-story, pre-Fire of 1866 homes (with 48, 41, 37, 36, and 34 Atlantic Street all built between c. 1840 and 1854). The massive, "boxy" building proposed for 42 Atlantic Street would be jarringly incongruous with this most immediate context.

If the width of the proposed building (or two buildings) were closer to 30', as is typical along Atlantic Street, the project would, with the right detailing, have a much better chance of fitting in with the surrounding context. At double the width of the vast majority of buildings in the district and certainly the immediate surroundings, the proposed building would be a significant disruption to the neighborhood as a whole and particularly incompatible with the unusual group of small, older homes directly surrounding it.

We certainly appreciate the varied and evolving architecture of Munjoy Hill. Since the City has collectively agreed that the historic fabric of our neighborhood is a valuable asset worth maintaining, however, we ask the Board to give serious consideration to the proposed building's potential rupture of our neighborhood's character and streetscape.

Thank you for considering our comments.

Sincerely,
Ananda & Bernard Moor-Jankowski

4 attachments



41 and 37 Atlantic St.jpeg
1291K



34 and 36 Atlantic St.jpeg
874K



Atlantic St Looking Southeast.jpeg
939K



Atlantic St Looking Northwest.jpeg
825K











Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic workshop review

Joe Lewis <joe@portcitylegal.com>
Reply-To: joe@portcitylegal.com
To: "hp@portlandmaine.gov" <hp@portlandmaine.gov>

Mon, Mar 18, 2024 at 4:47 PM

Good afternoon.

I live at 33 Atlantic Street and obviously have a keen interest in this project.

I am writing today to formally request that the applicant provide several renderings of the next proposed design that demonstrate what the proposed building will actually look like in real space. The initial rendering was pretty much inadequate to the task. I appreciate that HP staff and members of the HP board are probably well-used to visualizing what elevations and other drawings might look like, but the public does not have this expertise. Simply put, we can't begin to imagine what the proposal will look like without modern, appropriate renderings and illustrations.

Thank you for your consideration.

- Joe

Joe Lewis, Attorney
Port City Legal, LLC
[10 Moulton Street, 4th Floor](#)
Portland, Maine 04101
(207) 210-6559
www.portcitylegal.com

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I am a lawyer, but I am not your lawyer unless you have been in my office and signed a contract. Unless I am your lawyer, this communication is not intended as legal advice, and no attorney client relationship results. Please consult your own attorney for legal advice.



Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic Street

Tom Pearson <tpearson73@gmail.com>

Mon, Mar 18, 2024 at 3:49 PM

To: "evans@portlandmaine.gov" <evans@portlandmaine.gov>

I live in and own the property at [20 Atlantic Street](#). I attended the neighborhood meeting regarding the proposed new construction at 42 Atlantic Street. Although I support the construction of low income housing for the site, the massive scale of the proposed project is horribly out of scale to the surrounding properties. Further the failure to provide any parking for 26 units will create a parking issue for Atlantic Street. The proposed design stands out like a sore thumb. I would fully support a scaled down project with a design more compatible with the neighborhood.

Thanks for listening.

Tom Pearson

20 Atlantic St.



Evan Schueckler <evans@portlandmaine.gov>

Re: 42 Atlantic Street project before the HP Board- 4/17 @ 5pm

elizabeth <elizabethmiller1953@hotmail.com>
To: Dan Black <danblack@lbdevpartners.com>
Cc: Evan Schueckler <evans@portlandmaine.gov>

Wed, Apr 10, 2024 at 8:06 AM

Excellent improvement! Especially like the redesigned siding materials and the front entrance. Good luck with the project. It promises to be a much-needed addition to the neighborhood.

Elizabeth Miller and David Body
[46 Waterville Street #3](#)

From: Dan Black <danblack@lbdevpartners.com>
Sent: Tuesday, April 9, 2024 10:56 PM
To: Dan Black <danblack@lbdevpartners.com>
Subject: 42 Atlantic Street project before the HP Board- 4/17 @ 5pm

All, you're receiving this email because you attended the March 5 community meeting at the St. Lawrence church regarding our proposed affordable housing development at 42 Atlantic Street.

We have updated our plans based on the feedback we received at the March 6 Historic Preservation board meeting. You can find our updated plans that we will be reviewing with the board on the 17th attached.

The meeting on the 17th will include time for the public to provide comment and feedback. Additionally, you can provide written feedback to Evan Schueckler at evans@portlandmaine.gov.

Please reach out if you have any questions!

Dan Black



P.O. Box 10452
Portland, ME 04104
c: (207) 831-2824



Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic St. Housing Project- Public Comment

'Lesko, Jack' via Historic Preservation <HP@portlandmaine.gov>

Sun, Apr 14, 2024 at 9:19 PM

Reply-To: j.lesko@northeastern.edu

To: "hp@portlandmaine.gov" <hp@portlandmaine.gov>

Re: Public Comment – Proposed 42 Atlantic St. Housing

Reviewing the following documents:

- Historic Preservation Public Workshop & #2 25 March 2024 &
- Historic Preservation 17.1 Purpose

Points 17.1 C, E, F, & G appear at direct odds with the proposal.

- Given its size, placement, and design, the building is remarkably unlike any house in the immediate vicinity. It will be immediately noticeable and dominant, not fitting the neighborhood's present character.
- The persons/sqft (assuming ~50 persons in 26 units) of land is estimated to be ~4 to 5 times that of the current density and at least twice as big as everything else, making it difficult to claim that it "ensures compatible new construction."
- It is difficult to imagine the construction will "Stabilize and improve [e] the values of the properties and areas," given the added traffic, congestion (Atlantic St. is already tight with two cars), and added parking that would be needed. Journal articles seem to indicate otherwise.

Diamond, Rebecca, and Tim McQuade. "Who wants affordable housing in their backyard? An equilibrium analysis of low-income property development." Journal of Political Economy 127, no. 3 (2019): 1063-1117

I want to urge you to reject the plan. Thank you for the opportunity to comment.

John "Jack" Lesko

[33 Atlantic St.](#)

[#2](#)

[Portland, ME 04101](#)

2 attachments

10_240401_42Atlantic_HP_PlansEtc.pdf
10133K

hp - purpose.pdf
523K



Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic St

Markos Miller <markossmiller@hotmail.com>

Fri, Apr 12, 2024 at 2:14 PM

To: "evans@portlandmaine.gov" <evans@portlandmaine.gov>, "hp@portlandmaine.gov" <hp@portlandmaine.gov>

To Members of Portland's Historic Preservation Board,

I live at 17 Atlantic Street, a few houses down from the proposed affordable housing development at 42 Atlantic St. I have lived here for almost 30 years and have seen the historic characteristics of this working-class neighborhood erode. I support the building of dense housing for low and middle-income residents in my neighborhood. There are other large, tall, and relatively densely populated buildings just a street away in either direction. Most houses on Munjoy Hill used to have lots more people in them. I understand your purview is the architectural quality of this project; I'll spare my speech about why this project is important.

I do want to share a few brief thoughts about how the visual characteristics of this proposed building could better speak to the characteristics of the existing neighborhood.

The project has strong vertical lines. Looking around the neighborhood, there is a strong horizontal quality to the typical building design. The vertical lines 'hold a building up', but the horizontal texture is the predominant feature of the face of most buildings. I think this helps give them a human scale; the eye is drawn across, not up. I think this building would benefit from a greater emphasis on some horizontal features.

The pictures on slides 27 and 28 of the packet (if you're seeing the same thing as me) give a hint of how the horizontal quality could be emphasized over the vertical quality. Slide 19 mentions how the vertical panels "distinguish zones" but I don't know what that means; there no reason why the facade needs to reference internal zones. The facade should serve as the face, holding together all the parts as a cohesive whole, perhaps with 'brows' and 'foreheads' and such that give definition to windows, doors, etc.

The darker vertical panels are what really define the facade here and draw the eye. I wonder what it would look like with stronger horizontal bands (above windows?) with vertical features serving more visually as columns, or lines that provide a lighter definition to the skin.

In general, this is a important project. There are so many constraints placed on the construction of much needed housing, especially affordable housing. We have a housing crisis. We should be removing obstacles to building urban housing. I hope the board can at least help this project move around some of our existing obstacles.

My 2 cents.

Markos Miller



Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic Street development feedback

Emma Etnier <emmaetnier@gmail.com>

Mon, Apr 15, 2024 at 7:32 AM

Reply-To: emmaetnier@gmail.com

To: hp@portlandmaine.gov

Historic Preservation Board,

I am writing regarding the proposed new construction at 42 Atlantic Street on Munjoy Hill. I live in the neighborhood, on O'Brien Street, and am opposed to this new development for the following reasons:

- The building, even with the adjusted façade, has no visual continuity with the rest of the street. It's a box. The exterior design doesn't fit or compliment the neighborhood - instead it would dominate. Neighboring buildings, as noted in the meeting packet, have common characteristics like bay windows and ornate detailing - this development lacks all of those historic features.
- The proposed building is roughly twice as big as other buildings on the street. The unusual size combined with the façade would result in a significant change to Atlantic Street - one that would noticeably stick out.
- Gilbert Street, for obvious reasons, is special and currently has minimal development along it. Adding a 80' stretch of building that has no complimentary historic character would overshadow, literally and figuratively, this pedestrian walkway.

I am very much in favor of densifying Portland and creating more housing opportunities for all. This project, though, does not fit into the historic preservation guidelines and I hope this board will provide strong feedback to the developer to continue to adjust their proposal accordingly.

Thank you for your time and consideration - and for all the work you do!

Sincerely,

Emma Etnier

[O'Brien Street](#)

[Portland, Maine](#)

[04101](#)



Evan Schueckler <evans@portlandmaine.gov>

42 Atlantic Street

Karen Harrison <karen.harrison.me@gmail.com>

Tue, Apr 16, 2024 at 9:20 AM

Reply-To: karen.harrison.me@gmail.com

To: hp@portlandmaine.gov

I have lived on Munjoy Street for over 30 years, and my daily walks take me up and down every street in this neighborhood.

The proposed building at 42 Atlantic Street is a shocking departure from the local streetscape. Although there are flat-top buildings scattered throughout the neighborhood (the working-class “three-deckers” built inexpensively a hundred years ago and earlier), the rooflines overall are an engaging mix of sloped roofs at various angles, mansard roofs and the occasional flat roof.

Newer buildings in this area with flat roofs are much smaller and less commandeering than the proposed structure, which is too big, both visually and experientially (in terms of how long it will take to walk past it). It will dominate Atlantic Street and will devastate Gilbert Lane, which is a lovely little cobblestone byway that links Atlantic Street to St. Lawrence Street and forces pedestrians and the occasional vehicle to slow way down and experience the streetscape.

You have only to glance at the latest drawing, which shows the contrast between the massive box and the graceful human dwelling across the lane at 48 Atlantic, which has been a family home for generations.



There are many newer buildings in the neighborhood, and most were built before the creation of the Munjoy Hill Historic District. Some of these developments have attempted, with varying levels of success, to fit in with their immediate neighbors to the extent possible. Those that preferred to stand out certainly helped advance the enactment of the historic district – which now is seemingly being discounted to enable the construction of a maximum number of residential units at minimum construction cost. Certainly the proposed building’s width, proportion, scale, and rhythm show little to no attempt to conform with Historic Preservation Standards for Review of New Construction.

Thank you for giving neighborhood residents the opportunity to weigh in.

Karen Harrison

34 Munjoy Street



Evan Schueckler <evans@portlandmaine.gov>

Proposed development at 42 Atlantic Street

Susan Grisanti <susan@decormaine.com>

Mon, Apr 15, 2024 at 11:53 AM

Reply-To: susan@decormaine.com

To: hp@portlandmaine.gov

To the Historic Preservation Board,

I am the resident at 29 Atlantic Street and I am writing to express my concern for the proposed development at 42 Atlantic Street. The rendering of the building in the context of our historic street is shocking. The scale of this building is so out of context with the buildings around it, being at least twice as big as anything around it. Visually it simply overwhelms the neighborhood around it. The character of our street, with the original architectural styles of the mid-1800s will be determined by this oversized, box-shaped building that has no design or architectural merit whatsoever.

My house is from 1844 and I spent nearly two years preserving a derelict building back to its original form. Nearly all of any of my neighbors have also preserved their home's architectural style. I hope the board will take into consideration our investments in historic preservation when determining if this building passes your standards.

The board is here to ensure compatibility of new construction in the historic district, and to protect and enhance neighborhood character. (Chapter 17.1(E) of the Land Use Code) I hope that the board will consider how this proposed development follows the board's mission.

Thank you for considering my perspective,
Susan Grisanti

**SUSAN GRISANTI** (she/her)
FOUNDER & EDITOR207.632.9968
susan@decormaine.com
www.decormaine.com

About 42 Atlantic.

One purpose of this board is:

- *Applying review standards in a reasonable and flexible manner to prevent the unnecessary loss of the community's historical features and to ensure compatible new construction and rehabilitation in historic districts while not stifling change and development or forcing modern recreations of historic styles.*

You are also supposed to protect and enhance neighborhood character, as well as protect and enhance the attractiveness of the city to home buyers, home owners, residents, tourists, visitors, businesses, and shoppers.

This proposed development as currently designed utterly fails. It is not visually compatible with the structures to which it is visually related. It does not protect or enhance the neighborhood character. It does not protect or enhance the attractiveness of the city.

It does the opposite of these things. It is a giant box, now imagined with a wallpaper treatment meant to substitute for architectural articulation or interest. It is twice as big or more as anything else in view. It is flat and ugly and utterly lacking in the charm and grace that makes Atlantic, Gilbert, and Wilson streets so pleasant in that area.

This board's Portland Historic Resources Design Manual states on page 152: "*A new building in a historic district . . . need not follow the pattern set by its neighbors in each and every area of compatibility. It should, however, relate to a number of them.*"

My position is that this proposal doesn't relate to any of them: scale, form, façade, relationship to the street. The proposed building is not visually related to its neighbors.

It is not just visually incompatible: at 72' x 85' x 40' high, this proposed structure not only won't complement the historic streetscape, but it will also dominate it to the point of parody. If built as currently proposed, this structure will become the defining structural element for the street. It will be both unwelcome and unavoidable. As someone mentioned at the initial neighborhood meeting, this is the sort of building that will leave visitors and residents in the future wondering how on earth this thing got built and who gave it the go-ahead.

This board was both brave and spot-on in defense of 142 Free Street. It refused to take part in the taking apart of a historic designation. Please be brave again. Don't sacrifice this lovely street in this lovely historic district to development pressures. Don't be the people who allowed this thing to be built.

- Joe

About 55 Atlantic Street.

55 Atlantic Street is an important part of this conversation. It is kitty-corner across from the proposed development, at the intersection of Wilson Street. This building is not even half the size of the proposed development but is still an excellent example of how to do massing well.

Through the use of high-quality materials (bricks, granite lintels, a dramatic wood cornice) this relatively large mass works well. It is beautiful.





The Wilson Street side of 55 Atlantic runs about 72', nearly twice as long as the 44' Atlantic front. The high-quality materials persist along this long run. This emphasis on quality is married to a human scale façade, featuring a fully decorated large porch, and bay windows.

Contrast this existing building to the proposed new neighbor, which is flat on all sides, using relatively low-quality materials in a wallpaper treatment to cover a total lack of architectural elements or building articulation.

The proposed design of 42 Atlantic is an insult to 55 Atlantic.

Some notes about the presentation (slide show).

Some of the renderings seem “off” somehow and I am hoping that the developer will explain how they were created. (See below).

Also, where is the sidewalk for Gilbert Street? Shouldn't that be shown? City code requires new construction along public streets in a historic district to include an ADA-compliant brick sidewalk.

Slide 25: From Gilbert Lane.



Note that the transformer on Atlantic, which measures 39' tall using a drone, peeks out over the top of the building even when viewed from far back in the rear. The building to the left, while several feet closer than the proposed building, is only 24' tall at the apex of the roof. The dormer across the Atlantic is roughly 35' tall at maximum. (Building heights approximated using city's on-line tools.

Slide 26: View from Atlantic



Here, the transformer pole is so much higher than the rendering it doesn't even fit into the view!



PO Box 17533, Portland, ME 04112

16 April 2024

RE: PRELIMINARY REVIEW OF NEW CONSTRUCTION: 42 ATLANTIC STREET, HPBR-002814-2024

Chair O'Brien and Members of the Historic Preservation Board,

Greater Portland Landmarks supports the proposed apartment building at 42 Atlantic Street. While this is a large building on a street characterized by 1 ½ to three story buildings, there are examples within the historic district of large 'boxy' four-story residential buildings that relate to their lower scaled neighbors.

The proposed project is modern in design, but the applicant has taken steps to better articulate the entrance to the apartment building, clad the building in a siding that will relate to its neighbors, and utilize modern design details that will create shadows and texture, articulating the façade.

We believe that there is opportunity for additional design moves that would further relate the building to its neighbors.

- The proposed canopy is very deep, with little detail. We urge the board to request a detail of the proposed canopy to understand its construction and if there are any opportunities for shadow lines or other detailing on the deep face of the canopy.
- The projecting cornice should be more exaggerated, either in thickness or in some other manner, possibly with a frieze board below in a similar color to give it additional visual weight.
- A horizontal element or material change either between the third and fourth floors, or at the fourth floor could further relate the four-story building to its lower scaled context.

Thank you for considering our views on this proposed project,

A handwritten signature in black ink, reading "Carol De Tine".

Carol De Tine
Vice President of the Board of Trustees
Greater Portland Landmarks

**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: April 4, 2024
RE: 2023 Historic Preservation Program Recap
MEETING: April 17, 2024

The following is a summary of the reviews conducted by the Historic Preservation Program over the 2023 Calendar year:

	Received*	Approved*
Board Reviews	24	19
Administrative Reviews	80	91
Permit Reviews	428	430

*The number of received and approved applications differ as applications are not always approved in the year they were received. Many Board and Administrative reviews also result in multiple subsequent permit reviews. Not all received applications are pursued through to approval by the applicants.

TRANSITION TO HYBRID MEETINGS

Beginning on August 2, 2023, the Board transitioned from a fully remote meeting format to a hybrid meeting format, with the Board meeting in-person for the first time since early 2020, and offering opportunities for the public to engage both in person and via zoom.

HIGHLIGHTED BOARD APPROVALS

25 Forest Avenue - HPBR-002249-2022

On May 3, the Board voted to approve a new entrance canopy and signage for Portland Stage at the former Odd Fellows Hall at 25 Forest Avenue within the Congress Street Historic District



Figure 1: Nighttime rendering of the approval entrance canopy and signage.

672 Stevens (Evergreen Cemetery) - HPBR-002364-2023

On May 3, 2023, the Board voted to approve the expansion of Evergreen Cemetery along Stevens Avenue. The expanded area will include 615 additional full burial plots and 104 plots of cremated remains.



Figure 2: Approved plan of the Evergreen cemetery expansion.

511 Congress Street - HPBR-002418-2023

On May 3, the Board voted to approve construction of an egress stair tower addition to 511 Congress Street within the Congress Street Historic District. The existing structure is noncontributing to the district, but the approved addition will allow for the conversion of the building to a primarily residential use, including 107 new residential units.



Figure 3: Existing and proposed renderings of the rear stair tower addition.

Deering Oaks, State Street Gate Lights - HPBR-002379-2023

On July 19, the Board voted to approve the temporary installation of new, contemporary lights atop the State Street Gate piers within the Deering Oaks Historic Landscape District. The lights are intended by the Friends of Deering Oaks as a temporary installation while funds are raised to reconstruct the missing historic lights.

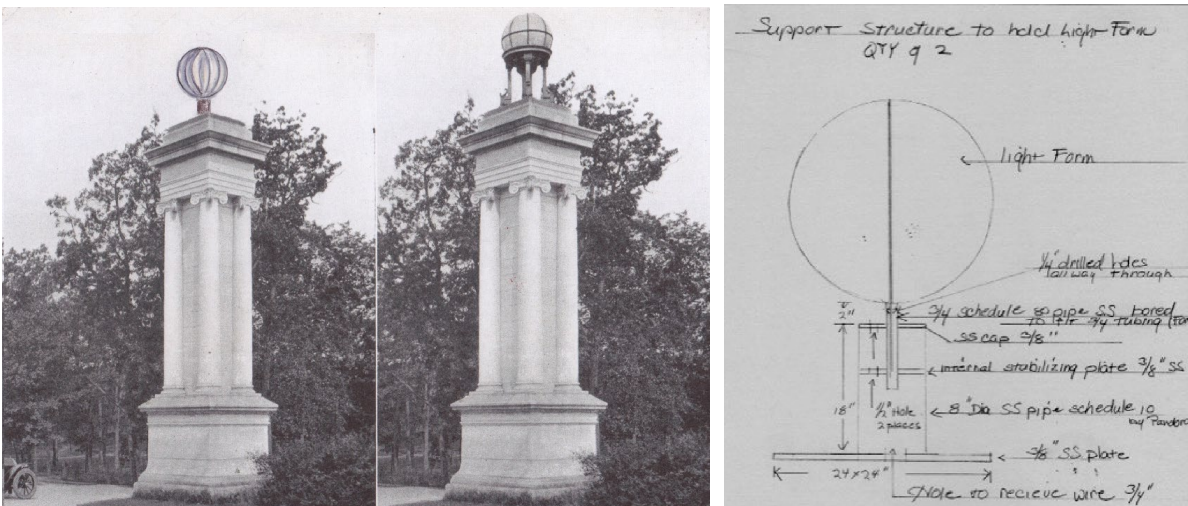


Figure 4: Artists sketch and section showing the design of the approved lights.

25 Casco Street (48 Brown Street) - HPBR-002541-2023

On August 2, the Board voted to approve construction of a new 54-unit affordable housing project on a surface parking lot along Casco Street within the Congress Street Historic District.



Figure 5: Rendering of the approved development along Casco Street.

58 Fore Street, Blocks 4 & 6 - HPBR-002380-2023 & HPBR-002391-2023

On August 2, the Board voted to approve the Block 4 & 6 developments at 58 Fore Street, partially within the Portland Company and Munjoy Hill Historic Districts. The development would include 396 new residential units, over 80,000 square feet of commercial space, and a 128-room hotel. The development includes Block 5 which, along with portions of Blocks 4 & 6 lies outside the Historic Districts.



Figure 6: Rendering showing Blocks 4, 5, & 6 as presented by the applicant.

73 Newbury Street, Abyssinian Meeting House - HPBR-002369-2923

On October 18, the Board voted to approve a rear addition and site improvements to the Abyssinian Meeting House, and individual Landmark located along Newbury Street.

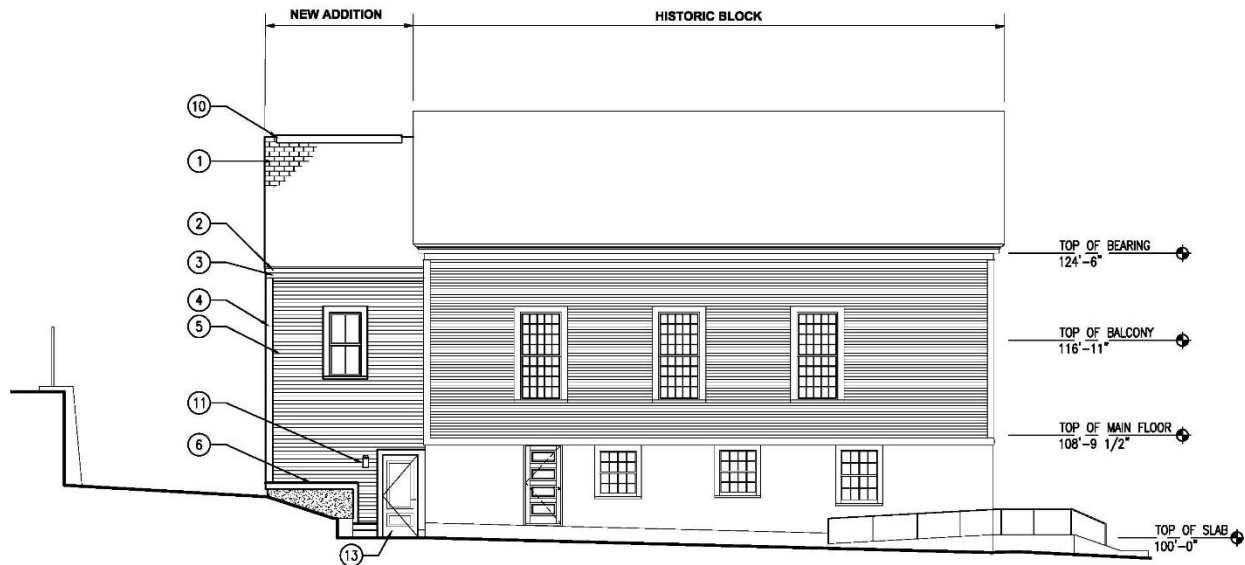


Figure 7: West elevation showing the rear addition.

COMPLETED CONSTRUCTION

During the April 17 meeting, staff will present a brief slideshow of highlighted projects that completed construction in late 2022 or during 2023. The presentation will include before images or approved plans/renderings.

ATTACHMENTS

1. 2023 Board Reviews
2. 2023 Administrative Reviews
3. 2023 Permit Reviews

<u>Plan Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Plan Description</u>	<u>Plan Type</u>	<u>Plan Work Class</u>	<u>Plan Apply Date</u>	<u>Plan Complete Date</u>	<u>Plan Status</u>
HPBR-002353-2023	115	THAMES ST	Add translucent polycarbonate roof panels about (475sf) and clear operable window screens to an existing exterior steel trellis structure at 115 Thames Street to help keep wind and rain off restaurant patrons.	HP Board Review	HP Minor Board Review	1/25/2023	2/24/2023	Approved by Board with Conditions
HPBR-002364-2023	672	STEVENS AVE	This project covers the last phase of Evergreen Cemetery's expansion just off of Stevens Ave. The project includes creation of 600 new lots as well as a new road to accomodate visitors and our workers as well.	HP Board Review	HP Major Board Review	2/2/2023	5/4/2023	Approved by Board with Conditions
HPBR-002369-2023	73	NEWBURY ST	The Committee to Restore the Abyssinian requests an initial workshop to review proposed work to complete rehabilitation work on the building and site. The full build-out includes a small addition to accommodate egress and toilet room requirements. Work also includes introduction of ADA access at the front of the building, comprehensive site work including site lighting.	HP Board Review	HP Minor Board Review	2/6/2023	10/24/2023	Approved by Board with Conditions
HPBR-002379-2023	27	PARK AVE	Temporary Lighting Fixtures on Granite Pillars	HP Board Review	HP Minor Board Review	2/17/2023	8/2/2023	Approved by Board with Conditions
HPBR-002380-2023	58	FORE ST	Block 4 - Proposed multi-use building on the Portland Foreside site. Portions of the building are in the Portland Company Historic District and within 100' of the Munjoy Hill Historic District.	HP Board Review	HP Major Board Review	2/21/2023	8/3/2023	Approved by Board
HPBR-002391-2023	58	FORE ST	This application is for the review of Block 6 of the Portland Foreside Development, a portion of which is located within the Munjoy Hill Historic District.	HP Board Review	HP Major Board Review	3/2/2023	8/3/2023	Approved by Board
HPBR-002418-2023	511	CONGRESS ST	Exterior Stair Tower Addition to an existing building	HP Board Review	HP Major Board Review	3/23/2023	5/4/2023	Approved by Board with Conditions
HPBR-002480-2023	19	WEST ST	The existing building will contain parking under with apartments on the first and second floor and a third floor added to the building, set back six feet from the edge of building. Windows will be replaced with new windows, two over one per original design. Four town houses are proposed as duplexes. The front will be a granite planter and porch. The facade design is based on traditional design integrating with the neighborhood with the top floor windows introducing a more contemporary element in its size. The exterior materials will be granite, brick and metal. The metal has not been selected at this time, but we are considering lead coated copper, Zink, or copper. The rear elevation, not seen from the street, is more contemporary in design and is predominantly glass.	HP Board Review	HP Major Board Review	4/24/2023	1/4/2024	Approved by Board with Conditions
HPBR-002501-2023	169	STATE ST	Replace existing granite steps with new granite steps	HP Board Review	HP Minor Board Review	5/4/2023		On Hold
HPBR-002541-2023	48	BROWN ST	New Construction 5 story, 54 unit Apartment building	HP Board Review	HP Major Board Review	5/26/2023	8/7/2023	Approved by Board
HPBR-002551-2023	215	COMMERCIAL ST	Upper Level inverted roof dormer addition.	HP Board Review	HP Minor Board Review	6/5/2023	7/20/2023	Approved by Board with Conditions

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HPBR-002580-2023	48	WESTERN PROMENADE	Remove existing concrete block cap and replace with granite same size, remove crushed stone driveway and replace with asphlat same size, add 2 granite posts at end of driveway	HP Board Review	HP Minor Board Review	7/5/2023	7/11/2023	Approved
HPBR-002605-2023	106	PINE ST	Exterior landscaped stair and new door for new basement access	HP Board Review	HP Minor Board Review	7/25/2023	2/12/2024	Approved by Board with Conditions
HPBR-002649-2023	1168	WESTBROOK ST	Westbrook St. - 1168 (New single family home on existing parcel.)	HP Board Review	HP Major Board Review	8/28/2023	12/7/2023	Approved by Board with Conditions
HPBR-002651-2023	25	MORNING ST	Build out of existing unfinished attic, altering existing roofline to add dormers on the north and south elevations	HP Board Review	HP Minor Board Review	9/4/2023	12/12/2023	Approved by Board
HPBR-002660-2023	84	COMMERCIAL ST	Commercial St. - 84 (Renovations to existing building, 851 SF 2-story addition and expand rear decks.)	HP Board Review	HP Minor Board Review	9/18/2023	10/27/2023	Approved by Board with Conditions
HPBR-002667-2023	489	CUMBERLAND AVE	Cumberland Ave. - 489 (Replace slate roof with landmark pro colonial slate max def asphalt shingles.)	HP Board Review	HP Minor Board Review	9/24/2023		In Review
HPBR-002668-2023	192	DANFORTH ST	Danforth St. - 192 (Replace Front Entry Double Door to the original Single door style. Replace entry stairs and railing.)	HP Board Review	HP Minor Board Review	9/25/2023	11/6/2023	Approved by Board
HPBR-002687-2023	61	PARK AVE	Park Ave. - 61 (Shared use pathway)	HP Board Review	HP Minor Board Review	10/12/2023		In Review
HPBR-002695-2023	184	STATE ST	State St. - 184 (Installation of simulated slate roofing on two sections of roof at the corner of Pine St. and State St.)	HP Board Review	HP Minor Board Review	10/23/2023		In Review
HPBR-002703-2023	86	MORNING ST	Morning St. - 86 (Rehabilitation of accessory carriage house and change of use from Storage to Accessory Dwelling Unit. No additions will be made to the structure. Work will consist of replacing foundation and rotted lower portion of balloon stick-frame structure, repairing/replacing exterior finishes, modifying exterior openings, and the entire interior residential fit-out.)	HP Board Review	HP Minor Board Review	10/27/2023	12/7/2023	Approved by Board
HPBR-002723-2023	1	BEAN POT CIR	Bean Pot Circle - 1 (Codfish pier and building replacement)	HP Board Review	HP Major Board Review	11/13/2023		In Review
HPBR-002732-2023	269	COMMERCIAL ST	Commercial St. - 267-271 (Remove chimney on corner Cross and Commercial St. is causing the roof to sag with crumbling bricks. There is also roof leakage around the chimney.)	HP Board Review	HP Minor Board Review	11/16/2023		In Review
HPBR-002757-2023	64	PINE ST	64 Pine Street - (New 4 story construction. 9 condos, with a commercial unit on the first floor and mechanical parking.)	HP Board Review	HP Major Board Review	12/11/2023		In Review

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HPAR-002331-2023	1247	WESTBROOK ST	The Applicant is installing a seasonal dock consisting of a pier, ramp, and float. The structures will be in place for less than 7 months.	HP Administrative Review	1/5/2023	1/31/2023	Approved
HPAR-002336-2023	129	PINE ST	Request for review to change parking lot size	HP Administrative Review	1/9/2023	2/3/2023	Approved with Conditions
HPAR-002344-2023	64	MELBOURNE ST	REMOVE AND REPLACE 9 WINDOWS, SAME SIZE LIKE W/LIKE, NO STRUCTURAL CHANGES - BASEMENT	HP Administrative Review	1/20/2023	5/30/2023	Approved with Conditions
HPAR-002348-2023	90	CAPISIC ST	Replace existing 2 over 2 windows with Marvin Infinity windows with tempered glass	HP Administrative Review	1/23/2023	3/15/2023	Approved with Conditions
HPAR-002349-2023	43	WEST ST	We would like to replace the fence between our property and our neighbors. We have drawings that are very similar to the existing fence, but new.	HP Administrative Review	1/23/2023	3/14/2023	Approved with Conditions
HPAR-002350-2023	176	VAUGHAN ST	REMOVE AND REPLACE 22 WINDOWS, SAME SIZE, LIKE W/LIKE, NO STRUCTURAL CHANGES	HP Administrative Review	1/23/2023	3/24/2023	Approved with Conditions
HPAR-002351-2023	148	STATE ST	REMOVE AND REPLACE 7 WINDOWS - SAME SIZE - NO STRUCTURAL CHANGES	HP Administrative Review	1/24/2023	3/10/2023	Approved with Conditions
HPAR-002356-2023	519	CONGRESS ST	Review of the placement of an exterior handrail and location or 2 overhead lights illuminating our front entry	HP Administrative Review	1/30/2023		In Review
HPAR-002370-2023	190	PINE ST	new garage door, second floor window replacement new second floor window	HP Administrative Review	2/6/2023	3/21/2023	Approved with Conditions
HPAR-002375-2023	18	NEAL ST	Temporary and then permanent fence	HP Administrative Review	2/10/2023	4/11/2023	Approved with Conditions
HPAR-002376-2023	67	HIGH ST	Replacement of 7 windows and replacement of railing cap on existing decks. Existing exterior railings to remain.	HP Administrative Review	2/13/2023	3/21/2023	Approved with Conditions
HPAR-002384-2023	28	HIGH ST	REMOVE AND REPLACE 28 WINDOWS, SAME SIZE, LIKE W/LIKE, NO STRUCTURAL CHANGES	HP Administrative Review	2/27/2023	4/25/2023	Approved with Conditions
HPAR-002389-2023	1	BEAN POT CIR	In response to request from Evan Schueckler (HP Program Manager), we are submitting an abbreviated HP Administrative Application to document existing conditions of the B&M Cannery Building, prior to demolition of the surrounding structures. Please note this application includes no new construction. Future restoration of the Cannery Building will be coordinated with PHPB and will require another application process.	HP Administrative Review	3/1/2023	3/14/2023	Approved with Conditions
HPAR-002390-2023	48	MONUMENT ST	We are seeking to repair our siding of our carriage house. The siding is in very bad condition and is in dire need of replacement. For longevity and durability as well as to also maintain the current aesthetic of the building, we would like to use a fiber cement composite siding from James Hardie Board. Our carriage house is set far back from Monument Street (it is at the end of our long driveway and to the right of our backyard).	HP Administrative Review	3/2/2023	3/24/2023	Approved with Conditions
HPAR-002399-2023	190	PINE ST	Replace garage door entry and garage doors windows	HP Administrative Review	3/9/2023	5/24/2023	Approved with Conditions
HPAR-002406-2023	10	DEERING ST	replace existing exterior stairs and deck	HP Administrative Review	3/14/2023	5/23/2023	Approved with Conditions
HPAR-002417-2023	22	MONUMENT SQ	New Storefronts and Sidelights	HP Administrative Review	3/23/2023	4/11/2023	Approved with Conditions
HPAR-002434-2023	87	CARROLL ST	Replace gutters on garage behind home.	HP Administrative Review	3/30/2023	5/16/2023	Approved with Conditions

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HPAR-002440-2023	6	Storer St.	We are replacing the current asphalt shingle roof with Aluminum metal roofing. The color of the new roof will match the existing adjacent Lower School building built in 2018.	HP Administrative Review	4/3/2023	5/17/2023	Approved
HPBR-002452-2023	61	MELBOURNE ST	The renovation will involve the re-siding of the existing home, replacing rotting wood finish materials at the front entry porch and canopy, new and replacement windows on the rear facade of the home, removal of interior secondary stairs, infilling the second floor framing at the stair removal, and alteration of the second-floor plan to add a bathroom. All work performed within the existing building area will not change use or alter any existing code-required egress components.	HP Administrative Review	4/6/2023	5/12/2023	Approved with Conditions
HPAR-002459-2023	30	CITY CTR	Replacement of 6 windows on front of building	HP Administrative Review	4/10/2023	5/15/2023	Approved
HPAR-002457-2023	161	PINE ST	Install Replacement windows at locations that have been reviewed with Rob.	HP Administrative Review	4/10/2023	4/11/2023	Approved with Conditions
HPAR-002461-2023	160	MCKINLEY CT	Like for Like Front Porch Restoration	HP Administrative Review	4/10/2023		In Review
HPAR-002464-2023	53	WEST ST	Renewal by Andersen double hung insert window replacements in LR (2), 1 in the bathroom (with obscure tempered glass) and 1 in the hallway (with tempered glass). There will also be a replacement picture window in the LR and a Provia Entry Door System to replace existing door in office. White exterior with white L trim on all units and no grille pattern. NO building or structural changes.	HP Administrative Review	4/11/2023	5/24/2023	Approved with Conditions
HPAR-002465-2023	29	MORNING ST	We are replacing the metal fence that was around the garden with a 36" white picket fence.	HP Administrative Review	4/12/2023	4/27/2023	Approved
HPAR-002475-2023	87	PINE ST	Removal of old fence and installation of new fence	HP Administrative Review	4/19/2023	5/19/2023	Approved with Conditions
HPBR-002489-2023	1707	CONGRESS ST	Remove and replace sifing on the entire building. Replace wood siding with textured wood Smart Siding	HP Administrative Review	4/26/2023	6/1/2023	Approved with Conditions
HPAR-002496-2023	1339	WESTBROOK ST	Replace 1924 Original Windows. Several contractors said they are too expensive to renovate. Replace with same appearance in modern windows.	HP Administrative Review	5/1/2023	5/12/2023	Approved
HPAR-002503-2023	46	WATERVILLE ST	Replace concrete strip at front of building with new cobble pavers. Reside back of building with LP Smartside with smooth finish.	HP Administrative Review	5/5/2023	5/16/2023	Approved
HPAR-002507-2023	9	Brown Street	Coat entire chimney and cap with Universal 1023, and then after cured, paint a deep brownish-red color to simulate dirty old brick per Rob Wiener's instructions.	HP Administrative Review	5/8/2023	5/30/2023	Approved with Conditions
HPAR-002506-2023	17	WEST ST	We are planning to re-install shutters per the specifications of the original John Calvin Stevens' blueprints for our row house. They will be custom made of cedar and hang on existing pintles and close as per original specs. We are hiring New England Shutter Co. to do the work	HP Administrative Review	5/8/2023		In Review
HPAR-002514-2023	116	EMERY ST	Remove and replace existing old-deteriorating 10' x 16' metal shed; with new wood-frame 10' x 16' on existing concrete slab.	HP Administrative Review	5/11/2023		In Review

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HPAR-002515-2023	28	WILLIS ST	Renewal by Andersen replacement insert windows to be completed in Kitchen, dining room (2), Living room (5), 1 bathroom and 2 in the master bedroom. No grilles. There will be 1 casement insert with wide open hinge in master for egress purposes. Clear opening 9.41 Casement will have mimic checkrail with exterior fibrex, interior gbg grille, Wide Bar, 2 wide, 1 high to top and bottom sash. All window inserts will be white exterior and there will be no structural or building changes.	HP Administrative Review	5/12/2023	5/23/2023	Approved with Conditions
HPAR-002521-2023	48	MONUMENT ST	Replacement of 17 windows at 48 Monument Street, Portland ME	HP Administrative Review	5/17/2023	6/26/2023	Approved with Conditions
HPAR-002525-2023	11	Temple Street	Temple Street parking garage.	HP Administrative Review	5/18/2023	5/19/2023	Approved
HPAR-002527-2023	25	BRAMHALL ST	Replace fourteen windows at 25 Bramhall st. with Marvin Ultimate Clad insert windows with simulated divided lights and a 2 over 2 pattern	HP Administrative Review	5/18/2023	6/8/2023	Approved with Conditions
HPAR-002528-2023	47	SPRUCE ST	Window replacements	HP Administrative Review	5/19/2023		In Review
HPAR-002533-2023	162	CLARK ST	The project consists of the replacement of an existing chain link fence. The new fence will be six feet high and made of northern white cedar slats oriented horizontally. The layout of the fence will vary from the current layout of the existing chain link fence. A trash/recycling enclosure of similar design to the fence is also proposed.	HP Administrative Review	5/23/2023	6/9/2023	Approved with Conditions
HPAR-002547-2023	22	PINE ST	Replacing 5 windows - street facing. Current ones are white vinyl and replacing with black metal double hung to better match the rest of the building.	HP Administrative Review	5/31/2023	6/13/2023	Approved
HPAR-002554-2023	85	MARKET ST.	Window replacement 50 windows	HP Administrative Review	6/6/2023	7/31/2023	Approved with Conditions
HPAR-002563-2023	56	SAINT LAWRENCE ST	Remove rear chimney	HP Administrative Review	6/12/2023	7/11/2023	Approved
HPAR-002566-2023	552	CUMBERLAND AVE	Replacement Window Review	HP Administrative Review	6/13/2023	6/26/2023	Approved with Conditions
HPAR-002567-2023	46	MARKET ST	We plan to replace the two double hung windows on the Milk Street side of the building in the restaurant space Petite Jacqueline. The windows will be replaced from inside and the exterior wood trim will not be altered - windows will be fitted behind this with black framing to match wood trim color.	HP Administrative Review	6/14/2023	6/27/2023	Approved with Conditions
HPAR-002570-2023	137	SPRING ST	Window replacement at ParkSpring Condominiums (137 Spring Street)	HP Administrative Review	6/20/2023	7/18/2023	Approved
HPAR-002575-2023	61	THOMAS ST	Update and repair front hardscaping. Replace windows with the same size and grill pattern.	HP Administrative Review	6/24/2023	7/20/2023	Approved with Conditions
HPAR-002574-2023	49	SAINT LAWRENCE ST	Exterior repair of Building	HP Administrative Review	6/24/2023		In Review
HPAR-002578-2023	12	GRAYHURST PARK	Installation of 11 double-hung window inserts to replace current windows - while maintaining the historic appearance (wooden frames, fully divided lights, same gridlines) - no changes to trim or casing, maintain current color scheme	HP Administrative Review	6/29/2023	8/2/2023	Approved
HPAR-002583-2023	253	SPRING ST	REMOVE AND REPLACE 9 WINDOWS - SAME SIZE, LIKE W/LIKE - NO STRUCTURAL CHANGES	HP Administrative Review	7/7/2023	8/3/2023	Approved with Conditions

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HPAR-002585-2023	13	EMERSON ST	Waterproof with no sheen water-based siloxane a d minute amount of repointing approx. Less than 25 sq ft.	HP Administrative Review	7/9/2023	7/25/2023	Approved with Conditions
HPAR-002588-2023	32	WILSON ST	Removal of existing vinyl siding prior to installation of new Azek beveled siding to closer match the original historic siding. Replacement of all exterior windows for better performance, matching original historic trim and muntins.	HP Administrative Review	7/11/2023		In Review
HPAR-002591-2023	200	BRACKETT ST	Repointing brick fa?ade.	HP Administrative Review	7/14/2023	8/15/2023	Approved with Conditions
HPAR-002602-2023	270	BRACKETT ST	Replacement of the front porch hand railing - like for like.	HP Administrative Review	7/24/2023	8/17/2023	Approved
HPAR-002615-2023	14	ORCHARD ST	Construction of a new (approx..) 516 gross square foot primary dwelling unit with an NFPA 13-d sprinkler system. The proposed new primary dwelling unit requires the removal of the majority of an existing non-contributing, 1.5 story wood-framed (type v construction) garage structure, with its associated cast in place concrete foundation to remain. The new dwelling unit will be constructed on the existing cast-in-place concrete foundation, with a new interior slab, and located as shown on the site plans, as approved through the zoning board of appeals.	HP Administrative Review	8/4/2023	8/31/2023	Approved
HPAR-002616-2023	190	DANFORTH ST	Replace Two Windows to Address City Notice of Code Violation	HP Administrative Review	8/6/2023	8/10/2023	Approved with Conditions
HPAR-002618-2023	264	BRACKETT ST	Fence replacement for backyards	HP Administrative Review	8/7/2023	8/10/2023	Approved
HPAR-002617-2023	90	PINE ST	Pine St. - 90 (Replace Side Door)	HP Administrative Review	8/7/2023	9/14/2023	Approved with Conditions
HPAR-002620-2023	267	BRACKETT ST	This project will consist of replacing front double doors of home.	HP Administrative Review	8/8/2023	8/22/2023	Approved
HPAR-002625-2023	56	WEST ST	Rebuild 2 Chimneys and front steps. brick repointing, restore veneer on side steps	HP Administrative Review	8/9/2023	8/30/2023	Approved with Conditions
HPAR-002640-2023	48	MONUMENT ST	Exterior landscape work	HP Administrative Review	8/20/2023		In Review
HPAR-002650-2023	265	State	Single Family Residence - in need of radon (air) mitigation. It would be an Installation of an Energy Recovery Ventilator with controller and full ducting system to ventilate and positively pressurize the structure. Two vents required ten feet apart on the outside of the house (not visible from street view).	HP Administrative Review	8/31/2023	9/15/2023	Approved
HPAR-002653-2023	22	NEAL ST	We are proposing to replace the existing asphalt driveway surface with a brick driveway surface that has cobblestone edging along the sides. The brick type we are suggesting are ?Old Port Narrow Range? bricks made by Morin Brick in Auburn, Maine. The cobblestones would be Old World Regular with dimensions of 9? x 5? x 5?. The brick course pattern we are proposing is Running Bond, as exists throughout this neighborhood.	HP Administrative Review	9/5/2023	1/2/2024	Approved
HPAR-002659-2023	73	North Street	North St. - 73 - Replace house siding with lp smart siding as recommended by city.	HP Administrative Review	9/16/2023		In Review
HPAR-002665-2023	72	Federal	Federal St. - 72 (New entry gates to the St. Peter's Catholic Church Grotto project.)	HP Administrative Review	9/22/2023	10/5/2023	Approved with Conditions
HPAR-002670-2023	114	EASTERN PROMENADE	Eastern Prom - 114 (Window replacement)	HP Administrative Review	9/26/2023	10/20/2023	Approved with Conditions
HPAR-002679-2023	30	WEST ST	West St. - 30 (Fabricate and install an iron fence across building front).	HP Administrative Review	10/4/2023	11/2/2023	Approved with Conditions

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HPAR-002685-2023	48	AVON ST	Avon St. - 48 (Replace damaged t-lok siding to match existing siding.	HP Administrative Review	10/12/2023	10/31/2023	Approved with Conditions
HPAR-002691-2023	16	SAINT LAWRENCE ST	(Asbestos Abatement - Removal of siding) We are requesting a permit to remove asbestos siding from 3 sides of our home and restore or refurbish the capboards underneath asbestos, followed by painting. We received short notice that Lakeside Concrete Cutting and abatement can schedule beginning 10/23/2023 and are sorry for the short notice. We can reschedule them if needed, per Dana Codrey the project manager from Lakeside.	HP Administrative Review	10/17/2023	10/27/2023	Approved with Conditions
HPAR-002700-2023	272	SPRING ST	Removal and replacement of 3 windows in the 2nd floor, front (Spring Street) room. One window is on the front (west) side of the house, the other two are located on the south side dormer. We will be keeping the same dimensions as the existing windows and replacing interior and exterior trim in kind. Some exterior clapboard replacement may be necessary as well as interior wall repair.	HP Administrative Review	10/23/2023	12/8/2023	Approved with Conditions
HPAR-002701-2023	34	WEST ST	West St. - 34 (Replace stair treads, risers, porch decking, handrails and skirting on existing structure)- Met on site with Robert Wiener to discuss material types and changes.	HP Administrative Review	10/24/2023	11/6/2023	Approved with Conditions
HPAR-002711-2023	147	VAUGHAN ST	Vaughan St. - 147 (Replace existing concrete strip driveway with crushed stone driveway. 5' wide brick on edge apron at sidewalk and minor cobblestone edging around planting beds.) All as shown on 'Final Driveway Plan' attachment. Existing conditions shown in photo 'Existing Driveway', site plan in 'A001 Site Plan'. Replacing impermeable surfaces with permeable.	HP Administrative Review	10/30/2023	11/6/2023	Approved with Conditions
HPAR-002718-2023	55	MCKINLEY CT	McKinley Court - 78 (Diamond Cove Homeowners Assoc.) Install junction box and run fiberoptic cable along building)	HP Administrative Review	11/3/2023	12/14/2023	Approved with Conditions
HPAR-002725-2023	43	DEERING ST	Deering St. - 43 (Window Replacement - 6 window inserts; no structural or building changes being made.)	HP Administrative Review	11/13/2023	11/29/2023	Approved with Conditions
HPAR-002726-2023	72	PINE ST	Pine St. - 72 (Narrow entrance from sidewalk by 12' by extending fence, extend plant beds and replace walkways with new brick.)	HP Administrative Review	11/14/2023	11/30/2023	Approved with Conditions
HPAR-002734-2023	2	THOMAS ST	Thomas St. - 2 (Small Addition and deck off rear of home.)	HP Administrative Review	11/17/2023	12/1/2023	Approved with Conditions
HPAR-002737-2023	190	STATE ST	State St. - 190-192 (Modify driveway.)	HP Administrative Review	11/20/2023	12/21/2023	Approved with Conditions
HPAR-002749-2023	41	BOWDOIN ST	Bowdoin St. - 41 (Replace existing single pane windows with Marvin triple pane.) The rear of the house has a mudroom with old Andersen window which will be replaced with Marvin triple pane. Existing door is just a storm door. This will be replaced with a proper exterior door.	HP Administrative Review	11/28/2023	1/2/2024	Approved with Conditions
HPAR-002754-2023	56	SPRUCE ST	Spruce St. - 56 (Due to lead poisoning of a child, large front windows will be completely restored and replacing most of the remaining windows with Harvey Tribute Series Windows.)	HP Administrative Review	12/2/2023	1/16/2024	Approved with Conditions

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HPAR-002760-2023	23	SAINT LAWRENCE ST	Saint Lawrence St. - 23 (Replace single pane window with new Anderson replacement windows (sash kits). 5/8" muntins, 6/6 full divided lites, 6/6, White Clad Exterior, most visible units are the A units and B units as shown in the drawings	HP Administrative Review	12/13/2023	2/13/2024	Approved
HPAR-002761-2023	531	CONGRESS ST	Congress St. - 531 (Repoint front elevation. Mortar to match existing.)	HP Administrative Review	12/13/2023		Submitted
HPAR-002772-2023	50	GARRISON ST	Garrison St. - 50 (Replace two windows in foyer, replace front/side door and rear door.)	HP Administrative Review	12/29/2023	1/16/2024	Approved with Conditions

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BLDC2023-03028	20	PINE ST	Window replacement (Would like to meet historical preservation criteria if required for this address)	Commercial Construction	Alterations	1/3/2023	4/12/2023	Complete
SIGN2023-00751	177	COMMERCIAL ST	Adding the holy donut logo sign to the corner of the building. Mounted with 2'x2' aluminum frame / supports with 6"x6" mounting plates. Sign will extend 54" off the building. Removal of Blade sign currently on structure facing parking lot.	Sign	Signage or Awning	1/3/2023	3/31/2023	Complete
HVAC2023-02107	71	CARLETON ST	Mini-split & Ducted Heat Pump Systems. All piping and connections to be run on interior of building. Only elements of system that will be visible on the exterior will be the two outdoor units on the side of the garage.	HVAC	HVAC	1/3/2023	1/18/2023	Issued
HVAC2023-02106	28	HERITAGE CT	Install Mitsubishi 3 Zone Heat Pump System	HVAC	HVAC	1/3/2023	1/10/2023	Issued
BLDC2023-03030	675	CONGRESS ST	Combine 2 existing residential dwellings into one larger residential dwelling on the 2nd level of 675 Congress St. Apt. #0 (120 SF) will have a new joining opening into Apt #1 (240 SF). The proposed result will be a one-bedroom apartment with 360 SF. The existing kitchen of Apt #1, as well as the bathroom, will remain. Apt #0 will become a bedroom for Apt #1. Additional attention will be applied to quality of this unit which will include paint finishes, cabinetry, new appliances, energy retention, flooring, window treatments, and general cleanliness. Regarding historical aspects; there are no proposed changes to the exterior of this property.	Commercial Construction	Alterations	1/4/2023	2/10/2023	Complete
FIRE2023-01303	59	STATE ST	Install New NFPA 72 Fire Alarm system	Fire	Fire Alarm	1/5/2023	1/13/2023	Issued
HVAC2023-02115	176	VAUGHAN ST	Install Daikin 3 Zone Heat Pump System	HVAC	HVAC	1/5/2023	1/20/2023	Issued
BLDC2023-03032	200	BRACKETT ST	Renovate / fit-out interior of existing restaurant space at 46 Pine Street.	Commercial Construction	Alterations	1/5/2023	1/18/2023	Issued
SIGN2023-00752	341	FORE ST	Install 2' x 2' hanging sign for storefront (Mami) w/ 30" bracket.	Sign	Signage or Awning	1/6/2023	2/27/2023	Complete
HVAC2023-02119	28	NEAL ST	install 2 zone heat pump	HVAC	HVAC	1/6/2023	1/17/2023	Issued
SIGN2023-00753	145	COMMERCIAL ST	Install two(2) internally illuminated building signs to replace existing signs	Sign	Signage or Awning	1/9/2023	2/23/2023	Complete
BLDC2023-03035	126	DANFORTH ST	Construct alterations to existing (4) residential units at 126 Danforth Street. Work at 128 Danforth Street to be reviewed and approved under separate permits.	Commercial Construction	Alterations	1/9/2023	2/2/2024	Issued
BLDC2023-03042	51	VALLEY ST	The work consists of removing the existing community garden shed on site and installing a new garden shed in a different location.	Commercial Construction	Alterations	1/10/2023	1/20/2023	Issued
HVAC2023-02126	34	ATLANTIC ST	Installation of a three zone Mitsubishi heat pump system.	HVAC	HVAC	1/10/2023	1/24/2023	Issued
HVAC2023-02130	6	DEERING ST	Replacing mini ductless heat pump system(s)	HVAC	HVAC	1/11/2023	1/24/2023	Issued
HVAC2023-02131	380	DANFORTH ST	Installing heat pump system	HVAC	HVAC	1/11/2023	1/18/2023	Issued
SIGN2023-00754	614	CONGRESS ST	Non Illuminated sign attached to Front of building above the door/window area.	Sign	Signage or Awning	1/12/2023	3/8/2023	Complete
HVAC2023-02133	44	PARK ST	Install mini-split AC unit in dwelling unit number 48.	HVAC	HVAC	1/13/2023	2/21/2023	Issued

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BLDC2023-03052	119	PINE ST	build a 7 ft wide x 10 ft high 2 x 4 wall with fire rated sheet rock on both sides and a 90 minute fire rated door with spring hinges. all required by fire dept inspection	Commercial Construction	Alterations	1/17/2023	5/17/2023	Complete
BLDC2023-03054	10	EXCHANGE ST	Minor amendment to BLDC2021-02417, reconfiguring back of house. No changes to occupant load or egress.	Commercial Construction	Amendment	1/17/2023	2/3/2023	Complete
SIGN2023-00757	550	CONGRESS ST	We are looking to hang a sign in the existing bracket at 550 Congress St. A 3ft circle sign made of 1.5" thick painted mahogany.	Sign	Signage or Awning	1/18/2023	4/14/2023	Complete
BLDR2023-03269	58	WEST ST	Kitchen and dinning room renovation	Residential Construction	Alterations	1/18/2023	3/13/2023	Complete
BLDC2023-03060	119	EXCHANGE ST	Complete ADA and interior improvements to the restaurant, public restrooms, and other public spaces.	Commercial Construction	Alterations	1/23/2023	2/27/2023	Complete
BLDC2023-03059	93	HIGH ST	FAST TRACK Application for limited demolition of non-original, non-structural interior partitions and elements on the first and second floor of a three-story building. No change of use or exterior work proposed in this permit.	Commercial Construction	Alterations	1/23/2023	2/6/2023	Issued
BLDC2023-03062	25	FOREST AVE	Expand lobby with new 5 stop ADA compliant elevator and relocated and ADA accessible box office and secured / dedicated staff entry. Expand lobby on second floor.	Commercial Construction	Alterations	1/24/2023	5/19/2023	Issued
HVAC2023-02152	22	FREE ST	HVAC systems modifications including additional zones and distribution per plans and spec. work to include- Demo/disposal of existing ducting and controls as listed, relocation of controls as listed, (4) new zone dampers, 3- new Honeywell programable thermostats to match existing, preventative maintenance to existing system, and certified air balance.	HVAC	HVAC	1/26/2023	1/31/2023	Complete
BLDC2023-03069	582	CONGRESS ST	Change of use from 1 mercantile unit to 2 residential units. addition of bathroom and kitchen in the second unit.	Commercial Construction	Alterations	1/26/2023	3/29/2023	Complete
BLDC2023-03064	99	FEDERAL ST E	Adding two additional offices to the existing office	Commercial Construction	Alterations	1/26/2023	8/18/2023	Issued
SIGN2023-00760	1267	WESTBROOK ST	2 replacement signs for existing fee standing sign (213 D002, C14 zone), 1 replacement of existing free standing sign (213 C003, R2 zone), and 2 new free standing signs in parking lot (213 D001, R2 zone)	Sign	Signage or Awning	1/26/2023	4/13/2023	Issued
BLDC2023-03076	614	CONGRESS ST	Change of use of first floor left-most unit (#614) from retail to general services. Fit-up to include adding two "offset" walls and a storage room to the space.	Commercial Construction	Alterations	1/28/2023	3/7/2023	Complete
BLDC2023-03075	550	CONGRESS ST	Change of use from hair salon to retail shop. No construction happening.	Commercial Construction	Alterations	1/28/2023	3/24/2023	Complete
BLDC2023-03081	304	BRACKETT ST	Unit 1B & Store Ceiling and wall alterations	Commercial Construction	Alterations	1/30/2023	3/6/2023	Complete
FIRE2023-01316	110	THAMES ST	Add Fire Alarm Initiation and Notification devices as needed for suite fit up for 2nd floor.	Fire	Fire Alarm	1/30/2023	2/9/2023	Complete
FIRE2023-01317	94	PINE ST	Install NFPA 13D fire suppression system.	Fire	Fire Sprinkler System One and Two Family	1/30/2023	2/9/2023	Issued
BLDR2023-03301	15	MACKWORTH ST	Add Portico to front of house	Residential Construction	Alterations	2/1/2023	3/6/2023	Issued

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BLDR2023-03304	346	DANFORTH ST	Renovate existing kitchen, add 1/2 bath, new door and new windows.	Residential Construction	Alterations	2/2/2023	2/23/2023	Issued
BLDC2023-03088	20	PINE ST	Altering Unit 2 to make room for a half bath down stairs and second bedroom upstairs. Add egress window in new bedroom of Unit #2. Changes to internal stairs, all units have two compliant exits.	Commercial Construction	Alterations	2/3/2023	6/1/2023	Complete
HVAC2023-02161	125	YORK ST	4 zone heat pump only replacement	HVAC	HVAC	2/3/2023		In Review
HVAC2023-02163	28	NEAL ST	Install ERV system to existing exhaust and supply to Main Performance room.	HVAC	HVAC	2/6/2023	3/9/2023	Issued
SIGN2023-00764	424	FORE ST	Sign replacement for an existing blade sign bracket for 2nd story business. No dimensional changes.	Sign	Signage or Awning	2/6/2023	2/23/2023	Issued
FIRE2023-01321	15	CASCO ST	New wet Sprinkler system to be installed in existing building	Fire	Fire Suppression water based	2/7/2023	4/12/2023	Issued
HVAC2023-02164	231	WESTERN PROMENADE	Install VRV heat pump system with auxiliary hydronic heating. System to include- 2- VRV-S heat pump condensers, 10 air handlers with duct distribution, 6 with hydronic heat coils, 1- cab heater in foyer, radiant floor warming in the following rooms- entry, pantry, kitchen, bathroom #203, 209, and 305. 1- ultra high efficient natural gas boiler with 80-gallon indirect water heater. 4- exhaust fans ducted to outside.	HVAC	HVAC	2/7/2023	2/24/2023	Issued
BLDR2023-03310	63	CHADWICK ST	Amend BLDR2022-03126: Shift curb cut, driveway and building on the lot, increase size of front porch, revise basement stairway, revise basement bulkhead, revise glazing on north and east elevations.	Residential Construction	Amendment	2/8/2023	3/29/2023	Issued
BLDC2023-03106	123	MIDDLE ST	123 MIDDLE STREET IS MADE UP OF 119, 121, AND 123 MIDDLE STOREFRONTS. THIS WORK TAKES PLACE IN THE "121" SUITE AND THE DRAWINGS/DOCUMENTS ARE LABELED AS SUCH. SUBMITTED FOR INTERIOR DEMOLITION ONLY. SUBSEQUENT NEW INTERIOR FINISH, MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE SUBMITTED UNDER SEPARATE APPLICATION. NO CHANGE TO USE OR OCCUPANCY OF THE BUILDING IS PROPOSED AT THIS TIME. TEMPORARY CHANGE TO EGRESS ONLY AS NECESSARY FOR THE PERFORMANCE OF THE WORK SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AS PART OF THEIR NFPA 241 PLAN SUBMISSION.	Commercial Construction	Alterations	2/9/2023	4/6/2023	Issued
BLDR2023-03312	67	HIGH ST	Interior Renovations for bathrooms, basement stair, select window replacement in existing masonry openings, misc cabinet work, minor lighting changes.	Residential Construction	Alterations	2/13/2023	3/21/2023	Complete
HVAC2023-02178	116	WINTER ST	Install Mitsubishi 3 zone heat pump system	HVAC	HVAC	2/13/2023	3/7/2023	Issued
HVAC2023-02179	48	WESTERN PROMENADE	Install Mitsubishi 4 zone heat pump system	HVAC	HVAC	2/14/2023	3/14/2023	Issued
BLDR2023-03321	41	ATLANTIC ST	Installation of 14 roof-mounted solar panels	Residential Construction	Alterations	2/15/2023	5/24/2023	Complete
SIGN2023-00769	52	EXCHANGE ST	Blade sign 2 sided back light	Sign	Signage or Awning	2/15/2023		In Review
BLDC2023-03116	37	DEERING ST	Replace an old roof top deck with a new larger deck.	Commercial Construction	Additions	2/15/2023	5/24/2023	Issued

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HVAC2023-02180	41	ATLANTIC ST	Installation of 1 heat pump system	HVAC	HVAC	2/15/2023	5/24/2023	Issued
HVAC2023-02182	148	STATE ST	INSTALLATION OF TWO SAMSUNG VRF SYSTEMS WITH HEAT RECOVERY	HVAC	HVAC	2/16/2023	7/18/2023	Complete
BLDR2023-03324	12	BAKERY LN	Install roof top solar array: 33 panels, 400 watts, and one SE10000 inverter.	Residential Construction	Alterations	2/16/2023	3/9/2023	Complete
HVAC2023-02186	85	INDIA ST	Boiler replacement	HVAC	HVAC	2/17/2023	2/23/2023	Complete
HVAC2023-02189	104	EXCHANGE ST	Heat pump installation	HVAC	HVAC	2/20/2023	5/3/2023	Complete
BLDC2023-03120	79	BRAMHALL ST	Holt Hall- Demolition of cabinets, drywall, fixtures and flooring due to water damage sustained as a result of a frozen pipe on the 6th floor. Units 2A, 2B, 3A, 4A, 4B, 5A, 5B, 6A, 6B.	Commercial Construction	Alterations	2/20/2023	3/10/2023	Complete
HVAC2023-02192	232	BRACKETT ST	Install 5 head heat pump system: MXZ-8C48NAHZ exterior unit w/ GL12, GL18, GL06, FS09 and KJ09 interior wall units.	HVAC	HVAC	2/20/2023	3/20/2023	Issued
SIGN2023-00771	4	CITY CTR	This is a re-brand of an existing storefront formerly known as "Portland Greenhouse"	Sign	Signage or Awning	2/22/2023	3/8/2023	Complete
HVAC2023-02197	27	PINE ST	Replace existing 1 zone heat pump	HVAC	HVAC	2/22/2023	5/24/2023	Issued
BLDR2023-03339	132	PLEASANT ST	Change of use only. No alterations/renovations taking place.	Residential Construction	Alterations	2/24/2023	3/6/2023	Complete
BLDR2023-03342	28	ATLANTIC ST	Interior renovations to existing Unit #3 include the reconfiguration of spaces by removing and adding walls as indicated.	Residential Construction	Alterations	2/26/2023	3/20/2023	Issued
BLDC2023-03136	28	HIGH ST	REMOVE AND REPLACE 28 WINDOWS, SAME SIZE, LIKE W/LIKE, NO STRUCTURAL CHANGES	Commercial Construction	Alterations	2/27/2023	10/6/2023	Complete
SIGN2023-00772	22 REAR	FREE ST	An 8'x3" SCORE sign will be attached to the brick over the office door as detailed in the Drawings. The sign material is 1/4" Dibond with a vinyl overlay and UV laminate. The sign will be anchored with steel-covered black bolts at each corner. SCORE mentors meet with clients in person in this office. Proper signage is critical to clients finding our location. The address of 22 Rear Free St. is confusing to clients who have not yet been to our new office. The SCORE mission is to foster vibrant small business communities via mentoring and education. SCORE offers its services free of charge. A sign must be visible from Spring St.	Sign	Signage or Awning	2/28/2023	3/9/2023	Complete
BLDC2023-03141	269	COMMERCIAL ST	(Unit 3C) Full interior remodel, kitchen, baths, windows, and bedroom	Commercial Construction	Alterations	3/1/2023	5/24/2023	Issued
BLDC2023-03142	305	COMMERCIAL ST	Change of Use for Suite 105 from General Service to Retail. No changes to the space will be made.	Commercial Construction	Alterations	3/2/2023	5/31/2023	Complete
SIGN2023-00773	251	CONGRESS ST	2 projecting signs on Congress Street and removing previous business sign. One wall sign and 1 blade signs to hang on side of exterior on Smith Street, side of building. All dimensions and photos of proposed signage and hangings are in attached files.	Sign	Signage or Awning	3/2/2023	3/27/2023	Complete
BLDC2023-03143	7	MONTGOMERY ST	**Interior demo only due to water damage** Removal of drywall and plaster ceilings/walls and insulation as described on the sketch	Commercial Construction	Alterations	3/2/2023	3/6/2023	Complete

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BLDC2023-03148	446	FORE ST	Amendment to permit #BLDC2021-02169. Scope of work changes removing 1st floor and basement level interior. Scope of work now only encompasses residential units on floors 2-5. New permits will be applied for with regard to Basement and first floor.	Commercial Construction	Amendment	3/3/2023	3/30/2023	Issued
FIRE2023-01366	54	YORK ST	Install NFPA 72 Fire Alarm System	Fire	Fire Alarm	3/3/2023	3/15/2023	Issued
BLDC2023-03146	93	HIGH ST	Proposed Project scope is an office fit-out for a single-tenant use, interior updates and exterior restoration of an existing historic masonry building. Construction will happen in two phases. Phase 1 will include cosmetic updates and limited layout changes on the first three floors above grade and a new sprinkler system for the entire building. No exterior work is proposed in phase 1.	Commercial Construction	Alterations	3/3/2023	4/3/2023	Issued
BLDR2023-03349	38	MUNJOY ST	Installation of (7) roof mounted solar panels.	Residential Construction	Alterations	3/4/2023	3/15/2023	Complete
BLDC2023-03151	100	FEDERAL ST E	Creating 3 storage rooms and a laundry room	Commercial Construction	Alterations	3/5/2023	4/7/2023	Complete
HVAC2023-02212	101	NORTH ST	Install a heat pump system in unit 1(basement level). (1) ceiling unit installed below the horizontal 1-hour fire resistive assembly, and (1) outdoor condenser (9,000Btu) located on north side corner of the building on a pad and stand.	HVAC	HVAC	3/5/2023	5/24/2023	Issued
BLDR2023-03351	94	PINE ST	permit amendment application at 94 Pine Street (permit # BLDR2022-02617). Below is an outline of the proposed updates. Please reference the submitted drawing for the updates (indicated by clouds). 1.Attic Bath (3307) i.Added knee walls to allow room to have minimum 5'-0" ceiling height per IRC 305.1 (exception #1) rooms w/ sloped ceilings. ii.Providing A.103 (Attic Bath #07 Enlarged Plans & Elevations) Drawing shows detailed dimensions and code information related to this room. 2. Audrey's Room (204) Bump Out Support Modifications to Existing (revision #1) i. Miscellaneous structural support to existing floor and roof assemblies as outlined in Sheet A.301 to the existing cantilevered bump out in room 204.	Residential Construction	Amendment	3/6/2023	3/14/2023	Complete
SIGN2023-00776	142	HIGH ST	Replace wall sign with new sign for Sweetspot.	Sign	Signage or Awning	3/6/2023	5/23/2023	Complete
BLDC2023-03156	785	CONGRESS ST	1st Floor COMMERCIAL SPACE: Insulation, drywall ceiling and walls, electrical, flooring, and Paint. Upper Floor RESIDENTIAL UNITS 1,2,3,4: Insulation, drywall ceiling and walls, electrical, flooring, and paint. RESIDENTIAL UNIT 5: insulation, drywall ceiling and walls, electrical, flooring, and paint. No alterations or structural work under this permit.	Commercial Construction	Alterations	3/7/2023	3/29/2023	Issued
HVAC2023-02228	87	CARROLL ST	2 multi zone heat pump systems	HVAC	HVAC	3/8/2023	5/24/2023	Issued
BLDC2023-03157	159	STATE ST	Interior renovations to church basement including addition of toilet rooms and laundry room.	Commercial Construction	Alterations	3/8/2023	9/13/2023	Issued

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BLDR2023-03359	99	CAPISIC ST	separate garage/ADU and addition to back of home	Residential Construction	Additions	3/9/2023	5/23/2023	Issued
BLDC2023-03161	39	WINTER ST	Construction of (9) Residential Townhomes.	Commercial Construction	New Commercial	3/9/2023	5/5/2023	Issued
BLDC2023-03162	132	BRACKETT ST	Replace storefront around the one-story existing entry roof, eliminating doors, and replace roof down to deck over the one-story existing entry roof.	Commercial Construction	Alterations	3/10/2023	4/11/2023	Issued
BLDR2023-03361	32	INGALLS RD	Rebuild services of a single family residential home after a water loss that occurred on 11/28/22 . Work will consist of the following: drywall ceiling and walls , paint, carpet and pad in basement level. Drywall ceilings and walls, electrical, cabinets, painting, flooring on the 1st floor level. Painting, drywall patches, carpet and pad on the 2nd floor level. Painting and carpet and pad for the 3rd floor level.	Residential Construction	Alterations	3/10/2023	4/3/2023	Issued
BLDC2023-03164	25	FOREST AVE	Demolish flooring, acoustical ceiling tiles, and non-load bearing wall. Work limited area to the basement and first floor.	Commercial Construction	Alterations	3/13/2023	3/24/2023	Complete
BLDC2023-03165	180	MIDDLE ST	Commercial Renovation for Bangor Savings Bank	Commercial Construction	Alterations	3/14/2023	5/5/2023	Issued
BLDC2023-03167	8	NORTH ST	Convert 2 closet spaces into bathrooms; 1 each to the 1st floor and 2nd floor, stacked on top of each other.	Commercial Construction	Alterations	3/16/2023	4/4/2023	Issued
SIGN2023-00780	107	CONGRESS ST	MDO Blade Sign w/ new logo & business name - hung by a bracket on right hand side of front corner (over front entryway)	Sign	Signage or Awning	3/20/2023		In Review
BLDC2023-03177	446	FORE ST	Interior alternations to the 1st floor level of 446 Fore Street. This permit is solely for the 1st floor level. The basement is on a separate permit application, and the 2nd through 5th floor on an existing separate permit (undergoing review of an amendment). This permit application separates the 1st floor from the other floors and changes use from a restaurant (assembly) to retail space (mercantile).	Commercial Construction	Alterations	3/21/2023	4/20/2023	Complete
BLDC2023-03176	161	PINE ST	Add a bedroom and a bathroom with in the basement of condo # 1 at 161 Pine st. All the work will be completed with in the existing shell of the building and unit.	Commercial Construction	Alterations	3/21/2023	5/24/2023	Issued
BLDC2023-03187	12	NYE ST	3 story deck/fire escape system- Remove deck boards and railings, replace with new pressure treated, replace joist hangers with new, shore up framing	Commercial Construction	Alterations	3/24/2023	7/10/2023	Complete
BLDR2023-03391	332	SPRING ST	Replacement of wall sheathing separating the bathroom from the dining room. Possible demolition of 7'x10' false wall in 1st floor bathroom that faces the brick party wall.	Residential Construction	Alterations	3/24/2023	5/1/2023	Complete
FIRE2023-01382	446	Fore	new wet fire sprinkler system and an standpipe system for the existing building	Fire	Fire Suppression water based	3/24/2023	4/5/2023	Issued
HVAC2023-02254	17	ATLANTIC ST	Install 1 heat pump system	HVAC	HVAC	3/25/2023	5/10/2023	Issued
FIRE2023-01384	62	WATERVILLE ST	New NFPA 13R System to be Installed Throughout Entire Structure.	Fire	Fire Suppression water based	3/27/2023	4/10/2023	Complete
BLDC2023-03191	34	WEST ST	Renovate kitchen, master bedroom, and bathroom.	Commercial Construction	Alterations	3/27/2023	4/10/2023	Complete
HVAC2023-02268	62	WATERVILLE ST	Reroute baseboard piping and install new baseboard for 3rd floor and possibly second floor if needed.	HVAC	HVAC	3/28/2023	4/3/2023	Complete

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HVAC2023-02264	71	SAINT LAWRENCE ST	Install heat pump system.	HVAC	HVAC	3/28/2023	4/20/2023	Complete
FIRE2023-01385	110	THAMES ST	PANEL AND PREACTION	Fire	Fire Alarm	3/28/2023	4/12/2023	Issued
HVAC2023-02270	48	MONUMENT ST	heat pump 2 zone install	HVAC	HVAC	3/28/2023	4/5/2023	Issued
HVAC2023-02260	89	MORNING ST	Installation of a three zone Mitsubishi Heat Pump.	HVAC	HVAC	3/28/2023	5/2/2023	Issued
BLDC2023-03199	115	THAMES ST	Office fit-out of the second floor within an existing building. No exterior alterations or additions proposed	Commercial Construction	Alterations	3/31/2023	5/10/2023	Complete
BLDC2023-03204	135	CONGRESS ST	New Fit Out for Ice Cream shop in small portion of building previously used as Ice Cream Shop	Commercial Construction	Alterations	4/3/2023	5/23/2023	Issued
BLDC2023-03209	522	CONGRESS ST	Replacement of kitchen equipment and associated MEP infrastructure upgrades.	Commercial Construction	Additions	4/4/2023	4/21/2023	Complete
BLDR2023-03421	58	SPRUCE ST	Unused chimney removal; Remove chimney from exterior, attic and second floor.	Residential Construction	Alterations	4/4/2023	4/24/2023	Issued
FIRE2023-01394	446	FORE ST	Installation of a new NFPA 72 Fire Alarm System	Fire	Fire Alarm	4/5/2023	4/28/2023	Issued
BLDC2023-03212	121	MIDDLE ST	Renovation of basement, 1st, and 4th floors. Basement work includes new storage and housekeeping spaces. 1st floor includes lobby renovation. The 4th floor is to be renovated into 7 new hospitality suites to match existing suites on the 2nd and 3rd floors.	Commercial Construction	Alterations	4/5/2023	8/30/2023	Issued
HVAC2023-02286	784	CONGRESS ST	Boiler replacement project	HVAC	HVAC	4/6/2023	4/7/2023	Issued
BLDR2023-03426	70	NEAL ST	Add a full bathroom on 2nd floor	Residential Construction	Alterations	4/6/2023	5/2/2023	Issued
HVAC2023-02283	362	DANFORTH ST	Install a Mitsubishi single zone heat pump system	HVAC	HVAC	4/6/2023	4/19/2023	Issued
BLDC2023-03217	16	CASCO ST	Select interior demolition of 1st floor walls and ceilings.	Commercial Construction	Alterations	4/7/2023	4/27/2023	Issued
BLDC2023-03216	112	WEST ST	Select interior demolition in preparation for future renovation. Remove all commercial related devices and surface mounted electrical. Remove and cap plumbing fixtures. This project will convert back to a single family residence.	Commercial Construction	Alterations	4/7/2023	4/24/2023	Issued
SIGN2023-00787	446	FORE ST	Installation of a blade sign on the Fore Street facade for the 1st floor tenant. Sign will be made of PVC and then wrapped in vinyl. It will mount to the existing signage bracket on the building. Also installation of new blade sign on Wharf Street above the Wharf Street entrance to this same 1st floor commercial space.	Sign	Signage or Awning	4/9/2023	5/18/2023	Complete
BLDC2023-03219	446	FORE ST	Renovation of basement space in 446 Fore Street. Work was previously permitted in permit BLDC2021-02169. This permit is one of (3) permits to split the original permit into separate areas of work.	Commercial Construction	Alterations	4/9/2023		In Review
FIRE2023-01397	148	STATE ST	Installing a wet fire sprinkler systems in an existing building	Fire	Fire Suppression water based	4/10/2023	4/20/2023	Complete
BLDC2023-03223	142	HIGH ST	Add new door and service window opening within existing wall and service counter. Marijuana retail store, see previous permit BLDC2021-01892 for additional information.	Commercial Construction	Alterations	4/11/2023	5/23/2023	Complete
BLDR2023-03447	6	HOULTON ST	Installation of (21) roof mounted solar panels.	Residential Construction	Alterations	4/11/2023	4/24/2023	Issued
BLDC2023-03229	100	COMMERCIAL ST	Interior renovation of an existing office space (210 & 310), expansion into adjacent suite of their existing office (214).	Commercial Construction	Alterations	4/13/2023	5/1/2023	Complete
HVAC2023-02296	200	BRACKETT ST	Install multiple heat pumps	HVAC	HVAC	4/13/2023	4/25/2023	Issued

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FIRE2023-01401	754	CONGRESS ST	Installation Of A Fire Alarm System	Fire	Fire Alarm	4/13/2023	4/21/2023	Issued
BLDC2023-03230	104	EXCHANGE ST	Documenting basement of Highroller Restaurant - the uses were existing when this tenant moved in, they have added two sinks and a fan so we are documenting that	Commercial Construction	Alterations	4/13/2023	5/3/2023	Issued
HVAC2023-02299	74	EMERY ST	Installation of a three zone heat pump; one 2.5 Ton outdoor compressor, and three 9,000 Btu indoor heads.	HVAC	HVAC	4/14/2023	5/30/2023	Complete
BLDC2023-03239	40	FREE ST	Interior fit-up of Unit E, for mercantile gift shop.	Commercial Construction	Alterations	4/14/2023	8/21/2023	Complete
BLDC2023-03238	40	FREE ST	Fit up tenant space for first time occupancy, carpet/rug retail., unit d	Commercial Construction	Alterations	4/14/2023	8/21/2023	Issued
BLDC2023-03234	492	CONGRESS ST	Reconfigure game room #4 by removing a wall and a infilling a door. No other work permitted.	Commercial Construction	Alterations	4/14/2023	5/9/2023	Issued
HVAC2023-02297	754	CONGRESS ST	Mitsubishi VRF & Dedicated Outside Air Rooftop Unit	HVAC	HVAC	4/14/2023	5/11/2023	Issued
BLDR2023-03464	27	HIGH ST	Converting existing space into a full bathroom on third floor. Converting additional space on the first floor into a half bath. Adding a stackable laundry unit on second floor.	Residential Construction	Alterations	4/17/2023	6/6/2023	Complete
BLDC2023-03243	84	EASTERN PROMENADE	Repair damage to condo unit from broken sprinkler pipe that occurred during the February freeze. No structural changes.	Commercial Construction	Alterations	4/18/2023	5/4/2023	Complete
BLDC2023-03242	84	EASTERN PROMENADE	Repair damage to condo common area from broken sprinkler pipe that occurred during the February freeze. No structural changes.	Commercial Construction	Alterations	4/18/2023	5/4/2023	Complete
BLDC2023-03241	84	EASTERN PROMENADE	Repair damage to condo unit from broken sprinkler pipe that occurred during the February freeze.	Commercial Construction	Alterations	4/18/2023	5/4/2023	Complete
BLDC2023-03247	25	FOREST AVE	Demolish flooring, acoustical ceiling tiles, gypsum walls, gypsum ceilings, and non-load bearing walls. Work area is limited to the first floor mezzanine, second floor, third floor, and third floor mezzanine.	Commercial Construction	Alterations	4/19/2023	5/19/2023	Issued
BLDC2023-03252	62	WATERVILLE ST	Removing rated fire separation at basement ceiling.	Commercial Construction	Amendment	4/21/2023	5/2/2023	Complete
FIRE2023-01411	3	CANAL PLZ	4TH FLOOR RENOVATION	Fire	Fire Alarm	4/26/2023	6/26/2023	Complete
HVAC2023-02323	9	BOWDOIN ST	2 GAS FURNACES WITH HEAT PUMPS AND BOILER FOR GARAGE HEAT AND SNOWMELT	HVAC	HVAC	4/26/2023	10/27/2023	Issued
BLDC2023-03259	59	PINE ST	Conditional change of use from boarding house to sheltered care group home permit	Commercial Construction	Alterations	4/27/2023	8/15/2023	Complete
BLDR2023-03505	61	MELBOURNE ST	THE RENOVATION WILL INCLUDE THE RE-SIDING OF THE EXISTING HOME, REPLACING ROTTING WOOD FINISH MATERIALS AT THE FRONT ENTRY PORCH AND CANOPY, NEW AND REPLACEMENT WINDOWS ON THE REAR FACADE OF THE HOME, REMOVAL OF INTERIOR SECONDARY STAIRS, INFILLING THE SECOND FLOOR FRAMING AT THE STAIR REMOVAL AND ALTERATION OF THE SECOND FLOOR PLAN TO ADD A BATHROOM.	Residential Construction	Alterations	4/27/2023	5/17/2023	Complete
HVAC2023-02324	67	THOMAS ST	Heat Pump Installation 874 sq/ft	HVAC	HVAC	4/27/2023	5/10/2023	Issued
BLDR2023-03503	60	GARRISON ST	Change of Use Single family dwelling with an attached Accessory Dwelling Unit.	Residential Construction	Additions	4/27/2023	7/7/2023	Issued

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BLDR2023-03506	73	FEDERAL ST E	Install a replacement fence in our backyard (to be installed by Ron Forest and Sons Fence).	Residential Construction	Alterations	4/28/2023		In Review - Pending Payment
BLDC2023-03263	331	VERANDA ST	Removing basement window to install new vent for new boiler (boiler to be applied for separately). The window frame will remain in place to preserve the historic look of the opening.	Commercial Construction	Alterations	4/28/2023	7/25/2023	Issued
HVAC2023-02326	35	SILVER ST	Heat pump replacement. One indoor head and one outdoor unit.	HVAC	HVAC	4/28/2023	5/10/2023	Issued
BLDC2023-03268	649	CONGRESS ST	Renovate space for new bar Rebel Munchies and Libations.	Commercial Construction	Alterations	5/2/2023	8/16/2023	Complete
BLDC2023-03272	10	MORNING ST	There are 2 existing sunrooms on the rear of the building that need to be re-framed to code and finished.	Commercial Construction	Alterations	5/2/2023	6/21/2023	Complete
BLDC2023-03273	10	COTTON ST	Interior renovation of an existing restaurant. New owner, no change of use. New Restaurant to be 'Thistle and Grouse'. 10 Cotton Street 038/C012	Commercial Construction	Alterations	5/3/2023	5/17/2023	Complete
SIGN2023-00794	132	SPRING ST	Front door hanging sign made of a PVC material to be hung on existing bracket	Sign	Signage or Awning	5/3/2023		In Review
HVAC2023-02341	5	EASTERN PROMENADE	Install 4 Heat pump systems.	HVAC	HVAC	5/3/2023	6/22/2023	Issued
BLDC2023-03276	14	ORCHARD ST	Remove and replace select windows, and scrape and paint siding. Removal and replacement of siding is limited only to damaged boards.	Commercial Construction	Alterations	5/4/2023	6/2/2023	Issued
HVAC2023-02345	2	STRATTON PL	Installation of two exterior Condenser Units (both Daikin 2MXL18QMVJU) on separate roof sections - one on kitchen roof, on on main roof. Installation of four Wall mounted evaporator units (Daikin FTXS09LVJU). No line hide to be installed on exterior	HVAC	HVAC	5/4/2023	5/16/2023	Issued
BLDC2023-03274	5	DANA ST	Change of use from a food service business to a marijuana retail store. No construction just removals of seating and kitchen equipment	Commercial Construction	Alterations	5/4/2023	12/18/2023	Issued
HVAC2023-02348	655	CONGRESS ST	Installation of a 20K BTU 2ZONE Standard Mitsubishi Heat Pump System that Includes: 1 MXZ2C20NA3U1 1 MSZGL12NAU2 1 MLZKP12NAU1	HVAC	HVAC	5/8/2023	8/23/2023	Issued
FIRE2023-01424	46	CARLETON ST	Replace existing fire alarm system and phase 2 add additional devices	Fire	Fire Alarm	5/9/2023	5/15/2023	Issued
HVAC2023-02350	675	CONGRESS ST	SINGLE ZONE HEAT PUMP for Apt #3 (not part of BLDC2023-03030)	HVAC	HVAC	5/9/2023	5/16/2023	Issued
FIRE2023-01427	120	EXCHANGE ST	MODIFY THE EXISTING WET FIRE SPRINKLER SYSTEM TO ACCOMMODATE NEW FLOOR AND CEILING LAYOUTS IN THE EXISTING BUILDING.	Fire	Fire Suppression water based	5/10/2023	6/1/2023	Complete
BLDC2023-03283	6	HORTON PL	Demo interior finishes Only due to damage from frozen water pipes.	Commercial Construction	Alterations	5/10/2023	5/24/2023	Issued
BLDC2023-03284	80	EXCHANGE ST	Renovation of an existing retail space into a special events space (exhibition, meeting and convention halls, commercial use - Table 6-C) for the Grill Room restaurant (combines 2 existing tenant spaces).	Commercial Construction	Alterations	5/10/2023	6/30/2023	Issued
SIGN2023-00797	2	CITY CTR	Replace existing 48"x22" bronze directory plaques with a new 12"x19" header and 5 5"x19" tenant plaques	Sign	Signage or Awning	5/11/2023	5/30/2023	Complete

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FIRE2023-01431	100	COMMERCIAL ST	Adding sprinkler coverage to suites 300, 304, 307, 314, and 320.	Fire	Fire Suppression water based	5/12/2023	5/15/2023	Issued
HVAC2023-02362	12	GRAYHURST PARK	Install Mini Split HVAC System	HVAC	HVAC	5/12/2023	6/13/2023	Issued
HVAC2023-02364	61	THOMAS ST	Install heat pump systems.	HVAC	HVAC	5/13/2023	5/25/2023	Complete
BLDR2023-03547	165	STATE ST	Change of Use from Multi-Use Commercial to Two-Family. Construction to include new door, opening of sealed door, and smoke detector installation.	Residential Construction	Alterations	5/15/2023		In Review
BLDC2023-03290	152	STATE ST	Add dance studio use to an existing ballroom/event space and change the use of another room in the private club to an office for the dance studio. No building, wall, electrical or plumbing alterations are proposed. Cosmetic changes to include a new oak hardwood floor in the ballroom, painting, new floor finishes in other areas, and installing new sink countertops in the common bathroom.	Commercial Construction	Alterations	5/15/2023	8/29/2023	Issued
BLDC2023-03291	17	CHESTNUT ST	No work to be done, changing the use of building from commercial to multi-family residential (3 unit)	Commercial Construction	Alterations	5/16/2023	7/26/2023	Complete
HVAC2023-02367	34	WEST ST	Install 5 mini split indoor units on one outdoor condenser.	HVAC	HVAC	5/16/2023	6/1/2023	Issued
FIRE2023-01440	144	STATE ST	Install NFPA 13 Sprinkler System to 144 State Street Apartment Building.	Fire	Fire Suppression water based	5/19/2023	9/5/2023	Complete
BLDC2023-03299	188	EASTERN PROMENADE	Replace 4 existing windows with E-Series Dark Bronze Anodized to match existing.	Commercial Construction	Alterations	5/19/2023		In Review
SIGN2023-00800	249	CONGRESS ST	Hanging Blade Sign on front facade of building as well as gooseneck lights above top of building to illuminate hand painted logo on facade.	Sign	Signage or Awning	5/19/2023	6/6/2023	Issued
HVAC2023-02374	115	THAMES ST	Install 2 ton unit and ducts for 3 zones. Our work to include one new air handler and relocating two existing air handlers with duct distribution. Ducting of existing ERV Per Plan M1-2. See Drawings H-102 and H-201 for existing systems. Complete start up and test of system.	HVAC	HVAC	5/22/2023	6/5/2023	Complete
HVAC2023-02378	58	SPRUCE ST	Install (1) Mitsubishi MXZ-3c30NAHZ outdoor unit (hidden from street), and (1) MXZ-SM42NAHZ outdoor unit (hidden from street). Both units mounted on ground stands	HVAC	HVAC	5/23/2023	6/15/2023	Issued
BLDC2023-03301	40	FREE ST	Fit-up unit A to be a exercise facility.	Commercial Construction	Alterations	5/23/2023	8/10/2023	Issued
HVAC2023-02381	29	ORCHARD ST	Installation of one outdoor condenser (12k BTU) connected to one indoor heat pump.	HVAC	HVAC	5/24/2023	6/1/2023	Complete
HVAC2023-02382	131	NEAL ST	Install 3 zone heat pump system	HVAC	HVAC	5/24/2023	7/13/2023	Issued
BLDC2023-03307	28	NEAL ST	Level and modify riser for new flooring.	Commercial Construction	Alterations	5/25/2023	6/8/2023	Complete
HVAC2023-02383	39	WINTER ST	Install Heat pumps & water heater in 9 unit Townhouse	HVAC	HVAC	5/25/2023	6/28/2023	Issued
BLDR2023-03582	148	STATE ST	Amendment to existing permit (BLDR2022-02684), issued on 1/3/2023, to include the addition of non-bearing partition walls on the proposed fourth floor and the relocation of plumbing fixtures on the proposed first floor plan. The existing building footprint and building facade will remain as is.	Residential Construction	Amendment	5/29/2023	6/23/2023	Complete

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SIGN2023-00805	522	CONGRESS ST	12"H internally illuminated letters mounted to the front and rear entrances of Maine College of Art & Design's main location on Congress Street	Sign	Signage or Awning	5/31/2023	6/7/2023	Issued
BLDC2023-03318	53	WEST ST	Renewal by Andersen window and door replacement. 3 double hung insert windows, 2 in living room, 1 in bathroom. 1 picture window in living room. 1 double hung window in the stairwell. 1 Provia entry door in office. No structural changes.	Commercial Construction	Alterations	6/2/2023	7/19/2023	Complete
FIRE2023-01442	93	HIGH ST	New water based suppression system for existing building. 100 new heads	Fire	Fire Suppression water based	6/5/2023	6/14/2023	Issued
BLDC2023-03323	419	CONGRESS ST	Interior Alterations to convert the existing space into the concept Botanically Curious: An herbal apothecary style quick service tea shop with workshops and private herbalist consultations. ADDING MOP SINK IN UTILITY CLOSET, ADDING HAND SINK IN HERBAL, POTHECARY, ADD COUNTER WITH BUILT IN 3 COMPARTMENT SINK AND PREP SINK, WORKSHOP TABLES, ROOM SEPARATION CURTAIN	Commercial Construction	Alterations	6/6/2023	11/13/2023	Complete
FIRE2023-01446	120	EXCHANGE ST	Add, Remove and relocate fire alarm devices as needed for suite fit up	Fire	Fire Alarm	6/7/2023	6/12/2023	Complete
BLDC2023-03325	10	DEERING ST	Replace existing exterior decks and stairways in same location/configuration.	Commercial Construction	Additions	6/8/2023	8/15/2023	Complete
SIGN2023-00809	754	CONGRESS ST	We are building the Longfellow Hotel. This sign permit application is for all exterior signage: one large blade sign on the corner of Neal and Congress, one small storefront sign for the spa on Congress, and one painted mural sign on the side of the building that abuts the Tandem Bakery property.	Sign	Signage or Awning	6/8/2023	7/25/2023	Issued
HVAC2023-02398	25	FOREST AVE	Renovate HVAC systems. New AHU with 5 ton Heat pump and associated Piping & Ductwork, New 2 ton Heat pump with 2 wall mounted indoor heads, New roof mounted ERV with associated ductwork. Small electric heater for vestibule.	HVAC	HVAC	6/9/2023	6/22/2023	Complete
SIGN2023-00811	685	CONGRESS ST	After the fact 72" x 36" building-mounted sign facing parking lot at rear of building.	Sign	Signage or Awning	6/9/2023		In Review
HVAC2023-02401	265	WESTERN PROMENADE	Installing a 3-zone Mitsubishi heat pump system	HVAC	HVAC	6/12/2023	6/29/2023	Issued
BLDC2023-03332	360	CUMBERLAND AVE	No construction will be happening. I'm using this document for change of use from art studio to "personal services" (tattoo parlor)	Commercial Construction	Alterations	6/13/2023	8/28/2023	Complete
FIRE2023-01452	59	MIDDLE ST	Addition of Fire Alarm Devices to existing Fire Alarm System	Fire	Fire Alarm	6/13/2023	6/15/2023	Issued
BLDC2023-03331	25	DOW ST	Roof top solar array with 13 panels, 500 watts and 1x SE5000 inverter	Commercial Construction	Alterations	6/13/2023	7/14/2023	Issued
BLDC2023-03335	610	CONGRESS ST	11 apartments/ replacement of interior finishes, replacement and complete reframing of existing kitchens and baths but keeping existing layouts, new sprinkler, new fire alarm system	Commercial Construction	Alterations	6/14/2023	8/8/2023	Issued
BLDC2023-03337	331	VERANDA ST	Interior fit up on 3rd floor of building #4	Commercial Construction	Alterations	6/15/2023	8/21/2023	Issued
FIRE2023-01457	178	MIDDLE ST	Installation of NFPA 72 Fire Alarm System	Fire	Fire Alarm	6/16/2023	6/26/2023	Issued

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BLDC2023-03340	132	SPRING ST	Change of use from general service (personal service - tattoo parlor) to general office (real estate office). Artwork will be displayed and for sale on the office walls.	Commercial Construction	Alterations	6/16/2023	7/20/2023	Issued
FIRE2023-01456	178	MIDDLE ST	Installation of a City of Portland AES Master Box	Fire	Fire Alarm	6/16/2023	6/26/2023	Issued
SIGN2023-00817	201	FEDERAL ST W	Superseded by SIGN2024-0900	Sign	Signage or Awning	6/19/2023	8/17/2023	Complete
BLDR2023-03617	90	NEAL ST	Create a new master bathroom in an existing closet, renovate the existing half bathroom, plaster and paint old ceilings , paint throughout, install new heat pumps and upgrade the existing electrical panel.	Residential Construction	Alterations	6/19/2023	8/3/2023	Issued
BLDC2023-03341	59	BRAMHALL ST	Non load bearing demo of fire and water damaged plaster, drywall, insulation and finish items. This is not a permit for the repair work, only the demo. A separate building permit would be pulled for any reconstruction.	Commercial Construction	Alterations	6/19/2023	6/22/2023	Issued
HVAC2023-02418	81	QUEBEC ST	Install Heat Pump System	HVAC	HVAC	6/20/2023	6/27/2023	Complete
BLDR2023-03621	29	PINE ST	No structural changes are planned at this point. New insulation on all floors and new drywall on all main floor walls. New wiring from the main panel to the 1st and 2nd floors for all outlets, switches and lights. Electrical will be completed under a separate permit. New recessed LED lights in the ceilings of all rooms. Kitchen will receive new cabinets, plumbing and appliances. On the main floor, the existing 1/2 bath will be updated and plumbed. Second floor walls and ceilings will remain in place and will be rewired. Trim will be removed, sanded and painted. Second floor bath will have a new shower, new vanity and where the shower is currently will become a stall for the toilet. All of the plumbing will be handled under a separate plumbing permit. Our plumber will also be updating the current boiler to accommodate gas vs. oil	Residential Construction	Alterations	6/20/2023	1/18/2024	Issued
HVAC2023-02421	643	CONGRESS ST	Exhaust system for kitchen and bathroom.	HVAC	HVAC	6/21/2023	7/5/2023	Complete
SIGN2023-00820	57	OAK ST	Flat cut aluminum letters to be stud mounted to the fascia at 57 Oak Street	Sign	Signage or Awning	6/21/2023	6/27/2023	Complete
HVAC2023-02424	231	WESTERN PROMENADE	Install wood pellet boiler in Carriage house piped to Main House..	HVAC	HVAC	6/21/2023	9/21/2023	Issued
FIRE2023-01460	156	HIGH ST	They have a Gas Range in need of Fire Protection. Installing an Ansul R-102 Fire Suppression system in their existing Kitchen Hood.	Fire	Fire Suppression non-water based	6/21/2023	7/5/2023	Issued
HVAC2023-02422	501	CUMBERLAND AVE	Install Natural Gas Boiler	HVAC	HVAC	6/21/2023	7/11/2023	Issued
BLDR2023-03623	171	STATE ST	Replacing existing external steps with replacement granite steps. No change in size or style.	Residential Construction	Alterations	6/21/2023	10/11/2023	Issued
SIGN2023-00819	522	CONGRESS ST	Change in design of signage at front and rear entrances of Maine College of Art - previous permit approved - SIGN2023-00805. Please expedite if possible	Sign	Signage or Awning	6/21/2023	6/27/2023	Issued
BLDC2023-03346	1	CONGRESS SQ	Construct a new WCSH Staff Entrance Addition.	Commercial Construction	Additions	6/21/2023	7/13/2023	Issued
FIRE2023-01461	200	BRACKETT ST	4 gallon Range Guard wet chemical fire suppression system	Fire	Fire Suppression non-water based	6/22/2023	6/27/2023	Issued

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BLDC2023-03350	6	HOULTON ST	The plan is to add a full-bath to Unit #1 (1st floor). This includes a toilet, shower, pedestal sink, and a few electrical changes.	Commercial Construction	Alterations	6/27/2023	8/18/2023	Issued
BLDC2023-03353	562	CONGRESS ST	Work includes removal of portions of the non-load bearing Gypsum Wallboard (GWB) demising partition between the spaces at 566 and 568 Congress St and installation of a soffit. No Structural modifications or exterior work.	Commercial Construction	Alterations	6/27/2023	7/20/2023	Issued
FIRE2023-01463	1355	CONGRESS ST	rework the existing system	Fire	Fire Suppression water based	6/27/2023	7/20/2023	Issued
FIRE2023-01465	9	BOWDOIN ST	Installation 13d water based fire sprinkler system	Fire	Fire Sprinkler System One and Two Family	6/27/2023	7/11/2023	Issued
BLDC2023-03354	511	CONGRESS ST	Addition of new stair tower and interior alterations. Conversion of existing office space to 107 Residential Units and Storage	Commercial Construction	Additions	6/29/2023		In Review
HVAC2023-02446	178	MIDDLE ST	New HVAC system from basement to roof.	HVAC	HVAC	6/29/2023	7/19/2023	Issued
HVAC2023-02445	73	WINTER ST	Install VRF System.	HVAC	HVAC	6/29/2023	7/11/2023	Issued
BLDC2023-03356	11	MOULTON ST	Interior Demolition Only: Remove existing sheetrock and flooring. No alterations, no new work.	Commercial Construction	Alterations	6/30/2023	7/14/2023	Complete
BLDC2023-03355	2	MONUMENT SQ	Demo only of existing 2nd floor office space, some partitions, wall base and carpet. Proposed new layout plans to follow under separate permit application.	Commercial Construction	Alterations	6/30/2023	7/17/2023	Issued
BLDR2023-03642	164	LONGFELLOW ST W	Construct a 216sqft sunroom and 368 sqft deck in place of existing 613sqft deck.	Residential Construction	Additions	7/2/2023	9/4/2023	Issued
HVAC2023-02451	100	COMMERCIAL ST	Install new spiral ducts, branch lines and round diffusers for two existing water source heat pumps. Work to be done for 1 existing heat pump on 2nd floor and 1 on 3rd floor.	HVAC	HVAC	7/5/2023	7/18/2023	Complete
BLDC2023-03357	46	MARKET ST	We are applying to replace two double-hung windows in the restaurant space "Petite Jacqueline". We have gotten the required approval from historic preservation - reference: Plan Number: HPAR-002567-2023.	Commercial Construction	Alterations	7/5/2023	7/17/2023	Issued
BLDR2023-03646	8	GARRISON ST EXT	Roof top solar array 11x Silfab 500 6x REC 405 Silfab silver panels go on south roof plan and southeast facing roof plane (facing the water)	Residential Construction	Alterations	7/5/2023	7/13/2023	Issued
HVAC2023-02460	50	CARLETON ST	Replace Gas Boiler	HVAC	HVAC	7/7/2023	7/11/2023	Issued
SIGN2023-00826	45	EXCHANGE ST	Black, smooth finish wood sign with white letters Height: 20" Width: 36" Thickness: .5"	Sign	Signage or Awning	7/10/2023	7/19/2023	Complete
BLDC2023-03364	2	MONUMENT SQ	Existing 7,423sf office suite, dividing into 2 suites, permit for suite A- 4,000 sf office, adding partitions for conference room, small hotel stations and lounge.	Commercial Construction	Alterations	7/11/2023	8/10/2023	Complete
BLDC2023-03384	49	SAINT LAWRENCE ST	Remove and Replace Existing second story deck and stairs.	Commercial Construction	Alterations	7/17/2023		In Review - Pending Payment

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HVAC2023-02478	443	CUMBERLAND AVE	Install a Heat pump heating and cooling system to supplement existing oil steam.	HVAC	HVAC	7/17/2023	8/8/2023	Issued
HVAC2023-02476	416	FORE ST	Replacement of outdoor unit only for existing heat pump system. Swap out, no electrical needed. Use existing set up.	HVAC	HVAC	7/17/2023	7/19/2023	Issued
HVAC2023-02485	119	BRACKETT ST	Single zone Heat pump	HVAC	HVAC	7/18/2023	7/24/2023	Complete
HVAC2023-02482	188	STATE ST	install heat pump/AC in kitchen to mitigate the heat load.	HVAC	HVAC	7/18/2023	7/26/2023	Issued
BLDC2023-03388	10	DANA ST	Convert upper two floors and mezzanine of existing building from business use to residential use.	Commercial Construction	Alterations	7/19/2023	9/11/2023	Issued
BLDR2023-03684	30	CUSHMAN ST	Remodel existing apartment.	Residential Construction	Additions	7/19/2023	9/19/2023	Issued
HVAC2023-02486	68	NEAL ST	Replace existing boiler with LP Bradford White Brute 199	HVAC	HVAC	7/19/2023	7/31/2023	Issued
SIGN2023-00831	432	FORE ST	Application for sign permit in Historic District - 2 signs totaling 8.4 sq.ft.	Sign	Signage or Awning	7/20/2023	8/30/2023	Complete
BLDR2023-03691	38	DEERING ST	Renovate Master bath	Residential Construction	Alterations	7/20/2023	8/8/2023	Complete
BLDR2023-03686	176	EASTERN PROMENADE	Adding a small dormer and extending 1st floor roof to cover over side steps	Residential Construction	Additions	7/20/2023	8/9/2023	Issued
HVAC2023-02490	36	TAYLOR ST	Installation of two condenser unit on back left corner of building (G.E. AUH4860ZGDA and Samsung CXH12ADB), and two interior units - one ducted unit in the basement (G.E. UUY4860ZG DAB) and floor console unit on 3rd floor (Samsung CNH12JDB)	HVAC	HVAC	7/20/2023	8/14/2023	Issued
SIGN2023-00832	305	COMMERCIAL ST	Unit 104 - Proposed sign will be attached to the pre-existing blade. Sign Dimensions: 4' Length x 3' Height Sign will be 2D, black and white vinyl print, double sided, 1/2" PVC	Sign	Signage or Awning	7/21/2023	8/15/2023	Complete
BLDC2023-03392	137	SPRING ST	Replace Windows in Unit 7	Commercial Construction	Alterations	7/24/2023	8/15/2023	Issued
BLDC2023-03394	47	INDIA ST	Interior alteration of tenant suite. No exterior alterations proposed. Change of use from retail to restaurant.	Commercial Construction	Alterations	7/25/2023	8/2/2023	Complete
SIGN2023-00834	311	COMMERCIAL ST	Removal of current exterior signage (a channel letter set, a blade sign, and an awning sign), and installation of replacement signs (see proof set for more information)	Sign	Signage or Awning	7/25/2023	7/28/2023	Issued
BLDR2023-03699	175	VAUGHAN ST	Interior/Exterior Remodel	Residential Construction	Alterations	7/25/2023	10/30/2023	Issued
FIRE2023-01488	91	WINTER ST	New NFPA 13 Sprinkler System with NFPA 14 Class 1 Manual Wet Standpipe	Fire	Fire Suppression water based	7/26/2023	7/31/2023	Issued
HVAC2023-02505	741	CONGRESS ST	Install a single zone Mitsubishi heat pump system.	HVAC	HVAC	7/26/2023	8/4/2023	Issued
BLDC2023-03396	5	MILK ST	Interior tenant fit out 4th floor	Commercial Construction	Alterations	7/27/2023	8/14/2023	Issued
BLDC2023-03395	1	COMMERCIAL ST	Alteration of an existing historic building to include change of use on the second, third and fourth levels to residential. The work will affect some aspects of the building including, but not limited to, the internal structure and walls, existing historic elements for repair and replacement, interior doors, windows, roofing & flashing repair. Exterior improvements have been approved by the historic preservation board. Two egress stairs and one elevator will be provided. The building will be sprinkled with an NFPA 13 system. Construction type 5A	Commercial Construction	Alterations	7/27/2023	10/27/2023	Issued

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SIGN2023-00836	8	COTTON ST	Replacing "Rivalries" signage with new restaurant's panel sign over entrance (externally lit) and blade sign (externally lit).	Sign	Signage or Awning	7/31/2023	8/17/2023	Complete
BLDR2023-03707	33	VESPER ST	8'x10' PT deck to allow utilization of back corner of property abutting house for clothesline usage.	Residential Construction	Additions	7/31/2023		In Review
SIGN2023-00838	638	CONGRESS ST	Install round metal hanging Matcha Mood sign on existing bracket	Sign	Signage or Awning	8/1/2023	8/22/2023	Complete
FIRE2023-01494	8	COTTON ST	Install a new addressable NFPA 72 fire alarm system.	Fire	Fire Alarm	8/2/2023	8/8/2023	Complete
BLDC2023-03406	161	PINE ST	Interior non structural renovation at floor 3 bedrooms	Commercial Construction	Alterations	8/2/2023	9/5/2023	Issued
BLDC2023-03411	137	SPRING ST	Window replacement for Unit 1	Commercial Construction	Alterations	8/2/2023	8/21/2023	Issued
BLDR2023-03714	11	OBRION ST	Add new dormer to north half of third floor, add a new external stair tower, move a 2nd floor 3/4 bathroom w/ laundry and add a 3rd floor bathroom.	Residential Construction	Alterations	8/2/2023	9/14/2023	Issued
HVAC2023-02521	105	BRACKETT ST	Installing 2 - multi zone heat pump systems	HVAC	HVAC	8/3/2023	8/18/2023	Complete
HVAC2023-02520	10 Cotton Street		New heat pump and ductwork revisions	HVAC	HVAC	8/3/2023	8/31/2023	Complete
FIRE2023-01497	5	EASTERN PROMENADE	Install NFPA 72 Fire Alarm System.	Fire	Fire Alarm	8/3/2023	8/10/2023	Issued
BLDC2023-03415	184	MIDDLE ST	Interior fit out for retail space, new finishes. No change to use or occupancy. Core and shell of the building previously permitted under BLDC2022-02890.	Commercial Construction	Alterations	8/3/2023	8/31/2023	Issued
HVAC2023-02523	75	STATE ST	Install HVAC Equipment	HVAC	HVAC	8/3/2023	8/10/2023	Issued
BLDC2023-03413	486	CONGRESS ST	Add three free standing walls in the entry way to create a vestibule with a security window.	Commercial Construction	Alterations	8/3/2023	10/13/2023	Issued
BLDC2023-03414	176	MIDDLE ST	Interior fit out for retail space, new finishes. No change to use or occupancy. Core and shell of the building previously permitted under BLDC2022-02890.	Commercial Construction	Alterations	8/3/2023	8/31/2023	Issued
BLDC2023-03419	73	NEWBURY ST	demo of cement wall free standing one end attached to retaining wall at the other to be cut where attached complete demo, cleanup and removal hazard as is	Commercial Construction	Alterations	8/7/2023	9/13/2023	Issued
BLDC2023-03418	1001	WESTBROOK ST	Remove existing skylight and infill with new cold-formed metal roof framing, TPO roofing and GWB. Add new lighting fixtures.	Commercial Construction	Alterations	8/7/2023	8/14/2023	Issued
HVAC2023-02533	17	PINE ST	Installation of 1 heat pump system (Apt/Unit 2)	HVAC	HVAC	8/8/2023	9/5/2023	Issued
HVAC2023-02532	17	PINE ST	Installation of 2 heat pump systems. Unit 1	HVAC	HVAC	8/8/2023	8/29/2023	Issued
HVAC2023-02534	17	PINE ST	Installation of 1 heat pump system (Apt/Unit 3)	HVAC	HVAC	8/8/2023	9/5/2023	Issued
BLDC2023-03423	673	CONGRESS ST	Replace roof and east dormer on the front section of the building, and add a matching dormer to the west side of said roof.	Commercial Construction	Additions	8/8/2023	3/18/2024	Issued
BLDR2023-03728	196	PINE ST	Contractor found rot in a trim board, explored and found more rot and insect damage under the clapboards on a small section of wall of the house. He removed rot and replaced insulation, sheeting, and sistered where needed. Removed window and reframed window, to be replaced with new window. Now ready to replace siding. No alteration to building structure or footprint. Also repaired some rot on adjacent wall of garage, which is uninsulated.	Residential Construction	Alterations	8/9/2023	9/7/2023	Issued
BLDC2023-03426	137	SPRING ST	Replace Windows in Unit 2	Commercial Construction	Additions	8/9/2023	8/22/2023	Issued

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BLDC2023-03428	111	COMMERCIAL ST	Change of use for 2 residential units to 2 hotel rooms	Commercial Construction	Alterations	8/10/2023	3/6/2024	Issued
BLDC2023-03429	136	COMMERCIAL ST	Change of use from residential dwellings to 2 hotel units on 5th floor. Existing office and retail uses on lower floors will remain unchanged.	Commercial Construction	Alterations	8/10/2023	1/26/2024	Issued
BLDR2023-03736	95	WEST ST	Change of use from B/R-3 to R-3 (two-family dwelling). No construction permitted.	Residential Construction	Alterations	8/13/2023	10/19/2023	Complete
FIRE2023-01502	30	LAFAYETTE ST	Stand alone 13D system	Fire	Fire Sprinkler System One and Two Family	8/14/2023	8/28/2023	Complete
BLDC2023-03430	137	SPRING ST	Replace windows in Unit 3.	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03434	137	SPRING ST	Window replacement for common area	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03431	137	SPRING ST	Window replacement for Unit 4	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03433	137	SPRING ST	Window replacement for Unit 6	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03432	137	SPRING ST	Window replacement for Unit 5	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
SIGN2023-00846	375	FORE ST	Hanging blade sign, wood and metal, 2x3 feet. Using existing hardware on building just using new sign	Sign	Signage or Awning	8/15/2023	9/11/2023	Issued
FIRE2023-01503	25	FOREST AVE	Replacement of existing fire alarm system	Fire	Fire Alarm	8/15/2023	8/23/2023	Issued
BLDC2023-03447	443	CUMBERLAND AVE	Remove and construct exterior stair and landings. Contractor STOP WORK ORDER. Need permit to disassemble previous non-permitted work, re-assemble to IRC approved deck and stair entry to rear with frost depth footers.	Commercial Construction	Alterations	8/18/2023	9/22/2023	Complete
BLDC2023-03445	202	FEDERAL ST W	Repair concrete and apply waterproofing in the Temple Street Parking Garage	Commercial Construction	Alterations	8/18/2023	8/25/2023	Issued
HVAC2023-02549	320	SPRING ST	Installation of (1) heat pump system.	HVAC	HVAC	8/18/2023	9/27/2023	Issued
BLDR2023-03754	12	Bakery Lane	Construct a new rear dormer.	Residential Construction	Additions	8/21/2023	9/12/2023	Issued
HVAC2023-02555	16	SAINT LAWRENCE ST	Installing a single zone Mitsubishi heat pump system (In the basement - Unit #1)	HVAC	HVAC	8/22/2023	9/13/2023	Complete
BLDR2023-03758	194	VIRGINIA ST	The existing garage (approx. 432 sq ft) has a studio space on the second floor (approx. 336 sq ft). We seek to convert both floors of the garage into a single accessory dwelling unit.	Residential Construction	Alterations	8/22/2023	9/25/2023	Issued
BLDC2023-03453	442	CUMBERLAND AVE	Repair existing back decks/stairs per engineer's plans. Decks/stairways to maintain existing footprint, dimensions and configuration.	Commercial Construction	Alterations	8/23/2023	10/23/2023	Issued
BLDC2023-03458	80	EXCHANGE ST	Repairs to the existing Grill Room kitchen due to a fire	Commercial Construction	Alterations	8/25/2023	9/5/2023	Complete
FIRE2023-01509	64	BLUEBERRY RD	Industrial Blasting all done inside the boiler unit, no air over pressure or vibration leaves unit.	Fire	Blasting	8/25/2023	8/31/2023	Complete
SIGN2023-00851	594	CONGRESS ST	Out door sign attached to building via brackets	Sign	Signage or Awning	8/27/2023	11/13/2023	Issued
FIRE2023-01510	2211	CONGRESS ST	Sprinkler system renovation of shell space on 3rd floor of the Berry-Dunn building to a Tennant Fitout for SAPPI-Unum	Fire	Fire Suppression water based	8/28/2023	8/31/2023	Complete
SIGN2023-00852	443	CONGRESS ST	13" high stud mounted dimensional letters mounted on fascia to read "MAINE COLLEGE OF ART & DESIGN"	Sign	Signage or Awning	8/28/2023		In Review - Pending Payment

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HVAC2023-02569	44	OAK ST	Remove and replace existing air handlers with new heat pump air handlers. Reuse existing supply and return ducting. Add zone dampers and registers to existing ducting to break space into 5 zones. Add a residential ERV to supply fresh air to the space and outdoor units. The air handlers will simply replace the existing units, occupying the same location/space. Similarly, the outdoor units will be placed on the room in the locations currently occupied by existing A/C units. On the Oak St side, we would break out two zones, one for the living/dining room and the other for bedroom 3. On the other side, three zones, one for the living room/kitchen, one for bedroom 3 and one for the master bedroom and office.	HVAC	HVAC	8/28/2023	10/16/2023	Issued
HVAC2023-02570	331	VERANDA ST	Provide and install new hot water reheat VAV's, ducting and control per plan and spec.	HVAC	HVAC	8/28/2023	9/6/2023	Issued
BLDC2023-03465	11	MOULTON ST	Remove interior wall and replace with carrying beam and column, and foundation repair. No other work permitted, no Certificate of Occupancy will be issued.	Commercial Construction	Alterations	8/29/2023	9/13/2023	Complete
HVAC2023-02578	12	HERITAGE CT	Install Mini Split HVAC System	HVAC	HVAC	8/29/2023	9/26/2023	Issued
FIRE2023-01511	40	FREE ST	SUITE D - Adjustment of existing fire suppression system to amend coverage after building renovations.	Fire	Fire Suppression water based	8/29/2023	9/6/2023	Issued
FIRE2023-01512	40	FREE ST	Suite E - Revision and adjustment of an existing NFPA 13 Sprinkler System to amend coverage after building renovations.	Fire	Fire Suppression water based	8/29/2023	9/6/2023	Issued
FIRE2023-01513	1208	FOREST AVE	Installation of new fire suppression system	Fire	Fire Suppression water based	8/30/2023	10/3/2023	Complete
BLDR2023-03782	5	CARROLL ST	Renovate kitchen and 3 bathrooms in Unit 1, and replace all exterior windows.	Residential Construction	Alterations	8/31/2023	10/3/2023	Issued

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HVAC2023-02581	121	MIDDLE ST	Provision and installation of HVAC systems for The Docent Collection Hotel located on the 4th floor of 121 Middle St, as well as the 1st floor hotel lobby and basement employee work-space. Systems for the 4th floor include: (8) Daikin water source heat pumps (WSHP) with thermostat controller, spiral duct and RGD's, and (11) Panasonic bathroom exhaust fans. WSHP's are to be connected to EXISTING boiler/cooling tower water loop. Fresh air and exhaust air for each space provided by EXISTING roof mounted ERV-1 and ducted from mechanical chase to each space. Where penetrations are made to the chase, a fire damper will be added. Room 403 will be zoned using (3) Honeywell zone dampers to create 3 separate zones of control. Systems for the 1st floor include: (1) Daikin WSHP with thermostat controller, spiral duct and RGD's, (2) bathroom exhaust fans, (1) exhaust fan for trash room, (1) Renewaire ERV, and (2) electric wall heaters. Our work to include: Duct fabrication, equipment setting, water loop piping from existing to new WSHP's, duct and RGD installation, duct insulation where required, ERV and EF installation, ERV fresh air and exhaust air ducting, electric wall heater setting, low voltage control wiring, air balance, and equipment startups.	HVAC	HVAC	9/1/2023	9/15/2023	Issued
BLDC2023-03478	15	BROWN ST	Remodel of second floor master bath by relocating fixtures inside the existing space	Commercial Construction	Alterations	9/2/2023	11/29/2023	Issued
BLDC2023-03480	183	MIDDLE ST	INTERIOR TENANT FIT-UP, BUSINESS USE TO BUSINESS USE, NO EXTERIOR WORK, NO EXPANSION OF FOOTPRINT	Commercial Construction	Alterations	9/5/2023	11/1/2023	Issued
BLDC2023-03485	106	EXCHANGE ST	Application for building permit and minor site plan review. Change of use from business into two (2) residences on the third floor of 106 Exchange St, proposed upgrade to water service and related cosmetic and non-structural interior upgrades. No changes to exterior proposed.	Commercial Construction	Alterations	9/6/2023	9/29/2023	Issued
FIRE2023-01522	60	HAMBLET AVE	Install NFPA 13D Residential Sprinkler System	Fire	Fire Sprinkler System One and Two Family	9/7/2023	9/21/2023	Issued
HVAC2023-02590	331	VERANDA ST	Demo and disposal of existing boiler. Install two new NTI - TFTN 399 boilers.	HVAC	HVAC	9/8/2023	9/25/2023	Issued

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			These are the Remaining renovation that were not covered by previous permits . This permit is for replacing, adding, or removing interior walls in the main portion of the house as well as improving structural support in the basement. The interior walls will be convert the 2x3 studs now to 2x6 studs. Basement structural support are to be convert from the one foot square, brick supporting columns to 16x16 inch cinder block columns . As well as filling arch supporting fireplaces foundation for added strength. These drawings submitted with the permit are comprised of four sketches for each floor (1st, 2nd, Attic) 1st drawing is of the original floor plan. 2nd drawing is an overlay of the original floor plan showing alterations made in compliance with prior permits issued in addition to request for changes asked for by this permit. This drawing displays different colored lines too indicate original, previously permitted, and requested permit. 3rd drawing is of new floor plan with labeled areas for intended use. 4th drawing is of new floor plan with dimensions of each area. Please note that the basement is two drawings, original floor plan and changed floor plan IE: improved columns , added fireplace support.					
BLDR2023-03806	153	STATE ST		Residential Construction	Alterations	9/11/2023		In Review
HVAC2023-02591	60	HAMBLET AVE	Heating and Cooling Systems	HVAC	HVAC	9/11/2023	9/21/2023	Issued
SIGN2023-00857	49	PINE ST	Install a Smartpay Alternator within the LED price panel to allow prices to change from member to non-member.	Sign	Signage or Awning	9/11/2023	9/28/2023	Issued
SIGN2023-00859	58	MARKET ST	Install one(1) non-illuminated sign onto existing bracket	Sign	Signage or Awning	9/12/2023	9/28/2023	Complete
BLDC2023-03493	78	DANFORTH ST	Replace (in kind) wooden 3 story rear deck.	Commercial Construction	Alterations	9/12/2023	9/28/2023	Complete
SIGN2023-00860	614	CONGRESS ST	Install one(1) blade sign on existing bracket and one(1) wall sign	Sign	Signage or Awning	9/13/2023	10/10/2023	Complete
BLDR2023-03816	2	THOMAS ST	Repairing interior of carriage house to allow for car use. Currently, concrete slab is raised on rusted steel joists. Plan to infill basement for a new concrete slab to support vehicles	Residential Construction	Alterations	9/13/2023	10/2/2023	Issued
BLDR2023-03822	16	BUTTONWOOD LN	Add dormers above existing attached garage with new bathroom and closets.	Residential Construction	Additions	9/15/2023	10/24/2023	Issued
BLDR2023-03825	71	STATE ST	Removal and replacement of exterior window with an exterior door. This also necessitates removing built-in cabinets inside the mudroom. Door will provide access to side yard.	Residential Construction	Alterations	9/17/2023		In Review
SIGN2023-00862	75	STATE ST	Replacement Roadside Signage	Sign	Signage or Awning	9/18/2023	10/23/2023	Complete

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BLDC2023-03499	84	COMMERCIAL ST	Renovate existing restaurant including a 2-story 851 SF addition for a new 1st floor kitchen, basement prep and storage and 2nd floor bathrooms and storage room. Rebuild and raise 1st floor rear deck for accessibility and expand rear decks, relocate the transformer and add pad for screened dumpster	Commercial Construction	Additions	9/18/2023		In Review
HVAC2023-02599	7	GILBERTS LN	Installing a single-zone heat pump system	HVAC	HVAC	9/18/2023	9/27/2023	Issued
HVAC2023-02598	10	DANA ST	complete renovation of 3rd & 4th floors to new apartments.	HVAC	HVAC	9/18/2023	10/25/2023	Issued
BLDC2023-03504	175	SPRING ST	120 Spring St Unit B tenant fit up, including painting, tile floors, frp on some walls, and install retail counters	Commercial Construction	Alterations	9/19/2023	10/30/2023	Complete
BLDC2023-03502	360	SPRING ST	Install a rooftop solar array and a new electrical service for the solar.	Commercial Construction	Alterations	9/19/2023	3/12/2024	Issued
HVAC2023-02612	41	CARLETON ST	Install a single zone heat pump (9k btu)	HVAC	HVAC	9/20/2023	9/28/2023	Complete
HVAC2023-02608	315	SPRING ST	Installing Heat Pumps	HVAC	HVAC	9/20/2023	12/1/2023	Issued
BLDR2023-03839	331	SPRING ST	Add a bathroom in an existing 2nd floor space.	Residential Construction	Alterations	9/20/2023	10/20/2023	Issued
HVAC2023-02616	326	SPRING ST	Install Boiler & Heat Pump Systems	HVAC	HVAC	9/21/2023	12/1/2023	Issued
HVAC2023-02623	468	CUMBERLAND AVE	Installation of 3 heat pump systems	HVAC	HVAC	9/25/2023	10/4/2023	Issued
BLDR2023-03847	61	MELBOURNE ST	Would like to attach a deck to the back of this renovation. Existing deck was in terrible shape.	Residential Construction	Additions	9/26/2023		In Review
HVAC2023-02625	130	NEAL ST	Installation of 1 heat pump system.	HVAC	HVAC	9/26/2023	10/4/2023	Issued
BLDC2023-03514	372	YELLOWBIRD RD	Remove the existing tile fa?ade, stair, and landing and install new metal siding, windows, and trim and all other work to complete the office residing project.	Commercial Construction	Alterations	9/26/2023	11/21/2023	Issued
HVAC2023-02633	19	PINE ST	Installation of a single zone Mitsubishi heat pump (6k BTU)	HVAC	HVAC	9/27/2023	10/4/2023	Complete
BLDC2023-03515	191	PINE ST	Attempted to make minor repairs to first floor exterior stairs, and found underlying structure compromised. For safety reasons the stairs were rebuilt in kind. Applying retroactively for permit. Historical is aware of the rebuild, and details are being rebuilt to match the existing structure.	Commercial Construction	Additions	9/27/2023		In Review
FIRE2023-01528	655	CONGRESS ST	Install New NFPA 72 Fire Alarm System Installation	Fire	Fire Alarm	9/27/2023	10/2/2023	Issued
HVAC2023-02632	90	NEAL ST	Installing HVAC Units	HVAC	HVAC	9/27/2023	11/29/2023	Issued
HVAC2023-02628	49	INGALLS RD	Install One Viessmann LP fired boiler	HVAC	HVAC	9/27/2023	10/5/2023	Issued
BLDC2023-03516	144	STATE ST	Ground Floor: Add 2 walls to make a maintenance shop for storage use. 1st Floor: Reconfigure 3 retail space interior layouts, including toilet rooms (within the building footprint). A separate tenant fit up permit is required for each tenant space.	Commercial Construction	Amendment	9/28/2023	10/24/2023	Complete
HVAC2023-02638	19	SEELEY AVE	MINI SPLIT HEAT PUMP	HVAC	HVAC	9/28/2023	10/12/2023	Issued
BLDR2023-03855	11	VESPER ST	Amend Permit BLDR2022-03190 to: 1st Floor - Replace kitchen deck door. Replace exterior rear door. 2nd Floor - Remove rear wall between den and bedroom. Combine two previously proposed bathrooms into one including laundry. Exterior - Replace all windows (except front bay window). replace vinyl siding with cedar clapboards. Upsize deck post to 8x8 PT.	Residential Construction	Amendment	9/29/2023	11/14/2023	Issued
HVAC2023-02648	464	CUMBERLAND AVE	Install heat pump kitchen.	HVAC	HVAC	10/2/2023	10/20/2023	Issued

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SIGN2023-00868	316	CONGRESS ST	Blade sign attached to building	Sign	Signage or Awning	10/4/2023		In Review
SIGN2023-00872	25	FOREST AVE	Application for new digital and glazing applied signage at marquee and storefront.	Sign	Signage or Awning	10/6/2023		In Review
BLDC2023-03526	59	BRAMHALL ST	Interior replacement of finishes, fixtures, doors, and millwork due to fire / water damage.	Commercial Construction	Alterations	10/6/2023	11/2/2023	Issued
BLDC2023-03527	93	HIGH ST	Office Fit-out for a single-tenant use, interior updates and limited exterior updates to an existing historic masonry building. The proposed scope of work is phase 2 of the interior fit-out and consists of a full build-out of the basement floor including new meeting and work spaces as well as two new restrooms, limited exterior work including three replacement doors in existing masonry openings and accommodations for future ADA improvements at the rear of the building. Existing fire alarm system is to remain in place and modified as necessary for proposed work. Interior upgrades on the first, second and third floors are under a separate permit #BLDC2023-03146, approved 04/03/2023. A related, approved sub-permit also included a new mechanical system for the entire building, including the basement. Additionally, the full scope of work for the building has a conditional approval for Part 2 from the NPS (approved 08/07/2023).	Commercial Construction	Alterations	10/9/2023	11/22/2023	Issued
BLDR2023-03877	34	NORTH ST	3RD FLOOR BEDROOM SUITE - new operable skylight, - new awning window in shower - replacing existing exterior door (onto flat roof above 2nd floor) with larger glass door -new entry/doorway between 2nd floor landing and 3rd floor suite -new knee-walls -new insulation -new bathroom fixtures, -new wiring, lighting, co/smoke -new tile -new sheetrock	Residential Construction	Alterations	10/9/2023	10/31/2023	Issued
FIRE2023-01534	55	WINTER ST	New NFPA #13R wet pipe sprinkler system	Fire	Fire Suppression water based	10/9/2023	10/23/2023	Issued
HVAC2023-02664	23	MCKINLEY CT	Install two Samsung condensers with 7 evaporators	HVAC	HVAC	10/10/2023	10/25/2023	Complete
BLDC2023-03530	594	CONGRESS ST	Request "Change of Use" from a Tattoo Parlor to "Gallery, Artist Studio, and Office Space.". No interior construction nor alteration has been performed.	Commercial Construction	Alterations	10/11/2023	10/30/2023	Complete

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BLDC2023-03529	360	CUMBERLAND AVE	Interior renovation of existing vacant space to a 21 seat bar room Re-use existing lighting and HVAC Relocate bathroom for ADA compliance Additional plumbing fixture to be added Additional electrical outlets to be added	Commercial Construction	Alterations	10/11/2023	12/26/2023	Issued
BLDC2023-03531	51	OCEAN AVE	roof top solar array with 17 panels 500 watts and 1x 7600 inverter	Commercial Construction	Alterations	10/12/2023	10/31/2023	Complete
BLDR2023-03887	42	LAFAYETTE ST	Interior wall cut-through, add wall	Residential Construction	Alterations	10/12/2023	11/1/2023	Complete
BLDR2023-03885	48	AVON ST	Remove external fire escape	Residential Construction	Alterations	10/12/2023	10/31/2023	Issued
HVAC2023-02671	108	EASTERN PROMENADE	Install Mini Split HVAC System	HVAC	HVAC	10/12/2023	10/18/2023	Issued
BLDR2023-03888	90	NEAL ST	Renovate the third floor, reconfigure the floor plan , turn the existing bedroom into two offices and renovate the existing bonus room and existing bathroom.	Residential Construction	Alterations	10/12/2023	12/1/2023	Issued
FIRE2023-01539	73	WINTER ST	New Apartment building with an NFPA 13 Sprinkler system and Standpipe system	Fire	Fire Suppression water based	10/13/2023	10/18/2023	Issued
FIRE2023-01543	17	BISHOP ST	Provide NFPA 13 sprinkler coverage to the attic of 17 Bishop Street.	Fire	Fire Suppression water based	10/16/2023	11/7/2023	Complete
FIRE2023-01542	10	COTTON ST	Extend existing sprinkler system to rest of the Assembly Occupancy for Thistle & Grouse.	Fire	Fire Suppression water based	10/16/2023	11/6/2023	Complete
BLDC2023-03535	5	COMMERCIAL ST	Add new lease space to expand existing Brickyard Hollow Brewing Company restaurant. Construct toilet rooms, dining area and bar in new lease space.	Commercial Construction	Alterations	10/16/2023	11/6/2023	Complete
HVAC2023-02676	34	NORTH ST	Install 3-zone heat pump system	HVAC	HVAC	10/16/2023	10/25/2023	Issued
BLDC2023-03537	100	COMMERCIAL ST	Conference room reconfiguration within existing office space. Demo of a few non-loadbearing walls and installation of new wall, new lighting, & additional sprinkler lines.	Commercial Construction	Alterations	10/16/2023	1/8/2024	Issued
BLDC2023-03539	2	MONUMENT SQ	Alter existing layout, add new finishes, patch and repair ceiling as required, and alter MEP distribution.	Commercial Construction	Alterations	10/17/2023	11/27/2023	Issued
HVAC2023-02679	350	DANFORTH ST	Replacing NG Boiler	HVAC	HVAC	10/17/2023	10/23/2023	Issued
BLDC2023-03546	617	Forest Ave	One story addition for Wheelchair Lift for Barrier access to 619 Forest Ave and deck/stairs for entry to 617 Forest Ave.	Commercial Construction	Additions	10/23/2023	12/7/2023	Issued
FIRE2023-01556	331	VERANDA ST	Renovation of existing system	Fire	Fire Suppression water based	10/24/2023	10/27/2023	Issued
BLDR2023-03916	99	CONCORD ST	ADA Ramp	Residential Construction	Additions	10/25/2023	11/13/2023	Complete
HVAC2023-02703	643	CONGRESS ST	Install (2) 18K BTU Heat Pump condensers (exterior) and heads (interior)in the basement, and toilet room exhaust fan and ductwork, and air filtration equipment in the roasting room. Electrical subpermit required for all new work.	HVAC	HVAC	10/25/2023	10/30/2023	Complete
HVAC2023-02705	63	CHADWICK ST	Install Heat Pump and Ventilation Systems	HVAC	HVAC	10/25/2023	11/1/2023	Issued
FIRE2023-01558	63	CHADWICK ST	NFPA 13D sprinkler system for a Single Family Home.	Fire	Fire Sprinkler System One and Two Family	10/25/2023	11/7/2023	Issued

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BLDC2023-03553	205	THOMPSONS POINT RD	Construct a shipping container concessions building (with a kitchen) and a shipping container bathroom building (both built off site and inspected by third party inspectors). Install shipping containers on foundations and connect to utilities with local inspections.	Commercial Construction	New Commercial	10/25/2023	12/27/2023	Issued
BLDC2023-03555	11	MOULTON ST	Interior alteration to select areas of existing basement restaurant. Alteration is in conjunction with demolition permit # BLDC2023-03356 and structural modification per permit # BLDC2023-03465. No change in use.	Commercial Construction	Alterations	10/26/2023	1/9/2024	Issued
HVAC2023-02709	37	ATLANTIC ST	Installation of 1 heat pump system	HVAC	HVAC	10/26/2023	11/28/2023	Issued
BLDC2023-03557	1001	WESTBROOK ST	Light interior work in Checked Baggage Inspection Room at PWM ; Remove and replace anti-fatigue floor mats. Sound remediation: Install acoustical wall panels, acoustical ceiling tiles (replacing typical drop ceiling tiles)	Commercial Construction	Alterations	10/27/2023	11/16/2023	Complete
BLDR2023-03928	2	THOMAS ST	One story addition and deck on rear of house with interior improvements	Residential Construction	Additions	10/27/2023	12/1/2023	Issued
BLDC2023-03558	63	MORNING ST	Existing deck/stair replacement @ multi-family located in rear of property.	Commercial Construction	Alterations	10/27/2023	12/1/2023	Issued
BLDC2023-03561	145	COMMERCIAL ST	Renovate interior of existing bank.	Commercial Construction	Alterations	10/30/2023	11/16/2023	Issued
HVAC2023-02721	95	BECKETT ST	Installing a 3 zone Daikin heat pump system For Historic District: The units are going on the right side. Please see attached for pictures. The ODU will be hidden from the street behind the bump out. The top of the ODU will be 48" above the ground.	HVAC	HVAC	10/31/2023	11/14/2023	Issued
HVAC2023-02724	196	PINE ST	Install a single zone heat pump	HVAC	HVAC	11/2/2023	11/6/2023	Issued
HOOD2023-00112	284	DANFORTH ST	Replacement and installation of NFPA 96 compliant commercial exhaust hood for the community kitchen located on the 3rd floor of building.	Hood	Hood	11/3/2023	1/17/2024	Issued
BLDR2023-03941	83	BRACKETT ST	Old second floor platform and stairs need to be replaced	Residential Construction	Alterations	11/4/2023	12/11/2023	Complete
BLDC2023-03573	2	MONUMENT SQ	Renovation of existing office space 4th floor, Suites B, C & D	Commercial Construction	Alterations	11/7/2023	11/30/2023	Issued
HVAC2023-02729	131	SPRING ST	Install a three zone Mitsubishi heat pump system. (30k btu)	HVAC	HVAC	11/8/2023	11/22/2023	Complete
FIRE2023-01575	255	SAINT JOHN ST	AES Communication device installation	Fire	Fire Alarm	11/9/2023	11/28/2023	Complete
HVAC2023-02734	87	GRAY ST	Replace existing oil steam boiler with new natural gas steam boilers for 1st and 2nd floors	HVAC	HVAC	11/9/2023	11/30/2023	Issued
FIRE2023-01574	25	FOREST AVE	Rework of the existing sprinkler system for the renovation of the rooms and ceilings.	Fire	Fire Suppression water based	11/9/2023	11/20/2023	Issued
HVAC2023-02736	147	VAUGHAN ST	Install 2 heat pump systems.	HVAC	HVAC	11/10/2023	11/27/2023	Issued
FIRE2023-01576	610	CONGRESS ST	Installation of a NFPA 13 Sprinkler System.	Fire	Fire Suppression water based	11/12/2023	12/18/2023	Issued

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BLDR2023-03956	358	DANFORTH ST	The project consists of a full interior renovation of the basement level including the relocation of an existing bathroom and bathroom; and the enlargement of the existing pantry and mudroom on the first level. The existing interior stairs accessing the basement shall be relocated and brought to code compliance. A double patio door serving as a means of egress from the basement shall replace the existing single patio door. This means of egress shall access an extension of the existing exterior deck which has already been approved by the Historic Preservation Program Manager. No other revisions are included at the exterior of the building.	Residential Construction	Alterations	11/13/2023	1/12/2024	Issued
BLDR2023-03959	52	ATLANTIC ST	This is an interior renovation project to make the building a functional single family use. Since this is in the historic district, we will need to work with the City and Historic to come up with an acceptable solution for the egress windows on the third story.	Residential Construction	Alterations	11/13/2023	12/18/2023	Issued
SIGN2023-00879	161	COMMERCIAL ST	We are putting up a blade sign in the same location as a previous hanging sign for bean group hangs.	Sign	Signage or Awning	11/14/2023	12/12/2023	Issued
HVAC2023-02743	58	NEAL ST	Install condenser and three indoor units. MSZ-GS06NA wall mount indoor unit in the primary bedroom. MSZ-FS12NA wall mount indoor unit in the dining room. MSZ-FS12NA wall mount indoor unit in the piano room.	HVAC	HVAC	11/15/2023	11/27/2023	Complete
HVAC2023-02746	145	COMMERCIAL ST	Reconfigure existing ductwork and change out one existing Heat Pump for new one.	HVAC	HVAC	11/16/2023	12/12/2023	Complete
BLDC2023-03586	7	MONTGOMERY ST	4 Floors of repairs due to sprinkler damage in 9 Montgomery St.	Commercial Construction	Alterations	11/16/2023	2/1/2024	Issued
HVAC2023-02747	91	WINTER ST	Install a VRF heat pump system for 52 apartments and a roof top ERV whole building ventilation system.	HVAC	HVAC	11/16/2023	12/8/2023	Issued
BLDR2023-03961	88	MCKINLEY CT	This project consists of renovating two existing bathrooms on the second floor of the home, a renovation of the kitchen on the first floor of the home, and moving the existing first floor bathroom and making a small powder room.	Residential Construction	Alterations	11/16/2023	12/18/2023	Issued
BLDC2023-03589	49	SAINT LAWRENCE ST	Demolition first floor unit. Remove existing drywall, lathe and plaster, old batt insulation, and drop ceilings throughout entire 1st floor apartment. Drywall on walls adjacent to stairwell shall be replaced to create a -hour fire resistive assembly. Remove vinyl flooring from Kitchen and bathroom. Remove old plumbing fixtures in first floor bathroom. Remove old kitchen appliances and cabinetry. No Certificate of Occupancy on this permit.	Commercial Construction	Alterations	11/17/2023	12/6/2023	Complete
BLDC2023-03587	547	CONGRESS ST	Commercial interior demolition - no load bearing demolition, tenant fit-up to follow on separate permit.	Commercial Construction	Alterations	11/17/2023	12/4/2023	Issued
FIRE2023-01580	25	FOREST AVE	renovation of existing pipe schedule sprinkler system for the art gallery / restaurant space	Fire	Fire Suppression water based	11/20/2023	12/4/2023	Issued
FIRE2023-01578	331	VERANDA ST	Install NFPA 72 Alarm system to accommodate third floor renovation of Building Four.	Fire	Fire Alarm	11/20/2023	11/21/2023	Issued

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BLDC2023-03592	22	DEERING ST	Renovate kitchen and two bathrooms. No new walls will be added.	Commercial Construction	Alterations	11/22/2023	12/17/2023	Issued
HVAC2023-02753	9	HOWARD ST	Direct Vent Gas Fireplace in first floor living room, vented from the top of the unit, out the exterior wall.	HVAC	HVAC	11/22/2023	12/27/2023	Issued
HVAC2023-02754	93	HIGH ST	Install a ducted Samsung VRF heat recovery system: Install all ductwork and the outdoor units, demo all the interior LG equipment and units. Install four (4) Renewaire ERV Premium L ERVs, one per floor to exhaust the bathrooms/Kitchen/Storage rooms and provide fresh air to the office spaces.	HVAC	HVAC	11/27/2023	12/29/2023	Issued
FIRE2023-01582	5	MILK ST	Renovation of existing sprinkler system to cover renovated office space. Where existing uprights become obstructed by new ducts, replace with new pendent heads, following rules for obstructions and obstructed construction. This design serves as a 1:1 relocate/replacement of existing heads within the tenant space.	Fire	Fire Suppression water based	11/28/2023	12/8/2023	Issued
HVAC2023-02758	21	HOWARD ST	Install a mini-split system: (1) 18,000 Btu condenser to be mounted under the porch, and (1) 15,000 Btu interior wall head, with an exterior slim-duct.	HVAC	HVAC	11/28/2023	12/1/2023	Issued
BLDC2023-03593	416	FORE ST	Interior Demolition	Commercial Construction	Alterations	11/28/2023	12/5/2023	Issued
HOOD2023-00114	93	HIGH ST	Denlar DS-30-D fire suppression hood	Hood	Hood	11/29/2023	12/27/2023	Issued
HVAC2023-02762	93	High Street	Install a ducted Samsung VRF heat recovery system: Install all ductwork and the outdoor units, demo all the interior LG equipment and units. Install four (4) Renewaire ERV Premium L ERVs, one per floor to exhaust the bathrooms/Kitchen/Storage rooms and provide fresh air to the office spaces.	HVAC	HVAC	11/29/2023	1/2/2024	Issued
HVAC2023-02767	60	GARRISON ST	Installation of 1 heat pump system.	HVAC	HVAC	11/30/2023	12/8/2023	Issued
SIGN2023-00883	585	CONGRESS ST	One mounted wall sign and one blade sign	Sign	Signage or Awning	12/4/2023	12/19/2023	Complete
BLDR2023-03989	1187	WESTBROOK ST	Install roof top solar array with 14 panels 420 watts and 1x 5000 inverter.	Residential Construction	Alterations	12/4/2023	12/18/2023	Complete
FIRE2023-01588	144	STATE ST	Install UL300A Self-Contained Residential Hood Fire Suppression System on the Sixth Floor Community Kitchen..	Fire	Fire Suppression non-water based	12/5/2023	12/22/2023	Complete
BLDC2023-03602	49	SAINT LAWRENCE ST	Renovation of interior living space, floors, walls, ceilings, addition of second bathroom.	Commercial Construction	Alterations	12/5/2023	2/9/2024	Issued
BLDC2023-03604	14	DEERING ST	Install Residential Rooftop Solar PV System: DC Size: 8.08KW AC Size: 5.51KW, Solar Panels: (19) Hanwha Q Cell Q.TRON BLK M G2+ 425 Modules, Inverters: (19) IQ7PLUS 72 2 US Micro Inverters.	Commercial Construction	Alterations	12/5/2023	12/20/2023	Issued
FIRE2023-01587	5	EASTERN PROMENADE	Installation of NFPA 13R water based fire sprinkler system.	Fire	Fire Suppression water based	12/5/2023	12/13/2023	Issued
SIGN2023-00884	103	INDIA ST	Dibond sign attached to existing street sign. replacing old panels with new ones.	Sign	Signage or Awning	12/6/2023	12/26/2023	Complete
BLDR2023-03995	243	BRACKETT ST	Flat Roof Repair with structural enhancement to allow addition of egress + roof deck.	Residential Construction	Alterations	12/6/2023		In Review
BLDC2023-03605	59	STATE ST	Replace brick arch	Commercial Construction	Alterations	12/6/2023	12/21/2023	Issued
HVAC2023-02772	2	MONUMENT SQ	Cooling only ductless split for IT room	HVAC	HVAC	12/7/2023	12/20/2023	Issued

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SIGN2023-00885	100	COMMERCIAL ST	Replace two existing acrylic inserts with two new acrylic inserts in an existing double sided non-illuminated blade sign frame at 100 Commercial Street. There will be no change to existing sign frame or location. Please note, the photos submitted in "Drawings" pdf are in lieu of a drawn plan and depict existing sign, existing sign location on 100 Commercial Street, and the existing sign inserts we wish to replace. Thank you for your time and review.	Sign	Signage or Awning	12/8/2023	12/21/2023	Complete
BLDC2023-03612	120	BRACKETT ST	Upper and Lower Deck	Commercial Construction	Alterations	12/12/2023		In Review - Pending Payment
HVAC2023-02779	125	CHADWICK ST	Installing new direct vent boiler, existing chimney yo be plugged.	HVAC	HVAC	12/12/2023	12/29/2023	Issued
HVAC2023-02784	58	NEAL ST	Installation of one MXZ-3C30NAHZ outdoor unit connected to three indoor units: MSZ-FS12NA, MSZ-FS12NA, MSZ-GS09NA	HVAC	HVAC	12/13/2023	12/17/2023	Complete
BLDR2023-04014	192	DANFORTH ST	Replace front entry stairway, guards and handrails. Replace existing double front doors with single door and sidelights (stairway to have maximum riser height of 8 inches as per 2018-NFPA 101 Table 7.2.2.2.1.1(b)).	Residential Construction	Alterations	12/13/2023		In Review
BLDC2023-03615	565	CONGRESS ST	Removal of 140SF of drywall due to cat 3 water damage.	Commercial Construction	Alterations	12/13/2023	12/18/2023	Issued
HVAC2023-02790	50	TURNER ST	Installing Heat	HVAC	HVAC	12/14/2023	1/3/2024	Issued
BLDC2023-03619	284	CUMBERLAND AVE	Interior renovations to Locker Rooms for ADA Compliance, Creation of single user ADA toilet / shower and modifications to stair handrails and guards.	Commercial Construction	Alterations	12/15/2023	1/29/2024	Issued
BLDC2023-03622	655	CONGRESS ST	Installation of one small non-bearing partition under the front main staircase of the lobby. See attached sketch and photos.	Commercial Construction	Alterations	12/18/2023		In Review
FIRE2023-01596	236	PRESUMPCOT ST	Installation of new addressable fire alarm system compliant with NFPA 72.	Fire	Fire Alarm	12/19/2023	3/13/2024	Issued
BLDC2023-03624	661	CONGRESS ST	Install a screen enclosure for the new HVAC unit that has been placed on the flat roof over the entrance.	Commercial Construction	Alterations	12/20/2023		In Review
SIGN2023-00892	182	MIDDLE ST	Install one(1) wall mounted and one(1) blade sign	Sign	Signage or Awning	12/20/2023	12/28/2023	Issued
HOOD2023-00115	1729	CONGRESS ST	Type 1 hood installation	Hood	Hood	12/21/2023	1/25/2024	Issued
BLDR2023-04023	272	SPRING ST	Replacement of 3 windows and installation of 1 skylight in the 2nd floor front room We have stripped the plaster off of the exterior walls and ceiling.	Residential Construction	Alterations	12/26/2023	1/23/2024	Issued
BLDC2023-03628	178	MIDDLE ST	This amendment is requested to modify the stair C indicated in the BLDC2022-02890 permit for 178-184 middle street. The change will lessen the impacted square footage and will result in a net reduction to project cost	Commercial Construction	Amendment	12/27/2023	1/9/2024	Issued
HVAC2023-02806	55	INGALLS RD	Install heat pump system with four indoor head units and one compressor mounted to the second floor rear exterior wall. No exterior conduit will be used.	HVAC	HVAC	12/27/2023	1/18/2024	Issued
FIRE2023-01598	11	OBRION ST	Installation of a NFPA 13D water-based fire sprinkler system.	Fire	Fire Sprinkler System One and Two Family	12/28/2023	1/4/2024	Issued

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BLDC2023-03629	73	WINTER ST	Amend BLDC2022 02933: Increase the size of Mechanical/Electrical room for meter bank (and change the door from (2) separate doors to (1) double door), and Change the Community Room door from a single door to a double door.	Commercial Construction	Amendment	12/28/2023	1/11/2024	Issued
SIGN2023-00895	223	CONGRESS ST	Remove existing Snug sign and install new sign in it's place.	Sign	Signage or Awning	12/29/2023	1/10/2024	Issued