

Historic Preservation Board

Wednesday, January 8, 2025 at 5:00 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

Brad Miller, Chair
Valerie Paquin-Gould, Vice Chair
Hilary Bassett
Michael Hutchins
Robert O'Brien
Brian Sosebee
Rob Whitten

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://portlandme.portal.civicclerk.com> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

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+1 564 217 2000 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 DECEMBER 4, 2024

i. Election of New Officers

Bassett, Hutchins, Miller, O'Brien, Paquin-Gould, Sosebee, and Whitten Present.

Public Hearings

308 Danforth Street: Bassett, Hutchins, Miller, O'Brien, Paquin-Gould, Sosebee, and Whitten Present.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 4, 2024

i. Election of Board Chair. The Board voted 7-0 to elect Brad Miller as the Board Chair.

Election of Board Vice Chair. The Board voted 7-0 to elect Valerie Paquin-Gould as the Board Vice Chair.

Certificate of Appropriateness for Revisions to Alterations; 308 Danforth Street; Richard N. Bryant, Trustee; 308 Danforth Trust & Nadine Knudsen, Applicant(s). Plan Number: HPBR-003052-2024. The Board voted 7-0 to approve the application with conditions.

4. COMMUNICATION AND REPORTS

i. Historic Preservation Board 2024 Annual Recap.

5. PUBLIC HEARING

i. Certificate of Appropriateness for New Construction; 360 Spring Street; The Waynflete School, Applicant(s). Plan Number: HPBR-003092-2024.

ii. Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 6 Vaughan Street (Western Cemetery).

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



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: January 3, 2025
RE: 2024 Historic Preservation Program Recap
MEETING: January 8, 2025

The following is a summary of the reviews conducted by the Historic Preservation Program over the 2024 Calendar year:

	Received*	Approved*
Board Reviews	13	22
Administrative Reviews	58	74
Permit Reviews	442	424

*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.

NATIONAL REGISTER NOMINATIONS

In 2024 the Board recommended that the Maine Historic Preservation Commission approve the following National Register Nominations:

- Fort McKinley Torpedo Storehouse (148 Coveside Drive), January 17, 2024
- Daybrun Casino (12 Trefethen Avenue), January 17, 2024

RECODE

Beginning on May 29, the Board held a first workshop to review proposed changes to the Historic Preservation Ordinance as part of ReCode, the first comprehensive update of the city's Land Use Code in over fifty years. This update was also the first major update of the Historic Preservation since its' establishment in 1990. The goals of the update to the Historic Preservation Ordinance were primarily to simplify language and clarify the intent of the ordinance. Significant changes to the ordinance were the establishment of clear thresholds for Board review, select exemptions for sustainability upgrades like heat pumps and solar panels, and extension of approval duration to three years to provide greater flexibility to applicants and property owners. The Board held an additional workshop on July 17, and a public hearing on August 7, culminating in a recommendation to the Planning Board and City Council to support the proposed changes. These

changes then went before the Planning Board, which also voted to recommend that City Council adopt ReCode.

On November 4, City Council voted to adopt ReCode as recommended by the Historic Preservation and Planning Board, with several council amendments. Among these, were an amendment to add more inclusive references to the history of indigenous and marginalized communities throughout, and an amendment to allow consideration of undue financial burden in addition to loss of all reasonable use under certificates of economic hardship. The revised Land Use Code went into effect on December 4, 2024, and on December 18, 2024, the Maine Historic Preservation Commission provided a letter to the City noting that Maine Historic Preservation Commission Staff found that the revised Historic Preservation Ordinance, as adopted by Council, is consistent with state guidelines for the Certified Local Government program (Attachment 4).

HISTORIC RESOURCES DESIGN MANUAL

On November 20, the Board held a first workshop to begin reviewing updates to the Historic Resources Design Manual. This will be the first major update of the Manual and is anticipated to be completed in 2025.

HIGHLIGHTED BOARD APPROVALS

19 West Street - HPBR-002480-2023

On January 3, 2024, the Board voted to approve rehab of an existing historic carriage house structure, and construction of two new duplexes at 19 West Street/51-55 Carleton Street within the West End Historic District. The project would create nine new dwelling units.



Figure 1: Rendering of the approved new construction along Carleton Street.

Union Branch Pathway - HPBR-002687-2023

On April 3, 2024, the Board voted to approve construction of a new shared-use pathway along the former Union Branch rail corridor within the Deering Oaks Park Historic Landscape District.



Figure 2: Rendering of the approval shared-use pathway along the norther edge of Deering Oaks Park.

1 Bean Pot Circle - HPBR-002723-2023

On April 17, 2024, the Board voted to approve the rehab, site work, and interpretive elements at the individually Landmarked B&M Cannery.



Figure 3: Rendering of the Cannery Building after the approved rehab.

64 Pine Street - HPBR-002757-2023

On May 15, 2024, the Board voted to approve construction of a new four-story mixed-use building at 64 Pine Street within the West End Historic District. The project would create nine new dwelling units.



Figure 4: Rendering of the approved new construction at 64 Pine Street.

42 Atlantic Street - HPBR-002814-2024

On May 29, 2024, the Board voted to approve construction of a new four-story mixed-use building at 42 Atlantic Street within the Munjoy Hill Historic District. The project would create 30 new dwelling units.



Figure 5: Rendering of the approved new construction at 42 Atlantic Street.

609 Congress Street - HPBR-002926-2024

On July 17, 2024, the Board voted to alterations to the Landmarked State Theater Building in order to accommodate a new ticket window to support ticket sales for the theater. The State Theater is also within the Congress Street Historic District.



Figure 6: Rendering showing the approved new ticket window next to the historic ticket booth.

156 High Street - HPBR-002801-2024

On August 7, 2024, the Board voted to approve an addition to the Williston-Immanuel Church within the Congress Street and Deering Street Historic Districts. The addition will allow for the creation of a combined 31 units in the addition and rehabbed parish hall.



Figure 7: Nighttime rendering of the approval entrance canopy and signage.

COMPLETED CONSTRUCTION

During the January 8 meeting, staff will present a brief slideshow of highlighted projects that completed construction in 2024. The presentation will include before images or approved plans/renderings along with photos of the completed projects.

ATTACHMENTS

1. 2024 Board Reviews
2. 2024 Administrative Reviews
3. 2024 Permit Reviews
4. December 18, 2024 Letter from the Maine Historic Preservation Commission

<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-002777-2024	673	CONGRESS ST	Congress St. - 673 (Replace existing roof with new roof, new windows, and two dormers. Replace second and third floor south windows with larger windows.	HP Board Review	HP Minor Board Review	1/6/2024	2/14/2024	Approved by Board
HPBR-002799-2024	31	MAY ST	May St. - 31 (Replace and modify windows and construct new dormer.)	HP Board Review	HP Minor Board Review	1/26/2024	2/23/2024	Approved by Board
HPBR-002801-2024	156	HIGH ST	High St. - 156 (Adaptive reuse of the Williston-Immanuel Parish House and a 5-story addition off Deering Place)	HP Board Review	HP Major Board Review	1/29/2024	45513	Approved by Board
HPBR-002814-2024	42	ATLANTIC ST	Atlantic St. - 42 (Demolition of existing building and new construction of 26 affordable housing apartments.)	HP Board Review	HP Major Board Review	2/8/2024	6/3/2024	Approved by Board with Conditions
HPBR-002874-2024	7	LAFAYETTE ST	Renovation and Restoration to Henry Rowe House.	HP Board Review	HP Minor Board Review	3/25/2024	5/21/2024	Approved with Conditions
HPBR-002926-2024	609	CONGRESS ST	Alteration of Fenestration and Openings	HP Board Review	HP Minor Board Review	5/9/2024	7/18/2024	Approved by Board with Conditions
HPBR-002982-2024	20	MORNING ST	Alterations to 20 Morning Street - contributing structure. NOTE contractor TBD - on form it is a required field so I entered arch.	HP Board Review	HP Minor Board Review	6/9/2024	8/8/2024	Approved by Board with Conditions
HPBR-002997-2024	231	WESTERN PROMENADE	Add side door (roughly 3 x 7 feet) to garage as only door on building is the overhead door on front. Location is right side of building; it is not on the facade.	HP Board Review	HP Minor Board Review	6/24/2024	7/18/2024	Approved with Conditions
HPBR-003017-2024	184	STATE ST	Replace approximately 300 sq feet of slate roofing with the same simulated slate that was approved by the Historic Preservation Board at the November 15, 2023 meeting and stamped for approval on November 22, 2023.	HP Board Review	HP Minor Board Review	7/17/2024	10/8/2024	Approved by Board with Conditions
HPBR-003019-2024	477	CONGRESS ST	Restoration of the exterior of the Time and Temperature building and adding housing to the annex and theater portions of the building	HP Board Review	HP Major Board Review	7/18/2024	8/8/2024	Approved by Board with Conditions
HPBR-003052-2024	308	DANFORTH ST	Minor historic preservation project; work at windows, roof and building rear.	HP Board Review	HP Minor Board Review	8/12/2024	9/5/2024	Approved by Board with Conditions
HPBR-003092-2024	360	SPRING STREET	Update to previously approved application for new construction of a school building on Waynflete Campus.	HP Board Review	HP Major Board Review	9/23/2024		In Review
HPBR-003139-2024	29	COMMERCIAL ST	Adaptive Re-Use of the Galt Block, renovation for a boutique hotel, and commercial suite. New masonry openings, renovate previously recessed facade at entry	HP Board Review	HP Minor Board Review	11/13/2024		In Review

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HPAR-002778-2024	64	WEST ST	West St. - 64 (Rebuild chimney above roofline) With no changes.	HP Administrative Review	1/8/2024	1/23/2024	Approved with Conditions
HPAR-002784-2024	34	TAYLOR ST	Taylor St. - 34 (Replacing basement windows in keeping with the existing aesthetic.	HP Administrative Review	1/11/2024	45313	Approved with Conditions
HPAR-002781-2024	288	FORE ST	Fore St. - 288 (Replace exterior door leading into restaurant kitchen.)	HP Administrative Review	1/11/2024	1/22/2024	Approved with Conditions
HPAR-002787-2024	20	WEST ST	West St. - 20 (5 window replacements)	HP Administrative Review	1/16/2024	2/6/2024	Approved with Conditions
HPAR-002796-2024	129	SPRING ST	Spring St. - 129 (Masonry repair on north face of bldg. with scaffolding kept in place during installation.)	HP Administrative Review	1/22/2024	7/19/2024	Approved with Conditions
HPAR-002816-2024	19	PINE ST	Pine St. - 19 (Clean brick and relay mortar with appropriate color to repair active leaks above the first and second floor windows on the front brick facade of building.)	HP Administrative Review	2/12/2024	45338	Approved with Conditions
HPAR-002817-2024	75	MARKET ST	Market St. - 75 (Rebuild damaged masonry. Wash and seal)	HP Administrative Review	2/12/2024	2/20/2024	Approved with Conditions
HPAR-002821-2024	144	PINE ST	Pine St. - 144 (Repair deck boards and posts on existing deck.)	HP Administrative Review	2/13/2024	2/23/2024	Approved with Conditions
HPAR-002822-2024	70	DEERING ST	Deering St. - 70 (Replacement of 21 windows: 9 windows of 1st floor, 7 windows on 2nd floor and 5 windows on 3rd floor)	HP Administrative Review	2/13/2024	2/20/2024	Approved with Conditions
HPAR-002838-2024	34	WEST ST	West St. - 34 (Replace existing material on the porch facing Carleton Street to match updates made in 2023 on West St. side of porch.)	HP Administrative Review	3/6/2024	3/22/2024	Approved with Conditions
HPAR-002864-2024	94	COMMERCIAL ST	Installing an 8x10 mural on ply board onto the exterior wall facing Custom House Wharf for one year.	HP Administrative Review	3/22/2024	4/2/2024	Approved with Conditions
HPAR-002878-2024	519	CONGRESS ST	Addition of 3 building mounted architectural accent lights.	HP Administrative Review	4/2/2024	4/22/2024	Approved with Conditions
HPAR-002891-2024	199	SPRING ST	Masonry Notes for 199 Spring Street As part of a phased plan to repair and repoint 199 Spring Street, we are grinding and repointing for facade to stop leans, restore structural integrity, and improve the general appearance. We are using a 7-2-1 mic (seven parts sand, two parts lime, and one part Portland Cement. One concern is the wooden ?lentils? that are pushing out from the face could be a major cause of water infiltration. The remedy is to remove them and replace with a soldier course of bricks, similar to what is on the sides of the building.	HP Administrative Review	4/17/2024	4/23/2024	Approved with Conditions
HPAR-002908-2024	87	BECKETT ST	Minor maintenance and repair of degraded clapboard siding and gutters. See cover letter for detail.	HP Administrative Review	4/30/2024	5/16/2024	Approved with Conditions
HPAR-002910-2024	30	MILK ST	Re-pointing masonry on East side of building above 1st level. See attached description for details.	HP Administrative Review	4/30/2024	5/21/2024	Approved with Conditions
HPAR-002909-2024	9	MOULTON ST	Re-point brick on Market Street side of building. See attached letter and description.	HP Administrative Review	4/30/2024	45481	Approved with Conditions
HPAR-002922-2024	69	STATE ST	Brick repointing of the east wall facing a parking area.	HP Administrative Review	5/8/2024	6/6/2024	Approved with Conditions

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HPAR-002934-2024	106	SPRUCE ST	As part of a kitchen renovation an unused back chimney will be removed. Additionally, in the kitchen the 5 existing windows will be replaced with Anderson 400s, double hung, two over one (as current). There will also be 3 new windows added to the kitchen, however these all face the rear of the home and are not subject to historic review. We will apply for additional review should we move ahead with the other windows throughout the home (which include the 4 windows that require custom grill patterns which we have discussed at length). Thank you!	HP Administrative Review	5/13/2024	45440	Approved with Conditions
HPAR-002932-2024	109	DANFORTH ST	Project to restore Victoria Mansion's front brownstone bay and adjacent ashlar masonry.	HP Administrative Review	5/13/2024	6/14/2024	Approved with Conditions
HPAR-002936-2024	297	BRACKETT ST	We would like to remove the middle chimney at 297 Brackett Street	HP Administrative Review	5/13/2024	5/23/2024	Approved with Conditions
HPAR-002943-2024	135	SPRING ST	Replace nine windows	HP Administrative Review	5/16/2024	45471	Approved
HPAR-002957-2024	73	ATLANTIC ST	We are replacing 14 of our 1/1 vinyl replacement windows with 2/1 aluminum clad/ black exterior marvin windows. The front street facing side of the house will get all 6 windows replaced and there are four on each side getting replaced as well.	HP Administrative Review	5/21/2024	45457	Approved with Conditions
HPAR-002968-2024	71	West	Need to repoint failed areas. Need a decision on mortar Match	HP Administrative Review	5/23/2024	6/14/2024	Approved with Conditions
HPAR-002986-2024	62	GRAY ST	Exterior Alterations	HP Administrative Review	6/12/2024	7/12/2024	Approved with Conditions
HPAR-002991-2024	87	NEAL ST	Stockade and rope fence at condo association property line. This will discourage non-residents from using our property as a pass-through to the next association, as well as Carleton Street. Our private property is currently treated as a public walkthrough, public park, dog exercise area, and more.	HP Administrative Review	6/14/2024	7/26/2024	Approved with Conditions
HPAR-002992-2024	29	DEERING ST	We are looking to install a heat pump and would like the placement of the exterior items reviewed.	HP Administrative Review	6/14/2024	7/8/2024	Approved with Conditions
HPAR-002996-2024	360	SPRING ST		HP Administrative Review	6/18/2024	7/17/2024	Approved with Conditions
HPAR-003007-2024	62	SAINT LAWRENCE ST	Replacing windows on 3rd floor of building.	HP Administrative Review	7/1/2024	7/29/2024	Approved with Conditions
HPAR-003014-2024	90	BRACKETT ST	Window replacement	HP Administrative Review	7/13/2024	45503	Approved with Conditions
HPAR-003016-2024	129	SPRING ST	Furnish and install (5) windows	HP Administrative Review	7/15/2024	7/23/2024	Approved
HPAR-003028-2024	70	Gray Street	Applying for re-installation of original doors to property that have been restored. Please see pictures attached of current door (Brown-single) and original doors set in place for picture for approval. Thank you	HP Administrative Review	7/22/2024	7/30/2024	Approved with Conditions
HPAR-003024-2024	50	CARLETON ST	We hope to replace a washed out gravel driveway with permeable pavers to facilitate plowing, reduce dangerous ice buildup due to poor drainage and redirect water away from the street and municipal sewers. Tasteful, muted Genest Tidewater permeable pavers.	HP Administrative Review	7/22/2024	8/1/2024	Approved

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HPAR-003034-2024	265	DIAMOND AVE	Installation of standby emergency generator and propane tanks along backside of Art Gallery building as backup power for wastewater collection system pump station.	HP Administrative Review	7/29/2024	8/8/2024	Approved with Conditions
HPAR-003048-2024	350	DANFORTH ST	Masonry repairs.	HP Administrative Review	8/6/2024	8/21/2024	Approved with Conditions
HPAR-003050-2024	249	VAUGHAN ST	Replace windows	HP Administrative Review	8/8/2024	9/5/2024	Approved with Conditions
HPAR-003060-2024	326	SPRING ST	move fence five feet towards driveway	HP Administrative Review	8/14/2024	8/21/2024	Approved with Conditions
HPAR-003061-2024	65	thomas street	We are building a fence across the driveway where our temporary fence used to be.	HP Administrative Review	8/19/2024	8/27/2024	Approved with Conditions
HPAR-003065-2024	63	SPRUCE ST	Siding, Front Door and Window Replacement. This is Jeff Palitsch at 63 Spruce St, just submitting for Admin review. We are looking to repair and replace our existing cedar shingle siding on the property with cedar shingles to match what already exists and in the same color. We will also be replacing the front door with a new one and replacing the non-street facing windows with historically appropriate replacements from Marvin per the window schedule I sent to your email. Finally, as we discussed at your site visit, we will plan to remove and fill in the window in our master that faces onto our neighbors second floor means of egress that has their security lighting shining through it. Appreciate your time with this, Jeff	HP Administrative Review	8/21/2024	9/11/2024	Approved with Conditions
HPAR-003066-2024	80	MORNING ST	Window Replacement	HP Administrative Review	8/21/2024	10/22/2024	Approved with Conditions
HPAR-003068-2024	15	AVON ST	Change location and size of skylight. Replace Wood/Metal Gutters with matched profile Copper Gutters. Replace Old Slate Roof with New Slate Roof.	HP Administrative Review	8/27/2024	9/5/2024	Approved with Conditions
HPAR-003070-2024	269	Vaughan st	Remove existing siding and trim, replace to match tax photo from 1942. Siding will be cedar clapboard spaced 4" reveal. Corner boards will be 5/4 x 8 solid pine. Window trim will be 1x8 and 5/4 x 6 constructed to match photo. Water table to be constructed from 1x6 & 5/4 x 6 to match historic photo.	HP Administrative Review	8/29/2024	10/30/2024	Approved with Conditions
HPAR-003076-2024	83	WEST ST	We are fixing the mortar on several outside walls at 83 West Street, along with other repairs	HP Administrative Review	9/5/2024	9/16/2024	Approved with Conditions
HPAR-003075-2024	22	CARROLL ST	This is for a new 200 amp electrical service and 2 Electric Vehicle chargers connected to it.	HP Administrative Review	9/5/2024	9/26/2024	Approved with Conditions
HPAR-003078-2024	320	FORE ST	Adding Video Doorbell/Intercom and card reader to street door for access control/security	HP Administrative Review	9/11/2024	9/16/2024	Approved with Conditions
HPAR-003086-2024	48	Neal Street	We would like to replace an existing asphalt driveway with brick/cobblestone. The Driveway is located on the Carroll Street side of the property.	HP Administrative Review	9/18/2024	9/26/2024	Approved with Conditions

<u>Plan Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Plan Description</u>	<u>Plan Type</u>	<u>Plan Apply Date</u>	<u>Plan Complete Date</u>	<u>Plan Status</u>
HPAR-003094-2024	130	PARK ST	Conversion of carriage house to single family dwelling with attached ADU.	HP Administrative Review	9/23/2024	9/27/2024	Approved with Conditions
HPAR-003109-2024	1221	WESTBROOK ST	Replacing rotted (wood) and broken (plastic) gutters that had to be removed to repair damage being caused to exterior and interior walls.	HP Administrative Review	10/8/2024	10/9/2024	Approved
HPAR-003133-2024	125	CHADWICK ST	Renewal by Andersen (Greater Maine Windows and Doors) ? Window Replacement Project: Replacing 4 windows in total Replacing 4 Double Hung (DG) on the 3rd floor with 4 Insert Casements (custom grilles) Bedroom 1: Two ? Acclaim Casement Singles (one left & one right) Exterior: Black Glass: All Sash: High Performance Sun Glass, No Pattern, Hardware: White, Wide Opening Hinge Screen: Fiberglass, Full Screen Grille Style: No Grille Mimic Checkrail FDL, Mimic rail to be center aligned, Diamond Custom Grilles, FDL *Grilles to be applied above mimic rail only	HP Administrative Review	10/30/2024	11/13/2024	Approved with Conditions
HPAR-003132-2024	18	HOWARD ST	As previously discussed with Evan Schueckler, we are needing Radon remediation. After consultation with installer, needs to be toward front of house, north side. Not possible to do further back. I have backed it off from the front of house as far as possible, which is 6' 4". See attachment.	HP Administrative Review	10/30/2024	11/6/2024	Approved with Conditions
HPAR-003136-2024	36	TAYLOR ST	We intend to replace our existing slate roof with a new, real slate roof via a product called Ready Slate. The flashing and other metal details will be a visual match for the existing roof, and the new roof using Ready Slate will match the existing exposure of about 7".	HP Administrative Review	11/7/2024	11/20/2024	Approved with Conditions
HPAR-003145-2024	98	GRAY ST	Landscape Plan to include new plantings and re-do lawn, low retaining wall for lawn and to create level area for bins, driveway and plant bed edging. Most of the work is taking place toward back of building.	HP Administrative Review	11/20/2024	11/25/2024	Approved with Conditions
HPAR-003148-2024	358	SPRING ST	Replacing 1 window; Old window that is broken and leaking. See project summary for details.	HP Administrative Review	11/25/2024	12/16/2024	Approved with Conditions
HPAR-003150-2024	169	BRACKETT ST	Replacing 13 windows in the home	HP Administrative Review	11/26/2024	12/2/2024	Approved with Conditions

<u>Plan Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Plan Description</u>	<u>Plan Type</u>	<u>Plan Apply Date</u>	<u>Plan Complete Date</u>	<u>Plan Status</u>
HPAR-003163-2024	28	SAINT LAWRENCE ST	The proposed renovations include approximately 740 square feet of attic space. The renovated space will provide two dormers allowing for additional head height, windows and finished space to function as two separate multi-purpose areas, closet storage, and a bathroom.	HP Administrative Review	12/4/2024	12/10/2024	Approved with Conditions
HPAR-003167-2024	425	CONGRESS ST	New storm windows over meeting house windows.	HP Administrative Review	12/11/2024	12/13/2024	Approved
HPAR-003182-2024	36	BOWDOIN ST	Radon Mitigation System	HP Administrative Review	12/20/2024		Payment Pending
HPAR-003183-2024	70	Carroll Street	Install a handrail on front steps	HP Administrative Review	12/20/2024	12/27/2024	Approved with Conditions
HPAR-003184-2024	284	Cumberland ave	Masonry Work	HP Administrative Review	12/24/2024		Payment Pending

<u>Permit Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Permit Description</u>	<u>Permit Type</u>	<u>Permit Work Class</u>	<u>Permit Application Date</u>	<u>Permit Issue Date</u>	<u>Permit Status</u>
BLDR2024-04029	33	NEAL ST	Repair ground floor sunroom: Includes window and exterior siding & trim replacement, re-roof, and the addition of closed cell foam wall insulation.	Residential Construction	Alterations	1/2/2024	1/16/2024	Issued
BLDC2024-03631	132	BRACKETT ST	Repair to a cast in place concrete waffle slab beam between the school and community side of the building at the head of the former concrete ramp from Brackett Street.	Commercial Construction	Alterations	1/2/2024	1/11/2024	Issued
BLDC2024-03635	32	DANFORTH ST	Change of use from retail to general office. This is a small scale office renovation to an existing open floor plan art gallery. The entrance to the space is located on the York street side of the building. Turner Construction company will be occupying the space and performing the renovation work as well.	Commercial Construction	Alterations	1/3/2024	2/5/2024	Complete
SIGN2024-00897	4	MILK ST	Replace existing wall sign with new carved blade sign. New lighting	Sign	Signage or Awning	1/3/2024	1/22/2024	Issued
SIGN2024-00896	565	CONGRESS ST	Two wall sign to replace existing Pom's Thai Signs.	Sign	Signage or Awning	1/3/2024	1/8/2024	Complete
SIGN2024-00899	7	CUSTOM HOUSE ST	1 non-lit blade sign and one lit wall sign.	Sign	Signage or Awning	1/5/2024	1/16/2024	Complete
FIRE2024-01607	1729	CONGRESS ST	UL300 Kitchen Suppression system	Fire	Fire Suppression non-water based	1/8/2024	1/19/2024	Issued
SIGN2024-00900	201	FEDERAL ST W	Originally SIGN2023-00817, changing the proposed name from Aucocisco to The Casco. Two sets of letters of the same size.	Sign	Signage or Awning	1/8/2024	2/15/2024	Issued
HVAC2024-02820	106	EXCHANGE ST	Installation of two Mitsubishi 42,000BTU heat pump systems.	HVAC	HVAC	1/8/2024	1/22/2024	Issued
BLDC2024-03639	172	DANFORTH ST	Demoing small, exterior porch and stairway.	Commercial Construction	Alterations	1/11/2024	3/22/2024	Issued
SIGN2024-00901	180	MIDDLE ST	Two wall signs.	Sign	Signage or Awning	1/11/2024	1/18/2024	Issued
FIRE2024-01610	2	MONUMENT SQ	1:1 Head Relocation to account for minor renovations. No calculations required per NFPA 13, 2016 Edition	Fire	Fire Suppression water based	1/11/2024	1/17/2024	Issued
FIRE2024-01612	42	Owl's Nest Rd	Installation of a NFPA 13D Residential Sprinkler System in 42 Owl's Nest Road.	Fire	Fire Sprinkler System One and Two Family	1/14/2024	1/24/2024	Complete
BLDC2024-03642	78	DANFORTH ST	Remove 2 deck footings and modify the framing connections to the existing building to avoid underground utilities.	Commercial Construction	Amendment	1/17/2024	1/22/2024	Complete
BLDC2024-03643	175	Pine	Replace existing wood casement bathroom window with a vinyl casement bathroom window in same style.	Commercial Construction	Alterations	1/18/2024	2/16/2024	Issued
BLDR2024-04076	335	SPRING ST	Renovate bathroom.	Residential Construction	Alterations	1/19/2024	2/1/2024	Issued
FIRE2024-01616	59	WINDING WAY	Installation of a NFPA 13D Residential Fire Sprinkler System in a newly remodeled home.	Fire	Fire Sprinkler System One and Two Family	1/19/2024	1/23/2024	Issued
BLDC2024-03645	79	SAINT LAWRENCE ST	Remove two existing skylights and reframe the roof openings to replace with larger egress skylights per order of city (Kevin Hanscombe). Egress skylight model is VELUX MK06 31-1_4 in. x 46-7_8 in. Egress Venting Top Hinged Roof Window.	Commercial Construction	Alterations	1/19/2024	2/13/2024	Complete
FIRE2024-01619	419	CONGRESS ST	Install Commercial Low Voltage Fire System	Fire	Fire Alarm	1/22/2024	2/2/2024	Complete
HVAC2024-02833	7	QUARTERMASTERS CT	Remove an existing oil furnace and install a whole house heat pump	HVAC	HVAC	1/22/2024	2/8/2024	Complete
BLDR2024-04095	143	VAUGHAN ST	Build sunroom addition on roof of existing 1st story porch. Add screens to 1st story porch.	Residential Construction	Additions	1/24/2024	2/29/2024	Issued
BLDC2024-03655	15	Temple	To open a new convenience store	Commercial Construction	Alterations	1/25/2024	5/23/2024	Complete
BLDC2024-03659	110	THAMES ST	Fit out previously never occupied space with new restaurant.	Commercial Construction	Alterations	1/26/2024	5/7/2024	Issued

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HVAC2024-02844	40	NEAL ST	Install gas insert into existing wood burning masonry fireplace originally built when house was constructed, currently in use to burn wood.	HVAC	HVAC	1/26/2024	1/31/2024	Complete
HVAC2024-02840	190	DANFORTH ST	Install a heat pump system.	HVAC	HVAC	1/26/2024		In Review - Pending Payment
HVAC2024-02842	335	SPRING ST	Install boiler replacing existing.	HVAC	HVAC	1/26/2024	1/31/2024	Issued
FIRE2024-01630	630	FOREST AVE	Installation of a new NFPA 72 fire alarm system to monitor a sprinkler system.	Fire	Fire Alarm	1/30/2024	2/7/2024	Issued
BLDR2024-04111	86	MORNING ST	Convert existing carriage house to ADU. An existing 3-unit is on the property.	Residential Construction	Alterations	1/30/2024	3/21/2024	Issued
SIGN2024-00912	59	MIDDLE ST	Install two (2) new building signs.	Sign	Signage or Awning	1/31/2024	10/15/2024	Issued
BLDC2024-03666	24	DEERING ST	Replace all windows and private exterior door in unit. 6 double hung windows white interior, almond exterior. 1 right inswing fiberglass door.	Commercial Construction	Alterations	1/31/2024	2/16/2024	Issued
HVAC2024-02851	729	CONGRESS ST	replacing natural gas boiler	HVAC	HVAC	2/1/2024		In Review - Pending Payment
BLDC2024-03670	15	CLIFFORD ST	Remodel Bathroom: Move bathroom door to opposite wall and enlarge the bathroom by 3 feet. Relocate fixtures and exchange tub/shower for a shower.	Commercial Construction	Additions	2/2/2024	3/27/2024	Issued
FIRE2024-01633	10	WHITE BIRCH LN	Installation of a NFPA 72 Fire Alarm System at 10 White Birch Lane.	Fire	Fire Alarm	2/2/2024	2/6/2024	Issued
HVAC2024-02854	27	MAY ST	INSTALL A DUCTED MINI SPLIT HEAT PUMP FOR THE 3RD FLOOR.	HVAC	HVAC	2/5/2024	2/21/2024	Issued
HVAC2024-02855	59	BRAMHALL ST	Install 9 natural gas Rinnai heating units, one in each dwelling unit.	HVAC	HVAC	2/6/2024	4/22/2024	Issued
BLDC2024-03675	97	STATE ST	6x Window Replacement + Rubber Roof Replacement	Commercial Construction	Alterations	2/6/2024	3/13/2024	Issued
FIRE2024-01642	73	WINTER ST	Install a new addressable NFPA 72 fire alarm system	Fire	Fire Alarm	2/7/2024	4/24/2024	Complete
FIRE2024-01641	91	WINTER ST	Install a new addressable NFPA 72 fire alarm system.	Fire	Fire Alarm	2/7/2024	4/24/2024	Complete
FIRE2024-01640	2	MONUMENT SQ	Add, remove and relocate fire alarm devices as needed for suite reno	Fire	Fire Alarm	2/7/2024		In Review
BLDC2024-03677	59	MIDDLE ST	Replace all windows on the 2nd and 3rd floor.	Commercial Construction	Alterations	2/8/2024	3/26/2024	Issued
FIRE2024-01643	90	MORNING ST	Install a panel for sprinkler monitoring. Install 1 pull station at main entrance and 1 horn strobe in each lobby (total 3) and basement	Fire	Fire Alarm	2/8/2024	2/22/2024	Issued
SIGN2024-00914	1	MONUMENT WAY	New awning over entrance	Sign	Signage or Awning	2/10/2024		In Review
BLDC2024-03682	53	WHARF ST	The project is an 'in-line' tenant finish out from an 'existing' space. No exterior work under this permit. Finish out space to cookie shop with new equipment, restroom, finishes, and utilities.	Commercial Construction	Alterations	2/12/2024	9/19/2024	Issued
HVAC2024-02873	90	EAST SIDE DR	Install HVAC System	HVAC	HVAC	2/13/2024	3/1/2024	Complete
FIRE2024-01646	59	BRAMHALL ST	Installation of a NFPA 72 compliant Low voltage addressable commercial fire system.	Fire	Fire Alarm	2/13/2024	2/21/2024	Issued
FIRE2024-01649	39	WINTER ST	Installation of sprinkler supervisory system with AHJ-required notification outside each cluster of bedrooms.	Fire	Fire Alarm	2/14/2024	2/21/2024	Complete

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BLDR2024-04137	26	HASTINGS ST	A load bearing wall will be replaced with a load bearing beam in order to expand the existing kitchen area into the adjacent existing bedroom	Residential Construction	Alterations	2/14/2024	2/22/2024	Complete
BLDR2024-04142	38	MUNJOY ST	Installation of 6 roof mounted solar panels in addition to existing solar array.	Residential Construction	Alterations	2/16/2024	2/28/2024	Issued
BLDC2024-03691	23	FREE ST	Parking Garage Stairwell Wall Removal	Commercial Construction	Alterations	2/16/2024	6/7/2024	Issued
BLDC2024-03692	106	EXCHANGE ST	RENOVATE INTERIOR OF SECOND FLOOR SPACE. WHITE BOX FIT-UP, NO CHANGE OF USE UNTIL TENANT KNOWN AND APPLIED FOR WITH SEPARATE PERMIT. PREVIOUSLY A SOCIAL CLUB, PROPOSED FUTURE USE UNKNOWN BUT PROBABLY OFFICE SPACE. SCOPE: DEMO EXISTING INTERIOR PARTITIONS AND FINISHES TO STUDS AND SUB FLOOR, NEW SUB FLOOR AND SOUND DAMPENING COVER, FRAME PROPOSED INTERIOR LAYOUT, NEW ELECTRIC THROUGHOUT, NEW PLUMBING THROUGHOUT, (2) NEW MINI SPLIT HVAC, FIRE PROOF / INSULATE APPLICABLE AREAS, INSTALL DRYWALL / MUD, UN AFFECTED TRIM IS TO BE MAINTAINED, NEW DOORS TO BE INSTALLED, NEW TRIM TO MATCH EXISTING, KITCHEN CABINETS / COUNTERTOP / APPLIANCES, (2) BATHROOMS, VANITY, TOILET, SHOWER, NEW HARD WOOD AND TILE FLOOR COVERINGS, RAISE FIRE SUPPRESSION SYSTEM / ADD HEAD AS NEEDED, UPGRADE LIFE SAFETY FEATURES TO CODE.	Commercial Construction	Alterations	2/19/2024	3/26/2024	Issued
HVAC2024-02887	9	DEERING ST	install heat pump for heating and cooling HVAC	HVAC	HVAC	2/20/2024	2/28/2024	Complete
BLDR2024-04149	249	SPRING ST	Bathroom renovation	Residential Construction	Alterations	2/20/2024	2/29/2024	Issued
SIGN2024-00915	610	CONGRESS ST	Vinyl Lettering on glass door, window display artwork	Sign	Signage or Awning	2/22/2024		In Review - Pending Payment
BLDC2024-03698	35	DEERING ST	Enlargement of Existing Deck connected to fire escape.	Commercial Construction	Alterations	2/22/2024	5/10/2024	Issued
HVAC2024-02895	15	CHADWICK ST	Installing Heat	HVAC	HVAC	2/23/2024	4/17/2024	Issued
BLDR2024-04162	28	GREAT POND RD	Adding structural support, resurfacing and new handrails on first story deck. Install 2 new doors	Residential Construction	Alterations	2/26/2024	5/6/2024	Issued
BLDC2024-03702	166	FORE ST	Renovate primary bathroom: tile shower, new tile flooring with radiant heat, new double vanity, updated plumbing fixtures and electrical. Renovate master bedroom closet. Renovate pantry/desk area.	Commercial Construction	Alterations	2/26/2024	3/4/2024	Issued
FIRE2024-01663	128	DANFORTH ST	Installation of a NFPA 13D Sprinkler System for One & Two Family Dwellings.	Fire	Fire Sprinkler System One and Two Family	2/27/2024	4/8/2024	Issued
FIRE2024-01662	126	DANFORTH ST	Installation of a NFPA 13R Sprinkler System for a 4-unit Apartment. FDC shall be a single 2-1/2" NSH threaded inlet per Portland Fire Department Rules and Regulations.	Fire	Fire Suppression water based	2/27/2024	5/13/2024	Issued
BLDC2024-03704	18	EXCHANGE ST	Replace existing double entrance doors with single entrance door.	Commercial Construction	Alterations	2/27/2024	3/14/2024	Issued
FIRE2024-01664	75	NORTHPORT DR	Modification of existing NFPA 13 sprinkler system to accommodate new floor and ceiling layout.	Fire	Fire Suppression water based	2/27/2024	5/9/2024	Issued

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HVAC2024-02902	11	OBRION ST	Install heat pump systems for 2nd and 3rd floors.	HVAC	HVAC	2/28/2024	3/11/2024	Complete
BLDR2024-04167	106	PINE ST	Construct new basement access areaway retaining walls, new doorway and replace basement windows. Basement is not approved as habitable space.	Residential Construction	Additions	2/28/2024		In Review - Pending Payment
HVAC2024-02903	287	SPRING ST	INSTALL HEAT PUMP FOR APT # 8	HVAC	HVAC	2/28/2024	3/15/2024	Issued
FIRE2024-01668	93	HIGH ST	Installation of a Fire Alarm System	Fire	Fire Alarm	2/29/2024	3/12/2024	Complete
BLDC2024-03709	400	CONGRESS ST	Addition of partial wall partition to aide in lobby traffic flow as well as house a directory.	Commercial Construction	Alterations	2/29/2024	3/6/2024	Issued
HVAC2024-02905	16	SAINT LAWRENCE ST	Install Mitsubishi 2 zone Heat Pump System - Unit #3	HVAC	HVAC	3/1/2024	3/5/2024	Issued
BLDC2024-03711	675	CONGRESS ST	Replace 3 ground level windows on ell of building on State St. side with Andersen Series 400, double hung. 2 sizes: 3'x6.5' for 2 and 2'x6.5' for 1. Half screens on all. 2/2 on larger 2, and 4/4 on narrow window. Replace gutter drain pipe in kind which runs between the 2 large windows.	Commercial Construction	Alterations	3/2/2024	3/20/2024	Complete
BLDC2024-03713	180	STATE ST	Interior Alteration of an existing residential use building. Building historically used as a four unit residential, however a legal two unit. Application is for legal three unit.	Commercial Construction	Alterations	3/4/2024	4/11/2024	Issued
BLDC2024-03718	543	CONGRESS ST	Change of use from clothes shop to tea restaurant and store.	Commercial Construction	Alterations	3/5/2024	4/29/2024	Complete
BLDC2024-03715	49	SAINT LAWRENCE ST	Add support beams and columns to basement	Commercial Construction	Amendment	3/5/2024	4/19/2024	Issued
HVAC2024-02907	51	MORNING ST	Replacing Heating Unit	HVAC	HVAC	3/5/2024	3/15/2024	Issued
BLDC2024-03721	132	SPRING ST	First floor change of use from General Service (Tattoo Parlor) to General office (see withdrawn BLDC2023-03340) and 1 dwelling unit.	Commercial Construction	Alterations	3/7/2024		Expired
SIGN2024-00921	178	MIDDLE ST	Exterior Dimensional Letters at storefront of new Rough & Tumble retail store.	Sign	Signage or Awning	3/10/2024	4/16/2024	Issued
SIGN2024-00920	5	COMMERCIAL ST	Move existing sign over on the building as shown on pictures	Sign	Signage or Awning	3/10/2024	3/25/2024	Complete
BLDC2024-03728	82	HANOVER ST	Plan alteration to previously submitted application	Commercial Construction	Amendment	3/11/2024	5/2/2024	Complete
BLDR2024-04195	36	SHERIDAN ST	Modify permit application to reflect changes from the original application, including removal of a chimney, removal of partition wall to combine two bedrooms on 3rd floor, and relocation of the basement stairs.	Residential Construction	Amendment	3/11/2024	3/25/2024	Complete
BLDC2024-03727	175	SPRING ST	Fit up of existing (vanilla shell) tenant space in the Mercy Hospital building. Proposed occupancy classification A-2 & B. Warming kitchen and point of service desk to be installed for retail purposes (Two Fat Cats Bakery). No fixed seating. Existing bathrooms to remain.	Commercial Construction	Alterations	3/11/2024	6/13/2024	Complete
SIGN2024-00922	175	SPRING ST	Double Sided Non-Illuminated Tenant Flag Sign	Sign	Signage or Awning	3/12/2024	3/26/2024	Complete
BLDC2024-03729	20	CUSTOM HOUSE WHARF	18-20 Custom House Wharf (Porthole) - Interior Demolition of wood platforms, partitions, stairs, bathrooms, and vestibules due to flood damage.	Commercial Construction	Alterations	3/12/2024	4/16/2024	Issued
SIGN2024-00924	23	FREE ST	Wall sign for One City Center Parking Garage.	Sign	Signage or Awning	3/12/2024	3/21/2024	Complete
BLDC2024-03731	94	NEAL ST	Third floor alteration of Unit 3, and structural repair at third floor framing and second floor framing.	Commercial Construction	Alterations	3/13/2024	6/5/2024	Issued

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HVAC2024-02929	145	COMMERCIAL ST	change out existing water source heat pump for new one connect to existing duct	HVAC	HVAC	3/13/2024	7/15/2024	Complete
HVAC2024-02930	1685	CONGRESS ST	Replace existing rooftop HVAC unit with a new unit on existing unit. Existing unit is non-repairable. new unit is smaller than existing	HVAC	HVAC	3/13/2024	3/26/2024	Issued
BLDR2024-04197	41	CARLETON ST	New lally column, I beam, and joists to support sagging 2nd floor	Residential Construction	Alterations	3/13/2024	3/19/2024	Complete
BLDR2024-04205	1235	WESTBROOK ST	Repair damage from broken pipe. Bring the structure up to code. Install new kitchen to replace damaged.	Residential Construction	Alterations	3/18/2024	4/23/2024	Issued
FIRE2024-01675	178	MIDDLE ST	Install new calculated wet sprinkler system per NFPA 13(2016) and wet manual standpipe per NFPA 14(2013). FIRE2024-01675 is phase one of two sprinkler projects for BLDC2022-02890, 184 Middle St will be filed under a separate permit.	Fire	Fire Suppression water based	3/18/2024	3/20/2024	Issued
BLDC2024-03741	522	CONGRESS ST	RENOVATE DYE LAB CLASSROOM. MOVE A DOOR AND ADD/ARRANGE FIXTURES.	Commercial Construction	Alterations	3/19/2024	5/6/2024	Issued
BLDC2024-03754	123	MIDDLE ST	Retail tenant improvement project in existing historical retail shell space (women's apparel and accessories). OVERALL SCOPE: - INTERIOR PARTITIONS - RETAIL/DISPLAY FIXTURES - MEP SCOPE AS OUTLINED BELOW (EXISTING BASE BUILDING & STOREFRONT STRUCTURE TO REMAIN UNCHANGED) TRADE SCOPE: - MECHANICAL: NEW SECONDARY DUCT STUBS/RUNS FROM EXISTING MAIN DUCT RUN AND EQUIPMENT - ELECTRICAL: NEW RECEPTACLES & LIGHTING FROM EXISTING EQUIPMENT - PLUMBING: NEW HI-LO DRINKING FOUNTAIN, EXISTING RESTROOMS TO REMAIN	Commercial Construction	Alterations	3/25/2024	4/18/2024	Complete
FIRE2024-01683	59	BRAMHALL ST	Installation of a NFPA 13R Sprinkler System	Fire	Fire Suppression water based	3/25/2024	5/2/2024	Issued
HVAC2024-02947	49	SAINT LAWRENCE ST	Install Mitsubishi 2-Zone Heat Pump System	HVAC	HVAC	3/25/2024	4/9/2024	Issued
BLDC2024-03763	14	Garrison Street Extension	replace underground sewage pump station	Commercial Construction	Alterations	3/26/2024	4/26/2024	Complete
BLDC2024-03762	1725	Congress Street	replacing underground submersible pump station	Commercial Construction	Alterations	3/26/2024	4/26/2024	Issued
BLDC2024-03760	111	BRACKETT ST	Installation of 2 skylights in roof of 111 Brackett #2. The proposed skylight location is on the northeast side of the 109-111 Brackett structure.	Commercial Construction	Alterations	3/26/2024	4/30/2024	Issued
BLDC2024-03765	19	WEST ST	Interior non-bearing demo permit for walls and ceilings	Commercial Construction	Alterations	3/26/2024	4/16/2024	Issued

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SIGN2024-00932	547	CONGRESS ST	NEW SIGN - USING EXISTING ORNAMENTAL BRACKET. SIGN APPROX 48" X 18" CEDAR, CARVED.	Sign	Signage or Awning	3/26/2024	4/4/2024	Issued
BLDC2024-03766	269	COMMERCIAL ST	Replacement of 1 double-hung window on the south side of the building.	Commercial Construction	Alterations	3/26/2024	5/2/2024	Issued
HVAC2024-02950	15	Temple St	Replacement of a Furnace, AC evaporator, and condenser	HVAC	HVAC	3/26/2024	4/2/2024	Complete
BLDR2024-04222	7	NORTH ST	We are renovating the interior of the 1st floor in this unit, and the hallway aswell. We are gutting all drywall/plaster and getting it to the studs. Then we will install insulation(there was no insulation previously), electrical and plumbing rough-in. We are not changing the floor layout, but will swap wood out where needed(resecure any structural components). And then do all the cosmetic/finish work to make livable. We are only doing the 1st floor and hallway. Also we are doing siding job, fence work some landscaping work.	Residential Construction	Alterations	3/27/2024	7/2/2024	Issued
BLDR2024-04225	29	MORNING ST	Renovate kitchen of one-family dwelling. Please note that the window being infilled behind the cooking range is on the rear face of the building.	Residential Construction	Alterations	3/28/2024	6/3/2024	Complete
BLDC2024-03767	1	WALKER ST	Demo permit for removing damaged drywall ceilings and walls, and insulation due to a water loss that occurred on 3/24/24.	Commercial Construction	Alterations	3/28/2024	4/11/2024	Complete
BLDC2024-03769	144	STATE ST	Fit Up tenant space for self storage business.	Commercial Construction	Additions	3/28/2024	5/3/2024	Complete
HVAC2024-02953	146	CHADWICK ST	Installation of 1 heat pump system.	HVAC	HVAC	3/28/2024	4/17/2024	Issued
BLDR2024-04230	100	PLEASANT ST	Renovate and rehabilitate carriage house, to become a single-family residence.	Residential Construction	Alterations	3/29/2024	4/18/2024	Issued
HVAC2024-02958	89	WEST ST	Installation of a single zone Samsung system consisting of: AC018BXADCH Condenser and AC018BNLDCH ducted unit	HVAC	HVAC	4/1/2024	4/9/2024	Issued
BLDC2024-03773	96	DANFORTH ST	Demo permit for removing drywall and insulation due to water loss that occurred on 3/29/24	Commercial Construction	Alterations	4/2/2024	4/5/2024	Issued
HVAC2024-02964	20	VESPER ST	Installing two single zone heat pumps. And one 12 slot sub panel.	HVAC	HVAC	4/2/2024	4/9/2024	Issued
BLDR2024-04243	66	CHADWICK ST	Renovate 2nd floor existing bathroom to include new fixtures, tile and vanity. No structural or exterior work. No new windows.	Residential Construction	Alterations	4/3/2024	4/18/2024	Complete
BLDC2024-03783	121	MIDDLE ST	This is an amendment to permit BLDC2023-03212 at 121 Middle Street. Scope of work includes replacing a door on the ground floor with a window, changing the occupancy of the ground floor retail spaces, combining a pair of adjoining rooms on level 3 into a single unit, and?reducing the scope of exterior lighting.	Commercial Construction	Amendment	4/3/2024	4/22/2024	Complete
BLDC2024-03786	305	COMMERCIAL ST	Change of Use only (no construction)	Commercial Construction	Alterations	4/4/2024	4/24/2024	Complete

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BLDR2024-04244	1366	WESTBROOK ST	Remove Chimney from Accessory Building. Exterior siding to match existing pine board siding. No electrical or plumbing to be done.	Residential Construction	Alterations	4/4/2024	4/19/2024	Issued
HVAC2024-02968	99	CAPISIC ST	installing 2 single zone systems This is being installed in an addition to the customers existing property.	HVAC	HVAC	4/4/2024	4/12/2024	Issued
BLDR2024-04248	11	VESPER ST	Replace 1st Floor Unit 3rd Egress with Wall and Closet on the other side of wall. Add Closet in 1st Floor Unit Entry Hallway	Residential Construction	Amendment	4/7/2024	4/30/2024	Issued
BLDC2024-03798	2	MONUMENT SQ	Office fit-up for Bigello Group at 7th floor of 2 Monument Square	Commercial Construction	Alterations	4/8/2024	4/24/2024	Issued
BLDC2024-03799	784	CONGRESS ST	Replace a failing exterior slab. Remove the existing slab and pour a new concrete slab.	Commercial Construction	Alterations	4/9/2024	4/24/2024	Complete
BLDC2024-03800	20	WEST COMMERCIAL ST	Cold Storage Freezer Warehouse - amendment to permit BLDC2023-03468	Commercial Construction	Amendment	4/9/2024	4/24/2024	Complete
BLDR2024-04260	143	VAUGHAN ST	Addition of a sauna in the basement	Residential Construction	Alterations	4/11/2024	4/30/2024	Complete
BLDC2024-03801	5	EASTERN PROMENADE	Amendment to BLDC2021 02409: Updates to floor plans including removal of planned stair, removal of planned elevator, addition of stair, revised egress and fire ratings.	Commercial Construction	Amendment	4/11/2024	4/30/2024	Issued
BLDC2024-03803	104	EXCHANGE ST	After The Fact permit for door opening in basement between two buildings owned by same entity.	Commercial Construction	Alterations	4/12/2024	5/6/2024	Complete
FIRE2024-01693	157	Spring	Replace existing NFPA 72 Fire alarm system.	Fire	Fire Alarm	4/12/2024	4/24/2024	Issued
HVAC2024-02981	44	WALNUT ST	Install a Heat Pump Air System	HVAC	HVAC	4/17/2024	5/1/2024	Complete
BLDC2024-03808	441	CONGRESS ST	Interior non-loadbearing demolition only.	Commercial Construction	Alterations	4/17/2024	4/30/2024	Issued
HOOD2024-00119	190	RIVERSIDE ST	Provide and Installation of Denlar D1036-D-IF Hood	Hood	Hood	4/17/2024	5/6/2024	Issued
SIGN2024-00938	142	FEDERAL ST W	replacement of monument sign damaged in accident. no change in size	Sign	Signage or Awning	4/19/2024	5/1/2024	Complete
BLDR2024-04284	56	ATLANTIC ST	Repair/remove/replace old and damaged framing in basement requiring some updating/relocating existing electrical and plumbing. Repair cracked concrete basement floor. In addition, install all new interior stairs connecting basement to first floor and removing existing stairs to basement.	Residential Construction	Alterations	4/21/2024	5/7/2024	Issued
BLDR2024-04287	140	CLARK ST	Resubmitting BLDR2021-02238 that was previously approved but time expired. Construct a 11' x 13' deck on top of second story existing roof.	Residential Construction	Alterations	4/22/2024	6/5/2024	Issued
BLDR2024-04286	27	THOMAS ST	Add a bathroom where office currently is on 2nd floor of home. Insulate exterior walls in master bedroom and new bathroom with closed cell spray foam.	Residential Construction	Alterations	4/22/2024	5/2/2024	Issued
BLDC2024-03815	439	CONGRESS ST	Fit up interior for new bar.	Commercial Construction	Alterations	4/25/2024	7/8/2024	Issued
BLDC2024-03816	75	STATE ST	Installation of a 35kW rooftop solar array consisting of 73 solar panels	Commercial Construction	Alterations	4/26/2024	5/8/2024	Complete
BLDC2024-03817	175	SPRING ST	Fit out retail space for Ice Cream Service. Scope includes adding commercial food prep w/ plumbing and electrical, frame partial height walls to divide customer and food prep areas as well as POS counter.	Commercial Construction	Alterations	4/28/2024	5/14/2024	Complete

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SIGN2024-00941	15	EXCHANGE ST	Replace existing awning and signage.	Sign	Signage or Awning	4/29/2024	6/11/2024	Issued
SIGN2024-00945	11	MOULTON ST	Installation of one (1) non-illuminated building sign to replace existing building sign.	Sign	Signage or Awning	4/30/2024	5/14/2024	Issued
BLDC2024-03824	1125	BRIGHTON AVE	Demo and removal of drywall and cabinets due to fire loss that occurred on 4/27/24. Separate permit application for replacement.	Commercial Construction	Alterations	4/30/2024	5/7/2024	Issued
BLDR2024-04311	2	THOMAS ST	Increase depth of addition by 3 ft, change new deck design to raised terrace	Residential Construction	Amendment	5/1/2024	6/13/2024	Issued
BLDC2024-03826	201	FEDERAL ST W	Addition of a restroom	Commercial Construction	Alterations	5/2/2024	6/5/2024	Issued
HVAC2024-02994	150	MIDDLE ST	REPLACE EXISTING LG HEAT PUMP SYSTEM WITH NEW MITSUBISHI EQUIPMENT, REUSE ALL EXISTING MATERIALS & ELECTRICAL, OUTDOOR UNITS ON ROOF, CANNOT BE SEEN	HVAC	HVAC	5/2/2024	5/17/2024	Issued
HVAC2024-02996	51	OAK ST	Install heat pumps for heating and cooling	HVAC	HVAC	5/3/2024	5/16/2024	Issued
HVAC2024-02998	5	CARROLL ST	Install 3 new Mitsubishi heat pumps. Unit #1 located in backyard under deck. Unit #2, #3 located on 2 floor rear roof	HVAC	HVAC	5/5/2024	5/23/2024	Complete
BLDC2024-03831	106	EXCHANGE ST	Install 7' tall fencing in the back lot of 106 Exchange Street to increase the size of our existing back patio at 104 & 102 Exchange Street. This will include perforated metal siding to allow for air flow into the adjacent parking garage, as per guidance from the city parking division and MHR, the company that holds the master lease on the land in question.	Commercial Construction	Alterations	5/6/2024	9/5/2024	Issued
HOOD2024-00121	522	CONGRESS ST	THE PROVISION AND INSTALLATION OF (2) SS CONDENSATE HOODS TOTALLING 15' LOCATED OVER THE NEW DYE KETTLES. OUR WORK TO INCLUDE: RIG AND SETTING HOODS, HANGING OF HOODS, MOUNT INLINE FAN, DUCTING, EXTERIOR LOUVER, AND VARIABLE SPEED CONTROLLER.	Hood	Hood	5/7/2024	5/15/2024	Issued
BLDC2024-03836	1050	WESTBROOK ST	AT&T proposes the following modifications to their existing telecommunications facility by removing (6) antennas and installing (9) new antennas. The proposed work will not increased the height nor will it expand its leased space.	Commercial Construction	Additions	5/7/2024	5/16/2024	Issued
BLDC2024-03837	6	VAUGHAN ST	Tool Shed - 13' x 13'	Commercial Construction	Additions	5/7/2024	6/14/2024	Issued
HVAC2024-03008	28	NEAL ST	Installing Heat Pumps	HVAC	HVAC	5/8/2024	5/23/2024	Issued
FIRE2024-01714	43	WHARF ST	Installation of additional fire alarm devices to an existing fire alarm system for the 43 Wharf Street Unit.	Fire	Fire Alarm	5/8/2024	5/22/2024	Issued
BLDC2024-03839	15	Temple St	Demo and FF&E removals	Commercial Construction	Alterations	5/8/2024	5/15/2024	Complete
HVAC2024-03011	416	FORE ST	Installing Heat Pumps on roof	HVAC	HVAC	5/9/2024	5/15/2024	Issued
HVAC2024-03013	99	FEDERAL ST E	Adding a heat pump to the office area	HVAC	HVAC	5/9/2024	5/23/2024	Issued

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BLDC2024-03847	416	FORE ST	Renovate existing bar: -existing non ADA compliant restrooms to be demoed, new compliant restroom to be built in new location -New kitchen equipment -Removal of existing window-mounted AC units, replacement with transom glazing.	Commercial Construction	Alterations	5/10/2024		In Review
HVAC2024-03015	44	CARLETON ST	Install a multi zone heat pump system with one exterior compressor and three indoor units.	HVAC	HVAC	5/10/2024	5/28/2024	Issued
BLDR2024-04332	44	NEAL ST	Install first floor closet to powder room, with toilet and small corner sink.	Residential Construction	Alterations	5/13/2024	6/5/2024	Complete
BLDC2024-03850	55	MARKET ST	Renovate within an existing tenant space, for the new location of a sports bar. All work is within the building shell and will not alter any exterior components of the building, including the storefront entry to the space.	Commercial Construction	Alterations	5/13/2024	6/13/2024	Complete
BLDC2024-03853	250	COMMERCIAL ST	Install Le Panyol Pizza Oven and NFPA 96 Compliant Ductwork.	Commercial Construction	Alterations	5/13/2024	5/31/2024	Issued
FIRE2024-01715	106	EXCHANGE ST	Installation of a NFPA 72 Fire Alarm System to 106 Exchange St and to the Basement and First Floor of 104 Exchange St (High Roller).	Fire	Fire Alarm	5/13/2024	6/10/2024	Issued
BLDC2024-03851	202	SPRING ST	Detached accessory structure with footprint of app. 64 square feet.	Commercial Construction	Additions	5/13/2024	5/21/2024	Issued
BLDR2024-04337	32	MORNING ST	Rebuild front steps and railing identical to existing (rot and structural failure identified while attempting simple repair) unsafe	Residential Construction	Alterations	5/14/2024	5/31/2024	Complete
BLDC2024-03854	129	NEWBURY ST	Renovate the complete interior building into a yoga studio on the upper level with restrooms, showers, and a seating area (for the yoga studio) on the lower level. No work on the exterior. No structural work.	Commercial Construction	Alterations	5/15/2024	6/20/2024	Complete
BLDC2024-03855	67	WEST ST	Frame, insulate and sheetrock basement ceiling. Move one 8' wall 18 inches to create space for a workshop.	Commercial Construction	Alterations	5/15/2024		In Review
BLDC2024-03857	610	CONGRESS ST	Amendment to BLDC2023-03335. Stair detail for review and fire stop detail.	Commercial Construction	Amendment	5/15/2024	7/24/2024	Issued
BLDC2024-03861	59	BRAMHALL ST	Fire protection updates due to balloon framing and 13R sprinkler system.	Commercial Construction	Amendment	5/16/2024	6/20/2024	Issued
HVAC2024-03025	626	CONGRESS ST	Install a Heat Pump System	HVAC	HVAC	5/16/2024	5/29/2024	Issued
BLDR2024-04354	5	CARROLL ST	Installation of a rooftop residential solar pv system	Residential Construction	Alterations	5/20/2024	7/12/2024	Complete
BLDC2024-03866	219	ANDERSON ST	Reconfiguration of restrooms in approved permit BLDC2022-02750	Commercial Construction	Amendment	5/20/2024	7/1/2024	Complete
BLDR2024-04360	160	MCKINLEY CT	Porch repair: Replacing existing columns with like columns, and existing wood deck with composite decking, as per historic committee standards. Minor repairs to existing newel posts and spindles.	Residential Construction	Alterations	5/20/2024	5/31/2024	Issued
FIRE2024-01718	136	COMMERCIAL ST	Installation of NFPA 14 Wet Manual Standpipe on each level.	Fire	Fire Suppression water based	5/20/2024	5/31/2024	Issued
BLDR2024-04358	14	ORCHARD ST	Modify a current detached accessory garage to a detached accessory dwelling unit.	Residential Construction	Additions	5/20/2024	12/6/2024	Issued

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FIRE2024-01717	111	COMMERCIAL ST	Add an Exterior NFPA 14 Class 1 Dry Manual Standpipe	Fire	Fire Suppression water based	5/20/2024	5/23/2024	Complete
HVAC2024-03033	52	ATLANTIC ST	Install whole house Fujitsu heat/pump system.	HVAC	HVAC	5/21/2024	6/12/2024	Issued
FIRE2024-01720	52	ATLANTIC ST	INSTALL SPRINKLER SYSTEM FOR THREE FLOORS AND BASEMENT.	Fire	Fire Suppression water based	5/21/2024	6/3/2024	Issued
BLDC2024-03871	400	CONGRESS ST	Change of use from office to limited retail by Portland Ovations for the benefit of its sub-letter, PortTIX, a local ticketing box office	Commercial Construction	Alterations	5/21/2024	6/6/2024	Issued
BLDC2024-03870	75	STATE ST	Occupied rolling renovation	Commercial Construction	Alterations	5/21/2024	6/24/2024	Issued
BLDC2024-03877	25	FOREST AVE	Fit-up interior for restaurant at 29 Forest Ave. (Part of the 25 Forest Ave. Portland Stage Company Complex.) Reworking bathroom layout to make seating more efficient. adding bar and fixed seating	Commercial Construction	Alterations	5/22/2024	9/19/2024	Issued
BLDC2024-03883	75	RAINMAKER	Fit-out remaining units 2+3 as a combined storage use with accessory office and bathrooms.	Commercial Construction	Alterations	5/24/2024	6/18/2024	Complete
BLDR2024-04373	90	NEAL ST	We are adding a cantilevered deck to the third floor.	Residential Construction	Alterations	5/24/2024	7/9/2024	Issued
BLDR2024-04383	55	CARLETON ST	Construct a new duplex townhouse where there is an existing parking lot for existing building previously operated by Maine Med.	Residential Construction	New Two Family	5/28/2024	8/19/2024	Issued
BLDR2024-04377	41	CARLETON ST	Rebuild side entry deck & stairs, reuse existing concrete piers. (2) new posts against walls to sit on existing house foundation.	Residential Construction	Alterations	5/28/2024	8/9/2024	Complete
BLDR2024-04379	51	CARLETON ST	Construct a new duplex townhouse building - 4 stories. On section of approved site plan that is currently parking.	Residential Construction	New Two Family	5/28/2024	8/19/2024	Issued
BLDC2024-03885	610	CONGRESS ST	Change of use application to recognize 610 Congress as having 12 total apartments rather than 11	Commercial Construction	Alterations	5/28/2024	6/13/2024	Issued
BLDC2024-03887	28	NEAL ST	Cutting a door in an existing wall at the back of our performance stage and raising the floor in the room behind to level with the stage	Commercial Construction	Alterations	5/29/2024	6/20/2024	Issued
SIGN2024-00955	211	COMMERCIAL ST	install projecting sign	Sign	Signage or Awning	5/29/2024	6/10/2024	Complete
BLDC2024-03888	35	PINE ST	This for an after the fact review of a fire escape replacement. I am working with a new carpenter to ensure the structure meets requirements.	Commercial Construction	Alterations	5/30/2024	10/25/2024	Issued
HVAC2024-03052	95	CHADWICK ST	Replacing Heating and Cooling systems -removing old units. -installing new in same positions with existing line sets and connections. -leak tests will be done on all connections to units and assured they are running properly before PSS departs.	HVAC	HVAC	5/30/2024	6/12/2024	Issued
BLDR2024-04388	41	BOWDOIN ST	Renovate interior of existing single family dwelling including: Window Replacement, Central Cooling, Partial Kitchen, Mudroom, Powder Room, and Primary Suite.	Residential Construction	Alterations	5/31/2024	7/26/2024	Issued

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BLDR2024-04389	28	SAINT LAWRENCE ST	Partial renovation of second floor including reconfiguring bathroom and laundry. Window replacement and new patio door.	Residential Construction	Alterations	6/1/2024	6/17/2024	Complete
FIRE2024-01727	366	FORE ST	Replacement of existing conventional fire alarm system with addressable fire alarm system on one-for-one basis. Basement area to have notification appliances brought up to code.	Fire	Fire Alarm	6/2/2024	6/13/2024	Issued
HVAC2024-03058	176	MCKINLEY CT	(1) Heat Pump Outdoor Unit with (3) Indoor Units 36,000BTU's Approx 1600 sq ft	HVAC	HVAC	6/3/2024	6/13/2024	Complete
FIRE2024-01728	25	MOTLEY ST	Installation of a NFPA 13D Sprinkler System.	Fire	Fire Sprinkler System One and Two Family	6/3/2024	6/10/2024	Complete
HVAC2024-03059	505	FORE ST	Direct replacement of two (2) gas fired furnaces with ac coils and condensers. System is existing, this is equipment replacement only.	HVAC	HVAC	6/4/2024	6/24/2024	Issued
BLDC2024-03900	73	NEWBURY ST	Renovate and add to the historic Abyssinian Meeting House built in 1828. Each existing Floor is 1740sf x 2 = 3,480 plus an addition of 445 per floor, total 890 sf.	Commercial Construction	Additions	6/4/2024	9/27/2024	Issued
BLDC2024-03899	284	CUMBERLAND AVE	Constructed accessible entrance at Portland High School Entrance #1.	Commercial Construction	Alterations	6/4/2024	6/21/2024	Complete
BLDC2024-03901	28	NEAL ST	The room will be divided in half and one side will be used as an office and the other side will be used as a practice room. A new door will be installed on the practice room side.	Commercial Construction	Alterations	6/4/2024	8/22/2024	Issued
SIGN2024-00958	53	WHARF ST	1) Externally lit aluminum panel wall sign w/ PVC letters & logo. 2) Aluminum blade sign w/ acrylic circle logo on faces (double sided) 1) Faux neon "OPEN" window sign 1) Printed vinyl logo for main entrance	Sign	Signage or Awning	6/5/2024	9/20/2024	Issued
FIRE2024-01731	99	CAPISIC ST	Extend existing NFPA 13D sprinkler system to an Attached ADU.	Fire	Fire Sprinkler System One and Two Family	6/5/2024	6/24/2024	Issued
BLDR2024-04409	106	SPRUCE ST	Kitchen and mudroom renovation. Add new windows in the rear of the house.	Residential Construction	Alterations	6/9/2024	6/27/2024	Complete
BLDR2024-04413	7	ATLANTIC ST	11.850 KW DC ROOF MOUNT SOLAR PV SYSTEM WITH 30 CANADIAN SOLAR CS6R-395MS-HL 395W PV MODULES WITH 30 ENPHASE IQ8PLUS-72-2-US MICROINVERTERS	Residential Construction	Alterations	6/10/2024	9/5/2024	Complete
BLDR2024-04412	67	HIGH ST	Renovate existing 500 sf garage into habitual space, add 17 sf entry. Add 23 sf trash storage shed to existing house.	Residential Construction	Additions	6/10/2024	6/28/2024	Issued
BLDC2024-03906	51	CONGRESS ST	Reuse and remodel of existing bathroom and office to update systems, install walk-in shower for accessibility, and convert office to laundry room with necessary plumbing and electrical. Walk in shower will require moving one wall (non load bearing) to allow space	Commercial Construction	Alterations	6/11/2024	7/18/2024	Complete
BLDC2024-03908	105	NORTH ST	Repair/replace front porch deck and stairs in same footprint and configuration.	Commercial Construction	Alterations	6/11/2024	9/13/2024	Issued

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HVAC2024-03070	26	CUSHMAN ST	7 zone Mitsubishi Hyper-Heat system. 2 condensing units and 7 indoor evaporators.	HVAC	HVAC	6/11/2024	6/26/2024	Issued
BLDC2024-03904	341	FORE ST	Change of use from ?restaurant? to ?exhibition, meeting and convention halls? please assign zoning review to Mac Coldwell	Commercial Construction	Alterations	6/11/2024		In Review
HVAC2024-03069	142	FEDERAL ST W	Renovate courthouse HVAC System.	HVAC	HVAC	6/11/2024		In Review
SIGN2024-00963	144	STATE ST	24" x 13.5" attached building sign next to the entrance of our chocolate shop.	Sign	Signage or Awning	6/12/2024	7/3/2024	Complete
BLDC2024-03913	26	DOW ST	Roof top solar array 18 panels 460 watts and 1x 7600 inverter	Commercial Construction	Alterations	6/12/2024	7/22/2024	Issued
BLDC2024-03914	307	CONGRESS ST	In one room: swap 2 existing doors and add a heat pump unit.	Commercial Construction	Alterations	6/12/2024	7/15/2024	Issued
FIRE2024-01733	510	CONGRESS ST	Replacement of six fire alarm systems, combining into one system.	Fire	Fire Alarm	6/12/2024	7/8/2024	Issued
BLDC2024-03915	215	COMMERCIAL ST	Renovate (Change of Use) offices above ground level retail into residential above ground level retail. Nine apartment units and six hotel units. Historic Approval obtained, Planning Approval under PL-002688-2023.	Commercial Construction	Alterations	6/13/2024	8/7/2024	Issued
HVAC2024-03073	138	STROUDWATER RD	Replacing existing Bryant Coil and Condenser	HVAC	HVAC	6/13/2024	7/3/2024	Issued
BLDC2024-03921	20	CUSTOM HOUSE WHARF	Interior renovation will include new bathrooms, new doors, new window.	Commercial Construction	Alterations	6/14/2024	8/16/2024	Issued
SIGN2024-00965	4	MILK ST	Building Mounted Sign	Sign	Signage or Awning	6/14/2024	6/20/2024	Complete
BLDR2024-04433	7	LAFAYETTE ST	Construct a new foundation and mudroom addition, replace windows and construct interior alterations.	Residential Construction	Additions	6/17/2024	8/16/2024	Issued
BLDC2024-03926	73	WINTER ST	Install a 23.765kW DC rooftop solar array.	Commercial Construction	Alterations	6/18/2024	7/3/2024	Complete
BLDC2024-03928	510	CONGRESS ST	Demo drywall with insulation only, reconstruction on separate permit.	Commercial Construction	Alterations	6/18/2024	7/1/2024	Complete
FIRE2024-01740	78	DANFORTH ST	Installation of a NFPA 72 Fire Alarm System	Fire	Fire Alarm	6/20/2024	6/25/2024	Issued
BLDR2024-04448	138	MCKINLEY CT	Replace porch columns/rails/and decking. Columns and rails to match existing. Decking is the DCHA approved Azek porch slate grey.	Residential Construction	Alterations	6/20/2024	8/7/2024	Complete
HVAC2024-03086	123	MIDDLE ST	Furnish and install branch ducts and registers off of existing system	HVAC	HVAC	6/20/2024	7/1/2024	Complete
HVAC2024-03094	64	Vesper St	Direct replacement of heating unit with Lochinvar Noble Combi Boiler on the 2nd floor.	HVAC	HVAC	6/21/2024	6/28/2024	Issued
HVAC2024-03092	272	SPRING ST	Installing Lochinvar Noble boiler	HVAC	HVAC	6/21/2024	6/27/2024	Issued
HVAC2024-03090	110	THAMES ST	Fit-out of existing space into new Restaurant.	HVAC	HVAC	6/21/2024	6/25/2024	Issued
BLDC2024-03938	511	CONGRESS ST	Reconfigure the 6th floor, and provide vanilla shell work for Unit 600 (right) to remain vacant, and a fit out for Unit 601(left).	Commercial Construction	Alterations	6/25/2024	8/8/2024	Complete
BLDC2024-03944	1427	CONGRESS ST	New fixtures including sink, shower, toilet, washer and dryer, and dishwasher. New bathroom fan. Replace gas heating appliances with heat pumps. New dry wall. Replace lighting fixtures.	Commercial Construction	Alterations	6/26/2024	7/31/2024	Complete
BLDC2024-03942	379	COMMERCIAL ST	Remove and replace drywall to allow the electrician access to the wiring behind the drywall. The wiring needs to be replaced due to water damage.	Commercial Construction	Alterations	6/26/2024	8/16/2024	Complete
BLDC2024-03945	126	NEAL ST	DEMO Permit to remove drywall of affected area due to a sewer loss that happened on 6/23/24.	Commercial Construction	Alterations	6/26/2024	7/1/2024	Issued

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BLDR2024-04467	23	SAINT LAWRENCE ST	Replacement of old leaking single pane windows with new Anderson replacement windows. Bathroom renovations on the 2nd and 3rd floors. Replacement of old fixtures and finishes, including drywall replacement to upgrade/add insulation	Residential Construction	Alterations	6/27/2024	7/12/2024	Issued
BLDC2024-03950	503	CUMBERLAND AVE	Interior Demolition Only: Demo of affected plaster/drywall and insulation due to a fire loss that occurred on 6/25. Separate permits and approvals required for any additional work.	Commercial Construction	Alterations	6/28/2024	7/3/2024	Complete
BLDC2024-03949	183	MIDDLE ST	2-hour protection detail for basement ceiling rating (below tenant space/Area of Work)	Commercial Construction	Amendment	6/28/2024	7/8/2024	Complete
BLDC2024-03947	54	YORK ST	Amend BLDC2022-02738: exclude "unit 7" from project. Unit 7 to be fit out under separate permit application. No other changes to existing permit	Commercial Construction	Amendment	6/28/2024	7/11/2024	Complete
BLDR2024-04471	42	DEERING ST	Repair/replace original retaining wall, steps and railings.	Residential Construction	Alterations	6/30/2024	8/22/2024	Issued
HVAC2024-03101	655	CONGRESS ST	Remove (3) existing oil tanks, oil pump and piping, (1) boiler (the other to be abandoned in place), boiler feed tank with pumps and controls, and install (1) boiler and boiler feed tank and associated natural gas piping and electrical controls.	HVAC	HVAC	7/1/2024	7/22/2024	Issued
BLDC2024-03952	142	FEDERAL ST	Exterior door relocation and structural upgrade in support of new HVAC work to the building. The additional structure is a ductwork enclosure designed to support, secure and protect the ducts running down the side of the building. This is not occupiable space. An HVAC permit will be applied for separately.	Commercial Construction	Additions	7/1/2024	9/13/2024	Issued
BLDR2024-04480	49	MONTREAL 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 ADDITION OVER EXISTING FIRST FLOOR FOOTPRINT OF THE SECOND FLOOR PLAN TO ADD A BATHROOM. ALSO INCLUDES ADDITION OF A NEW MUDROOM ON THE FIRST FLOOR	Residential Construction	Alterations	7/2/2024	8/1/2024	Issued
BLDR2024-04477	129	William Street	To bump out windows in bedroom over garage. amendment to permit BLDR2023-03723	Residential Construction	Amendment	7/2/2024	12/16/2024	Issued
BLDC2024-03957	22	FREE ST	Split retail space of Wigon Office Supplies at 18 Free Street into two spaces. Wigon Office Supplies will retain 18 Free Street address, and their former lower level space will become 98 Cross Street North, Suite D accessed from the rear of the property for a Yoga Studio.	Commercial Construction	Alterations	7/3/2024	8/6/2024	Complete
BLDC2024-03958	75	MARKET ST	Construct interior restroom at the lower level.	Commercial Construction	Alterations	7/3/2024	8/8/2024	Issued
BLDR2024-04487	56	ATLANTIC ST	adding (2) NEW VELUX 20X36 skylights with rough opening	Residential Construction	Alterations	7/6/2024	7/22/2024	Complete
FIRE2024-01753	123	MIDDLE ST	Tenant Space-Free People Fire Alarm Additions	Fire	Fire Alarm	7/9/2024	7/11/2024	Issued
FIRE2024-01752	121	MIDDLE ST	Additional Fire Alarm Devices	Fire	Fire Alarm	7/9/2024	7/11/2024	Complete

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FIRE2024-01754	121	MIDDLE ST	Relocate sprinkler heads off existing 1" openings.	Fire	Fire Suppression water based	7/9/2024	7/16/2024	Complete
BLDC2024-03964	1	CITY CTR	Tenant Relocation and Space Buildout	Commercial Construction	Alterations	7/10/2024	8/14/2024	Issued
SIGN2024-00983	144	STATE ST	Post and panel sidewalk/street sign. See supplied artwork	Sign	Signage or Awning	7/10/2024	8/9/2024	Issued
BLDC2024-03965	120	EXCHANGE ST	Renovate interior of existing office space. New finishes, lighting, millwork and offices.	Commercial Construction	Alterations	7/10/2024	8/1/2024	Issued
FIRE2024-01756	300	ALLEN AVE	Installation of a new NFPA 72 Fire Alarm System	Fire	Fire Alarm	7/11/2024	8/21/2024	Issued
BLDC2024-03970	25	CASCO ST	Construct a new 5-Story, 54 Unit Multi Unit Housing Building.	Commercial Construction	New Multi Family (3 Plus)	7/11/2024		In Review - Pending Payment
BLDC2024-03968	26	THOMAS ST	The proposed redevelopment was approved on July 8, 2022 as a ?Minor Site Plan? for the conversion of 2,731 SF of office space into two residential units from 5 to 7 units. The original application number is PL 001935 2022.	Commercial Construction	Alterations	7/11/2024	9/24/2024	Issued
BLDC2024-03973	53	CARLETON ST	Conversion of historic building used for Maine Med offices to 5 residential condo units with the addition of a 3rd story	Commercial Construction	Alterations	7/12/2024	9/5/2024	Issued
FIRE2024-01757	10	DANA ST	Fire Alarm Device Additions to Reno on 3rd and 4th Level	Fire	Fire Alarm	7/12/2024	8/2/2024	Complete
BLDC2024-03978	45	CASCO ST	Construct a new room within existing commercial tenant space. No change of use. No exterior work.	Commercial Construction	Alterations	7/15/2024	8/5/2024	Complete
BLDC2024-03980	380	CONGRESS ST	Kitchen and Bathroom renovation. Installation of a commercial type I hood and a rooftop exhaust fan.	Commercial Construction	Alterations	7/16/2024	7/24/2024	Complete
HVAC2024-03113	75	STATE ST	In relation to BLDC2024-03870 Add a heat pump to each apartment unit	HVAC	HVAC	7/16/2024	8/12/2024	Issued
BLDC2024-03983	489	CONGRESS ST	Demolition permit needed to remove drywall ceiling and walls due to a water loss that occurred on July 11th.	Commercial Construction	Alterations	7/17/2024	7/30/2024	Issued
FIRE2024-01759	606	CONGRESS ST	Extension of fire alarm system into 606 Congress Street	Fire	Fire Alarm	7/17/2024	7/24/2024	Issued
BLDR2024-04520	536	CUMBERLAND AVE	Replace handrail on rightside of front stairway	Residential Construction	Alterations	7/18/2024	8/7/2024	Complete
FIRE2024-01760	110	THAMES ST	Installation of a Pre-Engineered Commercial Kitchen Hood Fire Suppression. System will have automatic and manual means of activation. System will be connected to the Building Fire Alarm Panel.	Fire	Fire Suppression non-water based	7/18/2024	7/26/2024	Issued
BLDC2024-03985	510	CONGRESS ST	Removal and replacement of existing elevator penthouse roof.	Commercial Construction	Alterations	7/19/2024	7/30/2024	Issued
HVAC2024-03121	201	FEDERAL ST W	Single Samsung Split for new Gallery	HVAC	HVAC	7/22/2024	7/31/2024	Complete
BLDC2024-03987	645	FOREST AVE	Change of use from barber shop to a cafe shop. We are not doing any construction, just paint and new design.	Commercial Construction	Alterations	7/22/2024	9/11/2024	Issued
FIRE2024-01761	92	LUTHER ST	Tank-based sprinkler system	Fire	Fire Sprinkler System One and Two Family	7/22/2024	8/29/2024	Complete
BLDC2024-03989	1	Commercial	Change of use and interior alteration to the 1st floor for retail tenant.	Commercial Construction	Alterations	7/23/2024	9/27/2024	Issued
BLDC2024-03998	99	FEDERAL ST E	Convert existing 1/2 wall at the edge of the Existing Den into a cable railing style handrail system, shorten non- bearing interior partition, the install two shelves in the bathroom and 2 bookcases in the Existing Living Room.	Commercial Construction	Alterations	7/26/2024	8/9/2024	Issued
SIGN2024-00993	52	EXCHANGE ST	Replacing the vinyl on existing blade sign New store name	Sign	Signage or Awning	7/27/2024	8/20/2024	Issued

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BLDC2024-04002	1001	WESTBROOK ST	Install three modular toilet assemblies in the terminal of the Portland Jetport.	Commercial Construction	Alterations	7/29/2024	8/6/2024	Issued
HVAC2024-03131	21	CHESTNUT ST	Install (1) Mitsubishi standard heat outdoor condenser 12k and (1) indoor wall mount head in elevator room.	HVAC	HVAC	7/30/2024		In Review
FIRE2024-01763	110	THAMES ST	Installation of NFPA 72 Fire Alarm coverage for new restaurant (Douro)	Fire	Fire Alarm	7/30/2024	8/8/2024	Issued
SIGN2024-00994	123	MIDDLE ST	Installation of three (3) building signs: Two (2) sets of halo-lit letters on backer panels and one (1) non-illuminated blade sign.	Sign	Signage or Awning	7/31/2024	8/6/2024	Issued
HVAC2024-03136	15	BROWN ST	Install Bryant gas Furnace and outdoor condensing unit on the roof.	HVAC	HVAC	8/1/2024	8/27/2024	Issued
SIGN2024-00995	398	FORE ST	Replacement signage; two new pan faces w/ 1/2" acrylic letters on front and side facades.	Sign	Signage or Awning	8/2/2024	8/14/2024	Issued
HVAC2024-03142	84	PINE ST	REMOVAL OF OIL BOILER AND INSTALLATION OF 2 NATURAL GAS BOILERS	HVAC	HVAC	8/2/2024	8/13/2024	Issued
FIRE2024-01765	372	YELLOWBIRD RD	One for one swap of a Fire Alarm Panel.	Fire	Fire Alarm	8/2/2024	8/26/2024	Issued
BLDC2024-04011	54	YORK ST	Change of use from Apartments to Hotel to allow use as transient hotel.	Commercial Construction	Alterations	8/3/2024	8/22/2024	Complete
BLDC2024-04018	822	RIVERSIDE	The Parks, Recreation and Facilities department is adding a mountain biking skills course to Riverton Trolley Park. This work has been submitted for minor site plan review (PL-003042-2024). The Bicycle Skills Course will require a "Roll-In Platform" which is an elevated deck with ramps that allows bicyclists to gain the necessary momentum to bike the skills course trails. This building permit application is for the Roll-In Platform structure. The entire structure, stairs and ramps included is 702 SF.	Commercial Construction	Additions	8/5/2024	10/3/2024	Issued
BLDR2024-04556	97	BRAMBLEWOOD DR	Removal of 16x16 existing deck, New construction 16x32 deck to be built.	Residential Construction	Additions	8/5/2024	9/5/2024	Issued
BLDC2024-04016	109	Danforth Street	Restore exterior bay window structure.	Commercial Construction	Alterations	8/5/2024	9/6/2024	Issued
BLDC2024-04012	3	SPRING ST	Renovate the existing floor plan of P & K Bakery LLC	Commercial Construction	Alterations	8/5/2024	9/4/2024	Complete
BLDC2024-04019	25	MORNING ST	Add a dormer on south roof line of existing roof; renovation of unfinished attic with connection of third floor interior stair for use of third floor unit as a mezzanine.	Commercial Construction	Additions	8/6/2024	11/20/2024	Issued
BLDC2024-04022	553	CONGRESS ST	Infill 2 doorways that connect 553 to 555 Congress Street with 2-hour fire rated, non-combustible construction as per the approved Drawings.	Commercial Construction	Alterations	8/6/2024	9/3/2024	Complete
BLDR2024-04562	140	CLARK ST	Once the existing roof was removed, we found that we needed to notch the LVL's, remove one of the posts and notch the 6X6 posts. Attached is the engineers and architects revised plan. We are hoping this amendment can be expedited as we have little protection from the rain with only zip board and tape. The homeowners kitchen has sustained some water damage already. I have been dealing with Evan Dunkle on this. Thank you	Residential Construction	Amendment	8/6/2024	9/5/2024	Issued
BLDR2024-04564	735	WASHINGTON AVE	change of use request; no building work	Residential Construction	Alterations	8/7/2024	9/9/2024	Complete

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BLDC2024-04026	91	WINTER ST	Installation of a 47.045kW rooftop solar array	Commercial Construction	Alterations	8/7/2024	8/26/2024	Complete
BLDR2024-04573	5	CARROLL ST	Attn: Michele DeFrance Amendment to existing permit #BLDR2023-03782 to add some insulation to the exterior walls in a small portion of the basement and a small half bathroom in the basement.	Residential Construction	Amendment	8/8/2024	8/29/2024	Complete
FIRE2024-01769	100	COMMERCIAL ST	Installation of fire ready hood over range in office kitchen	Fire	Fire Suppression non-water based	8/9/2024	8/26/2024	Issued
HOOD2024-00124	100	COMMERCIAL ST	Installation of hood over existing range in office kitchen	Hood	Hood	8/9/2024	8/26/2024	Issued
FIRE2024-01770	56	CLARK ST	New installation of NFPA 13R fire sprinkler system. Two family home	Fire	Fire Suppression water based	8/11/2024	8/28/2024	Issued
BLDC2024-04032	638	CONGRESS ST	Light interior changes for tenant fit up	Commercial Construction	Alterations	8/12/2024	9/6/2024	Complete
HVAC2024-03161	510	CONGRESS ST	Installation of heat pump	HVAC	HVAC	8/12/2024	11/15/2024	Issued
BLDC2024-04037	54	COVE SIDE DR	Interior renovation of existing bunker structure for new amenity space for proposed future hotel renovation at adjacent building. Scope of work is interior only, not exterior work being submitted for.	Commercial Construction	Alterations	8/13/2024		In Review
FIRE2024-01771	164	MIDDLE ST	Additional Fire Devices installed at Sports Bar-55 Market Space	Fire	Fire Alarm	8/13/2024	8/27/2024	Complete
BLDC2024-04034	142	FEDERAL ST W	Interior demolition due to water loss that occurred 8/5/24, affecting the ground and first floor.	Commercial Construction	Alterations	8/13/2024	8/22/2024	Issued
HVAC2024-03162	31	CUSHMAN ST	Install Mitsubishi 2 Zone Heat Pump System	HVAC	HVAC	8/14/2024	8/27/2024	Issued
HOOD2024-00125	110	THAMES ST	New CaptiveAire Commercial kitchen Hood installation	Hood	Hood	8/14/2024	8/23/2024	Issued
BLDC2024-04038	197	Presumpscot Street	New boat storage facility addition. A portion of the existing facility will be demolished for the addition.	Commercial Construction	New Commercial	8/14/2024	12/11/2024	Issued
HVAC2024-03172	115	BRACKETT ST	heat pump install	HVAC	HVAC	8/16/2024		In Review
SIGN2024-01001	553	CONGRESS ST	Replace existing hanging sign with a "Purple Co" PVC 48 x 24 hanging sign. Replace mounted signage with a "Purple Co" 148" x 38" sign. You will see two versions -- we are using the version on the black background.	Sign	Signage or Awning	8/16/2024	8/29/2024	Complete
HVAC2024-03173	112	CLARK ST	Install heat pumps for heating and cooling	HVAC	HVAC	8/16/2024	8/27/2024	Issued
HVAC2024-03167	43	CARLETON ST	Replacing Lochinvar Noble Wall Hung Boiler	HVAC	HVAC	8/16/2024	8/21/2024	Issued
BLDC2024-04045	45	BEAN POT CIRCLE	Construct precast concrete parking structure with approximately 600 parking spaces and a shell structure for a future occupancy (anticipated daycare space) adjacent to the garage.	Commercial Construction	New Commercial	8/16/2024	12/9/2024	Issued
BLDC2024-04046	75	QUEBEC ST	Replace a single double hung window with a 3 window mulled unit.[A 32x60 window replaced by 3 28x60 windows]. All to match existing white vinyl 2 over 2 double hung units in the building.	Commercial Construction	Alterations	8/18/2024	9/13/2024	Issued
BLDC2024-04048	231	DANFORTH ST	Renovate all (7) units within this townhouse: Building 2. Improvements include: new roofing, windows, siding repairs, kitchens, baths, boilers, smoke detectors, and associated electrical and plumbing work	Commercial Construction	Additions	8/19/2024		In Review - Pending Payment

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BLDC2024-04051	238	SPRING ST	Renovate all (5) units within this townhouse: Building 5. Improvements include: new roofing, windows, siding repairs, kitchens, baths, boilers, smoke detectors, and associated electrical and plumbing work	Commercial Construction	Additions	8/19/2024		In Review - Pending Payment
BLDC2024-04047	213	DANFORTH ST	Renovate all (9) units within this townhouse: Building 1. Improvements include: new roofing, windows, siding repairs, kitchens, baths, boilers, smoke detectors, and associated electrical and plumbing work.	Commercial Construction	Alterations	8/19/2024		In Review - Pending Payment
BLDC2024-04049	248	DANFORTH ST	Renovate all (6) units within this townhouse: Building 3. Improvements include: new roofing, windows, siding repairs, kitchens, baths, boilers, smoke detectors, and associated electrical and plumbing work	Commercial Construction	Additions	8/19/2024		In Review - Pending Payment
HVAC2024-03175	2	THOMAS ST	Install New HVAC System	HVAC	HVAC	8/19/2024	9/27/2024	Issued
BLDC2024-04050	244	SPRING ST	Renovate all (3) units within this townhouse: Building 4. Improvements include: new roofing, windows, siding repairs, kitchens, baths, boilers, smoke detectors, and associated electrical and plumbing work	Commercial Construction	Alterations	8/19/2024		In Review - Pending Payment
HVAC2024-03174	175	VAUGHAN ST	Installing two 3-zone heat pump systems	HVAC	HVAC	8/19/2024	8/27/2024	Issued
FIRE2024-01772	379	COMMERCIAL ST	Repair work to existing fire alarm system. Replacement of 12 smoke detectors, 5 smoke/co detectors, 8 sounder bases, 4 strobes.	Fire	Fire Alarm	8/20/2024	9/4/2024	Complete
HVAC2024-03181	119	NEAL ST	Replace Heat Pump system.	HVAC	HVAC	8/20/2024	8/30/2024	Issued
BLDC2024-04053	341	FORE ST	Remove and replace bulging bricks from the exterior of building. Staging will need to be setup on Fore Street sidewalk. Damage was caused by extreme weather this past winter.	Commercial Construction	Alterations	8/20/2024	9/18/2024	Issued
BLDC2024-04055	269	COMMERCIAL ST	Replace 6 window units	Commercial Construction	Additions	8/21/2024	9/25/2024	Issued
SIGN2024-01006	55	MARKET ST	Banner sign will be made from 18 ounce banner material. Brackets will be 3/16" steel plate with welded 1.5" pipe, primed and painted. attached to the building using 3/8" stainless steel sleeve anchors. The banner is the same height as the Wet Elm banner on the same building.	Sign	Signage or Awning	8/22/2024	9/3/2024	Complete
HVAC2024-03184	99	STATE ST	Replacing Existing units by install (1) new Unico 2.5 ton cased coil and (1) new Bryant 2.5 ton condensing unit.	HVAC	HVAC	8/22/2024	8/28/2024	Issued
BLDC2024-04075	68	HAMPSHIRE ST	Proposed installation of two roof dormers and interior alteration of existing third floor and part of second floor to facilitate new third residential unit at third floor of existing two-family residence.	Commercial Construction	Additions	8/26/2024		In Review
BLDC2024-04073	100	COMMERCIAL ST	New Tenant Fit-out for Suite 400	Commercial Construction	Alterations	8/26/2024	9/25/2024	Complete
FIRE2024-01774	55	FOREST AVE	Installing a Kidde Dry Chemical Industrial system in a fuel storage room.	Fire	Fire Suppression non-water based	8/26/2024	9/6/2024	Issued
BLDC2024-04074	643	CONGRESS ST	We are removing our outdoor extension and replacing it with the original outdoor patio adjacent to the building. This is lower occupancy.	Commercial Construction	Alterations	8/26/2024	9/17/2024	Issued
SIGN2024-01011	229	COMMERCIAL ST	Flag Mounted Building Sign	Sign	Signage or Awning	8/27/2024	11/8/2024	Issued

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HVAC2024-03196	142	PINE ST	Installing one Mitsubishi Electric MUZ-FS15NA single zone heat pump outdoor unit with a rain cap, on a composite pad and powder coated stand on the rear eave serving the living room. Installing one Mitsubishi Electric MUZ-FS12NA single zone heat pump outdoor unit with a rain cap, on a composite pad and powder coated stand on the rear eave serving the kitchen.	HVAC	HVAC	8/27/2024	8/28/2024	Issued
SIGN2024-01008	442	FORE ST	1'-4" X 12' (16 sq. ft.) Non Illuminated Building Sign with cut out letters & 2' non illuminated double sided circular sign using existing bracket	Sign	Signage or Awning	8/27/2024	9/10/2024	Issued
BLDC2024-04077	184	MIDDLE ST	Renovate for a new mercantile space of approximately 1692 SF. Scope of work includes existing storefront to remain, doors, finishes, fixtures and associated electrical work.	Commercial Construction	Alterations	8/27/2024	10/3/2024	Issued
HVAC2024-03204	86	MORNING ST	Install Fujitsu heat/pump system.	HVAC	HVAC	8/29/2024	9/12/2024	Issued
BLDR2024-04624	2	THOMAS ST	New patio and walkways in side and rear yards	Residential Construction	Amendment	8/30/2024	11/7/2024	Issued
BLDC2024-04080	150	MIDDLE ST	REMOVAL OF DRYWALL AT 2 FT FLOOD CUTS, INSULATION, AND CEILING DUE TO WATER LOSS FROM UNIT ABOVE.	Commercial Construction	Alterations	8/30/2024		In Review - Pending Payment
HVAC2024-03205	505	FORE ST	Additional space cooling to decrease the temperature in bread baking facility with wood fired bakery oven for better overall cooling comfort. This will not entirely eliminate the effect from the heat source but will make the environment more comfortable. This is a continuation of PERMIT ID: HVAC2024-03059. That permit was a replacement for the existing system that serves the space for its base cooling and heating load. At that time the slab was poured large enough to place the condensing units for this installation. Also, the Historical Permit was filed and accepted for the slab. The location of the slab in in a non-historic affected location.	HVAC	HVAC	8/30/2024	9/19/2024	Issued
BLDR2024-04622	107	VAUGHAN ST	Replace portion of an existent fence that is deteriorating/ falling over. The orange, green, and blue areas on the drawings are the areas being replaced.	Residential Construction	Alterations	8/30/2024	9/17/2024	Issued
HVAC2024-03208	178	Pine	Install a tri-zone heat pump outdoor unit with (3) indoor wall units	HVAC	HVAC	9/2/2024	9/18/2024	Issued
HVAC2024-03210	178	PINE ST	Install a single zone heat pump for main living area hi-wall unit. Fujitsu AOUG15LZAH1	HVAC	HVAC	9/3/2024	9/18/2024	Issued
BLDC2024-04083	64	PINE ST	New construction of a 4 story 9-unit condo building. Parking with a mechanical parking system on the first floor also a commercial space on the ground floor. There is a partial basement. Wood construction with some steel beams and columns.	Commercial Construction	New Multi Family (3 Plus)	9/4/2024		In Review - Pending Payment
BLDC2024-04086	256	VAUGHAN ST	Add exterior fre escape	Commercial Construction	Additions	9/4/2024		In Review

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BLDC2024-04088	184	MIDDLE ST	This is an amendment to permit number BLDC2023-03415 by reducing the amount of lighting. We are revising the scope of the retail work - this construction will "white box" the retail space; the future tenant will file the retail built out separately.	Commercial Construction	Amendment	9/5/2024	10/1/2024	Issued
BLDC2024-04091	172	Commercial	Adding a wall to make one large office into two small offices. One existing window will be replaced.	Commercial Construction	Alterations	9/6/2024		In Review - Pending Payment
BLDC2024-04095	178	MIDDLE ST	Amends permit number BLDC2022-02890 to deal with unpermitted construction. Revisions are due to field conditions and design changes.	Commercial Construction	Amendment	9/6/2024	11/22/2024	Issued
BLDC2024-04096	90	MORNING ST	Repair existing front porch railing, including replacement of sections.	Commercial Construction	Alterations	9/6/2024	9/24/2024	Issued
HVAC2024-03218	75	STATE ST	Replace (1) existing Boiler	HVAC	HVAC	9/6/2024	9/19/2024	Issued
BLDC2024-04101	129	MIDDLE ST	Tenant Improvement - Baird Office located at 129 Middle St. STE 200, Portland, ME. The TI converts a portion of open office to two enclosed offices. Occupancy does not change.	Commercial Construction	Alterations	9/10/2024	9/24/2024	Issued
HVAC2024-03224	129	NEWBURY ST	Replace the flexible ductwork with sheet metal duct work.	HVAC	HVAC	9/10/2024	9/25/2024	Complete
HVAC2024-03222	99	STATE ST	Installing a 2- zone heat pump system	HVAC	HVAC	9/10/2024		In Review
BLDC2024-04103	609	CONGRESS ST	Extension of Lobby into adjacent tenant space providing new secondary entry; New (relocation) of box office; area for location of chair carts accessible to interior of theater space.	Commercial Construction	Alterations	9/11/2024	11/25/2024	Issued
FIRE2024-01783	1	COMMERCIAL ST	Provide new wet pipe sprinkler system throughout existing structure. Provide new manual wet class I standpipe system.	Fire	Fire Suppression water based	9/11/2024	10/2/2024	Complete
HVAC2024-03228	458	CUMBERLAND AVE	install heat pump for heating and cooling	HVAC	HVAC	9/13/2024	9/25/2024	Complete
BLDC2024-04110	416	FORE ST	Expand an existing studio unit on the 2nd floor into an adjacent vacant space to create a 2 bedroom unit.	Commercial Construction	Alterations	9/13/2024	10/21/2024	Issued
BLDR2024-04658	10	MELLEN ST	Repair and finish existing front porch. Following the plans that were approved by the Historic Committees.	Residential Construction	Alterations	9/13/2024	1/2/2025	Issued
SIGN2024-01022	651	FOREST AVE	Hallo we are opening a cafe shop and we like to add a store front sign	Sign	Signage or Awning	9/15/2024		In Review - Pending Payment
FIRE2024-01784	110	THAMES ST	Renovation and addition of existing NFPA 13 sprinkler system inside Douro Restaurant.	Fire	Fire Suppression water based	9/16/2024	10/1/2024	Issued
BLDC2024-04121	503	CUMBERLAND AVE	Interior repair and renovations due to fire and water damage.	Commercial Construction	Alterations	9/20/2024	10/8/2024	Issued
BLDC2024-04120	15	CASCO ST	This is an application for a change of use of a basement room and a first-floor room to assembly. No physical changes are being made. This application was waiting on the completion of the sprinkler system installation.	Commercial Construction	Alterations	9/20/2024	10/4/2024	Complete
HVAC2024-03243	27	THOMAS ST	Replacement of existing heat pump as well as installation of a new heat pump Units will be surrounded by shrubs and or lattace work	HVAC	HVAC	9/20/2024		In Review - Pending Payment
FIRE2024-01790	1	COMMERCIAL ST	install a new addressable fire alarm system (1st floor is shell only)	Fire	Fire Alarm	9/20/2024	10/3/2024	Complete

<u>Permit Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Permit Description</u>	<u>Permit Type</u>	<u>Permit Work Class</u>	<u>Permit Application Date</u>	<u>Permit Issue Date</u>	<u>Permit Status</u>
BLDR2024-04685	118	STATE ST	Moving the door from the kitchen side to the mudroom side and minor changes to mudroom (moving electrical and plumbing).	Residential Construction	Alterations	9/24/2024	11/4/2024	Issued
BLDC2024-04124	1001	WESTBROOK ST	Install new permanent fixed walkways and passenger boarding bridges for Gates 11, 12 & 14: Work includes sitework, foundations, utility relocations and the relocation of a premanufactured RUBB utility building. NOTE: The actual Aircraft Loading Walkway devices (temporary and permanent, fixed and mobile) associated with this project were not reviewed for IBC compliance.	Commercial Construction	Additions	9/24/2024	11/18/2024	Issued
SIGN2024-01023	638	CONGRESS ST	2 signs Installed - Building Letterset on Raceway and Blade sign	Sign	Signage or Awning	9/24/2024	10/7/2024	Issued
HVAC2024-03255	75	STATE ST	Western Tower- Replace (2) Existing Boilers	HVAC	HVAC	9/24/2024	10/3/2024	Issued
BLDC2024-04123	1001	WESTBROOK ST	Westward expansion of the terminal building at the Portland International Jetport. Expansion of the existing Gate 11, Provision of new all-gender restrooms, adult changing facility, pet relief facility (SARA) and janitorial room.	Commercial Construction	New Commercial	9/24/2024	11/22/2024	Issued
BLDC2024-04129	1	CONGRESS SQ	Replace existing 10x30 deck w/ PT joists and decking boards as originally permitted.	Commercial Construction	Alterations	9/25/2024	10/25/2024	Issued
BLDC2024-04139	714	CONGRESS ST	A caretaker's apartment that has been in existence for over 50 years was never permitted. This is "After the Fact" and "Change of Use". No proposed changes to the structure are requested.	Commercial Construction	Alterations	9/27/2024		In Review
HVAC2024-03259	75	State Street	Mechanical Room - Replace / Install (2) boilers	HVAC	HVAC	9/27/2024	10/7/2024	Issued
HVAC2024-03257	75	STATE ST	Cutter House - Replace (2) boilers and (2) storage tanks	HVAC	HVAC	9/27/2024	10/3/2024	Issued
HVAC2024-03261	28	HIGH ST	Install a new steam boiler.	HVAC	HVAC	9/30/2024	10/28/2024	Complete
HVAC2024-03264	1	Commercial Street	Mash Mechanical shall provide all labor and materials to install the mechanical equipment per plans and specifications on M1 and M2 dated 07-12-2024. We have included (3) Heat Pumps, (1) Energy Recovery Unit and RGDs. Installation includes all mechanical equipment, sheetmetal, duct insulation, condensate piping, line sets, a crane and startup. Exclude electrical power wiring, core drilling, any roofing or patching, plumbing, testing and balancing and any demolition	HVAC	HVAC	9/30/2024	10/16/2024	Complete
FIRE2024-01798	380	CONGRESS ST	Installation of a Pre-Engineered Commercial Kitchen Hood Fire Suppression System.	Fire	Fire Suppression non-water based	9/30/2024	10/10/2024	Complete
BLDC2024-04141	201	FEDERAL ST W	Amend permit BLDC2024-03826 to add tenant fit-up permit for a gallery.	Commercial Construction	Amendment	9/30/2024	10/15/2024	Issued

<u>Permit Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Permit Description</u>	<u>Permit Type</u>	<u>Permit Work Class</u>	<u>Permit Application Date</u>	<u>Permit Issue Date</u>	<u>Permit Status</u>
HVAC2024-03265	1	Commercial Street	Mash Mechanical shall provide all labor and materials to install the mechanical equipment per plans and specifications on M1, M2, M3, M4 and M5 dated 01-05-2023. We have included a Mitsubishi VRF system, (3) Aldes Energy Recovery Ventilators, (2) Stelpro Baseboards and RGDs. Installation includes all mechanical equipment, sheetmetal, condensate piping, duct insulation, wall hoods and startup. Mash is excluding electrical power wiring and anything to do with the restaurant kitchen.	HVAC	HVAC	9/30/2024	10/18/2024	Issued
BLDC2024-04140	562	CONGRESS ST	Demolition of interior non-loadbearing partial height Gypsum Wallboard partitions on the 1st floor, infill of the communicating stair opening between the 560 Congress St 1st floor and 560 Congress St basement and installation of new sprinkler(s) to code under the new floor infill.	Commercial Construction	Alterations	9/30/2024	10/28/2024	Complete
HVAC2024-03269	100	BRACKETT ST	Install one single zone heat pump outdoor unit with a rain cap, on a composite pad and powder coated stand on the rear eave serving the living room.	HVAC	HVAC	10/1/2024	10/7/2024	Complete
SIGN2024-01030	142	HIGH ST	Rebrand of Cannabis company. Replacement Face being installed in existing sign cabinet with existing electrical.	Sign	Signage or Awning	10/1/2024	10/28/2024	Issued
FIRE2024-01799	180	STATE ST	Residential	Fire	Fire Alarm	10/1/2024	10/8/2024	Issued
SIGN2024-01031	1	INDIA ST	Two (2) new building signs for Maine Community Bank to replace two (2) existing Gorham Savings Bank signs	Sign	Signage or Awning	10/1/2024	10/4/2024	Issued
SIGN2024-01032	1	COMMERCIAL ST	Applying for a wall mounted sign on both street facing facades of our storefront (India and Commercial) as well as a Projecting sign	Sign	Signage or Awning	10/2/2024	10/18/2024	Issued
BLDR2024-04704	17	MORNING ST	Updating kitchens and baths. Expanding closets with 2x4 framing.	Residential Construction	Alterations	10/2/2024	12/18/2024	Issued
HVAC2024-03272	45	CASCO ST	Install HP in the 1R Tenant space at 45 Casco St. Both pieces of equipment are exposed mounted in the ceiling.	HVAC	HVAC	10/2/2024	10/22/2024	Complete
BLDR2024-04706	130	PARK ST	Interior Demolition	Residential Construction	Alterations	10/3/2024	10/28/2024	Issued
BLDC2024-04152	84	EASTERN PROMENADE	To remove and replace existing membrane roof, and roof deck, and guard rails, as well as associated siding, insulation, and windows. No structural work is permitted. No interior work is permitted.	Commercial Construction	Alterations	10/4/2024	10/22/2024	Issued
BLDC2024-04151	120	BRACKETT ST	Replace existing deck to match existing footprint.	Commercial Construction	Alterations	10/4/2024		In Review
HVAC2024-03278	67	HIGH ST	Install heat pump system.	HVAC	HVAC	10/4/2024	10/30/2024	Issued
HOOD2024-00127	73	WINTER ST	Installation of self contained Denlar Hood and Suppression system.	Hood	Hood	10/7/2024	10/22/2024	Complete
BLDC2024-04156	56	CONGRESS ST	Install a Residential Rooftop Solar PV 12.9 kW DC, 8.7 kW AC, 630.58sqft array w/ Structural Upgrade per Engineer's Letter: Knee Wall Installation.	Commercial Construction	Alterations	10/8/2024	10/25/2024	Complete
SIGN2024-01034	261	COMMERCIAL ST	Removing Existing Sign & Installing New 5' X 7' Double Sided Illuminated Sign on existing base.	Sign	Signage or Awning	10/8/2024	12/9/2024	Issued
BLDR2024-04718	12	ATLANTIC ST	Repair / resurfacing of an existing deck	Residential Construction	Alterations	10/9/2024	10/22/2024	Issued

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SIGN2024-01036	54	YORK ST	Request for (1) internally illuminated projecting sign and (1) blade/hanging sign.	Sign	Signage or Awning	10/9/2024	10/30/2024	Issued
SIGN2024-01035	1	SPRING ST	This is a rebrand of the retail store to Gele using existing hardware.	Sign	Signage or Awning	10/9/2024	10/17/2024	Issued
FIRE2024-01807	45	DOUGHERTY CT	Provide new NFPA 13 complaint wet fire sprinkler system throughout new 63 unit apartment building.	Fire	Fire Suppression water based	10/11/2024	11/21/2024	Issued
HVAC2024-03294	135	SPRING ST	Install a VRF HVAC system with conditioning for each of the bed & breakfast rooms, inn keepers space, and common spaces.	HVAC	HVAC	10/13/2024	10/24/2024	Complete
BLDR2024-04729	42	LAFAYETTE ST	Installation of barrel sauna (6' x 6') on a 6' x 8' deck. Deck will be on 4 pre-cast concrete piers, and top of deck surface will be 9" above grade.	Residential Construction	Additions	10/13/2024	11/4/2024	Issued
BLDC2024-04164	638	CONGRESS ST	Upgrade/modernize communication equipment located on an existing structure on the roof. No electrical work required.	Commercial Construction	Alterations	10/14/2024	11/18/2024	Issued
BLDC2024-04167	180	STATE ST	Addenda to Permit BLDC2024-03713	Commercial Construction	Amendment	10/15/2024	11/22/2024	Issued
HVAC2024-03300	49	MONTREAL ST	Install a natural gas fired hot air furnace and a new air handler, AC condenser and duct work.	HVAC	HVAC	10/16/2024	11/20/2024	Issued
BLDC2024-04169	58	BEAN POT CIR	Repair and waterproof foundation of existing structure.	Commercial Construction	Alterations	10/16/2024	11/19/2024	Issued
FIRE2024-01809	26	THOMAS ST	Move panel from upper floor to lower mechanical room	Fire	Fire Alarm	10/18/2024	10/25/2024	Issued
BLDR2024-04747	56	WEST ST	Install (3) cast conc. piers supporting an existing steel beam under the existing front porch and replace the left brick porch stairway.	Residential Construction	Alterations	10/21/2024	11/6/2024	Issued
SIGN2024-01039	560	CONGRESS ST	36"x36" sign, 9 ft above sidewalk	Sign	Signage or Awning	10/22/2024	10/30/2024	Complete
BLDC2024-04178	489	CUMBERLAND AVE	Strip and reroof main home - no porch. Will strip all existing slate on the main home and remove all the old skylights. Will cover old sheathing with 66 sheets of 1/2" cdx plywood due to excessive spacing in existing sheathing. 13 new venting velux skylights will be installed and new davinci synthetic slate roofing system. Cedar shake siding on front gable will also be replaced.	Commercial Construction	Alterations	10/23/2024	11/5/2024	Issued
HVAC2024-03318	75	STATE ST	Replace (2) Existing Boilers and (4) indirect holding tanks. East Tower mechanical room	HVAC	HVAC	10/23/2024	10/29/2024	Issued
HVAC2024-03316	66	Vesper St	Install heat pump for heating and cooling	HVAC	HVAC	10/23/2024	12/3/2024	Issued
BLDC2024-04180	100	COMMERCIAL ST	Infill one corridor door to commercial space with more than enough means of egress. Add salvaged storefront sidelight to 4th floor corridor door.	Commercial Construction	Alterations	10/24/2024	11/1/2024	Issued
BLDR2024-04752	44	BOWDOIN ST	Renovation of a single-family home. Existing deck in rear courtyard to be replaced with a smaller covered porch. All other renovations to be within existing footprint.	Residential Construction	Alterations	10/24/2024	11/5/2024	Issued
BLDC2024-04183	1001	WESTBROOK ST	Verizon Wireless is replacing antennas, remote radio heads, and cabling to its existing rooftop installation.	Commercial Construction	Alterations	10/25/2024	10/31/2024	Issued
BLDC2024-04184	198	HIGH ST	Rebuild code deficient staircase that failed due to substandard constructions/materials	Commercial Construction	Alterations	10/25/2024		In Review
BLDC2024-04185	5	SPRING ST	Infill existing wall opening with new storefront and egress door. This will protect the small vestibule area from individuals sleeping and and or unrinating within the space.	Commercial Construction	Alterations	10/27/2024		In Review

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BLDC2024-04189	465	CONGRESS ST	Interior demolition only of vacant building in preparation for future phase of renovation to hotel use.	Commercial Construction	Alterations	10/29/2024		In Review
HOOD2024-00128	188	MIDDLE ST	Mash Mechanical plans to provide all materials and labor required to install (1) Econ-air 12' Exhaust Hood and fan. The exhaust hood system also includes an electrical system along with the required amount of grease duct needed that will be ran in the chase and will include code required fire wrap.	Hood	Hood	10/30/2024	11/15/2024	Issued
BLDC2024-04191	1001	WESTBROOK ST	Interior Demo only (prior to the terminal expansion)	Commercial Construction	Alterations	10/31/2024	11/7/2024	Issued
HVAC2024-03331	149	PINE ST	New boiler and heat layout	HVAC	HVAC	11/1/2024	11/12/2024	Issued
BLDR2024-04767	1168	WESTBROOK ST	Build a new 2 story single family residence with attached 2 car garage.	Residential Construction	New Single Family	11/1/2024		In Review
SIGN2024-01042	6	CITY CTR	We are looking to add an awning for way finding over an entry door for 3 Spring Street.	Sign	Signage or Awning	11/5/2024	11/8/2024	Issued
BLDR2024-04771	127	PLEASANT ST	Remove stove from guest room. Rental inspector found 2nd kitchen however home is a single family, so we are removing to comply with his findings.	Residential Construction	Alterations	11/5/2024		In Review
FIRE2024-01819	188	MIDDLE ST	Install an UL300 kitchen suppression	Fire	Fire Suppression non-water based	11/6/2024	11/15/2024	Issued
FIRE2024-01820	804	CONGRESS ST	Replacement of fire alarm system.	Fire	Fire Alarm	11/6/2024	11/15/2024	Issued
HVAC2024-03347	75	FEDERAL ST E	Replace NG boiler with Bradford White Brute 199k NG Boiler.	HVAC	HVAC	11/6/2024	11/12/2024	Issued
BLDC2024-04203	638	CONGRESS ST	Revise original permit, remove 1 hr rating at new separation partition.	Commercial Construction	Amendment	11/7/2024	11/15/2024	Complete
BLDC2024-04210	53	CARLETON ST	Change construction type of the building to allow a combustible construction in exterior wall infills.	Commercial Construction	Amendment	11/11/2024	11/20/2024	Issued
BLDC2024-04209	482	CONGRESS ST	Goal for building is to add Residential R-2 on the first and second floor off of Center St. An existing historic 65-foot 5-story building (Construction type IIIB) with access from both Congress St. and Center St. currently consisting of Mercantile on street level off of Congress St., with the remainder of building being offices (Business). The building is sprinklered NFPA 13.	Commercial Construction	Alterations	11/11/2024		In Review
HVAC2024-03362	462	CUMBERLAND AVE	Install Heat Pump for heating and cooling	HVAC	HVAC	11/12/2024	11/22/2024	Issued
SIGN2024-01045	98	CROSS ST N	INSTALL BLADE SIGN	Sign	Signage or Awning	11/12/2024	11/20/2024	Issued
BLDC2024-04211	1	COMMERCIAL ST	Amendment to Building Permit BLDC2023-03395 to address firewall separation. No change to original valuation of project.	Commercial Construction	Amendment	11/12/2024		In Review
SIGN2024-01046	184	MIDDLE ST	Installation of Non illuminated signage (1) Wall Panel (1) Blade sign	Sign	Signage or Awning	11/13/2024	11/22/2024	Issued
HVAC2024-03363	34	HIGH ST	Install one Mitsubishi Electric MUZ-FS12NA single zone heat pump outdoor unit with a rain cap, on a composite pad and powder coated stand on the right-hand eave serving the kitchen.	HVAC	HVAC	11/13/2024	11/20/2024	Complete
HVAC2024-03374	55	CARLETON ST	Install VRF Heat Pump systems, ERV, fans, electric heaters, and ductwork in new 2 unit building.	HVAC	HVAC	11/14/2024		In Review

<u>Permit Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Permit Description</u>	<u>Permit Type</u>	<u>Permit Work Class</u>	<u>Permit Application Date</u>	<u>Permit Issue Date</u>	<u>Permit Status</u>
BLDR2024-04795	36	MORNING ST	Construct master suite addition to the rear of existing home. The existing home will be restored to it's original appearance with new historic style windows and clapboard siding per historic records. The new addition will have materials that differentiate it as a modern addition.	Residential Construction	Additions	11/15/2024	12/13/2024	Issued
BLDC2024-04215	126	NEAL ST	put a 1/2 bath in existing closet. (which backs on a full bath)	Commercial Construction	Alterations	11/17/2024		In Review - Pending Payment
SIGN2024-01050	424	FORE ST	Same sign - just changing the logo on it to match the new business name.	Sign	Signage or Awning	11/18/2024	12/11/2024	Issued
FIRE2024-01835	71	INDIA ST	Replace existing inoperable fire panel to protect premises.	Fire	Fire Alarm	11/19/2024	12/3/2024	Issued
FIRE2024-01834	7	NORTH ST	Installation of a NFPA 13D One & Two Family Sprinkler System for 7 North St.	Fire	Fire Sprinkler System One and Two Family	11/19/2024	11/22/2024	Issued
FIRE2024-01837	86	MORNING ST	install fire sprinkler system in new single family dwelling	Fire	Fire Sprinkler System One and Two Family	11/20/2024	12/3/2024	Issued
SIGN2024-01052	129	NEWBURY ST	3' Diameter D/F (Double Face) Projecting internally illuminated cabinet sign. Only the lettering and logo will be illuminated.	Sign	Signage or Awning	11/20/2024		In Review - Pending Payment
BLDC2024-04222	68	COMMERCIAL ST	Add new door (to replace existing store front center window) to relocate entry of art gallery (due to future dumpster location for neighboring project).	Commercial Construction	Alterations	11/21/2024	12/10/2024	Issued
SIGN2024-01053	201	FEDERAL ST W	Installing a tenant blade sign for her business she has in the current building.	Sign	Signage or Awning	11/22/2024		In Review
BLDC2024-04228	290	BAXTER BLVD	Cosmetic rehab of kitchen and two baths. Relocate kitchen entrance door - see architect plans attached (not interfering with any electric outlets or structural load bearing walls) **no plumbing or electric will be moved or replaced at all. The footprint of the condo will not be changed in any way***	Commercial Construction	Alterations	11/25/2024	12/16/2024	Issued
BLDR2024-04806	278	SPRING ST	Remove the un-permitted apartment from the front rooms of the building: Remove the interior stairways within the apartment and reframe the floor openings. Remove the apartment kitchen appliances and fixtures. No other changes to the building.	Residential Construction	Alterations	11/25/2024	12/11/2024	Issued
BLDC2024-04229	82	WINTER ST	as required by IRC Section R105.1 & IBC Section 105.1. the demolition of the stairs as noted in violation case number LTR2404544 on 7/18/2024. will be removed and a lattice work will be placed 36" tall in its place	Commercial Construction	Additions	11/26/2024		In Review
BLDC2024-04239	594	CONGRESS ST	Construct countertop/bar top for coffee shop. Remove previous "Starbucks" built in cabinets. Refresh walls with paint, wainscoting, and/or tile. Electrical and plumbing permit application will be submitted in the future by a licensed electrician and plumber.	Commercial Construction	Alterations	12/2/2024	12/26/2024	Issued

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FIRE2024-01839	108	INDUSTRIAL WAY	Install a sprinkler monitoring system for supervision of the automatic fire sprinkler system in the building. Fire alarm system shall consist of manual pull station, smoke detector above FACP, supervision of sprinkler waterflow, and one occupant notification device.	Fire	Fire Alarm	12/3/2024	12/20/2024	Issued
BLDC2024-04241	673	CONGRESS ST	Amendment to: BLDC2023-03423 Amend construction details of knee wall support to reflect actual original construction in existence.	Commercial Construction	Amendment	12/4/2024	12/16/2024	Issued
BLDC2024-04246	79	HIGH ST	Interior renovation of existing 12-unit building. Will remain 12 units with a unit added on the first floor and a unit removed on the second floor. One of the egress stairwells will be removed.	Commercial Construction	Alterations	12/5/2024		In Review
BLDC2024-04248	545	CONGRESS ST	limited interior demolition within an existing restaurant space. No exterior work proposed. Demolition permit only, fast track review if possible.	Commercial Construction	Alterations	12/6/2024	12/18/2024	Issued
BLDR2024-04825	7	LAFAYETTE ST	Amendment to BLDR2024-04433. The amendment proposes to change the location of the new foundation for the existing house by moving it 18" back further from the front lot line.	Residential Construction	Amendment	12/6/2024	12/23/2024	Issued
BLDC2024-04249	545	CONGRESS ST	Interior renovation of an existing restaurant space. Existing MEP and sprinkler systems to remain. No exterior work proposed.	Commercial Construction	Alterations	12/6/2024		In Review - Pending Payment
BLDC2024-04252	201	FEDERAL ST W	Construct retail tenant fit-up for first time use of space.	Commercial Construction	Alterations	12/9/2024		In Review - Pending Payment
FIRE2024-01842	84	COMMERCIAL ST	install new fire alarm system	Fire	Fire Alarm	12/11/2024		In Review
SIGN2024-01057	3	SPRING ST	Non Illuminated Painted Cut Out Letters for Building Sign (11.4 sq. ft.) & 3' Circular Non Illuminated Projecting Sign (9 sq. ft.)	Sign	Signage or Awning	12/12/2024		In Review - Pending Payment
HVAC2024-03422	21	MARSHALL ST	Install heat pumps for heating and cooling	HVAC	HVAC	12/12/2024		In Review - Pending Payment
HVAC2024-03421	134	NEAL ST	Install heat pumps for heating and cooling	HVAC	HVAC	12/12/2024		In Review - Pending Payment
FIRE2024-01844	498	CONGRESS ST	Installation of a NFPA 72 fire alarm system.	Fire	Fire Alarm	12/16/2024	12/24/2024	Issued
BLDC2024-04263	82	WINTER ST	Add an egress skylight as required by violation LTRIN 129243-2024.	Commercial Construction	Alterations	12/16/2024		In Review
BLDC2024-04270	110	THAMES ST	Demolition and Reconstruction of existing TPO roofing system.	Commercial Construction	Alterations	12/18/2024	12/30/2024	Issued
BLDR2024-04844	149	WESTERN PROMENADE	Interior renovation of existing single family residential home.	Residential Construction	Alterations	12/20/2024		In Review
BLDR2024-04846	13	DEERING ST	Construct New Porch / Renovate Bathroom	Residential Construction	Additions	12/23/2024		In Review - Pending Payment
BLDC2024-04283	134	FEDERAL ST W	Erection of a new duct enclosure tower and replacement of VAV boxes and controls. Project consists of removing and replacing the existing air handling unit located in the ground floor with a new roof top unit.	Commercial Construction	Additions	12/27/2024		In Review - Pending Payment



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

December 18, 2024

Mr. Evan Schueckler
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, ME

RE: Certified Local Government (CLG) Evaluation

Dear Evan:

It is our understanding that the City of Portland has made amendments to its Historic Preservation Ordinance as part of ReCode and that the revised Land Use Code was adopted by the City Council on November 4, 2024 and went into effect on December 4, 2024.

We commend the City staff for taking our office's comments and recommendations into consideration during the revision process. After reading the final ordinance, the Commission feels that the revised ordinance meets the state guidelines for continued participation in the Certified Local Government program.

We appreciate Portland's active role in Maine's Certified Local Government Program and look forward to continuing our work with you in the years to come. Please do not hesitate to contact me if you need any guidance or help with the program.

Sincerely,

Megan M. Rideout
State CLG Coordinator

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



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: January 3, 2025
RE: 360 Spring Street – PUBLIC HEARING – New Construction
PROJECT ID: HPBR-003092-2024
MEETING: January 8, 2025

Owner: The Waynflete School
Architect: Scott Simons, Simons Architects

A sign announcing the Historic Preservation Board’s meeting on January 8, 2025 was posted at the property on December 23, 2024. 196 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Demolish existing noncontributing gymnasium structure.

Construct new gymnasium with slightly enlarged footprint from existing. Structure to be composed of two primary volumes, the gym and classrooms/administrative spaces. The gym volume will be one over-sized story tall, located partially below grade along Fletcher Street. The classroom mass will be located at the interior of the site, and will be three stories tall above grade. The main entrance will be integrated into the classroom mass, off of a driveway loop accessed from Spring Street. The gym will feature emergency egress stairs at the north and south elevations near Fletcher Street. The design proposes to use primarily brick along Fletcher Street, with the other portions of the gym to be clad in corrugated metal siding in a mix of horizontal and vertical orientations. The Classroom portion of the building will have a brick base and horizontal metal siding at the upper levels.

Dimensions:

Overall Height: ~36’

Height along Fletcher Street: ~22’ with step-back at ~11’

Footprint: ~120’ x 102’

Material Specifications:

Foundation	Concrete. Faced with Brick in some areas
Siding	Brick, horizontal metal with gap reveal and corrugated metal panels
Trim	Metal
Roofing	Flat roof (not visible)
Windows	Aluminum
Doors	Not specified

SUMMARY OF HISTORIC CONTEXT

West End Historic District

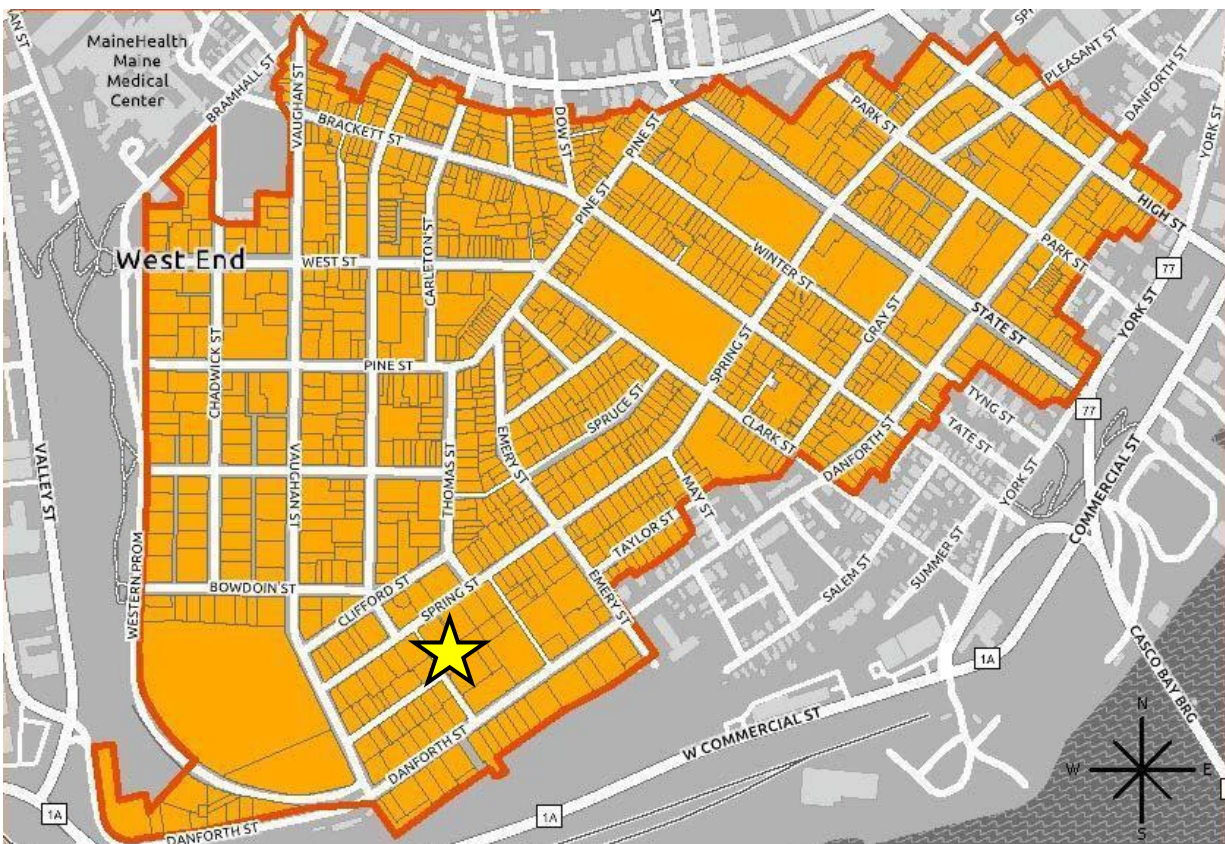


Figure1: Map of West End Historic District showing location of 360 Spring Street with star.

Contributing structures within the West End exhibit a great variety of building massings and roof forms. Most structures feature a substantial primary mass, with shorter or narrower secondary masses to the rear or sides. Gable, hip, gambrel, and mansard roofs are all found in large quantities with dormers and cross gables/hips being common. Windows are primarily punched openings with a vertical orientation. They are typically arranged very regularly, or around the interior program with a sense of balance at the exterior. Wall-to-window ratios favor solid to void. Paired or grouped windows are common, but used

sparingly on individual buildings. Most homes in the West End feature raised foundations, with entry porches of varying sizes. There's also generally an even distribution of frame and masonry construction.



Figure 2: 2022 Aerial Image of area around 360 Spring Street. Site of existing and proposed gym indicated with yellow star.

The western blocks of the West End are dominated by grand nineteenth and early twentieth century single-family homes and duplexes. Spring and Danforth Streets in particular, are lined with fine examples of Italianate, Second Empire, Queen Anne, Shingle, and Colonial Revival designs. Side streets such as Fletcher, Orchard, and Storer feature relatively modest structures in similar styles.



Figure 3: 360 (left), 364 (center), and 366 (right) Spring Street as shown in 1990 survey photos. The three properties frame the top of Fletcher Street and the Waynflete driveway off of Spring Street.

In the immediate vicinity of the site, there are several two or two-and-a-half-story brick houses along Spring Street. These grand, structures frame the top of Fletcher Street and Waynflete's driveway off of Spring Street. The structures are largely symmetrical, with central porticoed entrances, vertically-oriented windows, and raised foundations. The proposed development site is

set back quite significantly from Spring Street.



Figure 4: 4 (left) and 5 (center) Orchard Street, and 11 (right) Fletcher Street as shown in 1990 survey photos. The three properties frame the intersection of Orchard and Fletcher Streets.

Along Orchard Street, the buildings are more varied, though the eastern end of the street, where it meets Fletcher Street, features three centrally-planned houses in colonial revival or French provincial styles. All are two-and-a-half stories tall, feature central entrances with flat entablature surrounds, and very regular vertically-oriented windows, and are generally set closer to grade.



Figure 5: 2023 Google Street View showing the intersection of Fletcher and Orchard Streets, specifically the narrowing of Fletcher Street north of Orchard. 11 Fletcher Street (at right) is the only structure that fronts onto Fletcher Street.

Fletcher Street itself is very modest in its character. 11 Fletcher is the only structure that fronts onto the street, and is located just south of Orchard Street. North of Orchard Street, Fletcher narrows dramatically, becoming more like an alley that provides access to the rears of 364 and 366 Spring and 5 Orchard Street. The proposed site of development is centered a bit north of the intersection of Orchard and Fletcher Streets. Given the narrowness of the upper portion of Fletcher Street, the northern half of the development site has limited visibility.

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

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

November 6, 2024, Workshop:

On November 6, 2024, the Historic Preservation Board held a workshop to review the proposed new construction. The Board was generally supportive of the volume and massing of the proposed gym, noting that the footprint and size would largely be consistent with the existing structure along Fletcher Street. The Board expressed support for locating the taller portion of the structure towards the interior of the Waynflete parcel, where it would be less visible from and impactful on the surrounding context.

Board members focused their discussion on the treatment of the Fletcher Street façade which would be most visible from any of the surrounding streets. Members were supportive of the efforts by the applicant to use changes in brick patterning and window placement to breakdown the mass of the building; however, some noted that more effort should be made to achieve this. Several members recommended exploring an asymmetrical composition, or allowing for more differentiation between the treatment of the brick-clad areas and the upper metal-clad areas. Board members noted that the close alignment between the windows and blind openings in the upper and lower areas respectively would not be likely to be understood given the shift in wall plane. Board members encouraged exploring different treatments to further breakdown the Fletcher Street façade.

While discussion was focused on Fletcher Street, Board members did recommend that the applicant explore some additional fenestration in some large areas of blank wall near the primary entrance.



Figure 6: Views of the proposed gymnasium from Spring Street (left) and Orchard Street (right) as presented at the November 6 Workshop.

STAFF COMMENTS

Since the first workshop, the applicant has made several adjustments to the proposed design in an effort to address Board comments.

Along Fletcher street, the brick-clad portion of the façade has been adjusted to be broken down into four equal sections rather than three of unequal size. The sections will be separated by recessed breaks that will contain downspouts. Additionally, the applicant is proposing to eliminate the blind openings in the masonry. At the upper portion of the façade, the applicant is now proposing two equal ribbon windows, rather than a series of vertical openings. Generally, the broken-up masonry is successful in scaling the building to the surrounding context. Without the blind openings, it still presents a fairly large area of blank wall; however, several Board members expressed that this could be acceptable given the programmatic needs of the school which make windows in that area challenging. At the upper levels, the previous vertically oriented windows were somewhat more contextual to the environment; however, the ribbon windows better relate to the proportions of the gymnasium itself and help to scale down the large volume.

Several Board members had recommended that the applicant explore a more asymmetrical composition along Fletcher Street. The applicant did explore several options but did not find that they were successful. Instead, the revised design more strongly separates the brick-clad portion from the main mass of the gymnasium establishing a lower mass that more closely relates to the context, and a larger, more recessive mass for the gym itself.

At the north façade, facing Spring Street, the Board had commented that there was one larger area of blank wall and had encouraged the applicant to consider adding a window in that area. The applicant has added a corner window, in keeping with adjacent portions of the building and breaking up that area.

In addition to the changes to the design, the applicant has provided some additional information on proposed screening for the rooftop mechanical equipment, specifically showing scenarios with and without screening. Staff would encourage the Board to require the mechanical screening to help minimize the visual clutter of rooftop equipment.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> 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 heights are consistent with the surrounding context. Along Fletcher Street, the ~22' heights are comparable to nearby two-story structures. The three-story height at the interior of the site is similar to the heights of structures along Spring Street, especially when accounting for the grade change and distance from Spring Street.
<u>2. Width</u> 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
Yes	The width of the structure along Fletcher Street is somewhat greater than nearby buildings. However, the applicant has scaled the length of the building to adjacent buildings by breaking it up into four sections. The width of the upper portion of the building is also scaled by its pair of ribbon windows. The width of the classroom portion of the building is closer to those of the buildings along Spring Street. The width of the gym will not be readily perceptible from Spring Street given the distance set back from the street and constrained views from between contributing buildings.
<u>3. Proportion of principal facades</u> 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
Yes	The proposed building will have a very low, horizontal proportion along Fletcher Street. The applicant has proposed to break this mass down into four sections which are more in keeping with the slightly horizontal proportions of adjacent historic buildings. The proportions of the classroom portion of the building are generally more consistent with buildings along Spring Street given the three-story height. The low, horizontal proportions of the gym will not be readily perceptible from Spring Street given the distance set back from the street and constrained views from between contributing buildings.

<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 Building is proposed to have a flat roof, which is compatible with nearby structures that have low-slope hipped roofs, which, when viewed from close to the building, can read as flat.
<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
Yes	The proposed structure is generally larger than nearby residential buildings, but it is not out of scale with larger institutional buildings on Waynflete's campus or in the broader context. The applicant has kept the massing of the structure lower along Fletcher Street where it primarily abuts residential buildings, and has pushed the larger volume towards the interior of the site. The mass of the building has been broken up to better relate it to the scale of adjacent historic buildings.
<u>6. Applicability to Congress Street Historic District</u> In the Congress Street Historic District, for new construction within the B3 zone, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the B-3 zone.	
Standard Met?	Staff Comments
Not Applicable	
<u>7. Applicability to India Street Historic District</u> For new construction within the India Street Historic District, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the IS-FBC zone, except for in the case of a building addition which proposes to change the height of a contributing historic structure.	
Standard Met?	Staff Comments
Not Applicable	
<u>8. Applicability to the Portland Company Historic District</u> For new construction within the Portland Company Historic District, the height requirements of the B-6 zone as shown on the B6 Building Height Overlay & Building Envelopes map shall be controlling and the historic preservation board shall not impose conditions more restrictive than the building height requirements of the B-6 zone.	
Standard Met?	Staff Comments
Not Applicable	

Standard B. Composition of Principle Facades	
1. Proportion of openings 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 features a variety of horizontally and vertically oriented openings. The largest horizontal openings at the classroom portion of the building are mostly broken down into vertically-oriented panes of glass. At the Gym portion of the building, the ribbon windows are largely horizontal, but are again broken down into vertical and square panes of glass.
2. Rhythm of solids to voids in facades 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 ratio of solid to void across the building varies. Windows are concentrated at the classroom portion of the building where the ratio slightly favors solid as is typical of nearby historic structures. At the gym portion, the building is much more solid, with only one row of windows along the Fletcher Street elevation. Given the existing gym structure, and the tightness of Fletcher Street in this area, more solid make-up of the gym is compatible given that this area is a more private side street, where buildings are typically more opaque or yards are fenced or walled in.
3. Rhythm of entrance porch and other projections 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 building's primary entrance will be located facing Spring Street. Fletcher Street will not have a primary entrance along the street. Emergency egress stairs are proposed at the north and south elevations. These will have small canopies that give some sense of a building entrance. While the building will be very prominent on Fletcher Street, the northern portion of the street does not host the primary entrances for any historic buildings, and instead provides rear access to several buildings, serving mostly as a service alley.
4. Relationship of materials 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
Yes	The building is proposed to be clad in a mix of brick and metal siding. Brick is a typical material of the West End Historic District. Metal siding is not common; however, the proposed metal siding materials are referential to horizontal clapboard siding which is typical of the district.

5. Signs

Any new sign, and any change in the appearance of an existing sign located on a landmark, within a historic district, or within an historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.

Standard Met?	Staff Comments
Not Applicable	

Standard C. Relationship to Street

1. Walls of continuity

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	Structures in the district typically maintain spaces between them and are set back from the street to varying degrees. The proposed structure will maintain separations from adjacent buildings and a small yard between it and the street.

2. Rhythm of spacing and structures on streets

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
Yes	The proposed structure will maintain separations from adjacent buildings and a small yard between it and the street.

3. Directional expression of principal elevation

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
Yes	The proposed structure will have a fairly horizontal expression, though this will be broken up with several vertical elements such as windows, breaks in the masonry, and changes in the orientation of some materials.

4. Streetscape, pedestrian improvements

Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.

Standard Met?	Staff Comments
Not applicable	

Standard D. Other Standards	
<u>1. 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 gymnasium use is consistent with the current use of the site. The proposed new gymnasium does not require alterations to any contributing buildings or structures.
<u>2. Distinguishing original character</u> The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Not Applicable	
<u>3. Archeological resources</u> Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not Applicable	
<u>4. 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
Yes	The proposed building will be clearly differentiated from the surrounding historic context by its materials and design details. The design is compatible in its use of brick and horizontal cladding materials, and in how the volume of the building is broken up to relate to nearby historic structures.
<u>5. Additions</u> Wherever possible, new additions to structures and objects shall be undertaken in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired.	
Standard Met?	Staff Comments
Not Applicable	

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-003092-2024 for new construction at 360 Spring Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of New Construction 17.8.3 A.1-5, B.1-5, C.1-4, & D.1-5, with the following conditions:

- 1) Screening for rooftop mechanical equipment shall be included in the completed project following the screened option presented to the Board.

ATTACHMENTS

1. Project Summary
2. Drawings
3. 1991 Gymnasium Survey Form

December 16, 2024

Evan R. Schueckler, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

RE: New Construction on Waynflete Campus (360 Spring Street; Parcel ID: 061 F003001 (061 F004))

Dear Mr. Schueckler,

We are pleased to submit a revised package for the new Wellness and Athletic Center on the Waynflete Campus in the West End Historic District. Please find below an updated narrative with a summary of updates since the Workshop, as well as supporting materials attached, including plans, details, photos, rendered visuals and material, product and Landscape information for reference.

Sincerely,



Scott Simons, FAIA
Partner + Principal, Simons Architects

PROJECT DESCRIPTION + SCOPE OF WORK:

General Background:

Waynflete's existing 9,340 sf Gymnasium, originally designed and constructed in the middle of the 1970s is a masonry and composite fiber-glass panel structure located on the edge of the school's tightly knit, urban campus facing Fletcher Street. The building is relatively non-descript with a broad, blank wall facing the street. The Gymnasium site is bordered by private residences on the south, north, and west across Fletcher Street, with the existing Lower School playground on the east, facing the interior side of campus. The campus entrance from Fletcher Street is heavily used during Lower School drop off and dismissal times, and will be maintained in the new proposal.

In contemplating upgrades and maintenance to this building, it was determined that while mechanical systems, envelope failures, and interior finishes could all be repaired or replaced, the spaces of the building themselves no longer met the

School's needs and a new building should be pursued. In fact a new gym was reviewed and approved in 2015/2016, but the permit has subsequently expired, and programmatic needs have continued to evolve.

The existing Gym serves as the school's primary indoor athletic space. Over the past four decades the athletic program has grown, increasing the need for expanded on-campus practice space for their various athletic programs, expanded playing space for all students, and seating capacity to be able to host school events in the gym. Adequate storage and administrative support spaces are also needed. Beyond athletics, in more recent years the school has been working to realize and increase Wellness support and programming for their students, faculty and staff. The updated vision for the new building is to be welcoming to all, creating dedicated spaces for this new programming, accessible to all students and ensuring a space for everybody. The uppermost two floors house a fitness room, wellness classrooms, flexible meeting rooms and need based storage that can allow for counseling, tutoring, occupational therapy programming, and zoom meeting / programming capabilities.

Fletcher Street:

This new proposal increases the building to 26,600 sf, but due to the site constraints and setback requirements, the footprint increase is minimal. Area has been increased by expanding below ground, and adding two additional levels on the interior campus side of the building, with the aim of keeping impacts on the Fletcher Street side minimal.

The facade facing Fletcher Street has been developed to maintain the perceived height of the existing masonry wall (or just under) at the street-facing projection, preserving the current gym's relationship to the surrounding residential context. Masonry is proposed to be used again for its robust appropriateness and longevity. It is a brick type that matches brick found throughout the campus to provide cohesion. The clearance requirements for the gym combined with the tight footprint required by the setbacks presents limited opportunity to investigate different massing approaches. With the challenge of the long facade, the middle third of the building presents variation in texture of finishes, while keeping a simplified material palette, to try to break down the perceived scale. Taking cues from some of the surrounding masonry structures in the neighborhood, though quite different in style, the brick coursing uses a stacked soldier bond pattern in strategic locations and recesses 'panels' to introduce a more human scale and suggest where windows might be on the lower volume.

The larger main volume of the gym beyond is clad in a warm-toned grey metal panel intended to be recessive and understated. The intent in the contrast of the brick and metal volumes is to bring down the perceived volume along the street, while allowing the overall gym volume to be clad in a less precious material. Aluminum clad windows are located in the gym volume, to allow natural daylight into the gym while maintaining privacy, security, and keeping glazing farther from potential impact strikes.

Based on rendering studies, some of the three story 'Wellness' volume may be visible beyond the gym block as the building is approached from Orchard Street. Biased to the interior of campus, this segment is clad in a metal panel with a profile meant to reference both clapboards and be compatible with the adjacent lower school and historic Founders Hall in color, as all three face the interior playground. It is a white color, in deliberate contrast to the gym volume to provide a sense of lightness. Given the distance to which they are setback from the Fletcher Street facade, the design team is currently studying whether mechanical units will be visible, and whether a mechanical enclosure may be necessary to screen them.

The existing fencing at the Campus edge will be replaced in kind, with the gate relocated further back to make space for a modest seating area and some landscaping. The fencing is a simple, welded metal fence with thin verticals, painted black. This same assembly will be used to provide security grill enclosures at the side egress stairs exiting the gym.

Soffits at the overhangs and stair canopies will be sealed tongue and groove Douglas fir to match the finish at the adjacent lower school entrance.

In response to feedback at the November 06th Workshop, we have made the following changes to the Fletcher Street facade:

1. An increase to the glazing above the masonry unit is proposed, presented as a ribbon window rather than punched openings:

- We heard feedback that some of the other facades were more successful in their asymmetry. We studied an asymmetrical window location, but upon review with both the owner and Historic Preservation staff, there was general consensus that the asymmetrical arrangement resulted in an overwhelmingly blank face of wall. The owners expressed an interest in increasing the windows to maximize daylight and reduce the amount of blank wall facing the street (these will have light-blocking shades to eliminate overspill and will be uniformly operated across all windows). Ultimately, the windows remained centered on the building.*

- The study above underscored that the previous composition of the Fletcher Street facade did not relate to the other facades, and so we looked at (and are proposing) a ribbon window configuration that matches the more contemporary window expressions on the other asymmetrical facades (South and East). We feel this helps unify the design of the building overall, even if the windows are not asymmetrical on this side.*

- We were additionally relieved to move away from the punched openings because they were a challenge to reconcile with the non-regular spacing of the structural truss visible behind the windows, where the cross members appeared differently in most windows. (This was a factor whether the windows were centered or asymmetrical.)*

2. Revisions to the masonry wall: With the punched openings in the metal building above no longer in play, the 'blind window' brick detailing below felt ungrounded. However, there was consensus around feedback that the wall wanted to be broken down somehow. We further explored a detail to let an 8" (brick module) metal channel break into the masonry cavity wall at three locations (corresponding to downspout and masonry control joint locations) to make the wall read as a group of 4 smaller blocks, with sizes relating to the scale of the neighboring structures. The proposed soldier course detail at the head and middle base of the wall remain.

3. Updated profile on the metal panel on the gym volume: The panel is the same profile and color, but has slightly smaller spacing increments than the one shared at the workshop. We think it will make the building feel a little more refined and have developed corner trim detailing to have minimal face exposure.

4. HVAC Enclosure:

- The units are available with a custom painted finish -- renderings and elevations have been included to show the units with the enclosure and without for board review and comment.*

- The panel profile on the enclosure has been changed to match that of wellness volume rather than the gym to reduce the contrast against the taller portion of the building.*

Spring Street:

The new main entrance to the building is in a similar location as the existing gym entry, directly off the Loop Road and is somewhat visible from Spring Street. It will feature a combination of masonry with a glass storefront 'block' and continue the language of the Douglas fir soffits with a 'brow' that is meant to relate to the Lower School Entrance beyond. The existing playground fencing will remain and the playground will be re-installed once construction is complete.

In response to feedback at the November 06th Workshop, we have made the following changes to the Spring Street facade:

1. A corner window has been added in the stair tower to relate to other nearby openings in the building and provide some interest and relief in the otherwise blank facade of that stair.

2. *Revisions to the masonry wall: A cast stone detail of the Waynflete crest has been included on the ground level. This is proposed to be inset in relief and painted for contrast.*

Photovoltaics:

An updated Photovoltaic array proposal is included for reference -- *these units have been added into the rendered views for this submission.* This will enable the School to adhere to their sustainability targets for this building as part of their campus wide comprehensive plan.

Landscaping:

Plantings will be utilized to create buffers between adjacent neighboring properties and at the Fletcher Street facade to help create a more personable scale and allow it to blend successfully with the context of the West End neighborhood. *Landscaping proposals have been included in rendered views for reference. Some additional bollard / benching details have also been provided.*



Waynflete

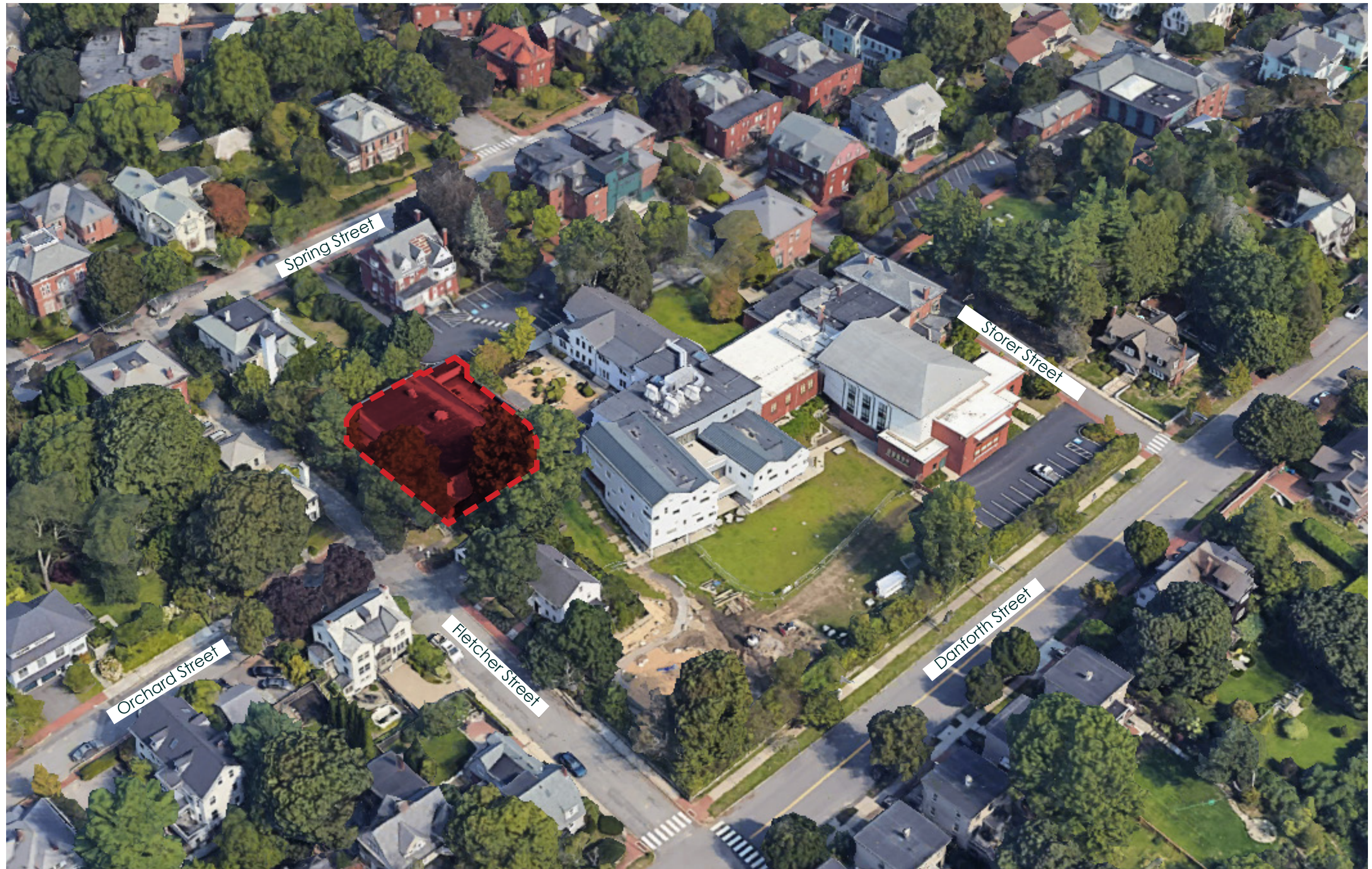
16 December 2024

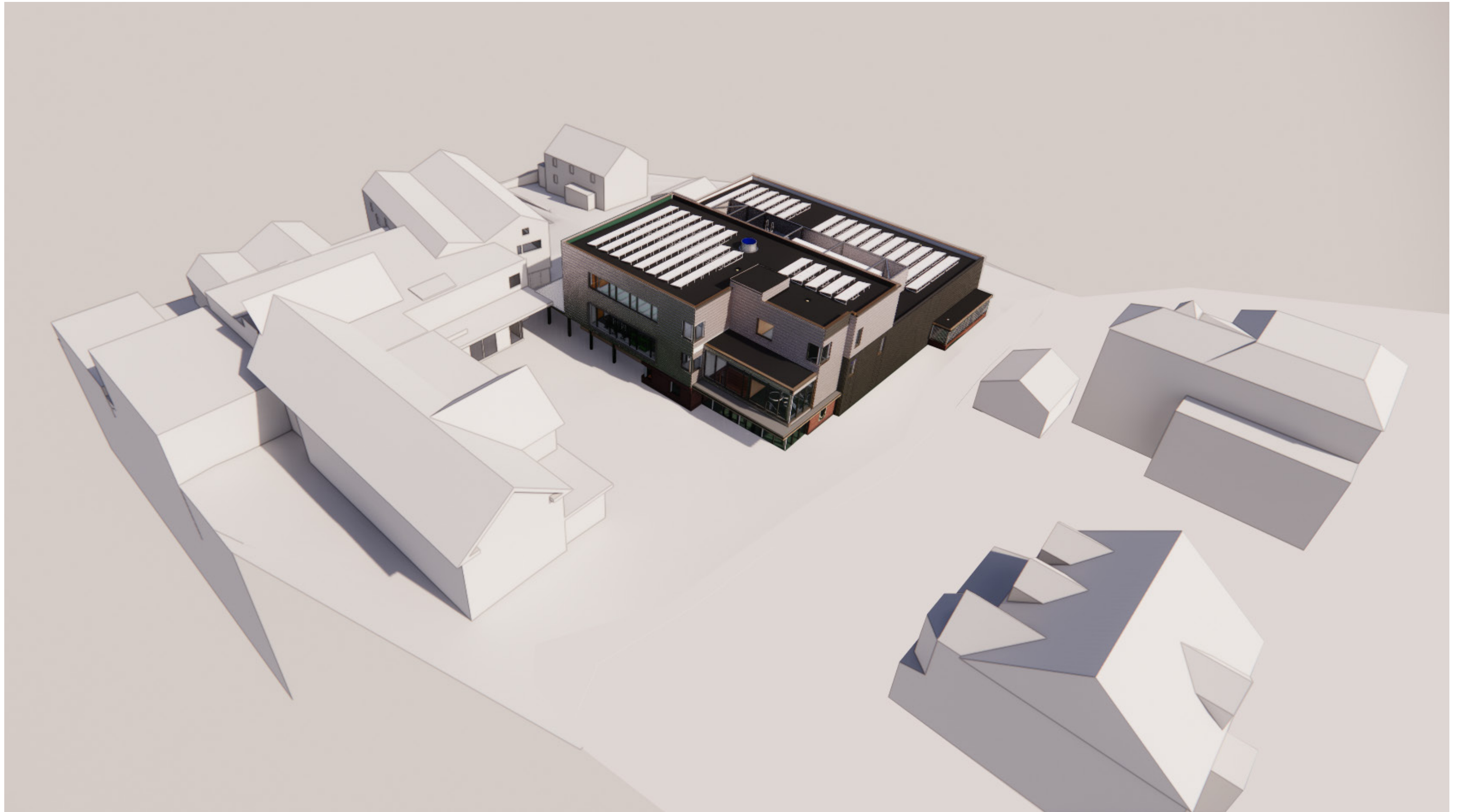
Historic Preservation Public Hearing

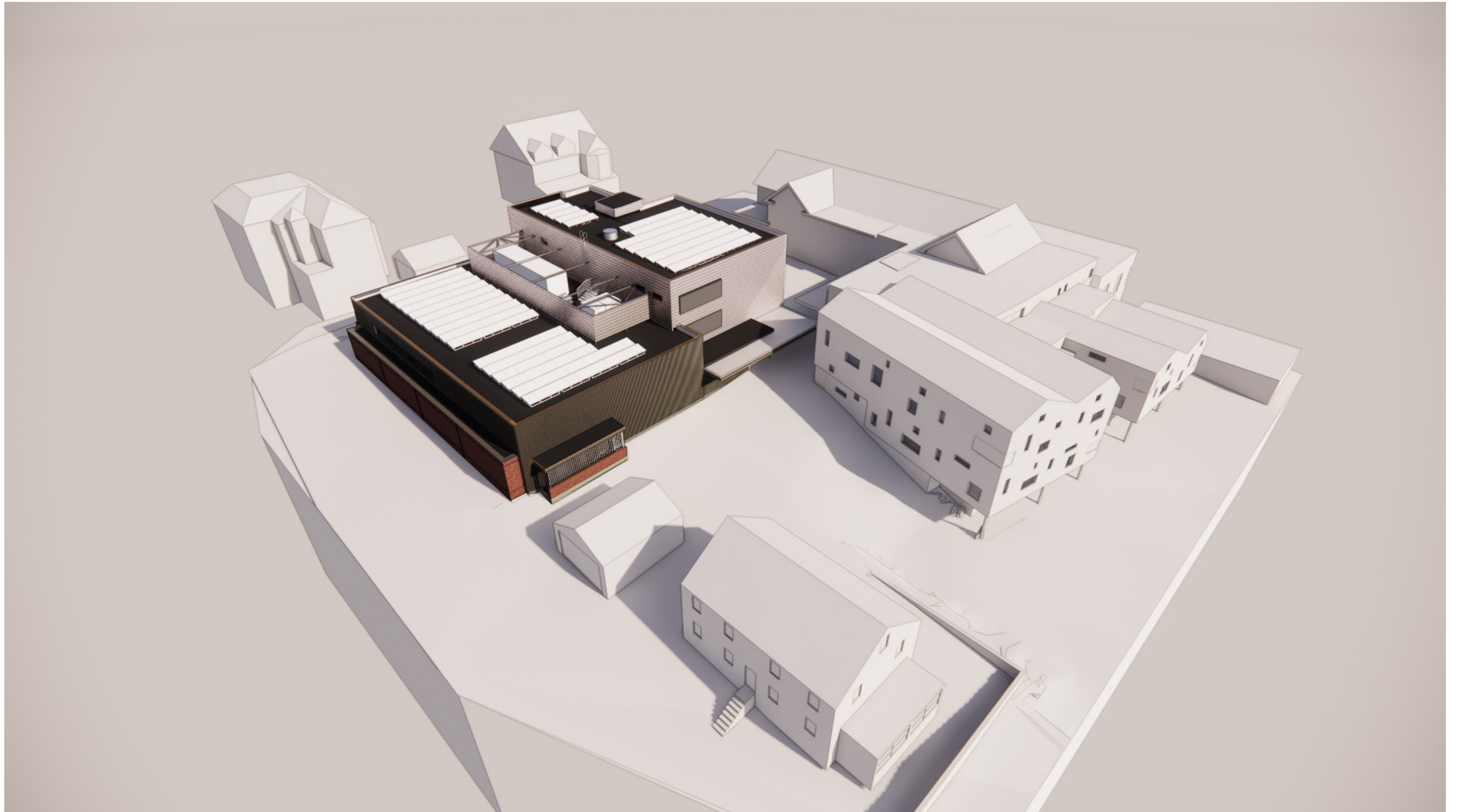


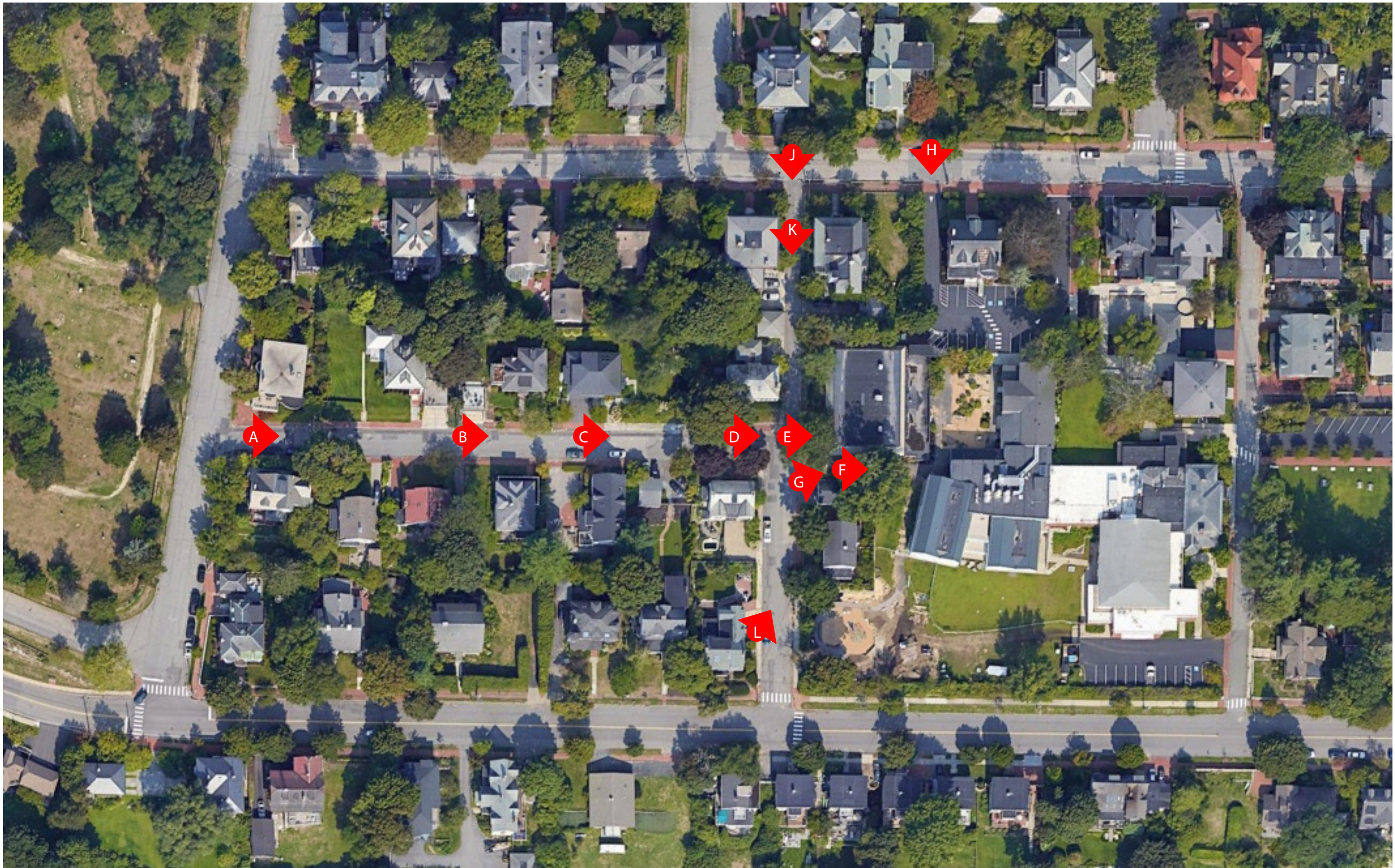
Aerial Photograph













A - Orchard Street View, 550'-0"



B - Orchard Street View, 400'-0"



C - Orchard Street View, 160'-0"



D - Orchard Street View, 70'-0"



E - Existing Gym (Panoramic) - Fletcher and Orchard Street (2015)



F - Existing Gym - Entry Gate Detail



G - Existing Gym - Fletcher Street Campus Entry



H - Spring Street - Northeast



J - Fletcher Street - Southeast



K - Fletcher Street - Southeast



L - Fletcher Street - Northwest

A



364 Spring Street



360 Spring Street

B



360 Spring Street



11 Fletcher Street



360 Spring Street





364 Spring Street



366 Spring Street



365 Spring Street

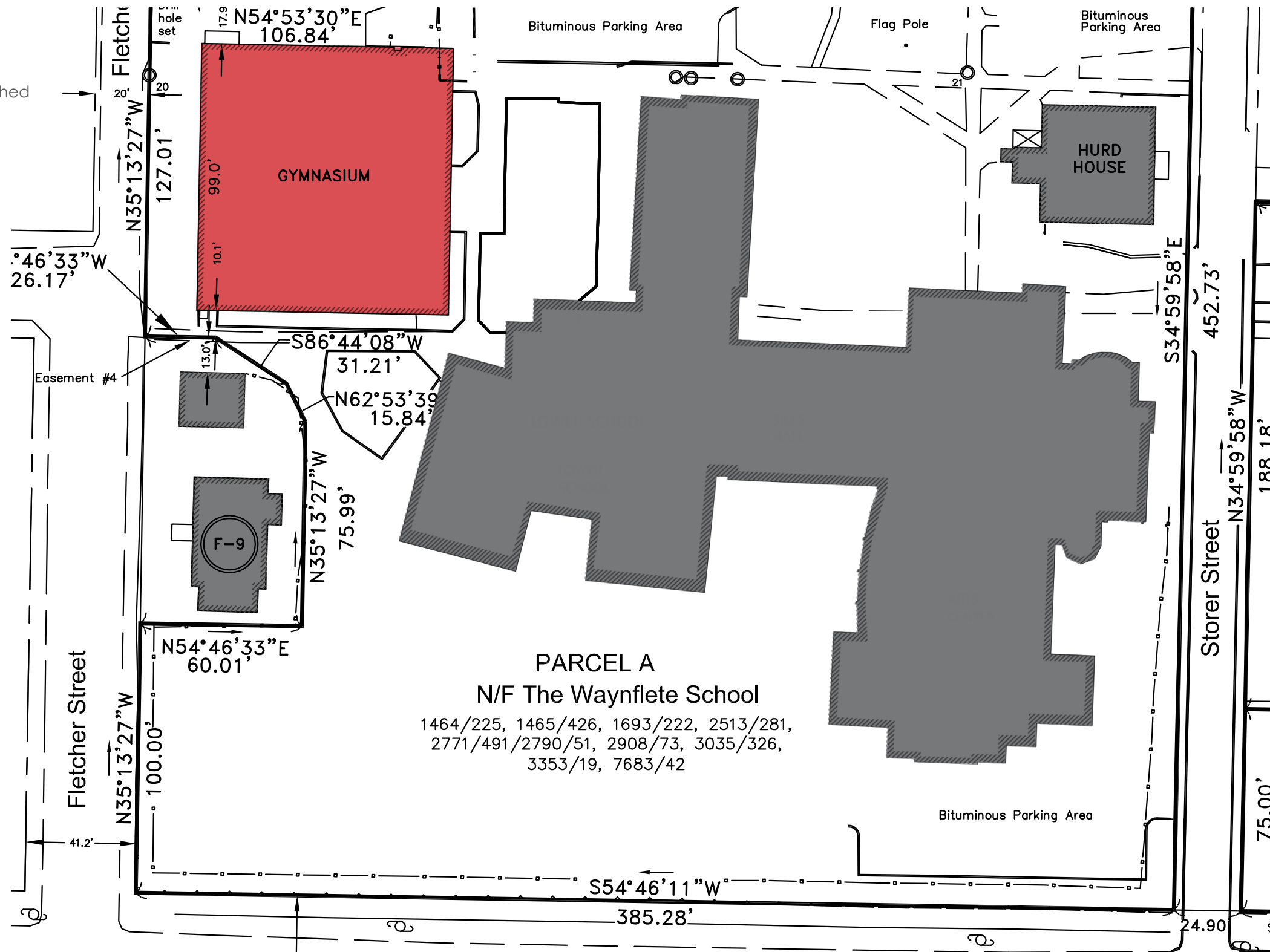


390 Spring Street



398 Spring Street

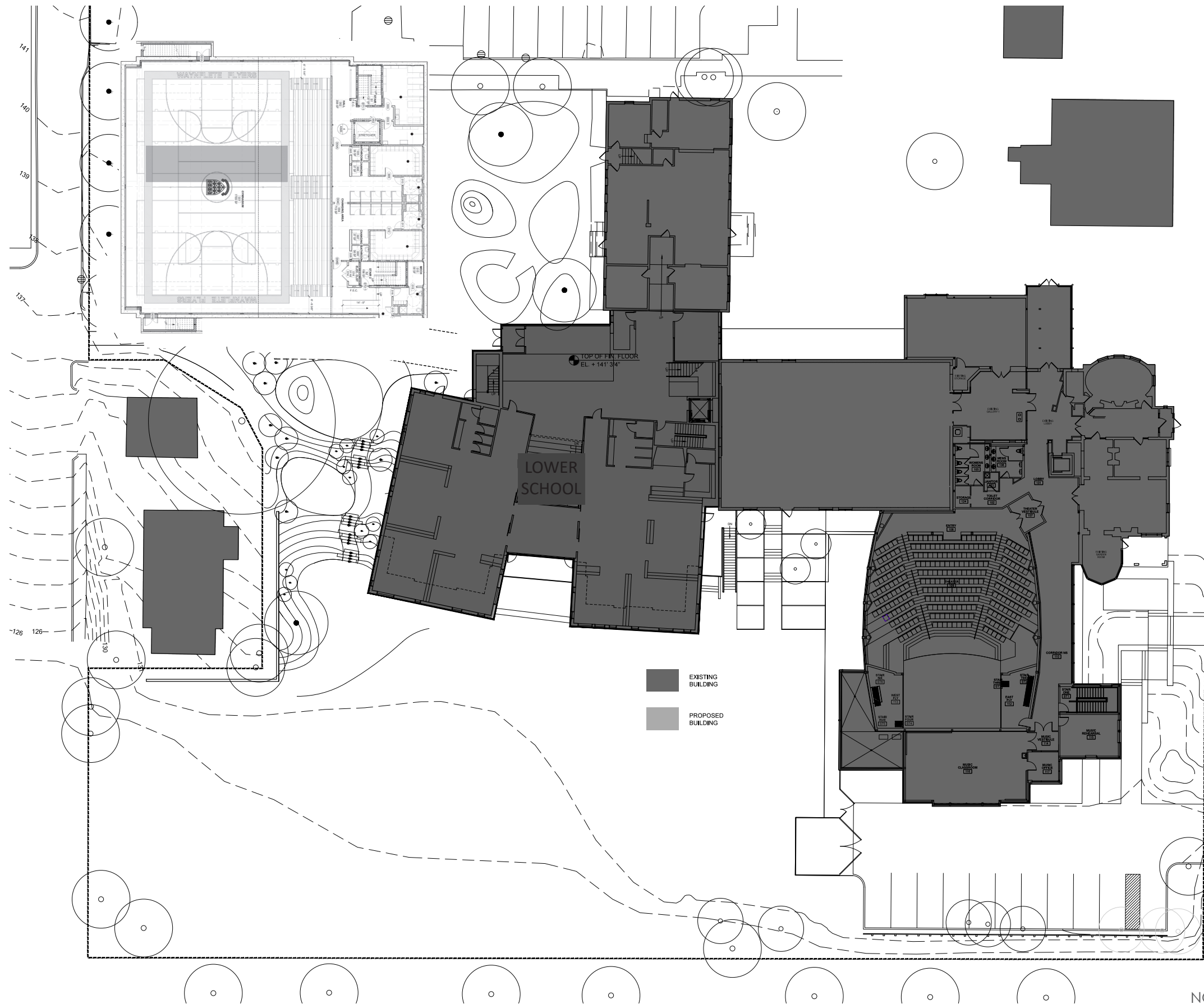
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- Building to be demolished

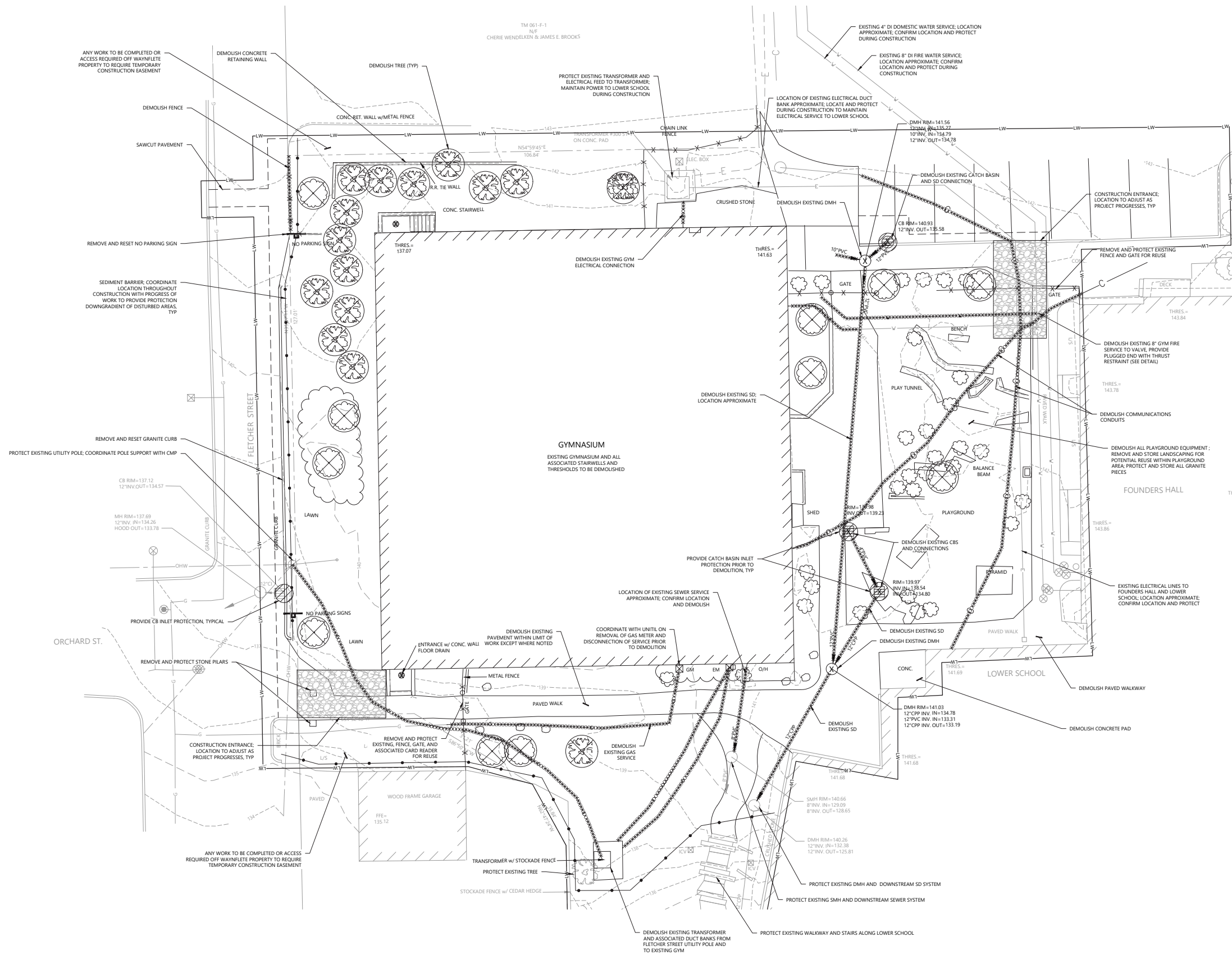


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WAYNFLETE WELLNESS + ATHLETIC CENTER
HISTORIC PRESERVATION PUBLIC HEARING
12/16/2024

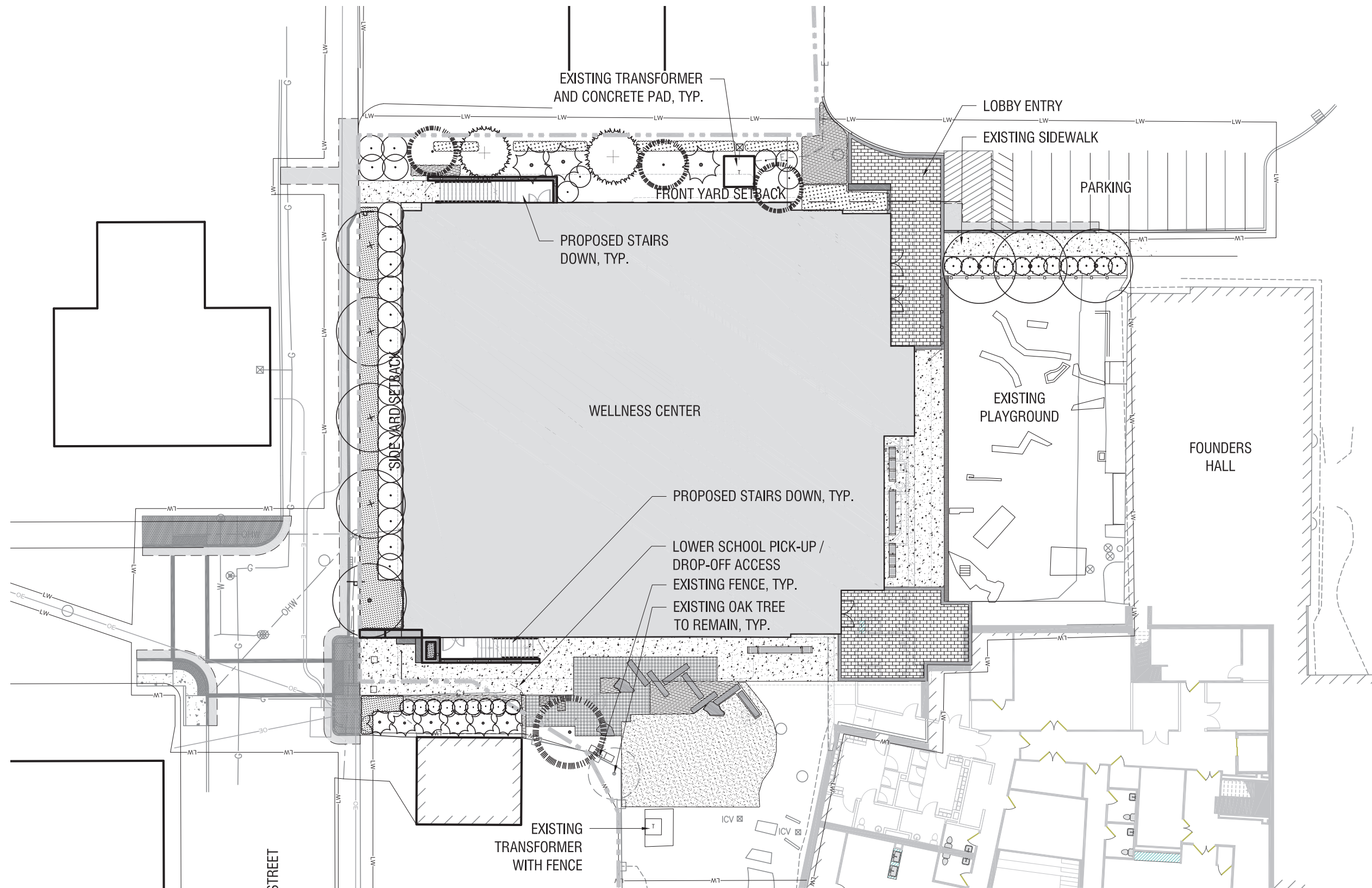




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WAYNFLETE WELLNESS + ATHLETIC CENTER
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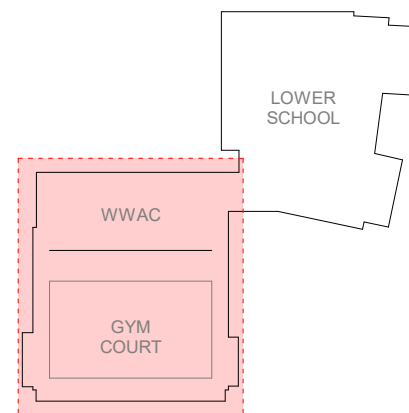
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LEGEND:

- ATHLETICS
- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

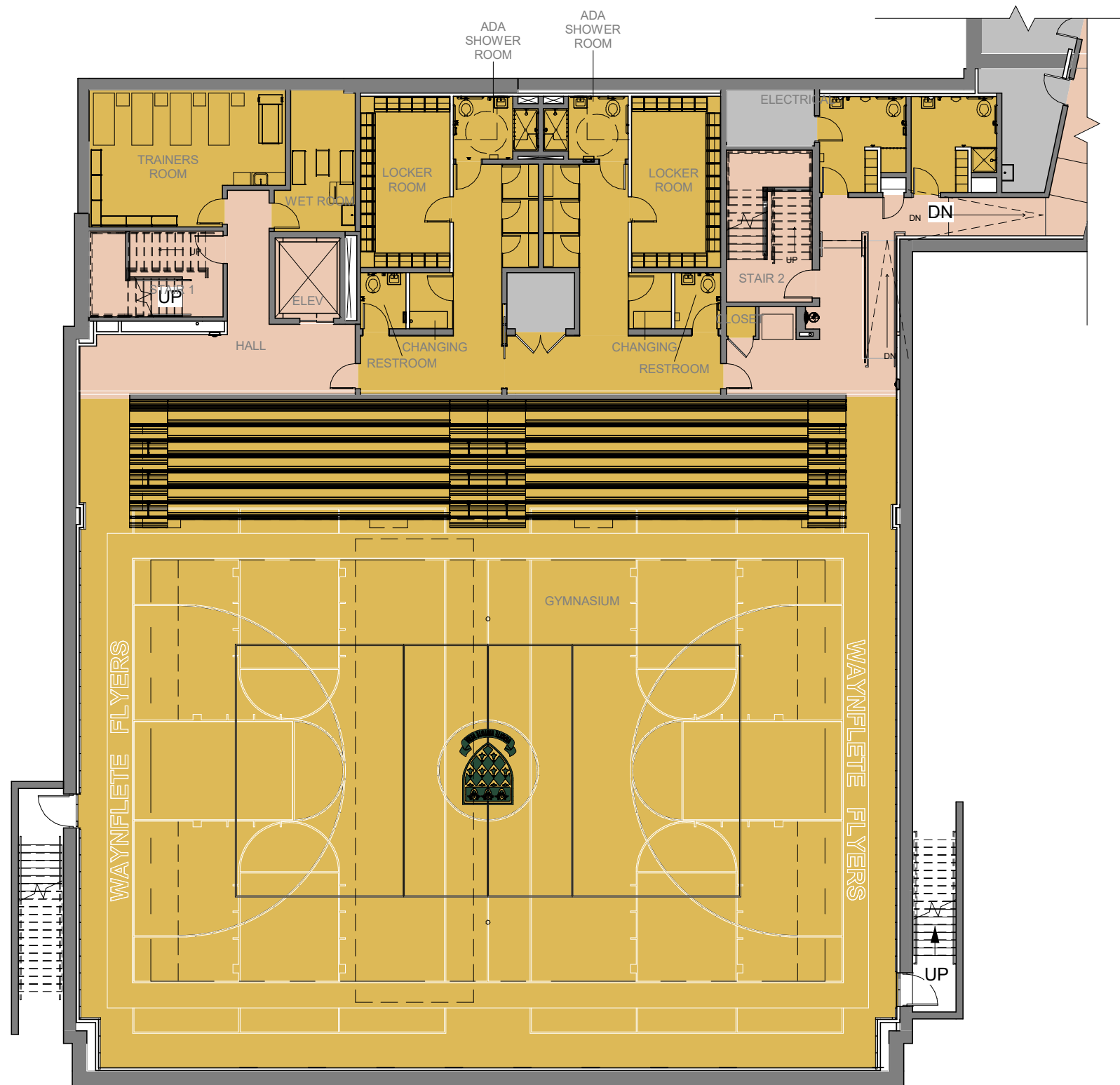
KEY PLAN:



NOT TO SCALE



0' 4' 8' 16' 32'



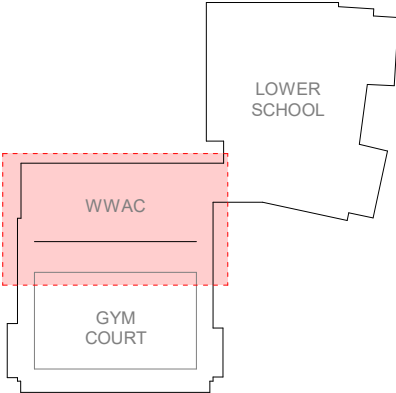
Court Level Floor Plan



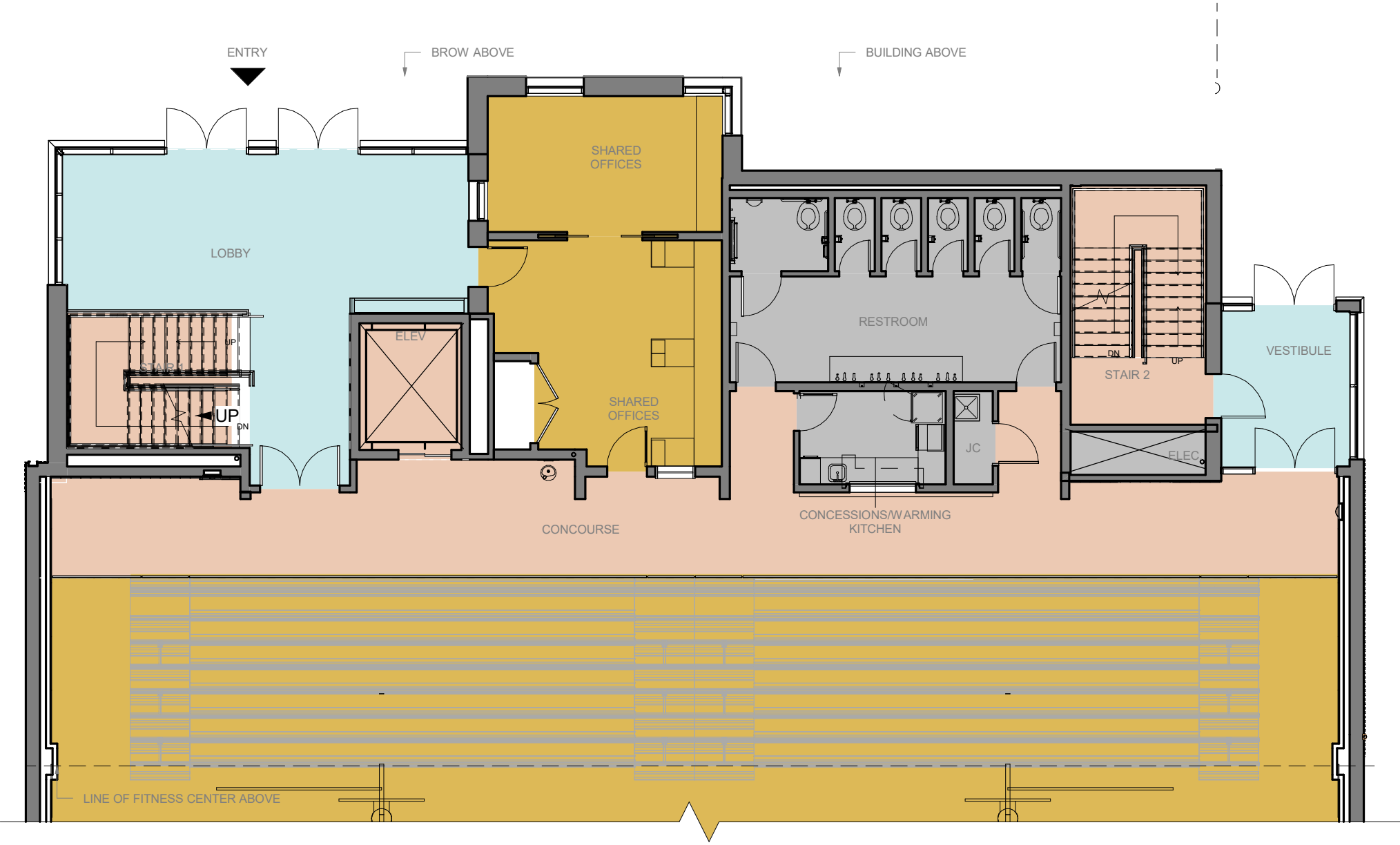
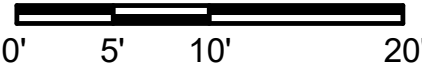
LEGEND:

- ATHLETICS
- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

KEY PLAN:



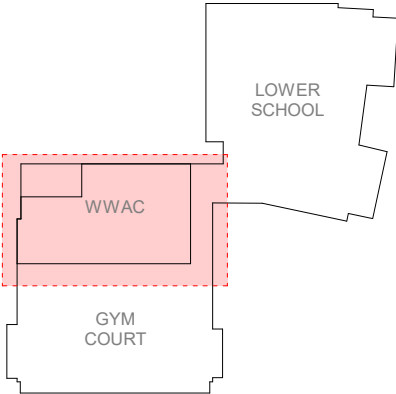
NOT TO SCALE



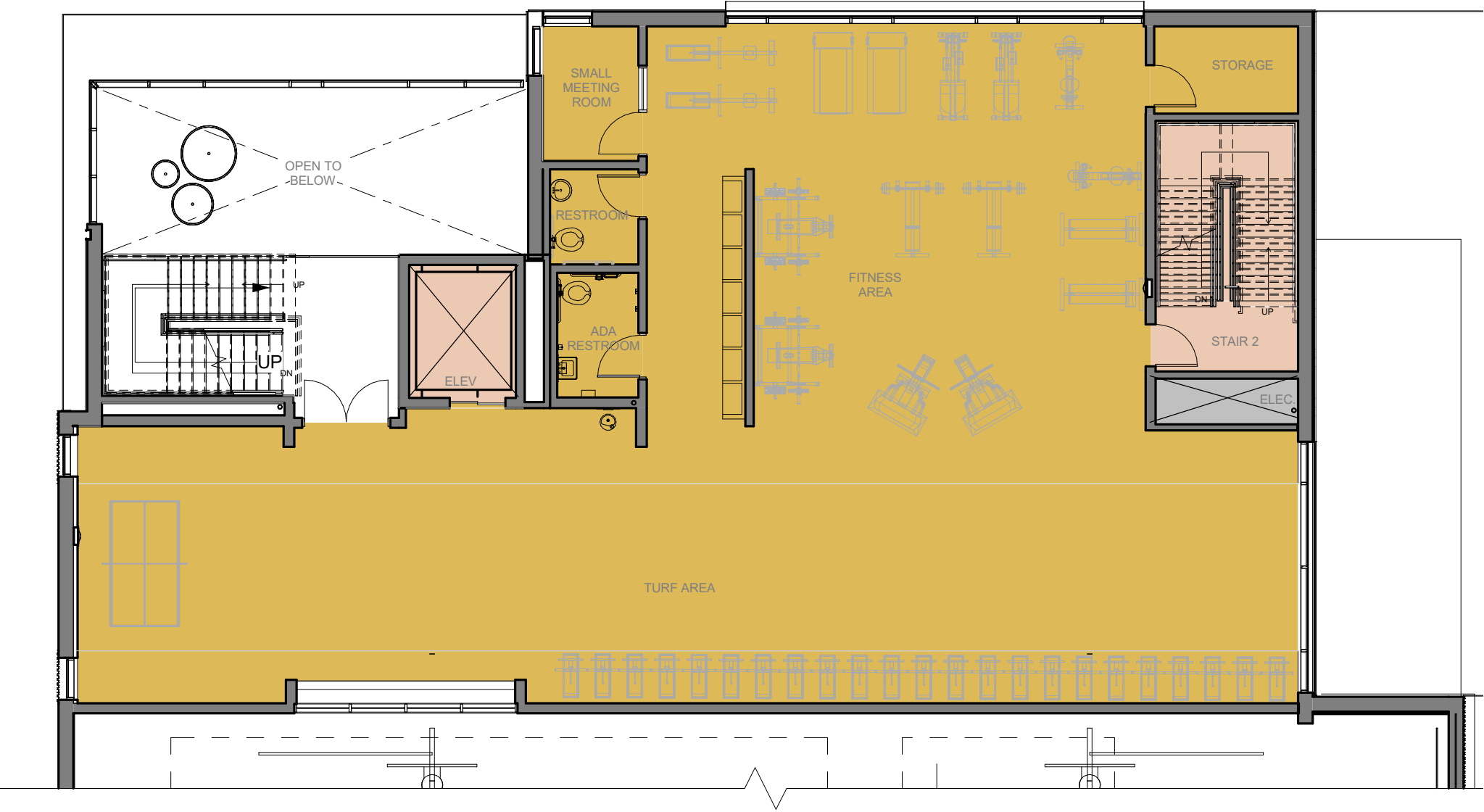
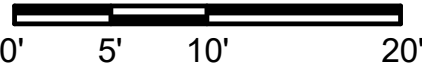
LEGEND:

- ATHLETICS
- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

KEY PLAN:



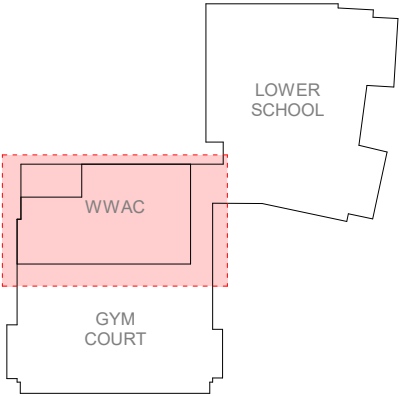
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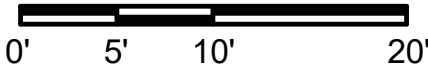
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- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

KEY PLAN:

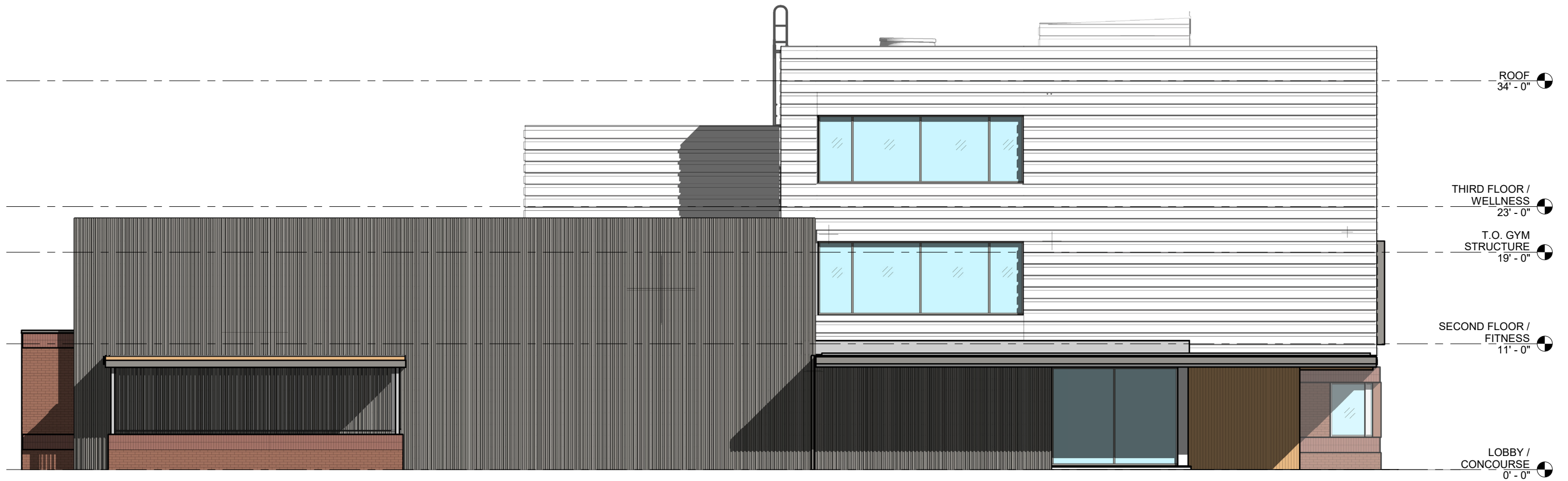


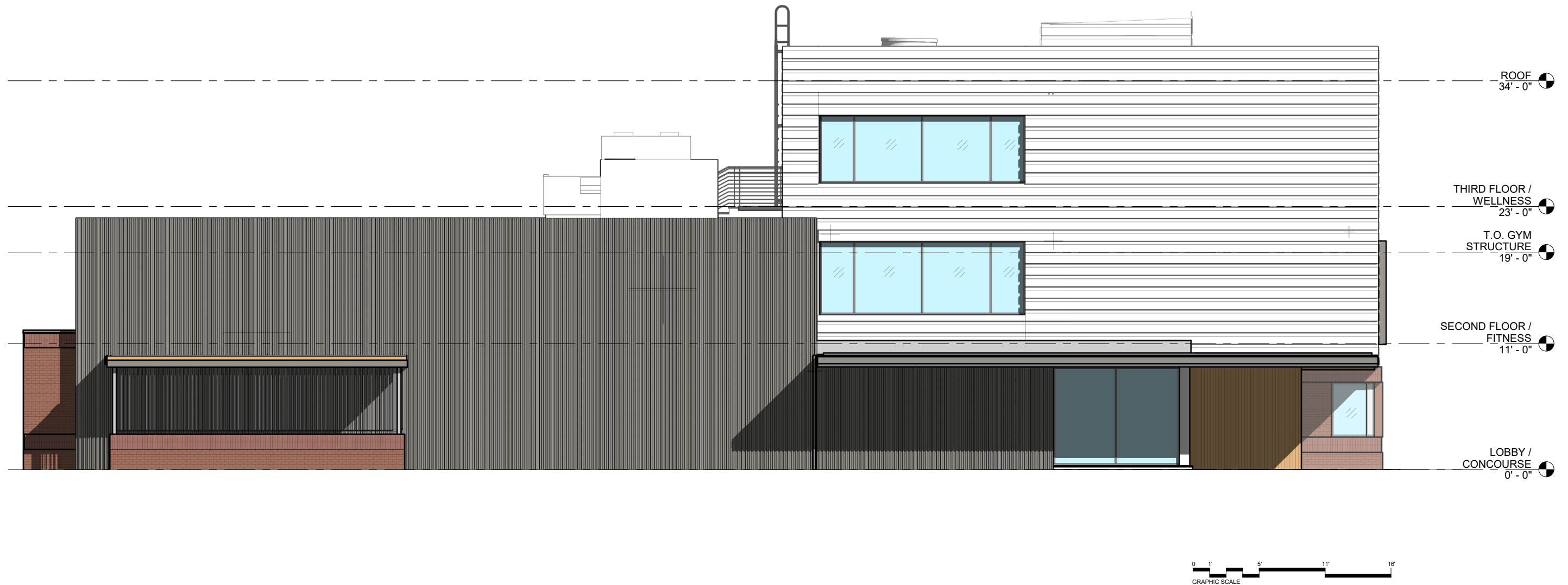
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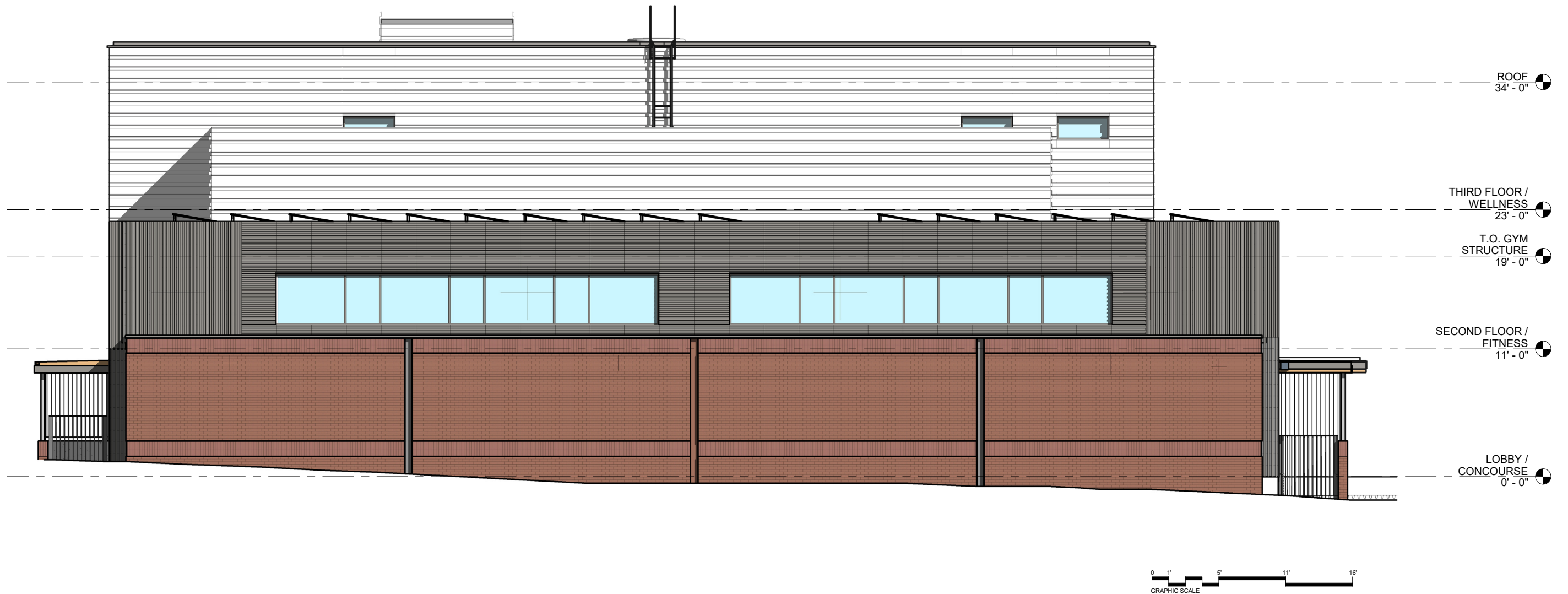


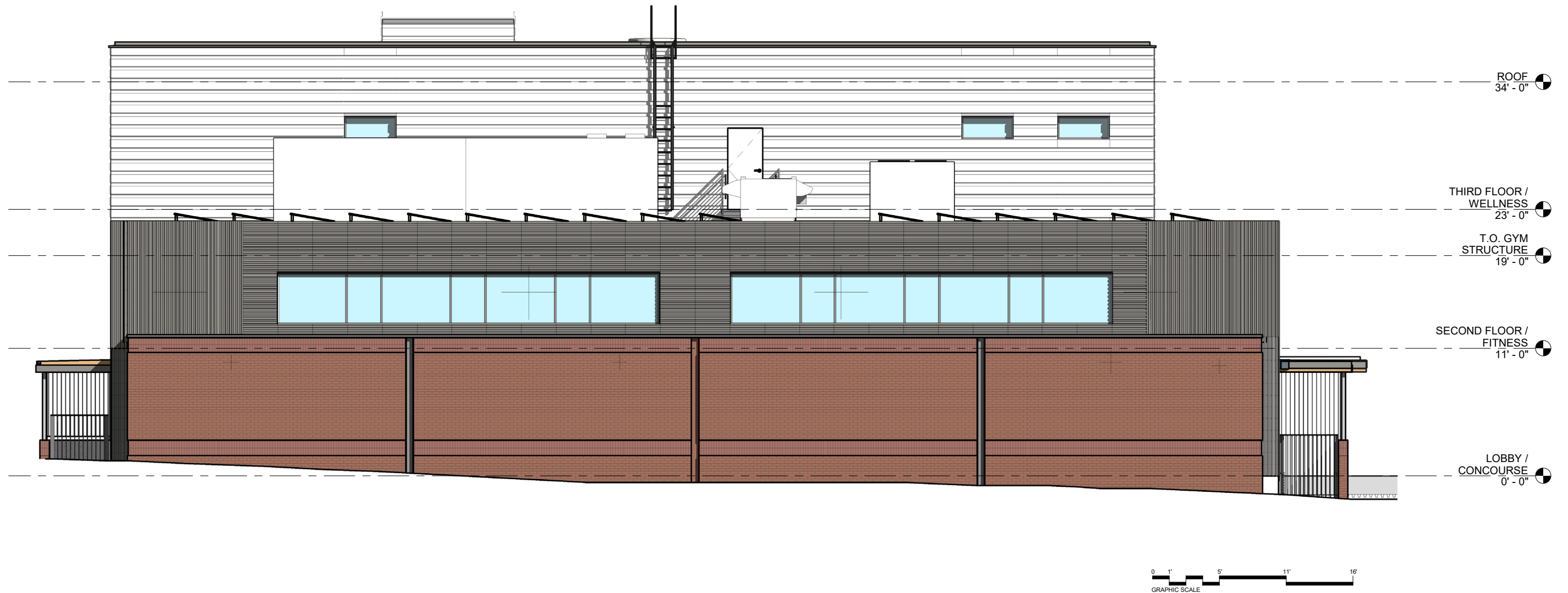
Third Floor Enlarged Plan

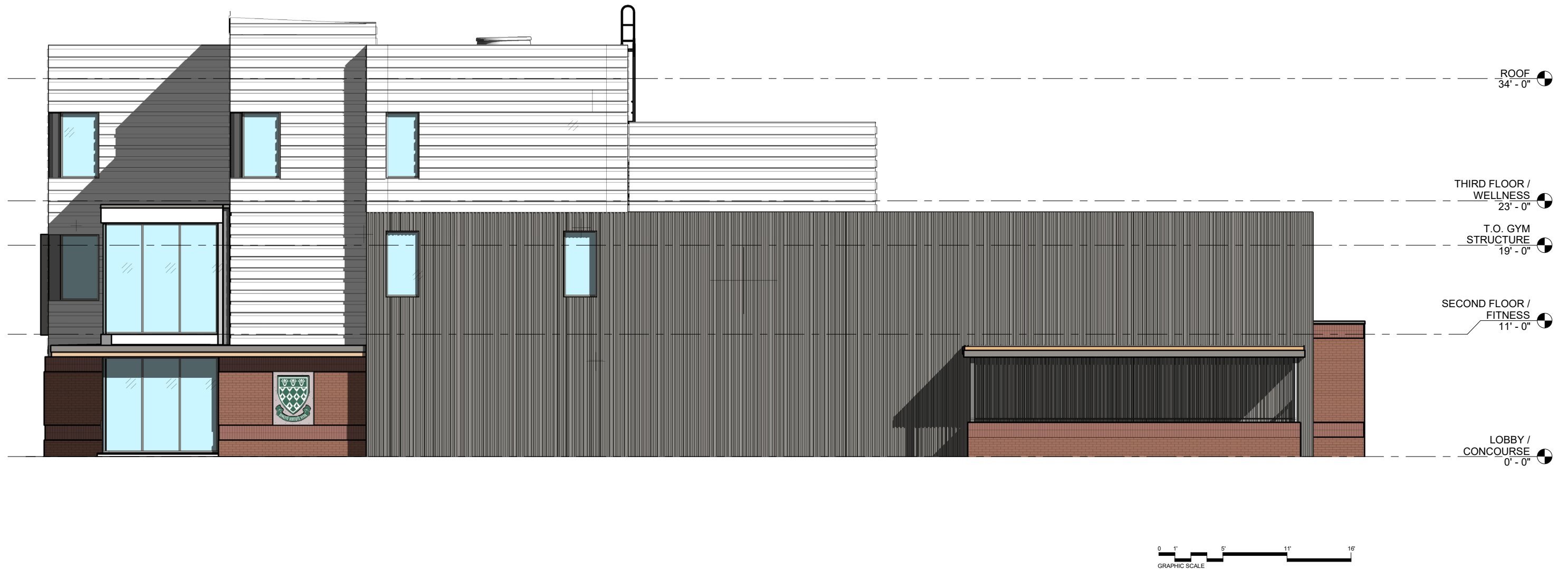


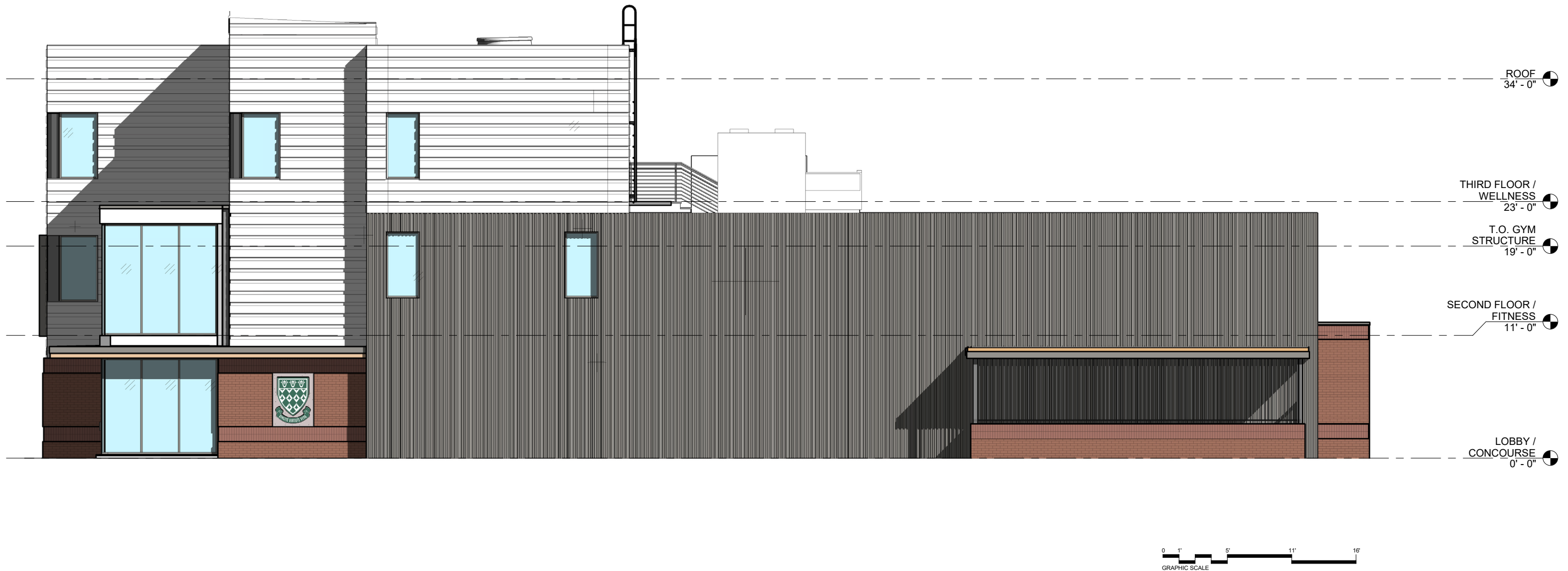










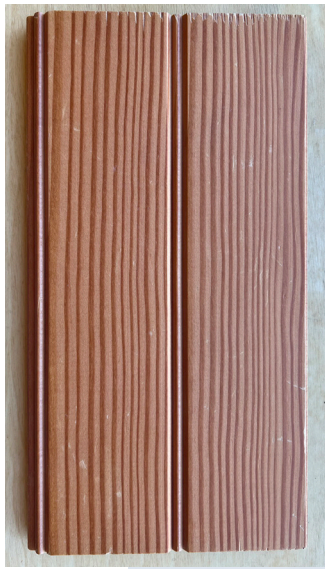




Thermally Treated Wood Siding:
Cambia Ash, Shiplap
(Not visible from public way)



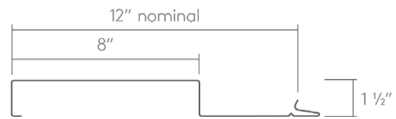
Masonry:
Morin Brick Old Port Full Range Blend
Red Mortar



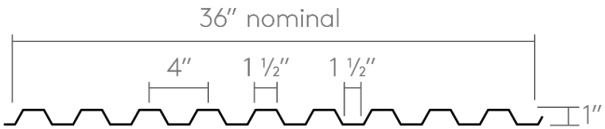
Soffit Ceilings:
Vertical Grain Tongue + Groove
Douglas Fir wood - Clear Finish



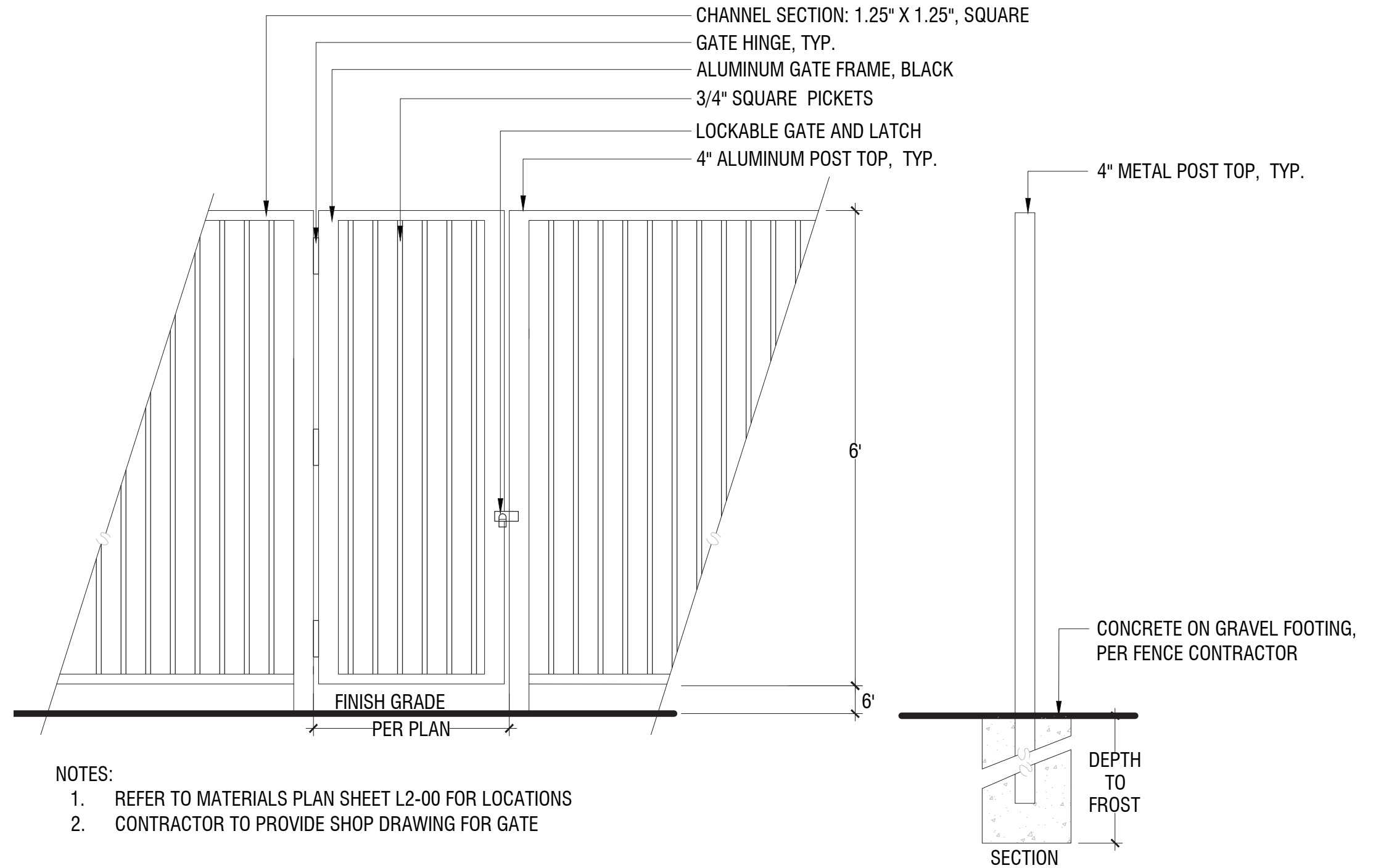
Openings:
Kawneer 1600
Color: Powder Coat Charcoal



Metal Panel; Type 1:
Morin Corp.
Profile MX-9
Color: Bone White



Metal Panel:
Morin Corp.
Profile VB-36 Profile B
Color: Zinc Gray
(Orientation varies)



NOTES:

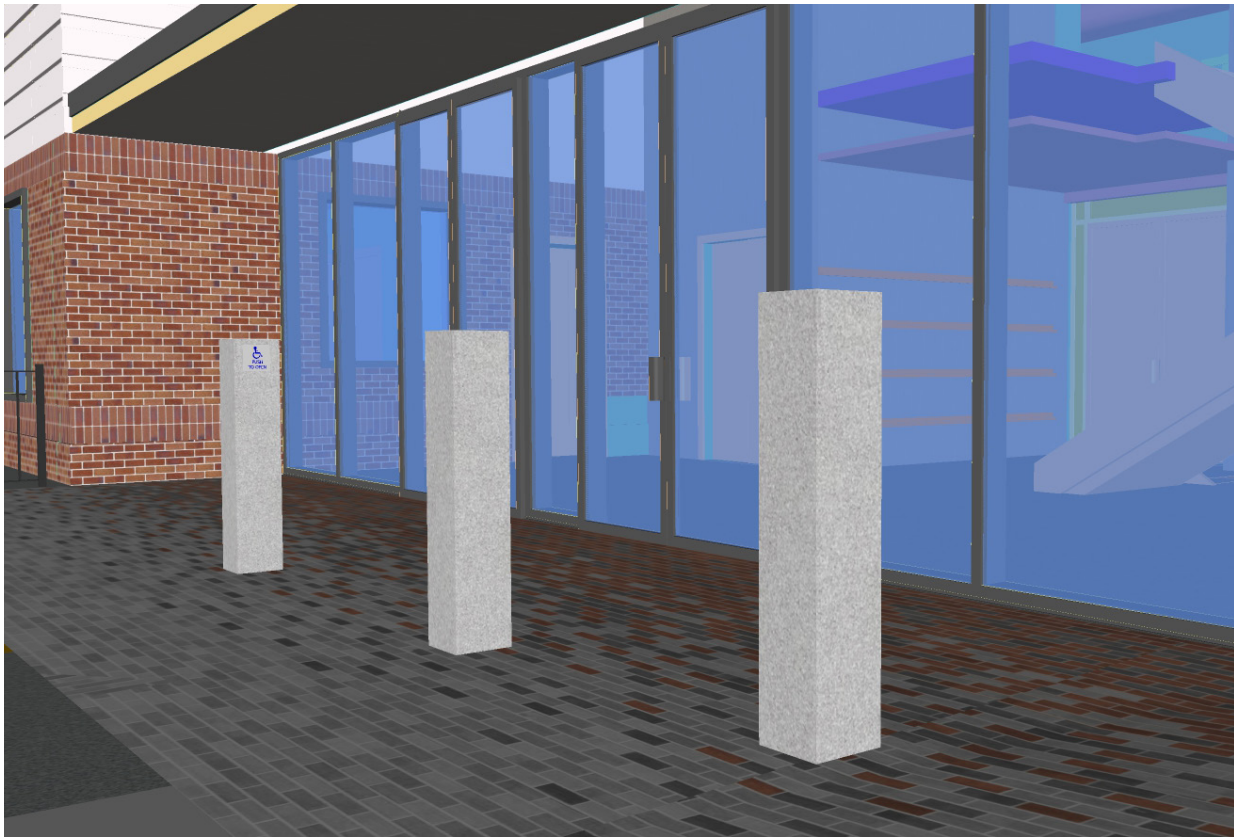
1. REFER TO MATERIALS PLAN SHEET L2-00 FOR LOCATIONS
2. CONTRACTOR TO PROVIDE SHOP DRAWING FOR GATE

7

FLETCHER STREET FENCE (IF UNABLE TO RE-USE EXISTING)

1":1'-0"

6.1





- 4" architectural LED downlight delivering 600 – 4000 lm
- Five beam distributions from 0.3 to 1.2 Spacing Criteria
- Quiet reflector appearance with superior 50° optical cutoff
- 2700K – 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0–10V, DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available



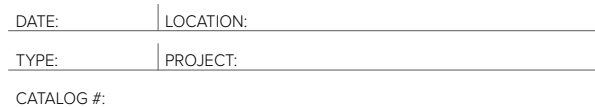
CONSTRUCTION

- Standard Non-IC, Chicago Plenum and IC options
- Painted black durable steel platform with pre-installed bar hangers
- Pre-wired junction box with snap-on covers for easy access
- Snap-in connection from driver compartment allows easy installation
- Light Engine connections use plenum rated (CMP) cable

- Visually pleasing 50° cutoff to source and source image
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition

- Optical grade silicone lens integral to light engine
- High purity spun aluminum reflector, self-flanged
- Flush Mount flange option with mud-in ring available
- Large selection of anodized finishes and colors
- Painted cones and flange options available

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >55,000 hours (TM-21)
- Universal voltage 120V–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection



STOCK QS10

Typical Dimensions and Weights				
Lumen Package	"A" Length Inches (mm)	"B" Width Inches (mm)	"C" Height Inches (mm)	Weight lbs (kg)
06L - 15L	14.56 (370)	14.36 (365)	4.97 (126)	7.4 (3.3)
20L - 30L	14.56 (370)	14.36 (365)	6.15 (156)	7.8 (3.3)
35L - 40L	14.56 (370)	14.36 (365)	7.33 (186)	8.3 (3.8)

See DIMENSIONS section for complete details

- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments

- Lutron Athena control options also available
- Integral and remote emergency controller and battery pack options available

- Refer to additional spec sheets for information on SpectraSync™ Tunable White or Dim-to-Warm solutions

- Accommodates ceiling thickness up to 2" (See DIMENSIONS section for details)

- Universal adjustable mounting brackets also accept ½" EMT conduit or 1½" or ¾" lathing channel (by others) or Prescolite accessory bar hangers (B24 or B6)
- Light Engine/Driver fully serviceable from above or below the ceiling

- cCSAus certified to UL 1598
- Suitable for wet locations, covered ceiling.
EM/ EMR: Suitable for damp locations
- EM/EMR: Certified under UL 924 standard for emergency lighting and power equipment
- EM/EMR: Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant

- When used with CE Bezel Trim Accessories: IP66/IP69K rating; also meets IK10 per IEC 60068-2-75 impact testing

- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring

- ENERGY STAR® certified models available (For list and additional information, visit <http://www.energystar.gov>)

- For -BAA Option: This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9)

- For -TAA Option: Product configurations meet federal procurement law requirements under the Trade Agreements Act (FAR 52.225-11)
[See Buy America\(n\) Solutions](#)

- 5 year warranty

KEY DATA	
Lumen Range	600-4000
Wattage Range	8-52
Efficacy Range (LPW)	90-99*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	65-433 (120V)

*Based on Specular, 35K, 80 CR



CATALOG #	
-----------	--

LTR-4RD-H											
Aperture/Shape/Function	Lumen Package		Lumen Output		Driver Options		Control Options		Voltage	Housing Options	
LTR-4RD-H 4" Round Downlight New Construction Housing	SL Standard Lumen	06L	600	DM1 0-10V Dimming to 1% DM01 0-10V Dimming to < 1% DMX DMX with RDM dimming to < 0.1% DALI DALI Dimming to 1% EDM Lutron Hi-Lume EcoSystem Dimming to 1% ² DM00 Lutron Athena compatible driver ¹⁵	<u>NX Lighting Controls</u> <u>Networked Wireless</u> NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ³ <u>Networked Wired</u> NXE NX Wired Dual RJ45 SmartPORTS, without Sensor ³ <u>Other Lighting Controls</u> <u>Networked Wireless</u> AWNRL Lutron Athena Enabled ¹⁵	Standard 120-277V 34 347V ⁶	CP Chicago Plenum ^{7,9} IC IC rated ^{8,9} EM 7W Emergency Battery Pack (CEC Title 20 Compliant) with integral test switch and indicator light ⁹ EMR 7W Emergency Battery Pack (CEC Title 20 Compliant) with remote test switch and indicator light ⁹ DTS Device Transfer Switch with Dimming Bypass ^{9,11} GTD Generator Transfer Device ⁹ F Fuse BAA Buy American Act (FAR 52.225-9) Compliant TAA Trade Agreements Act (FAR 52.225-11) Compliant				
		10L	1000								
		15L	1500								
	ML Medium Lumen	20L	2000								
		25L	2500								
		30L	3000								
HL High Lumen	35L	3500									
	40L	4000									

LTR-4RD-T									
Aperture/Shape/Function		Lumen Package		CCT		CRI		Distribution	
LTR-4RD-T	4" Round Downlight Light Engine/Trim Assembly	SL	Standard Lumen	27K	2700K	8	80+CRI	VNR	Very Narrow (0.3 SC/20°) ¹⁹
		ML	Medium Lumen	30K	3000K	9	90+CRI	NR	Narrow (0.4 SC/29°)
		HL	High Lumen	35K	3500K			MD	Medium (0.7 SC/44°)
				40K	4000K			WD	Wide (0.9 SC/61°)
50K	5000K ¹	XW	Extra Wide (1.2 SC/78°)						

Reflector Finish	Reflector Color	Flange Color Options	Lower Trim Options	Reflector Options
<i>Finish not applicable with painted reflectors (WC or BC)</i>	<i>Standard Clear</i>	<i>Standard matches reflector color</i>	EM Pre-punched reflector for EM integral test switch and indicator	AM Antimicrobial Coating ⁵
S Specular	CG Champagne Gold	WT White Flange ⁴	FM Flush Mount Mud-in Ring ¹⁰ WF Wide Flange	BAA Buy American Act (FAR 52.225-9) Compliant
SS Semi-Specular	BL Black	BT Black Flange ⁴		TAA Trade Agreements Act (FAR 52.225-11) Compliant
MFC American Matte™	LW Light Wheat			
VS Softglow®	PW Pewter			
VSS SoftSheen™	WC Painted White Cone and Flange			
	BC Painted Black Cone and Flange			

☐ B24	Set of two (2) 24" bar hangers for T-bar ceilings
☐ B6	Set of two bar hangers for ceiling joist up to 24" centers
☐ FMR4-R	Flush Mount Mud-In Ring Accessory, 4" Round
☐ LiteGear	LiteGear® Inverter, 125VA-250VA
☐ LPS Series	LightPower Micro-Inverter, 20VA-55VA
☐ MOR4-R-WH	Metal Oversized Ring, 4" Round, White (8.25" outside diameter)
☐ MOR4-R-BL	Metal Oversized Ring, 4" Round, Black (8.25" outside diameter)
☐ LTR-SCA4_	Sloped Ceiling Adapter, 4", White ¹²

(See next page for Bezel Trim Accessories for Complex Environments) ¹⁴

Notes:

- 5000K available in 80+ CRI only.
- EDM, available in 10L-35L.
- NX requires DMI driver option.
- WT not needed for WC, BT not needed for BC.
- AM available with WC or Specular Clear (S or SWT). Consult factory for other colors.
- 347V available for 06L-30L; requires DMI driver; not available with Controls, EM, EMR, DTS, GTD or F.
- CP available up to 35L; not available with DMX, Controls, or EMR options.
- IC available up to 20L; not available with Controls options.
- Housing options (except Fuse, BAA/TA) not available in combination.
- Flush Mount Flange (FM) requires FMR accessory (sold separately).
- DTS available with DMI, DM01, DALL, or DM00.
- Specify slope angle 5°-35° in 5° increments. Not available with EM, WF, or FM options.
- VNR available up to 30L.
- See next page for option restrictions when using with bezel trim accessories.
- DM00 must be selected with AWRN Lutron Athena controls option.



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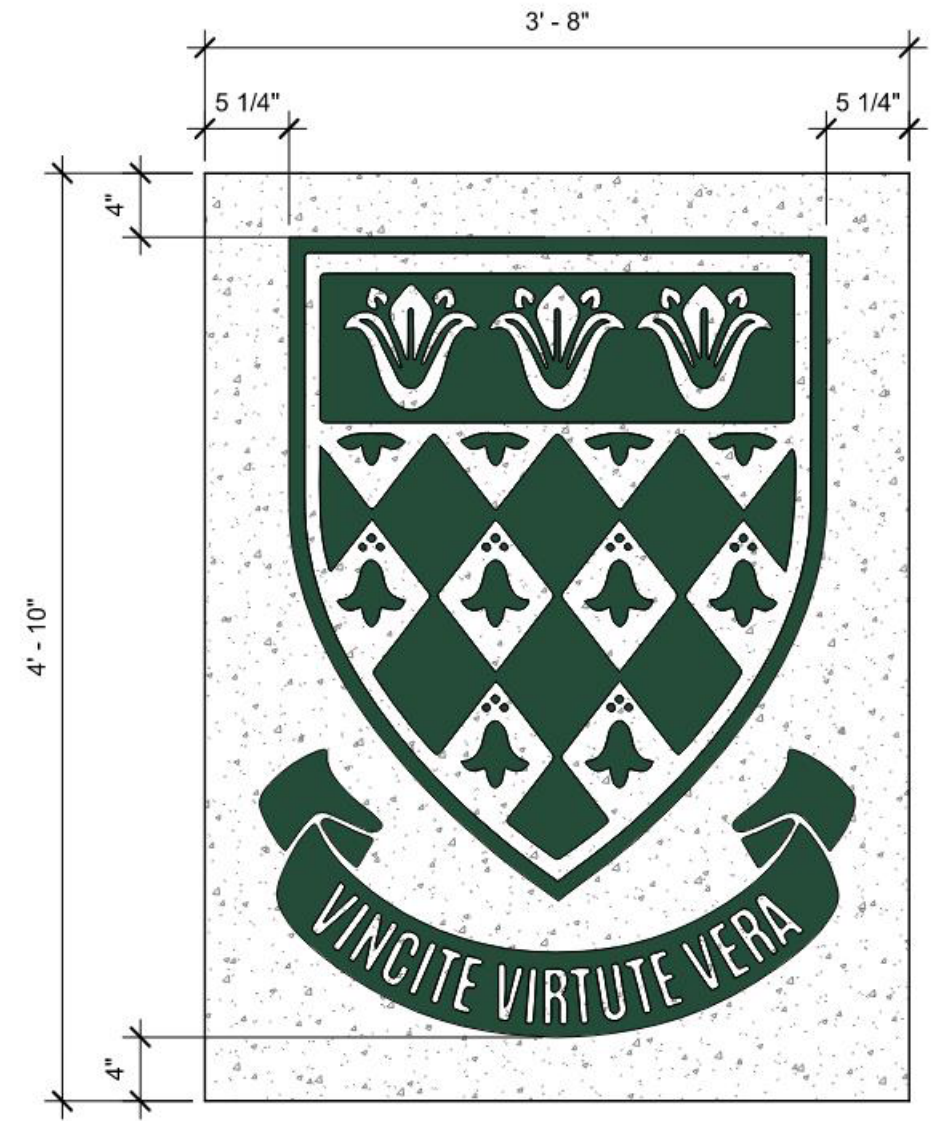


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LTR-4RD_R06



WAYNFLETE WELLNESS + ATHLETIC CENTER
HISTORIC PRESERVATION PUBLIC HEARING
12/16/2024











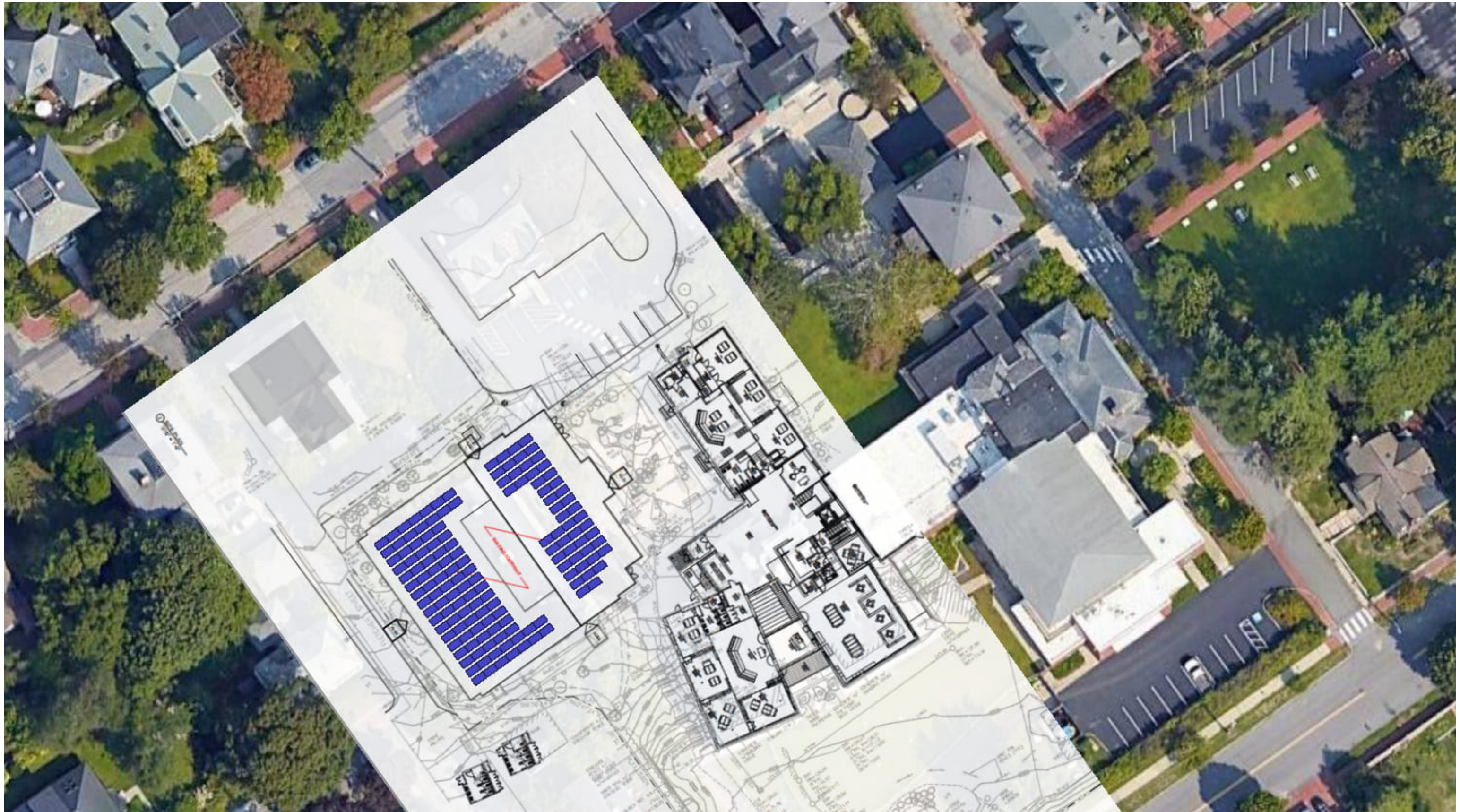






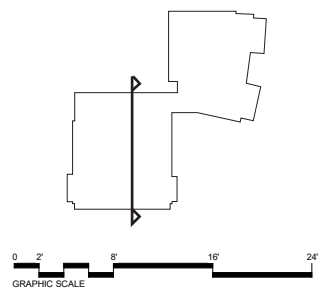
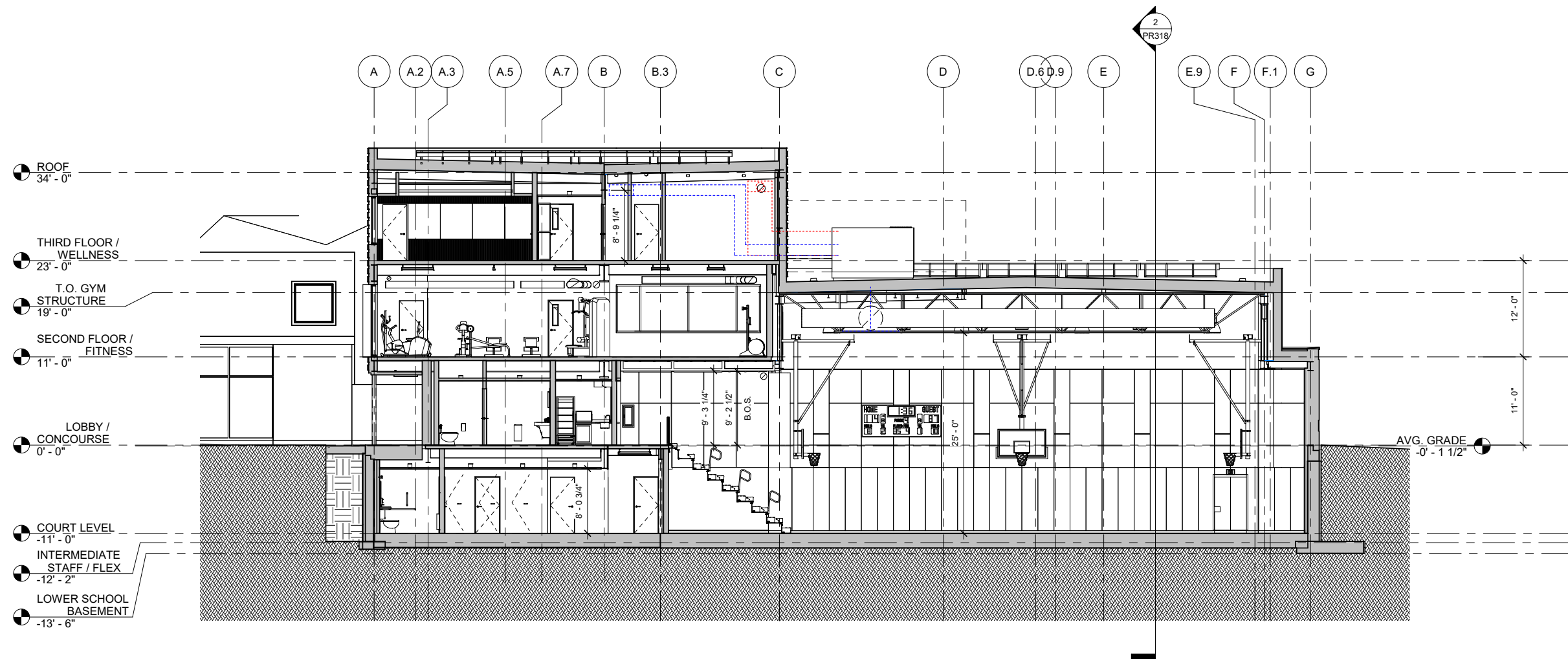


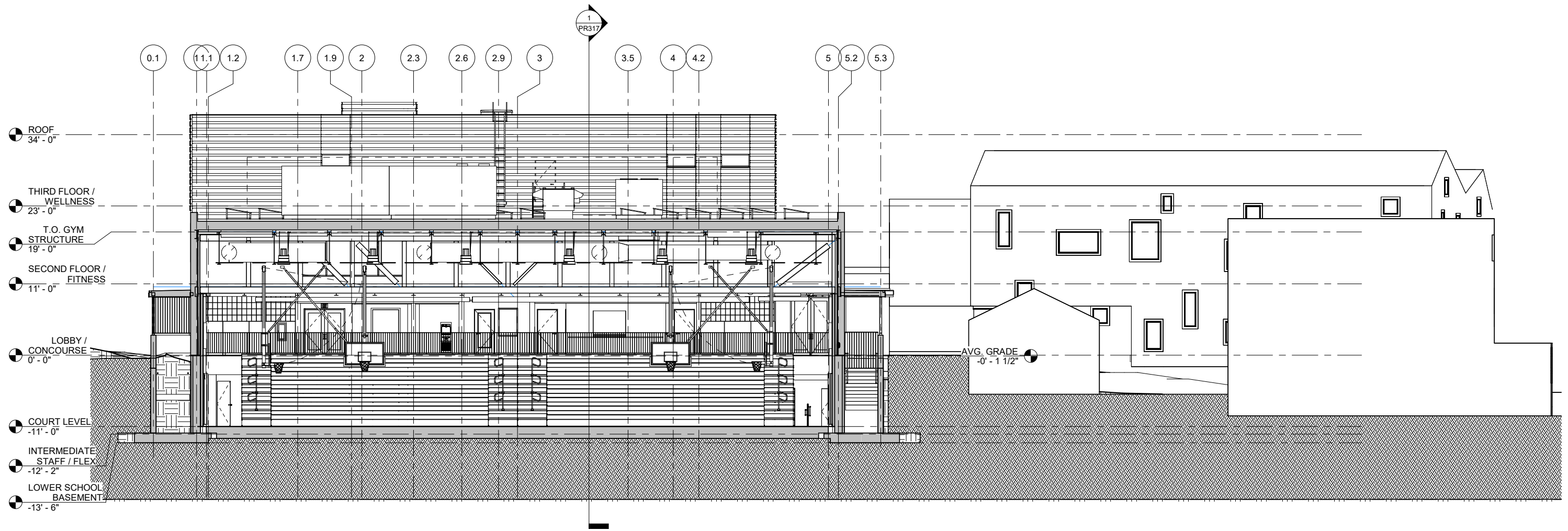


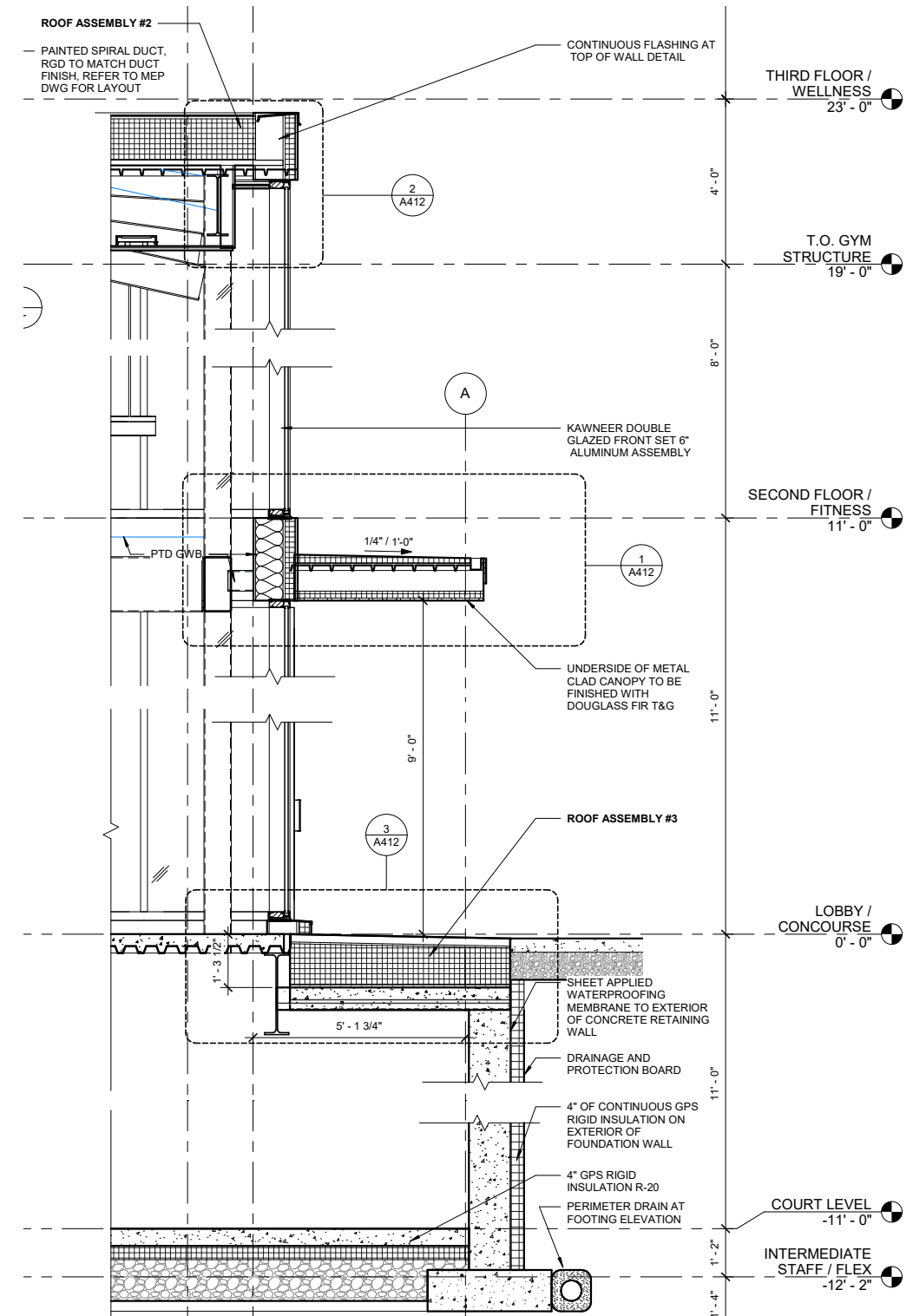
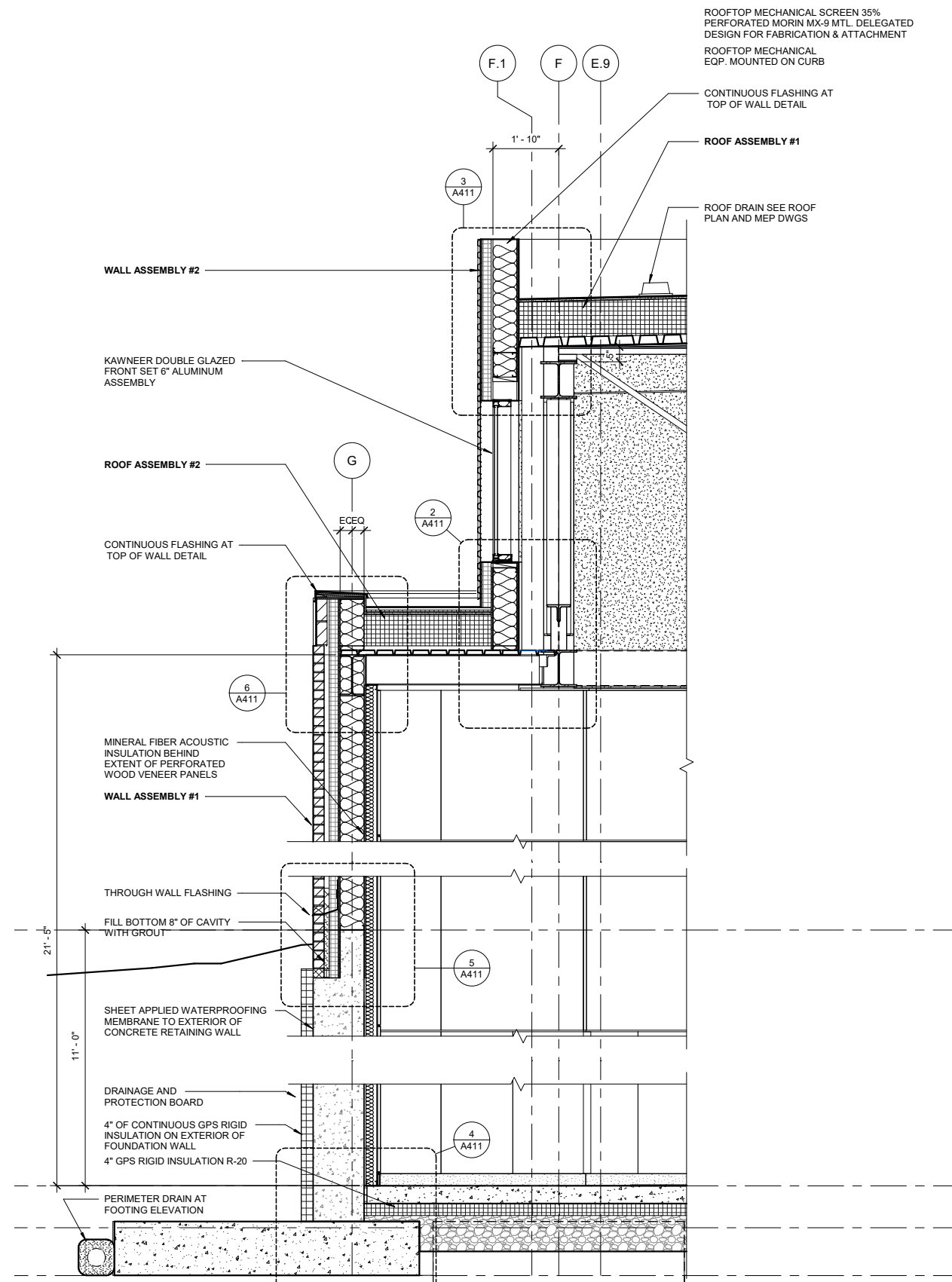


Building Section East/West

WAYNFLETE WELLNESS + ATHLETIC CENTER
HISTORIC PRESERVATION PUBLIC HEARING
12/16/2024



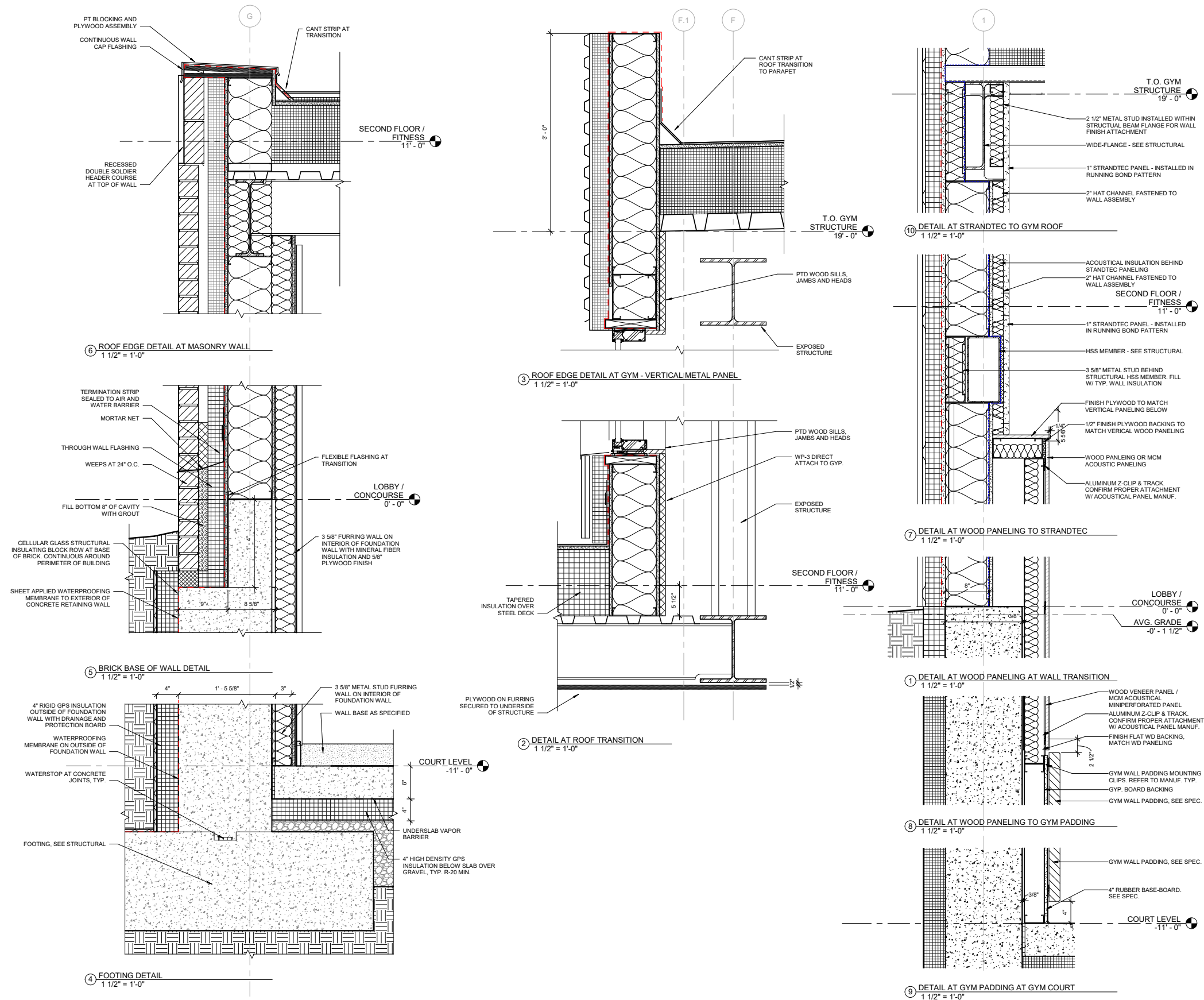


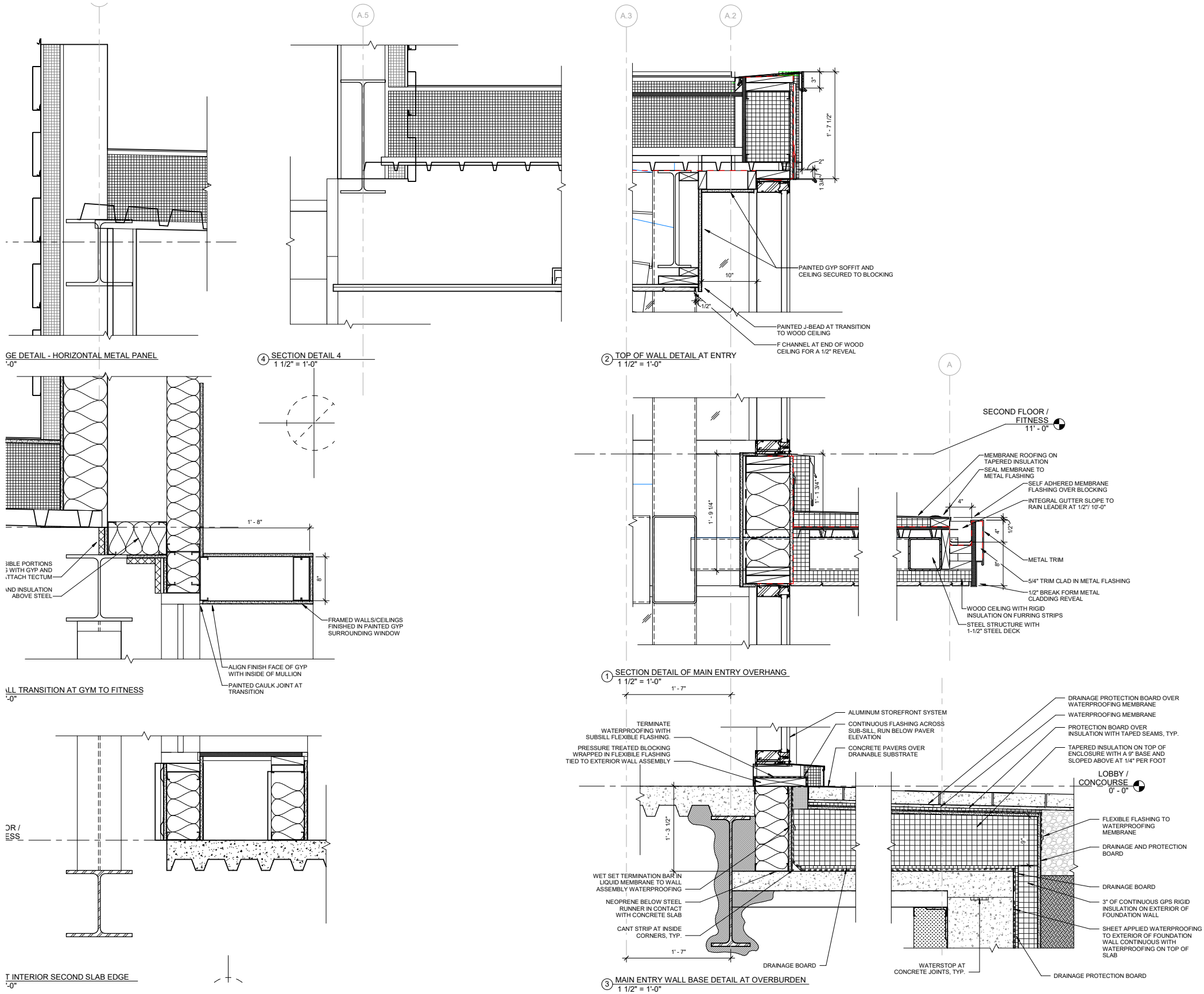


Gym Wall Section Details

NOT TO SCALE

WAYNFLETE WELLNESS + ATHLETIC CENTER
HISTORIC PRESERVATION PUBLIC HEARING
12/16/2024





Portland Historic Resources Inventory

Property Address: 360 Spring Street Rear

Inventory #: WP-207

Assessor's C/B/L: 61-F-1

District: Western Promenade Map #: 207

Rating:

Local Code: NONCONTRIBUTING

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/84

Description of Significant Features and Subsequent Alterations:

The Waynflete School Gymnasium is a one-story brick and opaque glass structure on a concrete foundation. The glassed section angles to form a hipped upper story culminating in a flat-topped roof. The facade faces an inner school courtyard and has an attached one-story vestibule with a plate glass door. The building does not contribute to the Western Promenade Historic District in style, massing, or age.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name:

Property Name(Other): Gymnasium

Street Address: 360 Spring Street Rear

Town: Portland County: Cumberland

Date Surveyed: 03/1991 Surveyor: Rick Redlon

Updated: by

(date)

(surveyor)

by

by

Owner Name: The Waynflete School

Owner Address:

Primary Use (Present): RECREAT/CULTURE

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category:

Other Stylistic Category:

Height: 1 STORY

Primary Facade Width (Main Block; Use Ground Floor): 1 Bay

Appendages: FRONT

Porch:

Plan: CENTRAL HALL

Primary Structural System: BRICK

Chimney Placement:

Roof Configuration: FLAT

Roof Material:

Exterior Wall Materials: BRICK

Foundation Material: CONCRETE

Outbuildings/Features:

HISTORICAL DATA

Documentated Date of Construction:

Estimate Date of Construction:

Date Major Additions/Alterations:

Architect:

Contractor:

Original Owner: Waynflete School

Subsequent Signific. Owner:

Dates:

Cultural/Ethnic Affiliation:

Historic Context(s): RELIGION

Comments:

PRIMARY STYLISTIC CATEGORY: Contemporary

OUTBUILDINGS/FEATURES: Playground

Historical Drawings Exist N

Location:

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved

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



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: January 3, 2025
RE: 6 Vaughan Street (Western Cemetery) –PUBLIC HEARING – Review and Recommendation to Maine Historic Preservation Commission for National Register Listing
PROJECT ID: N/A
MEETING: January 8, 2025

Owner: City of Portland
Preparer: John P. Johnson, Stewards of the Western Cemetery
Michael Goebel-Bain, Maine Historic Preservation Commission

A legal ad announcing the Historic Preservation Board’s meeting on January 8, 2025 was published in the Portland Press Herald on December 20, 2024 and December 21, 2024.

INTRODUCTION

The applicant is nominating the site at 6 Vaughan Street, known as the Western Cemetery, to the National Register of Historic Places.

Per Subsection 2.2.9 of Portland’s Land Use Code and the requirements of the Certified Local Government Program (Attachment 1), the Portland Historic Preservation Board should provide a report to the Maine Historic Preservation Commission (MHPC) addressing the Board’s findings related to:

1. Applicability of National Register Criteria;
2. How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.; and
3. A summary of public comment.

The Western Cemetery is currently designated as a contributing site with the local West End Historic District; however, it is not included within the boundaries of the adjacent National Register-listed Western Promenade or Western Promenade Historic District.

SUMMARY OF HISTORIC SIGNIFICANCE

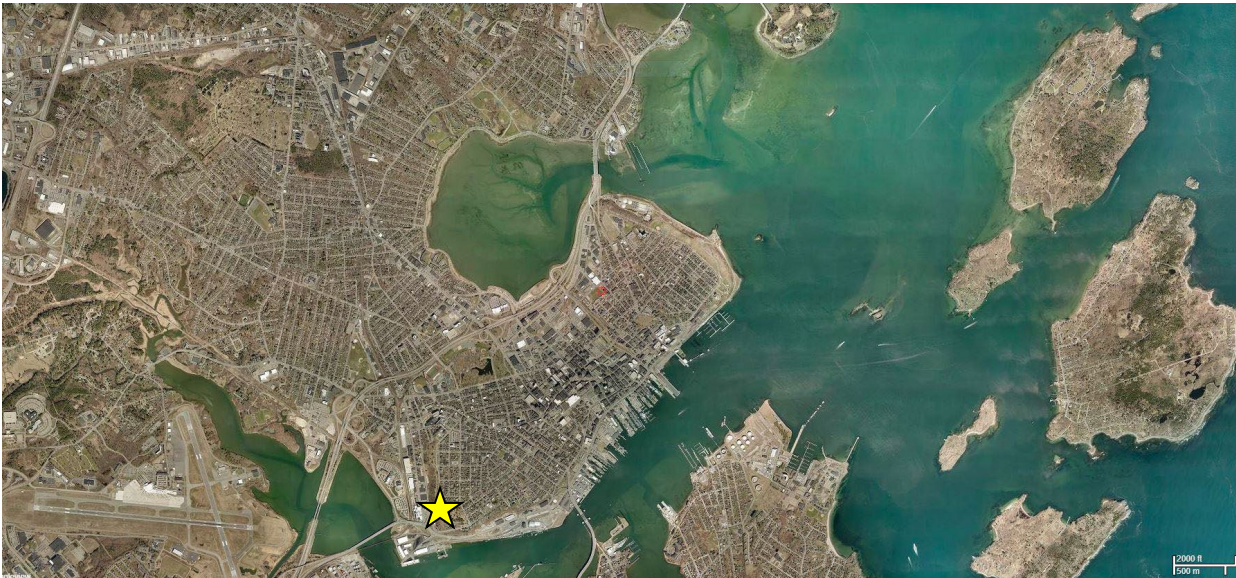


Figure 1: Partial aerial view of Portland showing location of the Western Cemetery at 6 Vaughan Street with a yellow star.

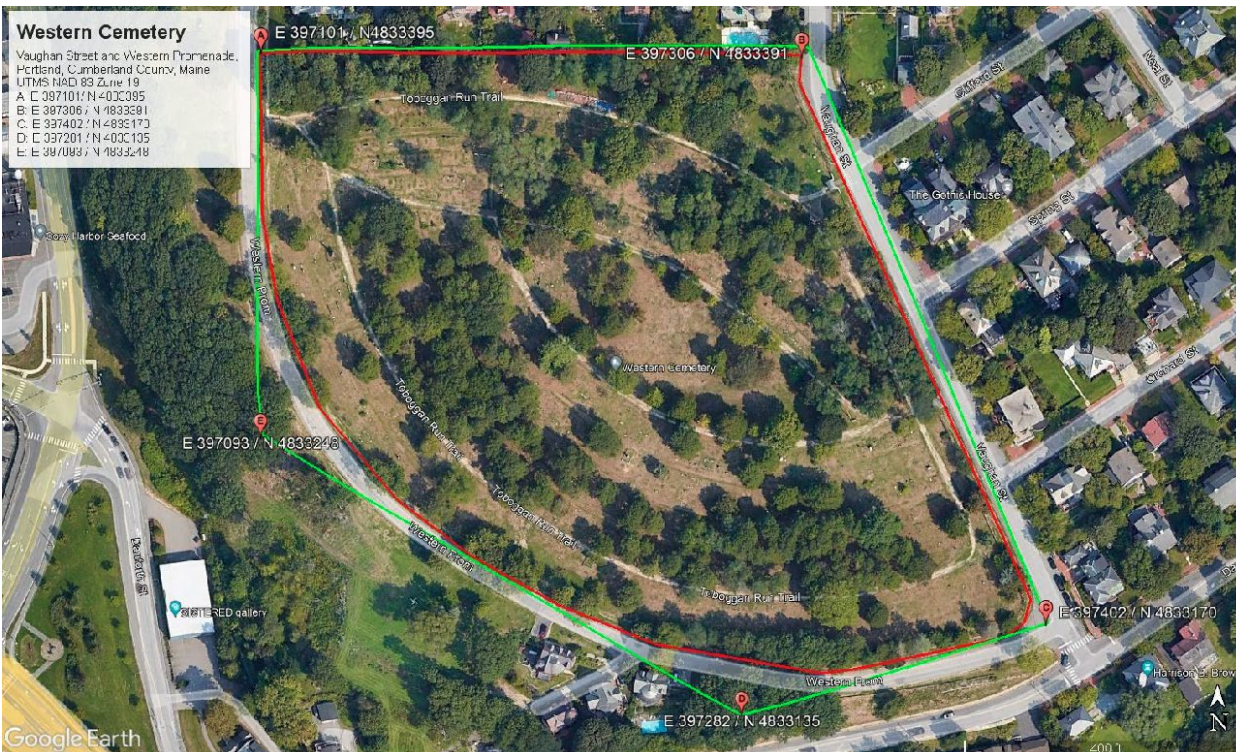


Figure 2: Aerial view showing proposed National Register designation boundary for the Western Cemetery in red. Green line indicates identifying polygon of approximate boundary for GIS purposes.

The nomination before the Board (Attachment 2) is for individual listing of the Western Cemetery on the National Register of Historic Places under National Register Criteria:

- C: reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction;

The statement of significance summary paragraph states:

“Western Cemetery in Portland, Cumberland County, Maine is locally significant under Criterion C for landscape architecture. It reflects an evolving approach to cemetery design in the nineteenth century. Western Cemetery, first as a private burial ground in 1811 and later established as a public cemetery in 1830, exhibits a cultural landscape style that is a transitional step between the earliest Colonial and Early American burial grounds and the formal Rural Cemetery landscape design. Western Cemetery has a planned layout of concentric circulation paths and plots around a central elliptical green space. The plots were permanently assigned to individual families. According to historian Peter Dobkin Hall, planned plot spaces were ‘a totally revolutionary thing’ at the time as were family plots in a larger community cemetery. The formal design of Western Cemetery with its circulation patterns and formally planned plots is consistent with the evolution of cemetery design in pre-Civil War America. On the one hand, the earliest graves, including the Vaughan family burial ground and Strangers’ Ground were laid out in the colonial fashion while on the other hand later graves followed the pattern of the evolving rural cemeteries by designating family plots along named paths. The earliest burials in what would become Western Cemetery are in the Vaughan family burial ground – a private plot which formed the nucleus of what later became the public cemetery. This section is similar to other early American burial grounds with informal layout of graves and no formal circulation paths or plot layouts. The Strangers’ Ground where indigent people and those from out of town were buried also reflects the early burial ground randomness of burials without concern for grouping families together. Western Cemetery’s assigned family plots, circulation paths, and location outside the city center are characteristics that separate it from earlier burial grounds, but it does not incorporate characteristics of the fully developed Rural Cemetery like a suburban location, water features, ornate architectural monuments, meandering paths, varied topography, and romantic pastoral views. The character of the markers and monuments also convey the transitional nature of Western Cemetery. The markers and monuments in Western Cemetery are larger and more elaborate than the predominately flat vertical slabs of burial ground markers but smaller and less elaborate and sculptural than the monuments of a Rural Cemetery. As a cemetery Criterion Consideration D applies and is met because Western Cemetery derives its significance from its distinctive design features reflecting the transition from burial ground to Rural Cemetery. The period of significance extends from 1811, when the Vaughan Family Burial Ground was established to 1914 when the last major structure was added and tied into the existing circulation system. The period includes the cemetery’s beginning as a burial ground and its formal design which is completed with the addition of the Daveis Gate.” (Attachment 2, page 12)

ANALYSIS OF APPLICABLE REVIEW STANDARDS

National Register Criteria:

Criterion A: Event	
Property is associated with events that have made a significant contribution to the broad patterns of our history.	
Criterion Met?	Staff Comments
Not Applicable	
Criterion B: Person	
Property is associated with the lives of persons significant in our past.	
Criterion Met?	Staff Comments
Not Applicable	
Criterion C: Design/Construction	
Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.	
Criterion Met?	Staff Comments
Yes	The Western Cemetery is significant as it embodies an approach to cemetery design that evolved over the nineteenth century. Its origins are in 1811 as the private burial ground of the Vaughan family. However, with the City's acquisition of the land in 1830, it received a formal design including an elliptical central green and concentric circulation paths. This layout is consistent with evolving landscape designs for Rural Cemeteries in the pre-civil war United States. Additionally, the Western Cemetery contains a number of grave markers and tombs that represent funerary fashions of the mid-late nineteenth century.
Criterion D: Information Potential	
Property has yielded or may be likely to yield information important in prehistory or history.	
Criterion Met?	Staff Comments
Not Applicable	

National Register Criteria Considerations:

Criteria Consideration A: Religious Properties	
A religious property deriving primary significance from architectural or artistic distinction or historic importance.	
Criterion Met?	Staff Comments
Not Applicable	
Criteria Consideration B: Moved Properties	
A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.	
Criterion Met?	Staff Comments
Not Applicable	
Criteria Consideration C: Birthplaces and Graves	
A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.	
Criterion Met?	Staff Comments
Not Applicable	
Criteria Consideration D: Cemeteries	
A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.	
Criterion Met?	Staff Comments
Yes	This consideration is met because the Western Cemetery derives its significance from its distinctive design features which reflect the transition from burial ground to Rural Cemetery.
Criteria Consideration E: Reconstructed Properties	
A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.	
Criterion Met?	Staff Comments
Not Applicable	
Criteria Consideration F: Commemorative Properties	
A property primarily commemorative in intent if design, age, tradition, or symbolic value have invested it with its own historical significance.	
Criterion Met?	Staff Comments
Not Applicable	
Criteria Consideration G: Properties that Have Achieved Significance Within the Past Fifty Years	
A property achieving significance within the past fifty years if it is of exceptional importance.	
Criterion Met?	Staff Comments
Not Applicable	

Portland's Plan 2030:

Historic Resources: Local Goals	
Identify, document, designate, and preserve Portland's historic resources, including individual structures, neighborhoods, parks, cemeteries, and archaeological resources.	
Goal Met?	Staff Comments
Yes	This nomination documents and designates a historically and architecturally significant cemetery to the National Register.
Promote Historic Preservation as a key economic, sustainability, and community development strategy.	
Goal Met?	Staff Comments
Yes	Listing of the Western Cemetery on the National Register will support the Stewards of the Western Cemetery in seeking funding to support preservation of this historic site as a resource and amenity for Portland residents. Currently some preservation funding sources are inaccessible to the Stewards.
Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.	
Goal Met?	Staff Comments
Yes	Increasing access to historic preservation funding for the Western Cemetery and the Stewards will support restoration and preservation in keeping with the Secretary of the Interior's Standards.

MOTION FOR CONSIDERATION

I move to recommend that the Maine Historic Preservation Commission support the nomination for the Western Cemetery at 6 Vaughan Street to be individually listed on the National Register of Historic Places on the basis of submitted documentation; information provided in the staff memo; and findings by the Historic Preservation Board that the proposed nomination meets National Register Criteria C, National Register Criteria Considerations D, and that the proposed nomination is in support of Portland's Plan 2030. Historic Preservation Staff shall make a report of these findings and a summary of public comment to the Maine Historic Preservation Commission on behalf of the Board.

ATTACHMENTS

1. Communication from Maine Historic Preservation Commission regarding request for Historic Preservation Board Review of National Register Nomination
2. 2024 National Register of Historic Places Registration Form for the Western Cemetery
3. National Register Bulletin: How to Apply the National Register Criteria for Evaluation



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 20, 2024

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Western Cemetery, Portland, parcel 070 D010001

Dear Board Members:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the January 24, 2025 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. E. Schueckler



JANET T. MILLS
GOVERNOR

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KIRK F. MOHNEY
DIRECTOR

November 20, 2024

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Western Cemetery, Portland, parcel 070 D010001

Dear Board Members:

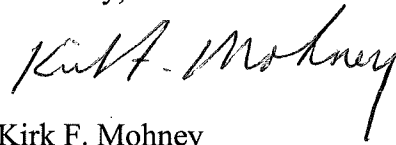
We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746² certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by January 23, 2025.

² Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on January 24, 2025. You are cordially invited to attend this meeting, which will be held at the Maine State Library, 242 State Street, Augusta, Maine 04330, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email MHPC.Info@maine.gov or call (207) 287-1453 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk F. Mohnney", written in a cursive style.

Kirk F. Mohnney
State Historic Preservation Officer

Enc.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Western Cemetery

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 6 Vaughan Street

City or town: Portland

State: Maine

County: Cumberland

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national

_____ statewide

X local

Applicable National Register Criteria:

_____ A

_____ B

X C

_____ D

Signature of certifying official/Title:

Date

MAINE HISTORIC PRESERVATION COMMISSION

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title

Government

State or Federal agency/bureau or Tribal

Western Cemetery

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private ☐
- Public – Local ☒
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☐
- Site ☒
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

buildings

1 _____

sites

12 _____

structures

objects

12 _____

0 _____

Total

Number of contributing resources previously listed in the National Register 0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

FUNERARY/Cemetery

Current Functions

(Enter categories from instructions.)

FUNERARY/Cemetery

Western Cemetery

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Early 19th century cemetery

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: Stone - granite, Other: Stone - marble, granite, slate.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Western Cemetery is a nineteenth-century cemetery in the West End neighborhood of Portland, Cumberland County, Maine. As landscape architecture, the style of this cemetery is a good example of a transitional cemetery reflecting the period between the style of early burial grounds and the Rural Cemetery Style. The typography of Western Cemetery features a mostly flat twelve acres of gravestones, monuments, tombs, lawn, and trees. Along with the grave markers, a principal characteristic is the concentric oval circulation paths around a central lawn. The cemetery is an urban green space surrounded by city streets, except the northern boundary which is a prominent hillside topped by houses. North and east of the cemetery are residential neighborhoods. To the west of the property is a public park the National Register-listed Western Promenade (NRIS# 89001710). What would become Western Cemetery was first used as a family burial ground in 1811 with its formal plan documented ca. 1836 in an elliptical pattern by Captain James Hall, Portland's first civil engineer. There are approximately 6,000 burials (many without gravestones), eleven underground vaults, fourteen obelisks, two monuments, eleven hillside tombs, and the Daveis Gate. The cemetery site, eleven hillside tomb structures, and Daveis Gate contribute to the significance of this property. The other markers and monuments are not counted separately

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from the site. The loss of some gravestones has diminished the integrity of the property, but the designed layout of circulation paths and family burial sites is evident and together with the extant gravestones and monuments there is sufficient integrity to convey the site's significance.

Narrative Description

Setting

Western Cemetery is located on the southern portion of Bramhall Hill overlooking Portland Harbor, the Fore River estuary, and the southwestern coastal plain of Maine. The cemetery slopes gently down from a large stone and concrete retaining wall separating the Bowdoin Street residences and the cemetery's northern boundary. Western Promenade Street forms the south and west boundary. A 40' section of 5' tall iron fence that was installed in 1910 remains at the northwest corner of the cemetery. The remainder of that fence was removed during WWII. Just south of the fence is a pedestrian entrance to the cemetery with a concrete stair down from the street elevation. On the eastern boundary along Vaughan Street there is a modern, steel picket fence, a gated entrance, and an ungated, vehicular/maintenance entrance.

The formal gated entrance on Vaughan Street is through the Daveis Memorial Gate designed in 1914 by the prominent Portland architect John Calvin Stevens (1855-1940) whose Shingle-Style house (NRIS# 73000125) is on the Bowdoin Street bluff overlooking the cemetery on the northern boundary. The ungated vehicle entrance is in the approximate middle of the east boundary of the cemetery. The steel picket fence extends the full length of the Vaughan Street side of Western Cemetery. At the southern end of Vaughan Street where it meets Western Prom Street, the fence continues approximately 200' to the west along the cemetery's border before ending abruptly.

The cemetery is bordered on the north and east by the Western Promenade Historic District (NRIS# 84001363), a neighborhood of large nineteenth and early twentieth century wood frame and brick houses. The cemetery is bounded by the Western Promenade public park (NRIS# 89001710) on the south and west.

Western Cemetery, 1811, ca. 1836 - one contributing site

The private Vaughan family cemetery was established in 1811 in the center of what became Western Cemetery. The location of the family cemetery is in the middle open section of the cemetery called Woodbine Grove. The section is enclosed by the first of several rows of concentric avenues laid out around the ellipse which is located north and east of the center of the property. The avenues are equidistant and provide access to the plots. There are three sections of plots northeast of Woodbine Grove and five sections southwest of it. The general shape of the arcs around Woodbine Grove are somewhat irregular as they terminate at Vaughan Street at the east and terminate at the "S" shaped avenue north of Woodbine Grove in the northwest. (See Map 4 for an 1889 plan¹.) The 8' to 10' wide avenues form concentric arcs with narrower 5' to 6' wide paths radiating out from the central ellipse and crossing perpendicular to the avenues. (See Photos 1 – 5.) The cemetery design was completed and documented by James Hall in a ca. 1836 plan of these avenues, paths, and plots around the

¹ The original Hall plan was destroyed or lost.

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existing Vaughan burials in Woodbine Grove.

The primarily traveled avenues are gravel. The primary avenues include those extending from the Vaughan Street vehicle gate along the north and south edges of Woodbine Grove to the Western Prom Street stairs. Also primary are the northern and eastern most avenues and the southwest avenue connecting them which lies between sections "I" and "J". The other avenues and paths are generally covered with lawn, and a few have a narrow bare earth and gravel travel way. The elliptical pattern of the original design, including the circulation system and burial plots, is intact and remains an important historic feature of this landscape. It appears there was little shaping of the cemetery land outside of grading to accommodate the avenues and paths. The gently sloping open field was largely adapted as it was found within the existing boundaries of the lot which were roughly defined in 1830 by Vaughan Street at the east, Bridge (now Danforth) Street at the south, the slope of Bramhall Hill at the west, and the upslope at the north property line of the cemetery.

The meadowlike Woodbine Grove is near the center of the cemetery and contains the earliest marked graves although few graves in this area (other than the Vaughan family graves) are marked. The northern boundary is the steep hillside which contains the eleven hillside tombs. The section of graves along Vaughan Street at the western boundary of the cemetery is the Strangers Ground where indigents and travelers were buried. The Catholic Ground is in the southern section of the cemetery. The Strangers Ground is less organized with fewer markers, and the Catholic Ground also has many unmarked burials. There are no changes to the layout of plots or avenues in these named sections that otherwise differentiate them from the remainder of the cemetery.

The underground burial vaults (plots D:28-38)² were constructed in the 1840s of granite. The stairs down to the tombs were filled with soil years ago and are now grass covered. The only visual clue to the vaults below is granite edging at the stair cheek walls or larger granite blocks at the corners of the plots. The other physical characteristics of these vaults are not visible, and their current below ground construction has not been documented. The layout of these tombs is not consistent with the layout of plots in the surrounding area. (See Map 4).

There are several larger markers in the cemetery that are worthy of description although they are not counted as separate objects. The tallest monument is the Henry Jackson obelisk (J:86). Erected in 1851, it was designed by Portland's first architect of record, Thomas J. Sparrow (1805-1870). The granite obelisk is dedicated to Master Henry Jackson (1783-1850), a prominent teacher for fifty years at the Grammar School for Boys. The monument is 21' tall with three, tiered slabs forming a base for a larger block which supports another tier of three slabs which provide the base for the crowning obelisk which is roughly half the overall height of the monument. (See Photo 10.) This square plot also contains the headstone of Elizabeth (1786-1857), his wife, and has a granite block edging with an iron fence.

The DeWolfe Monument (G:18) is a pedestal tomb with a base of two large, stacked granite blocks, a polished marble middle block (carved with family inscriptions and dates), and a large granite stylized sculpture of an urn at the top. (See Photo 12.) Granite curbing forms a square around the monument. There are ten members of the DeWolfe family buried here.

Another example of funerary art is the Monument to Prentiss Mellen (1764-1840) (F:9). It was "erected by the Bar of Maine in the memory of Prentiss Mellen first chief justice of the Supreme Judicial Court of the State". The marble monument has a two-part stacked base supporting the tall, square-in-plan column which has a stylized capital that terminates with a

² This designation throughout the document refers to Section and Plot on the 1889 cemetery plan included as Map 4.

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raised flat section above the capital. The top of the marker suggests that there may have been an urn or other decorative element atop the monument. There is, however, no historic indication of a missing section. (See Photo 11.) The monument is inscribed with the names of four members of the Mellen family.

Among the smaller markers, there are at least ten headstones by Portland's first professional stone carver Bartlett Adams (1776-1828) and many gravestones carved by his apprentices. An example of an Adams-carved slate stone is Captain Daniel Brazier, d. 1826, age 61, a classic urn & willow design (H:59). The Brazier marker and those of the Vaughan family represent the earliest use of the property as a family burial ground before the city purchased the land and developed a formal plan around the earlier burial ground.

In the Catholic Ground there is a modern gravestone of polished black granite that was dedicated in 1999. This area in the southernmost part of the cemetery has numerous unmarked burials of Irish Catholic immigrants. The north side of the gravestone has a carved Gaelic cross and inscription honoring early Roman Catholics. The south side features the inscription "An Gorta Mor, 1845-1851" and is dedicated to the "Irish who perished during, or fled hunger, disease, an artificial famine and oppressive laws during the Great Hunger in Ireland". The south side also has a carved image of a mother and two daughters. (See Photo 13.)

There are approximately 1,630 gravestones of many types that mark the spot of a burial or commemorate the person departed. They include simple headstones and footstones with a few crosses, obelisks, and larger monuments. Most of these tombstones have inscriptions (name, dates of birth and death) and occasional epitaphs or ornamental carving. Symbols carved on gravestones in the cemetery include weeping willow and urn, flower, anchor, painter's pallet, lamb, finger pointing upward, holy cross, Bible, chain links, and I.H.S. Most stones (90% +/-) are white marble; slate and granite stones are also present but there are no cast metal markers. (See Photos 14 and 15.) Some of the family plots are enclosed with a perimeter of brownstone, granite, or concrete edging. Others have low, square granite posts at the corners or granite fence post bases. In most cases if metal or wood fencing was supported by granite posts, it has deteriorated and/or been removed. Deteriorated cast or wrought iron fences around family plots are less common. (See Photo 9.) Markers typically face inward toward Woodbine Grove following the curve of the layout. In Woodbine Grove the orientation of the markers is more random. In some other areas throughout markers also deviated from the norm.

Originally the cemetery was not heavily planted. Trees and vegetation have been added, either purposefully or by natural forces, giving the landscape a more heavily planted appearance than it had during the earliest portion of the period of significance. An 1857 photograph of the cemetery shows a few large trees in the Woodbine Grove area. This red pine grove was an original or early feature originating with the Vaughan family plot and exists to the current day. In 1851, 1856, and 1858 trees were planted with additional plantings noted in 1879, 1888, 1890, and 1911.³ Later growth includes a ca. 1870 pitch pine grove in the southern section of the cemetery and many other examples of pitch pine throughout which accounts for 49% of the trees in the cemetery. There is a ca. 1870 black locust grove in the eastern section; 30% of the trees in the cemetery are black locust.⁴

³ Walker - Kluesing Design Group. *A Master Plan for the Western Cemetery, Portland, Maine*: 2001, p 26, 27.

⁴ Walker - Kluesing Design Group, p. 27.

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Hillside Tombs, 1846-53, - 11 contributing structures

Beginning in the 1840s, Greek Revival style hillside tombs or burial vaults were constructed into the northern hillside. Coffins were placed inside as an alternative to in-ground burial. These tombs are constructed primarily of large granite blocks and brick walls. They all have granite block lintels carved with family or individual names and are large enough for multiple coffins. The façade of each tomb is visible with the other walls and ceiling/roof concealed within the hillside. (See Photo 6.)

The eastern most tomb is a simple Greek Revival design and is carved with the family name "Hilborn, 1851" (A:10) in the massive lintel supported by two massive granite columns. The battered columns also vaguely suggest Egyptian Revival Style. The original iron door has been removed and the entry is closed with bricks.

Moving to the west, there are seven closely spaced tombs in a row with rusticated granite blocks between tombs. The first three tombs have thin square granite columns with flat capitals supporting a granite lintel and gable roof. The original iron doors have been removed and infilled with bricks. These three tombs are inscribed with family names "Ten-Broeck" (A:11), "Longfellow" (A:12) and "Cummings" (A:13); none of them are dated. Moving to the west are four additional tombs with more defined capitals and gable ends. These four tombs are inscribed; "L & C E Sawyer 1853" (A:14), "Nathan Dyer 1853" (A:15), "Edward Ingraham 1853" (A:16) and "Hosack Kinsman 1856" (A:17).

Moving to the west, are two adjacent tombs constructed of rectangular granite blocks with no decorative details. They are inscribed "S. F. Haggett's tomb 1846" and "L. Daniel's tomb 1842". The iron entrance doors are missing, Daniels' is sealed with concrete and Haggett's is infilled with bricks. The westernmost hillside tomb has Greek Revival style elements and is inscribed with two family names "Safford" and "Hall" without dates. The columns have a single flute and support a pedimented granite lintel. The entry is infilled with concrete blocks and bricks. (See Photo 7.)

Daveis Memorial Gate, 1914, John Calvin Stevens, architect - one contributing structure

This picturesque lychgate is the formal entrance on Vaughan Street (opposite Clifford Street). It was dedicated as a memorial to Portland resident Edward H. Daveis (1818-1909) as a gift from his descendants. Daveis is buried in the northeast section of Woodbine Grove. The lychgate (a roofed gateway to a cemetery) is an open-air structure (6' 6" x 10') with gray ashlar granite (from Trundy Reef of the coast of Cape Elizabeth) walls supporting a gable roof with gray slate shingles; there is an interior recessed concrete bench in an alcove. (See Photo 8.) There is a wrought iron gate and symmetrical, curving wing walls of ashlar granite, with concrete caps, extending 10' 6" on both sides of this entrance into the cemetery. The stonework was restored in 1953, and a new wrought iron gate was added. There was additional restoration of the structure and slate roof in 1998. In 2003 the wing walls were rebuilt.

The landscape character has changed over time due to volunteer and introduced plant growth and with the deterioration of grave markers and family plot edge treatments. Some trees like the stand of red pines were original to the cemetery or introduced by 1914 within the period of significance. It is not clear how much additional growth has occurred since 1914, but the introduction of additional trees and the loss and deterioration of some grave markers has not obscured the designed layout of the cemetery or prevented it from conveying its historic

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significance. The construction of the Daveis Gate was a late addition to the cemetery design, but it ties into and extends the original circulation pattern providing a third primary gateway into Western Cemetery.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☒ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance (Enter categories from instructions.)

Landscape Architecture

Period of Significance

1811-1914

Significant Dates

1836

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hall, James (1801-?)

Stevens, John Calvin (October 8, 1855 – January 25, 1940)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

Western Cemetery in Portland, Cumberland County, Maine is locally significant under Criterion C for landscape architecture. It reflects an evolving approach to cemetery design in the nineteenth century. Western Cemetery, first as a private burial ground in 1811 and later established as a public cemetery in 1830, exhibits a cultural landscape style that is a transitional step between the earliest Colonial and Early American burial grounds and the formal Rural Cemetery landscape design. Western Cemetery has a planned layout of concentric circulation paths and plots around a central elliptical green space. The plots were permanently assigned to individual families. According to historian Peter Dobkin Hall, planned plot spaces were "a totally revolutionary thing" at the time as were family plots in a larger community cemetery.⁵ The formal design of Western Cemetery with its circulation patterns and formally planned plots is consistent with the evolution of cemetery design in pre-Civil War America.⁶ On the one hand, the earliest graves, including the Vaughan family burial ground and Strangers' Ground were laid out in the colonial fashion while on the other hand later graves followed the pattern of the evolving rural cemeteries by designating family plots along named paths. The earliest burials in what would become Western Cemetery are in the Vaughan family burial ground – a private plot which formed the nucleus of what later became the public cemetery. This section is similar to other early American burial grounds with informal layout of graves and no formal circulation paths or plot layouts. The Strangers' Ground where indigent people and those from out of town were buried also reflects the early burial ground randomness of burials without concern for grouping families together. Western Cemetery's assigned family plots, circulation paths, and location outside the city center are characteristics that separate it from earlier burial grounds, but it does not incorporate characteristics of the fully developed Rural Cemetery like a suburban location, water features, ornate architectural monuments, meandering paths, varied topography, and romantic pastoral views. The character of the markers and monuments also convey the transitional nature of Western Cemetery. The markers and monuments in Western Cemetery are larger and more elaborate than the predominately flat vertical slabs of burial ground markers but smaller and less elaborate and sculptural than the monuments of a Rural Cemetery. As a cemetery Criterion Consideration D applies and is met because Western Cemetery derives its significance from its distinctive design features reflecting the transition from burial ground to Rural Cemetery. The period of significance extends from 1811, when the Vaughan Family Burial Ground was established to 1914 when the last major structure was added and tied into the existing circulation system. The period includes the cemetery's beginning as a burial ground and its formal design which is completed with the addition of the Daveis Gate.

⁵ Peter Dobkin Hall, as cited in "History Disinterred", Hartford Courant, December 26, 2008.

⁶ John R. Stilgoe *Common Landscape of America, 1580-1845*, New Haven, CT: Yale University Press. 1982, p. 228.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Western Cemetery reflects an evolving approach to cemetery design in the nineteenth century. Western Cemetery, first as a private burial ground in 1811 and later established as a public cemetery in 1830, exhibits a cultural landscape style that is a transitional step between the earliest Colonial and Early American burial grounds to the formal Rural Cemetery landscape design. According to *The Last Great Necessity* by David Sloane this transitional type of cemetery, identified by Sloane as a town/city cemetery, is a move away from the earlier burial ground usually found in the center of town. Sloane describes a town/city cemetery as a public cemetery where the town is the owner and consciously places a new cemetery at the edge of town for a variety of reasons: overcrowding, disease, land value, etc. This type of municipal cemetery is described as more like a garden with rationally designed paths and plots. The type often includes space for all religious faiths, economic and social levels, as well as a section for paupers. Rural Cemeteries take landscape design a step further to the romantic pastoral landscape of the picturesque style with winding paths, water features, and ornate architecture in a usually rural or suburban setting.⁷

Portland's Eastern Cemetery (NRIS# 73000112) opened in 1688 and is the city's oldest public burial ground and is a good example of the burial ground design. The almost seven-acre site is in the center of the older section of the city. Early prominent residents are buried there as well as less prominent Anglo-Americans, African-Americans, the poor, and transients with each group in separate locations. The cemetery has a slightly rolling topography with individual grave sites placed in rows. As originally developed, defined paths or roads are absent as are family plots. The markers are primarily flat vertical slabs of slate, sandstone, or marble with many only lettered. Those that are carved reflect changes in funerary art. Large ornate sculptural monuments are limited. Burials ended by 1860.

Established in 1855, Evergreen Cemetery (NRIS# 92000791) is located in suburban Portland and exhibits elements of the nineteenth century Rural Cemetery concepts. The 140-acre historic portion was developed as a romantic pastoral landscape with curvilinear drives, water features, extensive plantings, elaborate carved monuments, and family plots. The family plots are fenced or edged with granite and exhibit a wide variety of large, elaborate, and sculptural funerary monuments and mausoleums.

Western Cemetery falls between the burial ground cemetery represented by Eastern Cemetery and the Rural Cemetery design of Evergreen Cemetery. The presence of family plots, defined paths, and a location at the edge of the city set Western Cemetery apart from Eastern Cemetery. Western Cemetery's lack of water features, winding serpentine paths, exuberant sculptural monuments, and pastoral setting set it apart from Evergreen Cemetery and other fully developed Rural Cemetery designs. Western Cemetery is situated between these other two types of cemeteries in Portland by time period, location, and design.

Archaeologist James Deetz studied artifacts of material culture including gravestones in his book *In Small Things Forgotten: An Archaeology of Early American Life*. In describing the cemeteries holding these gravestones, he noted: "The literal packing of a small plot of consecrated ground was typical of colonial burial practices, but toward the end of the

⁷ Keith Eggener. *Cemeteries*. 1st ed. New York, Washington, D.C.: W.W. Norton & Co. ; Library of Congress. 2010. p. 9-32; David Charles Sloane. *The Last Great Necessity: Cemeteries in American History*. Baltimore: Johns Hopkins University Press. 1995. p. 4-5, 8, 13.

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eighteenth-century New Englanders began the practice of burial in small family plots. . . . By the early nineteenth-century, the concept of the modern cemetery had appeared, with carefully designated lots and only one body per grave pit".⁸ In the period before modern cemeteries evolved, Americans interred their dead in three types of places: private family plots, burying grounds not associated with churches, or in churchyards. The change in terminology in the nineteenth century from burying ground or graveyard to cemetery was gradual as was the shift in design.⁹ Western Cemetery and other transitional cemeteries developed during a period of rapid population growth and deteriorating conditions in older urban burying grounds.

Western Cemetery's design and development can be understood in comparison to New Haven, Connecticut's 1796 Grove Street Cemetery¹⁰ (NHL NRIS# 97000830), a private, nonprofit cemetery. While Western Cemetery was public and municipal, the layout and distribution of graves in the cemetery are shared by both cemeteries. According to historian Peter Dobkin Hall, by introducing ideas of permanent memorials and the sanctity of the deceased body, the Grove Street Cemetery became "a real turning point ... a whole redefinition of how people viewed death and dying". New Haven's cemetery "started this whole idea of an organized cemetery with streets and avenues"; "it gave a lot of structure to cemeteries, whereas in the old days people were just kind of spread around".¹¹ John Stilgoe in *Common Landscape of America 1580 to 1845* shares Hall's assessment suggesting the Grove Street Cemetery "epitomized rational order in this world—and the next."¹² Stilgoe goes on to note that this type of cemetery was common across New England by 1850 where towns had outgrown their earlier burial grounds. Historian Trudy Scee in her book *Garden Cemeteries of New England* also holds this opinion of the Grove Street Cemetery noting that it, "has elements of both the older-style graveyards—the overcrowded, unsightly urban cemeteries—and those that started the garden or rural cemetery movement in the 1830s." She suggests that the Grove Street Cemetery is, "perhaps best classified as a transitional cemetery," which as the oldest planned cemetery in the United States paves the way for Rural Cemeteries.¹³ Like the Grove Street Cemetery, Western Cemetery incorporated rational organization and order to the pathways and plot layout, but it did not attempt to create a designed pastoral setting like the Rural Cemeteries that follow it.

Western Cemetery has a level topography and an engineered plan that resulted in a formality to its design which is distinct from both the more haphazard colonial burying ground and the flowing design of paths, planned views, and heavy landscaping of the Rural Cemetery. Characteristics of the town/city cemetery are a formal geometric garden design with a network of paths, family plots, and a location at the edge of the city. In addition to its layout and traffic patterns, Western Cemetery conveys its period and transitional type through the tombs and markers that identify the burial plots. Many of the family plots are marked by granite corner posts, granite edging, or fencing. While many of the fences have deteriorated, the defined family plots are a character defining feature. Materials used for markers included slate, marble, and granite which came into fashion after 1860. The early gravestones in the Vaughan burial

⁸ James Deetz. *In Small Things Forgotten: An Archaeology of Early American Life*, New York: Anchor Books. 1996. p. 124.

⁹ Sloane, p. 13-25.

¹⁰ Also called the New Haven City Burying Ground.

¹¹ Peter Dobkin Hall, as cited in "History Disinterred", *Hartford Courant*, December 26, 2008.

¹² Stilgoe, p. 228.

¹³ Trudy Irene Scee, *Garden Cemeteries of New England*. Lanham, MD: Down East Books, an imprint of Globe Pequot. 2019. p. 1, 15.

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ground display the traditional design elements and slate material of the early nineteenth century period before Western Cemetery was laid out and populated with predominately marble markers. Ninety percent of Western Cemetery's markers are marble which is typical of markers for burials during the cemetery's most active period of use from 1830 to 1888.¹⁴

Like the physical design of the landscape, the monuments in the Western Cemetery reflect the transition from burial ground to cemetery. The earlier burial grounds primarily had flat vertical slab markers. When these were carved with images the relief was low and sculptural elements were unusual. Large monuments or tombs were also unusual in a burial ground like Eastern Cemetery. In Western Cemetery the monuments become larger and more numerous, but they do not reach the size or exuberant style of the Rural Cemetery. The style of the markers similarly changes from the austere text and display of the burial ground to the less harsh imagery of the willow and urn typical of Western Cemetery to the large sculptural displays at Evergreen.

In the search for appropriate symbolism for burials in the nineteenth century, classic architectural styles (eg. Greek, Gothic, Egyptian) and artistic forms were used express contemporary sentiments for burying the dead; two styles are found in Western Cemetery, Greek and Egyptian. Greek Revival style found expression in ten hillside tombs constructed in the 1840s and 1850s. The topography of the cemetery's northern boundary was ideal for the construction of hillside tombs. The construction of the Greek Revival hillside tombs was financed by prominent families including the Dyers, Longfellows, and Halls. The tombs of large granite blocks with family names carved in the lintels were spacious enough to accommodate multiple family burials as an alternative to in-ground burial.¹⁵

French archaeological work in Egypt, following Napoleon's invasion in 1798, focused attention in America on Egyptian architectural forms and decorative elements. This style is reflected in Western Cemetery in the Hilborn hillside tomb (A:10) and fifteen obelisks. Obelisks were thought to be appropriate for public memorials in the United States. Even George Washington was commemorated with this Egyptian form in the Washington Monument (1845-1885), the largest obelisk in the world.¹⁶ The most prominent and tallest obelisk monument in Western Cemetery is dedicated to Master Henry Jackson (1783-1850). It sits in the center of a family burial plot (J:86).

The Hilborn tomb shares Egyptian Revival characteristics at the most basic level with its large, battered sidewalls and large one-piece lintel. The hillside tombs in Western Cemetery are most significant in their restrained decoration and modest size. In *Characteristically American* Joy M. Giguere wrote that the "comparatively diminutive hill-side tombs of the 1830s–1850s (e.g. Western Cemetery) gave way to substantial freestanding mausoleums during the 1890s, many of which took the form of Egyptian temples or pyramids". Like other Rural Cemeteries, the 1854 Evergreen Cemetery in Portland has a so-called 'Valley of the Kings' in which large, elaborate, Egyptian Style hillside tombs dominate.¹⁷ As a transitional cemetery, Western Cemetery does not have an overabundance or the more exuberant

¹⁴ Walker - Kluesing Design Group, p. 34.

¹⁵ Jordan, William B. Jr. *Burial Records, 1811-1980 of the Western Cemetery in Portland, Maine*. Bowie, MD: Heritage Books. 2011, entries by family for names of burials in each tomb.

¹⁶ Joy M. Giguere, *Characteristically American: Memorial Architecture, National Identity, And The Egyptian Revival*. First edition. Knoxville: The University of Tennessee Press. 2014. p. 26, 70, 211, 236 n. 50, 237 n. 70.

¹⁷ Giguere, *Characteristically American*, 70, photo 79, 211, 236, n. 50; Trudy Irene Scee. *Garden Cemeteries of New England*. Lanham, MD: Down East Books, an imprint of Globe Pequot. 2019. p. 205.

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monuments more common in later Rural Cemeteries where the more decorative elements of the style fit with the more romantic and picturesque themes of those cemeteries.

The addition of the Daveis Gate continues the modest scale and relatively plain design of monuments in Western Cemetery. Its addition as a memorial for Edward Daveis who is buried in Western Cemetery is the last large marker and monument that supports the significance of the site. The sympathetic design of the pathways integrating it into the existing circulation paths allows it to blend into the original design. As the primary pedestrian gateway into the cemetery since its creation, it is viewed by cemetery visitors as character defining feature of Western Cemetery.

The shift in markers and monuments is seen from Eastern Cemetery to Western Cemetery to Evergreen Cemetery. Markers became larger and more elaborate by the time of Evergreen. The predominant materials for each cemetery also shift from slate to white marble to granite respectively. In the same way the design and layout also shift between the types. Western Cemetery like the Grove Street Cemetery in New Haven, CT is a transitional step between the early burial ground and the Rural Cemetery. Even when plantings or memorials were added in the late nineteenth century and into the twentieth century the overall cemetery maintained its transitional design characteristics.

Developmental history/additional historic context information (If appropriate.)

Development of Western Cemetery

The Vaughan family burial ground includes the earliest graves and was the first cemetery space in what would become Western Cemetery. William Vaughan (1745-1826) was born in Portsmouth, New Hampshire and in 1784 relocated to Falmouth (renamed Portland in 1786). In 1787 he purchased sixty acres on Bramhall's Hill in the western part of the Portland peninsula. By 1806, through various land purchases, Vaughan owned nearly 400 acres covering all of Bramhall's Hill.¹⁸ Vaughan built a Federal Style house near the southeast corner of the current Western Cemetery in 1799, and moved in with his second wife, Elizabeth.

When Elizabeth died in 1811, she was buried on the high ground just west of their house which led to the creation of the private Vaughan Family burial ground (E:1). William's son, William Tristram Vaughan (1781-1845) buried his son Richard in 1813, son S. E. in 1815, wife Sally in 1815, and daughter Elizabeth Jordan, (no record of death date). When the patriarch William Vaughan died in 1826, he was the sixth burial in the family burial ground which then was incorporated into Portland's new public cemetery in 1830.¹⁹

The Vaughan family burial ground (E:1) is an example of the Early American attitude of internment. Landscape historian John R. Stilgoe has written "Well into the nineteenth century, American graveyards reflected ambivalent attitudes toward death, after-life, and the invisible world of souls and demons. Funerals were family and community rituals enacted on hallowed ground by people deeply cognizant of age-old traditions". The private Vaughan family burial

¹⁸ George E. Hodgdon, *Reminiscences and Genealogical Record of the Vaughan Family of New Hampshire*. Rochester, New York: R.C. Shannon. p. 51-55; William Willis, *The History of Portland. A Facsimile of the 1865 Ed.* [2d ed., rev. and enl.]. Somersworth: New Hampshire Pub. Co. 1865. p. 225, 818, 848-49.

¹⁹ William Goold, *Portland in the Past with Historical Notes of Old Falmouth*. Bowie, Md.: Heritage Books. 1886. "Western Cemetery", p. 522-524.; Jordan, Burial Records, p. 136.

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ground became the nucleus of the c. 1830 design of the public Western Cemetery. The small family ground is a connection to the earlier pattern described by Stilgoe which is also evident at Portland's earlier Eastern Cemetery. The pattern of burials in the Vaughn plot and the haphazard burials in the strangers and Catholic sections of Western Cemetery in its first years of existence continue an earlier tradition that would be altered with the formal design of Western Cemetery.²⁰

Establishing the Western Cemetery

As the eighteenth century was ending it was increasingly understood that the Eastern Cemetery must be supplemented by a new cemetery. At Eastern Cemetery there was overcrowding, multiple interments in single graves and little or no provision for the orderly arrangement of family plots. Eventually Portland's Committee on Burying Grounds recommended the purchase of an approximate ten-acre tract of open, undeveloped land at the western end of the peninsula at the junction of Vaughan and Bridge (later Danforth) Streets. In 1829 the land was acquired by the town from the heirs of William Vaughan et.als. The Vaughan family graves were retained along with a right of way to Vaughan Street by the family. Burials in the city owned cemetery began in the early 1830s, including another member of the Vaughan family.

At this time burials appear to have begun in an area that came to be known as the Stranger's Ground and also in an area that came to be known as the Catholic Ground. Many burials in both sections are unmarked and the exact number of interments is unknown.²¹ In October of 1830 a public notice was issued that a new burial ground (initially known as South Cemetery on John Cullum's 1836 map of Portland; later Western Cemetery) was enclosed and ready for use. In the Spring of 1836, the city ordered that plots with accessible avenues be laid out, and James Hall (1801-??), a civil engineer, prepared a permanent plan between 1836-1840. The plots were a minimum of 15' x 15' and the avenues were 6' wide; the sections were alphabetically arranged and each lot designated a number (eg. B:4). Significantly, the lots were made available free of charge to any citizen of Portland.

The first use of the term 'Western Cemetery' appears in City Council records in 1838.²² Samuel H. Colesworthy's 'Plan of Portland', published in the *Portland Directory* of 1846, is the first printed map to indicate the 'West Cemetery'. In 1847 the Committee on Burying Grounds named avenues and paths on the Hall plan; Laurel, Chestnut, Willow, etc.; Section E was designated Woodbine Grove. The City's Annual Report of 1852 noted that Eastern Cemetery was nearly filled and the Western Cemetery was almost full. As early as 1853 parts of the avenues at Western Cemetery were used for single unmarked burials, and in some areas more than one body rested in a single grave.

In 1852 the city purchased fifty-five acres off of Stevens Avenue for another public cemetery and named it Evergreen Cemetery. In 1854 the Superintendent of Burials permitted plot owners in Western Cemetery to transfer coffins to Evergreen and several prominent families did believing that the new Evergreen would reflect the comprehensive design of a Rural Cemetery on the scale of Mt. Auburn Cemetery in Cambridge, MA. The vacated lots in Western Cemetery are for the most part unrecorded. The movement to Evergreen suggests an agreement among residents with the ability to afford the move that the new cemetery was

²⁰ Stilgoe, 220

²¹ Walker - Kluesing Design Group, p. 14.

²² Walker - Kluesing Design Group, p. 14, 94; Western Promenade Historic District, NRHP nomination, 1989.

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better or an improvement over Western Cemetery.

In 1858 the Catholic Church established Calvary Cemetery in South Portland. While many Irish burials in Western Cemetery have no gravestones (I:1-61), William Jordan found no evidence that more than a tiny number were moved to Calvary Cemetery. However, Matthew Jude Barker speculates that the number of transfers exceeded fifty-five.²³ For Western Cemetery, the reinterment of graves to other newer cemeteries resulted in a great deal of confusion due to poor record keeping regarding the transfers.

Hall's original plan for Western Cemetery was destroyed by the 1866 Portland Fire and this causes difficulty in tracking burials. Following the Great Fire, the City contracted with the United States Coastal Survey for a plan of the City and Harbor. This planning map, dated 1870, documents the original elliptical shape of the avenues and paths in the Western Cemetery. These cartographers captured Hall's original elliptical shape of the Western Cemetery.

William A. Goodwin (1822-1896), Portland's City Engineer (1872-1892), prepared two plans for the west end of the city; a plan for improvements to the Western Promenade public park (1882) and a plan of the Western Cemetery (1889) that documented in detail burial plot locations, avenues and paths with the existing elliptical shape of trees around a center field named the Woodbine Grove. Western Cemetery had received little or no maintenance following the opening of Evergreen Cemetery (1854), Goodwin proposed that the Western Cemetery become a public park with picturesque walking trails, following up on his 1878 conjecture as to what could happen to the cemetery after it was "abandoned".²⁴

In 1888 a city ordinance declared the Western Cemetery filled and allowed additional burials only upon a letter of approval from the Board of Commissioners of Cemeteries and Public Grounds. After the passage of that ordinance the cemetery fell into disrepair. According to the Western Cemetery Master Plan: "It was an awkward time with moved interments, misplaced burials and lost records." Many lots were no longer privately cared for and the responsibility for maintenance fell to the city. With the loss of some family connections to the cemetery and a greater shift of the cost of cemetery care to the city, maintenance declined. Although burials continued with written permission from the Board of Commissioners of Cemeteries and Public Grounds, there were very few burials after 1910. A century later in Jordan's *Burial Records* (1987), he described the cemetery "as a desolate wasteland covered in deep grass littered with rubbish and hundreds of tombstone fragments".²⁵

Interest in maintenance and care of the cemetery has fluctuated since the mid-nineteenth century. After a downturn in care in the late 1800s, maintenance and care improved in the early twentieth century until the depression. While depression-era work programs provided some improvements, by WW II interest had dropped again. Vandalism was a particular issue in the 1950s and general lack of care continued from the 1960s through the 1980s. In 1993 the Friends of Western Cemetery was organized, and the group has continued to work to preserve the cemetery's distinct design and other extant features.²⁶

²³ Walker - Kluesing Design Group, p. 15; Jordan, *Burial Records*, p. vi-vii.

²⁴ Walker - Kluesing Design Group, p. 16.

²⁵ Jordan, *Burial Records*, p. vii; Walker - Kluesing Design Group, p. 15.

²⁶ Walker - Kluesing Design Group, p. 16-18.

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Maps

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Western Cemetery, (30'=1") 2 sheets (project no. 665-11-3-55) Veterans of eight wars. www.digitalmaine.com.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Maine Historical Society and Stewards of Western Cemetery

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 12

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 397101 | Northing: 4833395 |
| 2. Zone: 19 | Easting: 397306 | Northing: 4833391 |
| 3. Zone: 19 | Easting: 397402 | Northing: 4833170 |
| 4. Zone: 19 | Easting: 397281 | Northing: 4833135 |
| 5. Zone: 19 | Easting: 397093 | Northing: 4833248 |

Verbal Boundary Description (Describe the boundaries of the property.)

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The boundary of the nominated property is represented by the City of Portland tax parcel 070 D010001. See attached maps 2 and 3.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the nominated property includes the extent of property owned and used by the city in this location as a cemetery during the period of significance and today.

11. Form Prepared By

Preliminary Research and Drafts By:

name/title: John P. Johnson

street & number: 330 Spring Street

city or town: Portland state: Maine zip code: 04102

e-mail: jpjhistory@gmail.com

Edited and Assembled By:

name/title: Michael Goebel-Bain

organization: Maine Historic Preservation Commission

street & number: 55 Capitol Street / 65 State House Station

city or town: Augusta state: Maine zip code: 04333

e-mail: michael.w.goebel-bain@maine.gov

telephone: 207 287-5435

date: August 1, 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Western Cemetery

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Christi Chapman-Mitchell, Michael Goebel-Bain (7,8,10,11,12)

Date Photographed: 11/14/2022, 6/1/2024 (7,8,10,11,12)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------|--|
| 1 of 15 | ME_Cumberland County_Western Cemetery_0001.tiff
General view near the northwest area of cemetery looking southeast. |
| 2 of 15 | ME_Cumberland County_Western Cemetery_0002.tiff
General view near the northwest area of cemetery looking east. |
| 3 of 15 | ME_Cumberland County_Western Cemetery_0003.tiff
General view south of the Woodbine Grove looking southeast. |
| 4 of 15 | ME_Cumberland County_Western Cemetery_0004.tiff
General view near the Strangers' Ground looking northwest. |
| 5 of 15 | ME_Cumberland County_Western Cemetery_0005.tiff
General view in the south of the cemetery looking southeast. |
| 6 of 15 | ME_Cumberland County_Western Cemetery_0006.tiff
View of the hillside tombs looking northwest. |
| 7 of 15 | ME_Cumberland County_Western Cemetery_0007.tiff
View of the Safford / Hall Tomb looking north. |
| 8 of 15 | ME_Cumberland County_Western Cemetery_0008.tiff |

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View of the Daveis Gate looking southwest.

9 of 15 ME_Cumberland County_Western Cemetery_0009.tiff
View of a fenced family plot looking southwest.

10 of 15 ME_Cumberland County_Western Cemetery_0010.tiff
View of the Jackson obelisk looking west.

11 of 15 ME_Cumberland County_Western Cemetery_0011.tiff
View of the Mellen marker looking southwest.

12 of 15 ME_Cumberland County_Western Cemetery_0012.tiff
View of the DeWolfe marker looking southwest.

13 of 15 ME_Cumberland County_Western Cemetery_0013.tiff
View of the Catholic Ground monument looking southwest.

14 of 15 ME_Cumberland County_Western Cemetery_0014.tiff
View of a typical slate gravestone looking east.

15 of 15 ME_Cumberland County_Western Cemetery_0015.tiff
View of typical marble gravestones looking south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

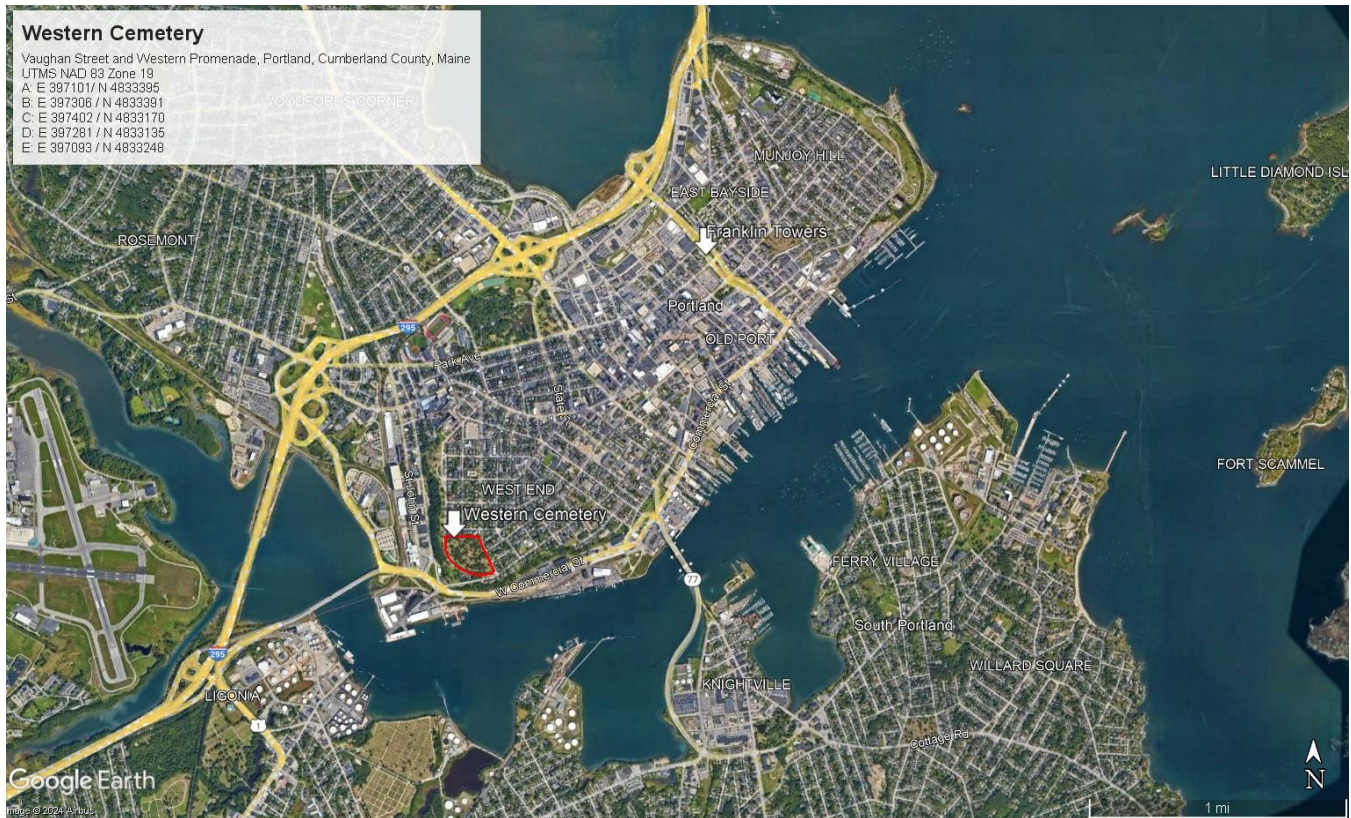
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Western Cemetery

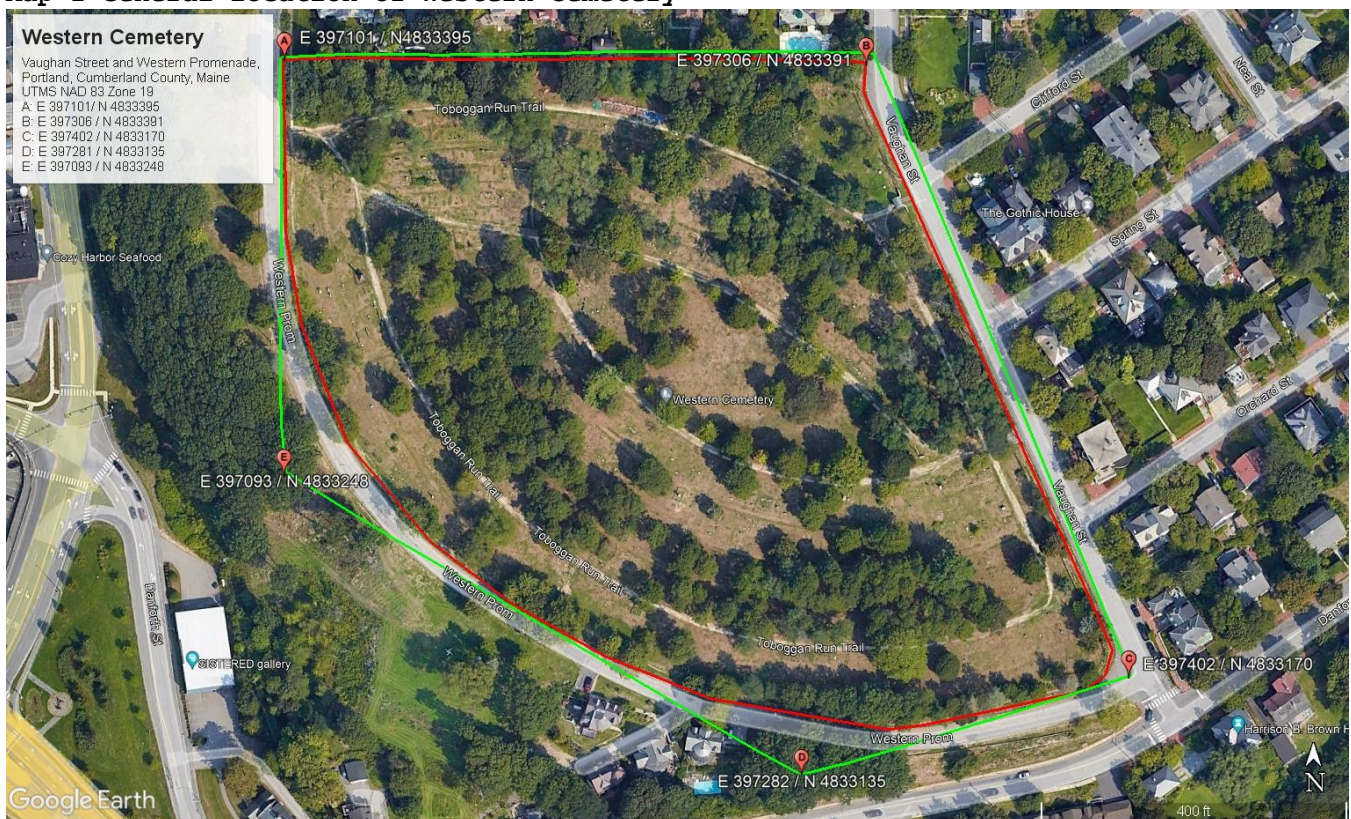
Name of Property

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Map 1 General location of Western Cemetery



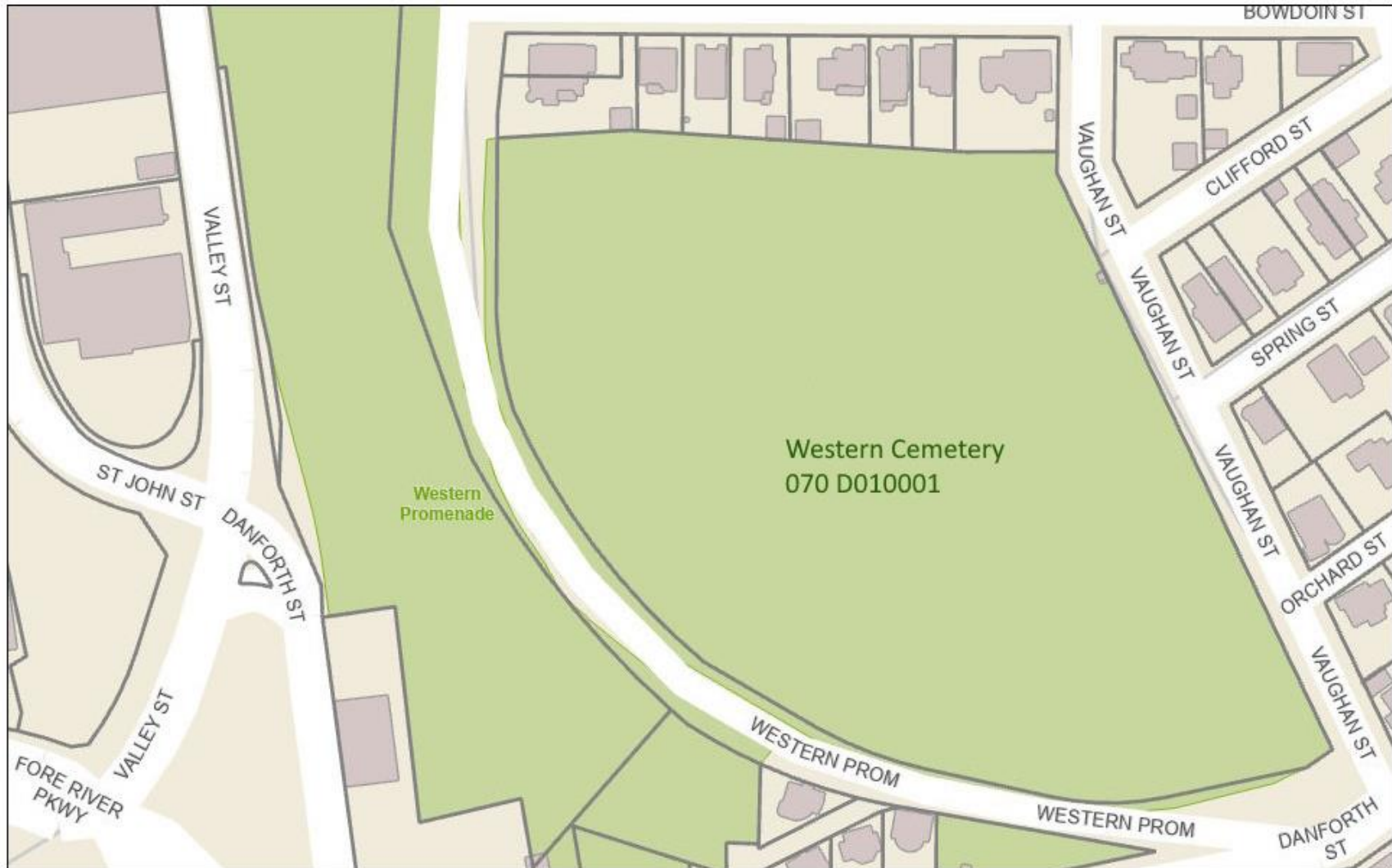
Map 2 Western Cemetery with boundary indicated in red. Five data points and green boundary identify polygon of approximate boundary

Western Cemetery

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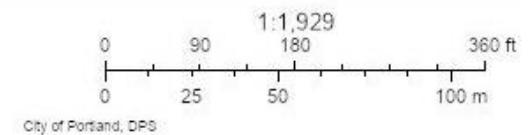
County and State



8/7/2024, 10:01:56 AM

tax_parcels

□ Tax



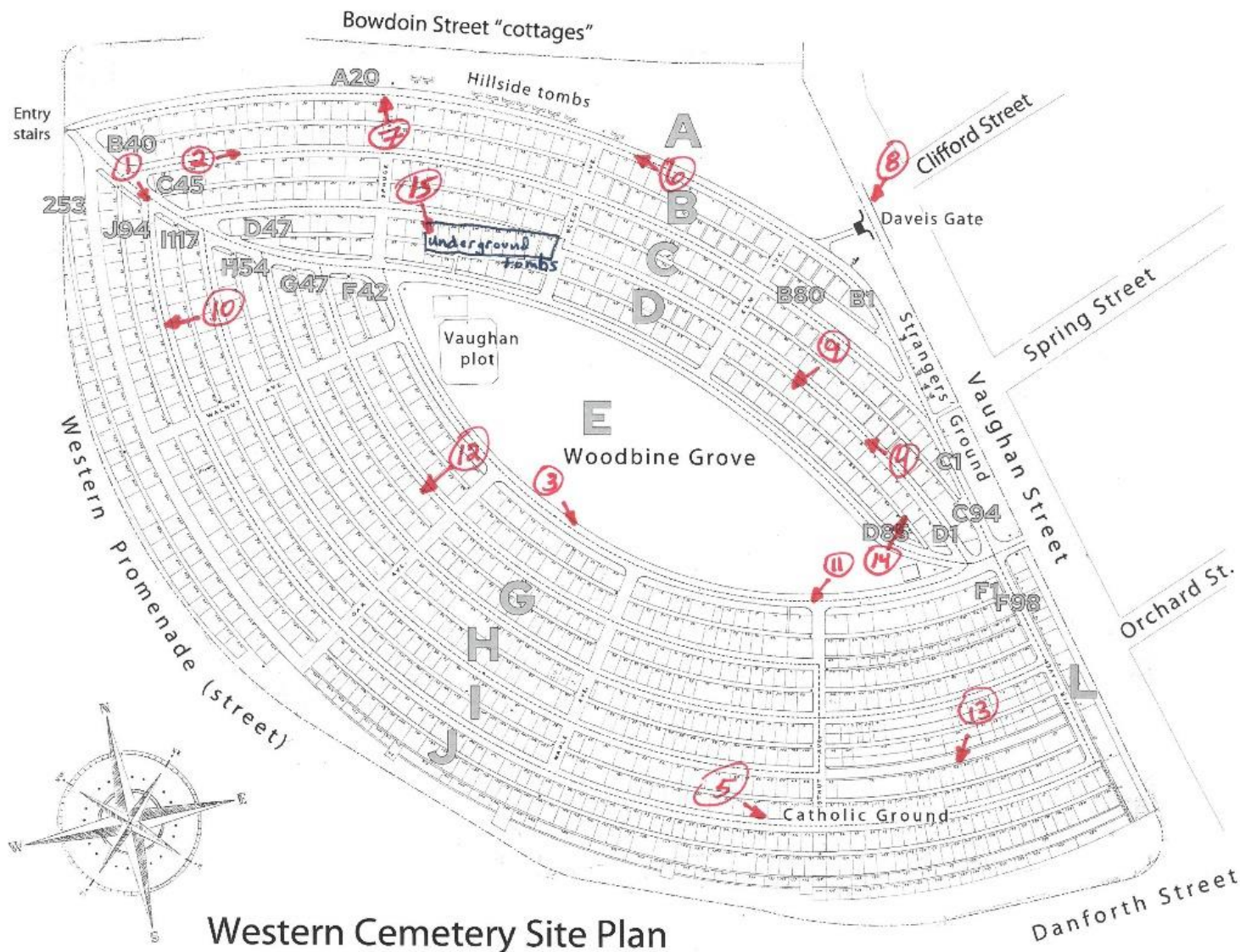
Map 3 Section of Portland GIS map showing Western Cemetery tax parcel

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Western Cemetery Site Plan

Map 4 Photo Key and Western Cemetery Site Plan based on 1889 William Goodwin record plan.

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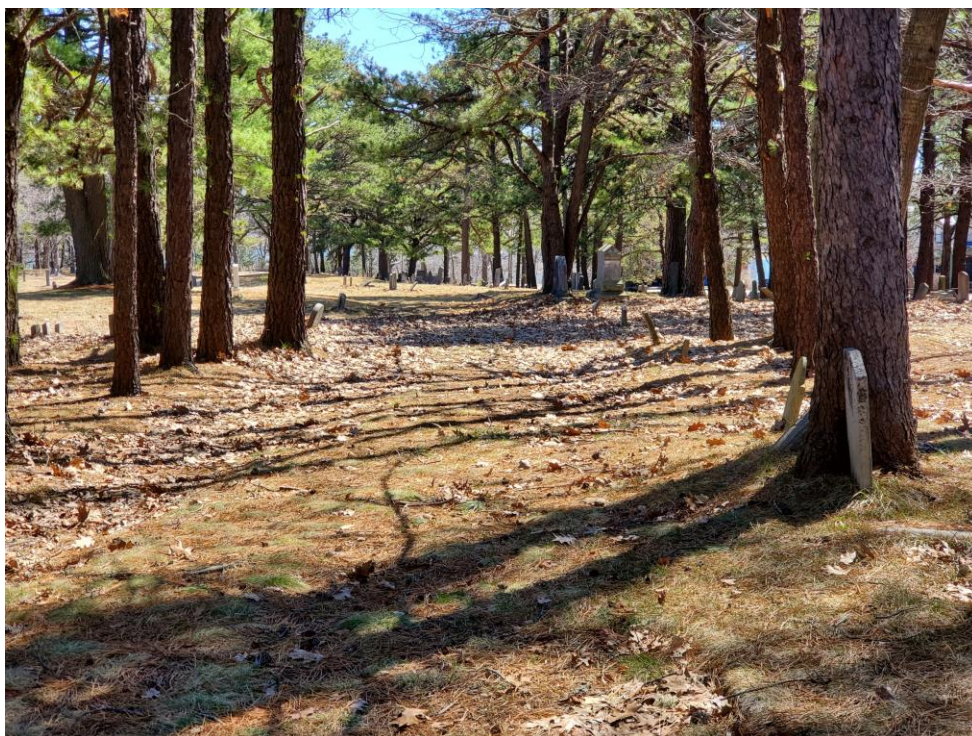
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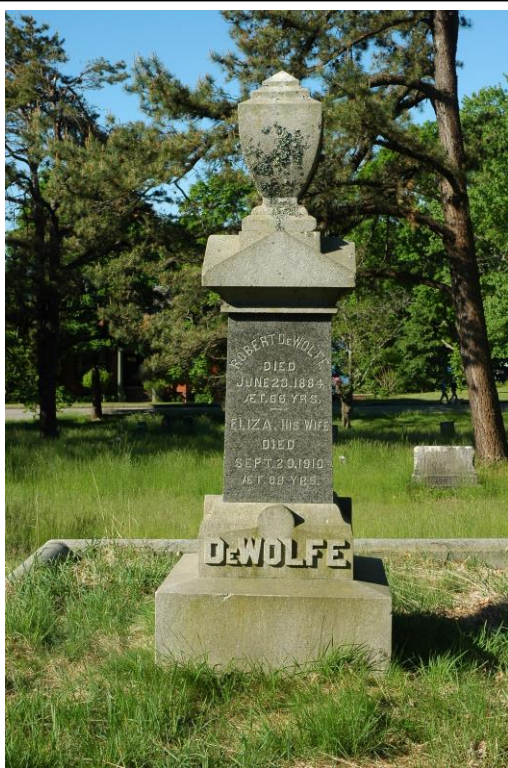
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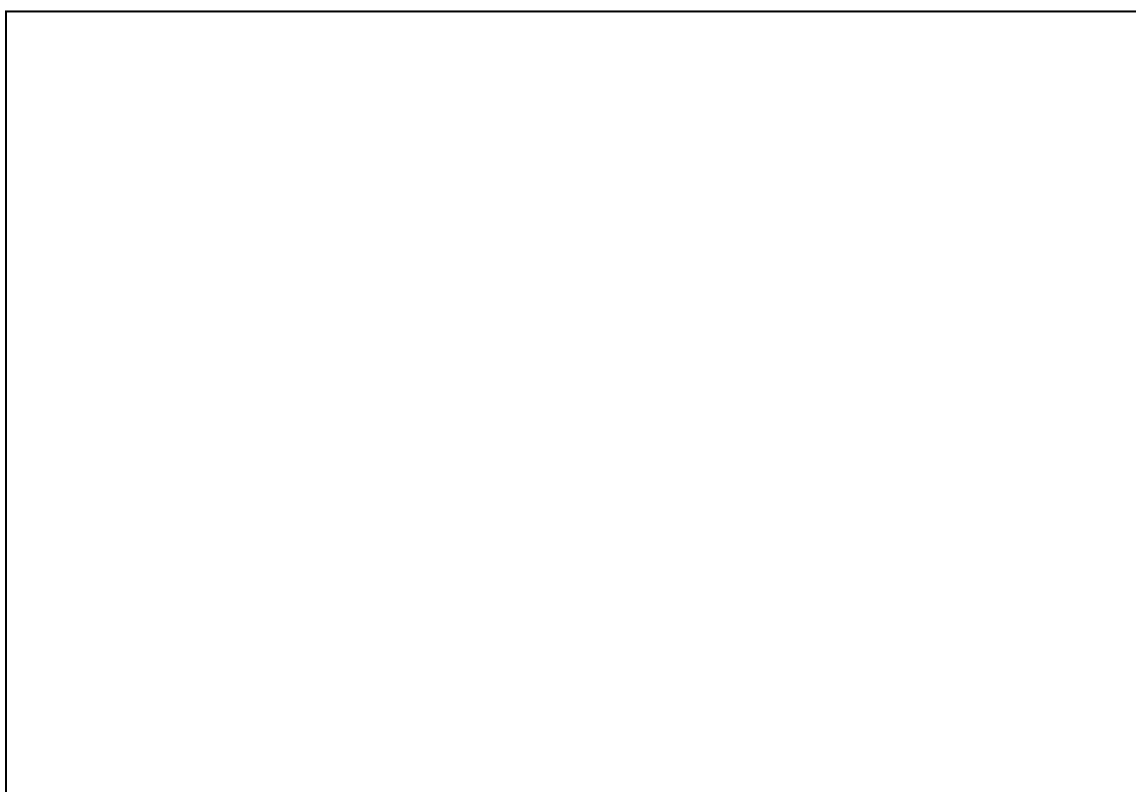
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NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

Date of publication: 1990; revised 1991, 1995, 1997. Revised for Internet 1995.

Cover

(Top Left) Criterion B - Frederick Douglass Home, Washington, D.C. From 1877-1899, this was the home of Frederick Douglass, the former slave who rose to become a prominent author, abolitionist, editor, orator, and diplomat. (Walter Smalling, Jr.)

(Top Right) Criterion D - Francis Canyon Ruin, Blanco vicinity, Rio Arriba County, New Mexico. A fortified village site composed of 40 masonry-walled rooms arranged in a cluster of four house blocks. Constructed ca. 1716-1742 for protection against raiding Utes and Comanches, the site has information potential related to Navajo, Pueblo, and Spanish cultures. (Jon Samuelson)

(Bottom Left) Criterion C - Bridge in Cherrytree Township, Venago County, Pennsylvania. Built in 1882, this Pratt through truss bridge is significant for engineering as a well preserved example of a type of bridge frequently used in northwestern Pennsylvania in the late 19th century. (Pennsylvania Department of Transportation)

(Bottom Right) Criterion A - Main Street/Market Square Historic District, Houston, Harris County, Texas. Until well into the 20th century this district marked the bounds of public and business life in Houston. Constructed between the 1870s and 1920s, the district includes Houston's municipal and county buildings, and served as the city's wholesale, retail, and financial center. (Paul Hester)

PREFACE

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance (National Historic Landmarks) in United States history and archeology. The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The National Register of Historic Places is the official list of these recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.¹

The National Register of Historic Places documents the appearance and importance of districts, sites, buildings, structures, and objects signifi-

cant in our prehistory and history. These properties represent the major patterns of our shared local, State, and national experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These criteria are standards by which every property that is nominated to the National Register is judged. In addition, the National Park Service has developed criteria for the recognition of nationally significant properties, which are designated National Historic Landmarks and prehistoric and historic units of the National Park System. Both these sets of criteria were developed to be consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, which are uniform, national standards for preservation activities.²

This publication explains how the National Park Service applies these criteria in evaluating the wide range of properties that may be significant in local, State, and national history.

It should be used by anyone who must decide if a particular property qualifies for the National Register of Historic Places.

Listing properties in the National Register is an important step in a nationwide preservation process. The responsibility for the identification, initial evaluation, nomination, and treatment of historic resources lies with private individuals, State historic preservation offices, and Federal preservation offices, local governments, and Indian tribes. The final evaluation and listing of properties in the National Register is the responsibility of the Keeper of the National Register.

This bulletin was prepared by staff of the National Register Branch, Interagency Resources Division, National Park Service, with the assistance of the History Division. It was originally issued in draft form in 1982. The draft was revised into final form by Patrick W. Andrus, Historian, National Register, and edited by Rebecca H. Shrimpton, Consulting Historian.

Beth L. Savage, National Register and Sarah Dillard Pope, National Register, NCSHPO coordinated the latest revision of this bulletin. Antionette J. Lee, Tanya Gossett, and Kira Badamo coordinated earlier revisions.

¹Properties listed in the National Register receive limited Federal protection and certain benefits. For more information concerning the effects of listing, and how the National Register may be used by the general public and Certified Local Governments, as well as by local, State, and Federal agencies, and for copies of National Register Bulletins, contact the National Park Service, National Register, 1849 C Street, NW, NC400, Washington, D.C., 20240. Information may also be obtained by visiting the National Register Web site at www.cr.nps.gov/nr or by contacting any of the historic preservation offices in the States and territories.

²The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* are found in the *Federal Register*, Vol. 48, No. 190 (Thursday, September 29, 1983). A copy can be obtained by writing the National Park Service, Heritage Preservation Services (at the address above).

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I. INTRODUCTION

The National Register is the nation's inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, ownership, needs, and other information. It is the beginning of a national census of historic properties. The National Register Criteria for Evaluation define the scope of the National Register of Historic Places; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The Criteria are written broadly to recognize the wide variety of historic properties associated with our prehistory and history.

Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. The historic context serves as the framework within which the National Register Criteria are applied to specific properties or property types. (See *Part V* for a brief discussion of

historic contexts. Detailed guidance for developing and applying historic contexts is contained in *National Register Bulletin: How to Complete the National Register Registration Form* and *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form*.)

The guidelines provided here are intended to help you understand the National Park Service's use of the Criteria for Evaluation, historic contexts, integrity, and Criteria Considerations, and how they apply to properties under consideration for listing in the National Register. Examples are provided throughout, illustrating specific circumstances in which properties are and are not eligible for the National Register. This bulletin should be used by anyone who is:

- Preparing to nominate a property to the National Register,
- Seeking a determination of a property's eligibility,
- Evaluating the comparable significance of a property to those listed in the National Register, or
- Expecting to nominate a property as a National Historic Landmark in addition to nominating it to the National Register.

This bulletin also contains a summary of the National Historic Landmarks Criteria for Evaluation (see *Part IX*). National Historic Landmarks are those districts, sites, buildings, structures, and objects designated by the Secretary of the Interior as possessing national significance in American history, architecture, archeology, engineering, and culture. Although National Register documentation includes a recommendation about whether a property is significant at the local, State, or national level, the only official designation of national significance is as a result of National Historic Landmark designation by the Secretary of the Interior, National Monument designation by the President of the United States, or establishment as a unit of the National Park System by Congress. These properties are automatically listed in the National Register.

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:³

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

³The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV).
A property must be classified as

a district, site, building, structure, or object for inclusion in the National Register.

2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.

5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form*.)

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The

whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

*administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station*

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting

piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

*aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill*

OBJECT

The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

*boundary marker
fountain
milepost
monument
sculpture
statuary*

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of “site” natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality’s subsequent economic development. While they may have been “avenues of exploration,” the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

*battlefield
campsite
cemeteries significant for information
potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation)
having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site*

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district’s integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontinuous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontinuous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

*business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/
numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts*



Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrelationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thierrnonge, III)

V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

⁴ For a complete discussion of historic contexts, see *National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms*.

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register.

AREAS OF SIGNIFICANCE

Agriculture
Architecture
Archeology
 Prehistoric
 Historic—Aboriginal
 Historic—Non-Aboriginal
Art
Commerce
Communications
Community Planning and Development
Conservation
Economics
Education
Engineering
Entertainment/Recreation
Ethnic Heritage
 Asian
 Black
 European
 Hispanic
 Native American
 Pacific Islander
 Other
Exploration/Settlement
Health/Medicine
Industry
Invention
Landscape Architecture
Law
Literature
Maritime History
Military
Performing Arts
Philosophy
Politics/Government
Religion
Science
Social History
Transportation
Other

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of "Civil War Military Activity in Northern Virginia" might be represented by such properties as: a group of mid-19th century fortification structures; an open field where a battle occurred; a knoll from which a general directed troop movements; a sunken transport ship; the residences or public buildings that served as company headquarters; a railroad bridge that served as a focal point for a battle; and earthworks exhibiting particular construction techniques.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context "Era of Industrialization in Grand Bay, Michigan, 1875 - 1900" could be represented by important property types as diverse as sawmills, paper mill sites, salt refining plants, flour mills, grain elevators, furniture factories, workers housing, commercial buildings, social halls, schools, churches, and transportation facilities.

A historic context can also be based on a single important type of property. The context "Development of County Government in Georgia, 1777 - 1861" might be represented solely by courthouses. Similarly, "Bridge Construction in Pittsburgh, 1870 - 1920" would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, or information potential (the Criteria for Evaluation).

For example, the context of county government expansion is represented under Criterion A by historic districts or buildings that reflect population growth, development patterns, the role of government in that society, and political events in the history of the State, as well as the impact of county government on the physical development of county seats. Under Criterion C, the context is represented by properties whose architectural treatments reflect their governmental functions, both practically and symbolically. (See *Part VI: How to Identify the Type of Significance of a Property.*)

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See *Part VIII: How to Evaluate the Integrity of a Property.*)

PROPERTIES SIGNIFICANT WITHIN MORE THAN ONE HISTORIC CONTEXT

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. For example, a public building constructed in the 1830s that is related to the historic context of Civil War campaigns in the area might also be related to the theme of political developments in the community during the 1880s. A property is only required, however, to be documented as significant in one context.

COMPARING RELATED PROPERTIES

Properties listed in the National Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties if:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to strongly represent the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context. (See *Part V: How to Evaluate a Property Within Its Historic Context*.)

LOCAL, STATE, AND NATIONAL HISTORIC CONTEXTS

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

LOCAL HISTORIC CONTEXTS

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout a State, or its boundaries extend over two States, but its importance relates only to a particular county, the property would be considered of local significance.

The level of context of archeological sites significant for their information potential depends on the scope of the applicable research design. For example, a Late Mississippian village site may yield information in a research design concerning one settlement system on a regional scale, while in another research design it may reveal information of local importance concerning a single group's stone tool manufacturing techniques or house forms. It is a question of how the available information potential is likely to be used.

STATE HISTORIC CONTEXTS

Properties are evaluated in a State context when they represent an aspect of the history of the State as a whole (or American Samoa, the District of Columbia, the Commonwealth of the Northern Mariana Islands, Guam, Puerto Rico, or the Virgin Islands). These properties do not necessarily have to belong to property types

found throughout the entire State: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide. For example, the "cotton belt" extends through only a portion of Georgia, yet its historical development in the antebellum period affected the entire State. These State historic contexts may have associated properties that are statewide or locally significant representations. A cotton gin in a small town might be a locally significant representation of this context, while one of the largest cotton producing plantations might be of State significance.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant at the State level. A property can be significant to more than one community or local area, however, without having achieved State significance.

A property that overlaps several State boundaries can possibly be significant to the State or local history of each of the States. Such a property is not necessarily of national significance, however, nor is it necessarily significant to all of the States in which it is located.

Prehistoric sites are not often considered to have "State" significance, per se, largely because States are relatively recent political entities and usually do not correspond closely to Native American political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources that might be of State significance include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

NATIONAL HISTORIC CONTEXTS

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

Properties designated as nationally significant and listed in the National Register are the prehistoric and historic units of the National Park System and those properties that have been designated National Historic Landmarks. The National Historic Landmark criteria are the standards for nationally significant properties; they are found in the *Code of Federal*

Regulations, Title 36, Part 65 and are summarized in this bulletin in *Part IX: Summary of National Historic Landmarks Criteria for Evaluation*.

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country: they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide. For example, the American Civil War

was fought in only a portion of the United States, yet its impact was nationwide. The site of a small military skirmish might be a locally significant representation of this national context, while the capture of the State's largest city might be a statewide significant representation of the national context.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program 1987*. (For more information about the National Historic Landmarks program, please write to the Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

UNDERSTANDING CRITERION B: PERSON⁶

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in *Part VIII: How to Apply the Criteria Considerations*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

EXAMPLES OF PROPERTIES ASSOCIATED WITH PERSONS

Properties associated with a Significant Person:

- The home of an important merchant or labor leader.
- The studio of a significant artist.
- The business headquarters of an important industrialist.



Criterion B - The William Whitney House, Hinsdale, DuPage County, Illinois. This building is locally significant for its historical association with William Whitney, the founder of the town of Hinsdale, Illinois. Whitney, a citizen of New York State, moved to Illinois, established the town, and while living here between 1870 and 1879 was a prominent local businessman and politician. (Photo by Frederick C. Cue).

⁶For further information on properties eligible under Criterion B, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

APPLYING CRITERION B: PERSON

SIGNIFICANCE OF THE INDIVIDUAL

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Eligible

- The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

Not Eligible

- A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

ASSOCIATION WITH THE PROPERTY

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See *Comparison to Related Properties*, below, for exceptions to this rule.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

COMPARISON TO RELATED PROPERTIES

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

ASSOCIATION WITH GROUPS

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Eligible

- A residential district in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc., lived will be eligible under Criterion B if the significance of one or more specific individual residents is explicitly justified.
- A building that served as the seat of an important family is eligible under Criterion B if the significant accomplishments of one or more individual family members is explicitly justified.

Not Eligible

- A residential district in which a large number of influential persons lived is not eligible under Criterion B if the accomplishments of a specific individual(s) cannot be documented. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A. Eligibility, in this case, would be based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this class of citizens.
- A building that served as the seat of an important family will not be eligible under Criterion B if the significant accomplishments of individual family members cannot be documented. In cases where a succession of family members have lived in a house and collectively have had a demonstrably significant impact on the community, as a family, the house is more likely to be significant under Criterion A for association with a pattern of events.

ASSOCIATION WITH LIVING PERSONS

Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge. (See Criteria Considerations C and G in *Part VII: How to Apply the Criteria Considerations*.)

ASSOCIATION WITH ARCHITECTS/ARTISANS

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

NATIVE AMERICAN SITES

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Joseph and Geronimo.⁷

⁷ For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



Richland Plantation, East Feliciana Parish, Louisiana. Properties can qualify under Criterion C as examples of high style architecture. Built in the 1830s, Richland is a fine example of a Federal style residence with a Greek Revival style portico. (Photo by Dave Gleason).

UNDERSTANDING CRITERION C: DESIGN/ CONSTRUCTION

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.

- Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. “The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

Resources “that represent a significant and distinguishable entity whose components may lack individual distinction” are called “districts.” In the Criteria for Evaluation (as published in the *Code of Federal Regulations* and reprinted here in Part II), districts are

defined within the context of Criterion C. Districts, however, can be considered for eligibility under all the Criteria, individually or in any combination, as is appropriate. For this reason, the full discussion of districts is contained in Part IV: *How to Define Categories of Historic Properties*. Throughout the bulletin, however, districts are mentioned within the context of a specific subject, such as an individual Criterion.



Grant Family House, Saco vicinity, York County, Maine. Properties possessing high artistic value meet Criterion C through the expression of aesthetic ideals or preferences. The Grant Family House, a modest Federal style residence, is significant for its remarkably well-preserved stenciled wall decorative treatment in the entry hall and parlor. Painted by an unknown artist ca. 1825, this is a fine example of 19th century New England regional artistic expression. (Photo by Kirk F. Mohney).

EXAMPLES OF PROPERTIES ASSOCIATED WITH DESIGN/ CONSTRUCTION

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

APPLYING CRITERION C: DESIGN/ CONSTRUCTION

DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, AND METHOD OF CONSTRUCTION

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Eligible

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

Not Eligible

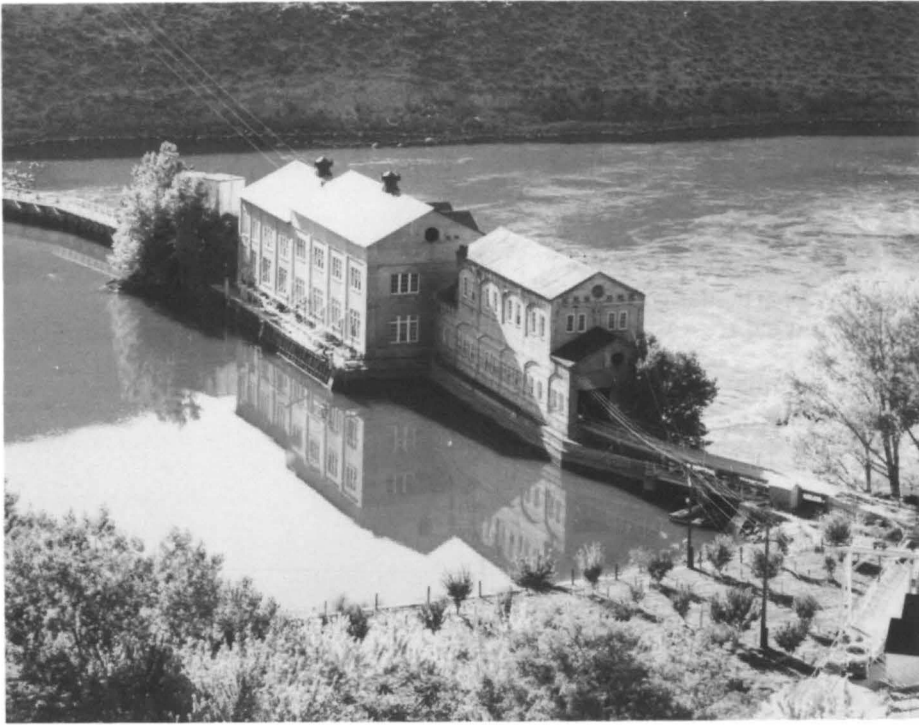
- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

Eligible

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



Swan Falls Dam and Power Plant, Murphy vicinity, Ada County, Idaho. Significant works of engineering can qualify under Criterion C. Built between 1900-1907 the Swan Falls Dam and Power Plant across the Snake River is one of the early hydroelectric plants in the State of Idaho. (Photo by H.L. Hough).



Looney House, Asheville vicinity, St. Clair County, Alabama. Examples of vernacular styles of architecture can qualify under Criterion C. Built ca. 1818, the Looney House is significant as possibly the State's oldest extant two-story dogtrot type of dwelling. The defining open center passage of the dogtrot was a regional building response to the southern climate. (Photo by Carolyn Scott).

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Eligible

- A Native American irrigation system modified for use by Europeans could be eligible if it illustrates the technology of either or both periods of construction.
- An early 19th century farmhouse modified in the 1880s with Queen Anne style ornamentation could be significant for the modification itself, if it represented a local variation or significant trend in building construction or remodeling, was the work of a local master (see *Works of a Master* on page 20), or reflected the tastes of an important person associated with the property at the time of its alteration.
- A district encompassing the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras, can be eligible.

WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.

PROPERTIES POSSESSING HIGH ARTISTIC VALUES

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Eligible

- A sculpture in a town square that epitomizes the design principles of the Art Deco style is eligible.
- A building that is a classic expression of the design theories of the Craftsman Style, such as carefully detailed handwork, is eligible.
- A landscaped park that synthesizes early 20th century principles of landscape architecture and expresses an aesthetic ideal of environment can be eligible.
- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

Not Eligible

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction. This portion of Criterion C refers to districts. For detailed information on districts, refer to *Part IV* of this bulletin.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

UNDERSTANDING CRITERION D: INFORMATION POTENTIAL

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered “important” when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current

data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.

APPLYING CRITERION D: INFORMATION POTENTIAL

ARCHEOLOGICAL SITES

Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

BUILDINGS, STRUCTURES, AND OBJECTS

While most often applied to archeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information.

Eligible

- A building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

Not Eligible

- The ruins of a hacienda once contained murals that have since been destroyed. Historical documentation, however, indicates that the murals were significant for their highly unusual design. The ruins can not be eligible under Criterion D for the importance of the destroyed murals if the information is contained only in the documentation.



Criterion D - Champe-Fremont 1 Archeological Site, Omaha vicinity, Douglas County, Nebraska. This archeological site, dating from ca. 1100-1450 A.D., consists of pit houses and storage pits which have the potential to yield important information concerning the subsistence patterns, religious and mortuary practices, and social organization of the prehistoric residents of eastern Nebraska. (Nebraska State Historical Society)

ASSOCIATION WITH HUMAN ACTIVITY

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion D. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion D.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion D in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion D, if study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

ESTABLISHING A HISTORIC CONTEXT

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

DEVELOPING RESEARCH QUESTIONS

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the

property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Eligible

- When a site consisting of a village occupation with midden deposits, hearths, ceramics, and stratified evidence of several occupations is being evaluated, three possible research topics could be: 1) the question of whether the site occupants were indigenous to the area prior to the time of occupation or recent arrivals, 2) the investigation of the settlement-subsistence pattern of the occupants, 3) the question of whether the region was a center for the domestication of plants. Specific questions could include: A) Do the deposits show a sequential development or sudden introduction of Ceramic Type X? B) Do the dates of the occupations fit our expectations based on the current model for the reoccupation behavior of slash-and-burn agriculturalists? C) Can any genetic changes in the food plant remains be detected?

Not Eligible

- A property is not eligible if so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property.

ESTABLISHING THE PRESENCE OF ADEQUATE DATA

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Eligible

- Data requirements depend on the specific research topics and questions to be addressed. To continue the example in "Developing Research Questions" above, we might want to ascertain the following with reference to questions A, B, and C: A) The site contains Ceramic Type X in one or more occupation levels and we expect to be able to document the local evaluation of the type or its intrusive nature. B) The hearths contain datable carbon deposits and are associated with more than one occupation. C) The midden deposits show good floral/faunal preservation, and we know enough about the physical evolution of food plants to interpret signs that suggest domestication.

Not Eligible

- Generally, if the applicable research design requires clearly stratified deposits, then subsurface investigation techniques must be applied. A site composed only of surface materials can not be eligible for its potential to yield information that could only be found in stratified deposits.

INTEGRITY

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Eligible

- An irrigation system significant for the information it will yield on early engineering practices can still be eligible even though it is now filled in and no longer retains the appearance of an open canal.

Not Eligible

- A plowed archeological site contains several superimposed components that have been mixed to the extent that artifact assemblages cannot be reconstructed. The site cannot be eligible if the data requirements of the research design call for the study of artifacts specific to one component.

PARTLY EXCAVATED OR DISTURBED PROPERTIES

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important information must be shown to retain that potential in their remaining portions.

Eligible

- A site that has been partially excavated but still retains substantial intact deposits (or a site in which the remaining deposits are small but contain critical information on a topic that is not well known) is eligible.

Not Eligible

- A totally collected surface site or a completely excavated buried site is not eligible since the physical remains capable of yielding important information no longer exist at the site. (See *Completely Excavated Sites*, on page 24, for exception.) Likewise, a site that has been looted or otherwise disturbed to the extent that the remaining cultural materials have lost their important depositional context (horizontal or vertical location of deposits) is not eligible.
- A reconstructed mound or other reconstructed site will generally not be considered eligible, because original cultural materials or context or both have been lost.

COMPLETELY EXCAVATED SITES

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/ archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.

Eligible

- A property that has been excavated is eligible if the data recovered was of such importance that it influenced the direction of research in the discipline, as in a site that clearly established the antiquity of the human occupation of the New World. (See Criterion A in *Part VI: How to Identify the Type of Significance of a Property* and *Criteria Consideration G* in *Part VII: How to Apply the Criteria Considerations*.)

Not Eligible

- A totally excavated site that at one time yielded important information but that no longer can convey either its historic/ prehistoric utilization or significant modern investigation is not eligible.

VII. HOW TO APPLY THE CRITERIA CONSIDERATIONS

INTRODUCTION

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties *can* be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity). *Part VII* provides guidelines for determining which properties must meet these special requirements and for applying each Criteria Consideration.

The Criteria Considerations need to be applied only to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district. These are the general steps to follow when applying the Criteria Considerations to your property:

- Before looking at the Criteria Considerations, make sure your property meets one or more of the four Criteria for Evaluation and possesses integrity.
- If it does, check the Criteria Considerations (next column) to see if

the property is of a type that is usually excluded from the National Register. The sections that follow also list specific examples of properties of each type. If your property clearly *does not* fit one of these types, then it does not need to meet any special requirements.

- If your property *does* fit one of these types, then it must meet the special requirements stipulated for that type in the Criteria Considerations.

CRITERIA CONSIDERATIONS*

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or

- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,

- g. a property achieving significance within the past 50 years if it is of exceptional importance.

*The Criteria Considerations are taken from the Criteria for Evaluation, found in the *Code of Federal Regulations, Title 36, Part 60*.

CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

UNDERSTANDING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

Criteria Consideration for Religious Properties applies:

- If the resource was constructed by a religious institution.
- If the resource is presently owned by a religious institution or is used for religious purposes.
- If the resource was owned by a religious institution or used for religious purposes during its Period of Significance.
- If Religion is selected as an Area of Significance.

Examples of Properties that MUST Meet Criteria Consideration A: Religious Properties

- A historic church where an important non-religious event occurred, such as a speech by Patrick Henry.
- A historic synagogue that is significant for architecture.
- A private residence is the site of a meeting important to religious history.
- A commercial block that is currently owned as an investment property by a religious institution.
- A historic district in which religion was either a predominant or significant function during the period of significance.

Example of Properties that DO NOT Need to Meet Criteria Consideration A: Religious Properties

- A residential or commercial district that currently contains a small number of churches that are not a predominant feature of the district.
- A town meeting hall that serves as the center of community activity and houses a wide variety of public and private meetings, including religious service. The resource is significant for architecture and politics, and the religious function is incidental.
- A town hall, significant for politics from 1875 to 1925, that housed religious services during the 1950s. Since the religious function occurred after the Period of Significance, the Criteria Consideration does not apply.

APPLYING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

ELIGIBILITY FOR HISTORIC EVENTS

A religious property can be eligible under Criterion A for any of three reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly associated with traditional cultural values.

RELIGIOUS HISTORY

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern in the history of religion.

Eligible

- The site of a convention at which a significant denominational split occurred meets the requirements of Criteria Consideration A. Also eligible is a property that illustrates the broad impact of a religious institution on the history of a local area.

Not Eligible

- A religious property cannot be eligible simply because was the place of religious services for a community, or was the oldest structure used by a religious group in a local area.

OTHER HISTORICAL THEMES

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern that is significant in another historic context. A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

Eligible

- A religious property can qualify for its important role as a temporary hospital during the Revolutionary War, or if its school was significant in the history of education in the community.

Not Eligible

- A religious property is not significant in the history of education in a community simply because it had occasionally served as a school.

TRADITIONAL CULTURAL VALUES

When evaluating properties associated with traditional cultures, it is important to recognize that often these cultures do not make clear distinctions between what is secular and what is sacred. Criteria Consideration A is not intended to exclude traditional cultural resources merely because they have religious uses or are considered sacred. A property or natural feature important to a traditional culture's religion and mythology is eligible if its importance has been ethnohistorically documented and if the site can be clearly defined. It is critical, however, that the activities be documented and that the associations not be so diffuse that the physical resource cannot be adequately defined.⁸

Eligible

- A specific location or natural feature that an Indian tribe believes to be its place of origin and that is adequately documented qualifies under Criteria Consideration A.

ELIGIBILITY FOR HISTORIC PERSONS

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

Eligible

- A religious property strongly associated with a religious leader, such as George Whitefield or Joseph Smith, is eligible.

⁸ For more information on applying Criteria Consideration A to traditional cultural properties, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

ELIGIBILITY FOR ARCHITECTURAL OR ARTISTIC DISTINCTION

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction. (See "Comparing Related Properties" in Part V: *How to Evaluate a Property Within Its Historic Context*.)

Eligible

- A historic camp meeting district that meets the requirements of Criterion C for its significance as a type of construction is eligible.

ELIGIBILITY FOR INFORMATION POTENTIAL

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion D, in relation to similar properties, other information sources, and existing data gaps.

Eligible

- A 19th century camp meeting site that could provide information about the length and intensity of site use during revivals of the Second Great Awakening is eligible.
- Rock cairns or medicine wheels that had a historic religious mythological function and can provide information about specific cultural beliefs are eligible.

ABILITY TO REFLECT HISTORIC ASSOCIATIONS

As with all eligible properties, religious properties must physically represent the period of time for which they are significant. For instance, a recent building that houses an older congregation cannot qualify based on the historic activities of the group because the current building does not convey the earlier history. Likewise, an older building that housed the historic activities of the congregation is eligible if it still physically represents the period of the congregation's significance. However, if an older building has been remodeled to the extent that its appearance dates from the time of the remodeling, it can only be eligible if the period of significance corresponds with the period of the alterations.

Eligible

- A church built in the 18th century and altered beyond recognition in the 19th century is eligible only if the additions are important in themselves as an example of late 19th century architecture or as a reflection of an important period of the congregation's growth.

Not Eligible

- A synagogue built in the 1920s cannot be eligible for the important activities of its congregation in the 18th and 19th centuries. It can only be eligible for significance obtained after its construction date.
- A rural 19th century frame church recently sheathed in brick is not eligible because it has lost its characteristic appearance and therefore can no longer convey its 19th century significance, either for architectural value or historic association.



Criteria Consideration A - Religious Properties. A religious property can qualify as an exception to the Criteria if it is architecturally significant. *The Church of the Navity in Rosedale, Iberville Parish, Louisiana, qualified as a rare example in the State of a 19th century small frame Gothic Revival style chapel. (Robert Obier)*

CRITERIA CONSIDERATION B: MOVED PROPERTIES

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

ELIGIBILITY FOR ARCHITECTURAL VALUE

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Examples of Properties that MUST Meet Criteria Consideration B: Moved Properties

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of Properties that DO NOT Need to Meet Criteria Consideration B: Moved Properties

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

ELIGIBILITY FOR HISTORIC ASSOCIATIONS

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Eligible

- A moved building occupied by an business woman during the majority of her productive career would be eligible if the other extant properties are a house she briefly inhabited prior to her period of significance and a commercial building she owned after her retirement.

Not Eligible

- A moved building associated with the beginning of rail transportation in a community is not eligible if the original railroad station and warehouse remained intact on their original sites.

SETTING AND ENVIRONMENT

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Eligible

- A property significant as an example of mid-19th century rural house type can be eligible after a move, provided that it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited appropriately in relation to natural and manmade surroundings.

Not Eligible

- A rural house that is moved into an urban area and a bridge that is no longer situated over a waterway are not eligible.

ASSOCIATION DEPENDENT ON THE SITE

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Eligible

- A farm structure significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location.

Not Eligible

- A 19th century rural residence that was designed around particular topographic features, reflecting that time period's ideals of environment, is not eligible if moved.

PROPERTIES DESIGNED TO BE MOVED

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

Eligible

- A ship docked in a harbor, a locomotive on tracks or in a railyard, and a bridge relocated from one body of water to another are eligible.

Not Eligible

- A ship on land in a park, a bridge placed in a pasture, or a locomotive displayed in an indoor museum are not eligible.

ARTIFICIALLY CREATED GROUPINGS

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Eligible

- A grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values.

Not Eligible

- A rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible.

PORTIONS OF PROPERTIES

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.

CRITERIA CONSIDERATION C: BIRTHPLACES OR GRAVES

A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.

UNDERSTANDING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

Birthplaces and graves often attain importance as reflections of the origins of important persons or as lasting memorials to them. The lives of persons significant in our past normally are recognized by the National Register through listing of properties illustrative of or associated with that person's productive life's work. Birthplaces and graves, as properties that represent the beginning and the end of the life of distinguished individuals, may be temporally and geographically far removed from the person's significant activities, and therefore are not usually considered eligible.

Examples of Properties that MUST Meet Criteria Consideration C: Birthplaces and Graves

- *The birthplace of a significant person who lived elsewhere during his or her Period of Significance.*
- *A grave that is nominated for its association with the significant person buried in it.*
- *A grave that is nominated for information potential.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration C: Birthplaces and Graves

- *A house that was inhabited by a significant person for his or her entire lifetime.*
- *A grave located on the grounds of the house where a significant person spent his or her productive years.*

APPLYING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

PERSONS OF OUTSTANDING IMPORTANCE

The phrase "a historical figure of outstanding importance" means that in order for a birthplace or grave to qualify, it cannot be simply the birthplace or grave of a person significant in our past (Criterion B). It must be the birthplace or grave of an individual who was of outstanding importance in the history of the local area, State, or nation. The birthplace or grave of an individual who was one of several people active in some aspect of the history of a community, a state, or the Nation would not be eligible.

LAST SURVIVING PROPERTY ASSOCIATED WITH A PERSON

When an geographical area strongly associated with a person of outstanding importance has lost all other properties directly associated with his or her formative years or productive life, a birthplace or grave may be eligible.

ELIGIBILITY FOR OTHER ASSOCIATIONS

A birthplace or grave can also be eligible if it is significant for reasons other than association with the productive life of the person in question. It can be eligible for significance under Criterion A for association with important events, under Criterion B for association with the productive lives of *other* important persons, or under Criterion C for architectural significance. A birthplace or grave can also be eligible in rare cases if, after the passage of time, it is significant for its commemorative value. (See Criteria Consideration F for a discussion of commemorative properties.) A birthplace or grave can also be eligible under Criterion D if it contains important information on research, e.g., demography, pathology, mortuary practices, socioeconomic status differentiation.



Criteria Consideration C - Birthplaces. *A birthplace of a historical figure is eligible if the person is of outstanding importance and there is no other appropriate site or building associated with his or her productive life. The **Walter Reed Birthplace**, Gloucester vicinity, Gloucester County, Virginia is the most appropriate remaining building associated with the life of the man who, in 1900, discovered the cause and mode of transmission of the great scourge of the tropics, yellow fever. (Virginia Historic Landmarks Commission)*

CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

UNDERSTANDING CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is a collection of graves that is marked by stones or other artifacts or that is unmarked but recognizable by features such as fencing or depressions, or through maps, or by means of testing. Cemeteries serve as a primary means of an individual's recognition of family history and as expressions of collective religious and/or ethnic identity. Because cemeteries may embody values beyond personal or family-specific emotions, the National Register criteria allow for listing of cemeteries under certain conditions.

Examples of Properties that MUST Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated individually for Criterion A, B, or C.

Examples of Properties that DO NOT Need to Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated along with its associated church, but the church is the main resource nominated.
- A cemetery that is nominated under Criterion D for information potential.
- A cemetery that is nominated as part of a district but is not the focal point of the district.

APPLYING CRITERIA CONSIDERATION D: CEMETERIES

PERSONS OF TRANSCENDENT IMPORTANCE

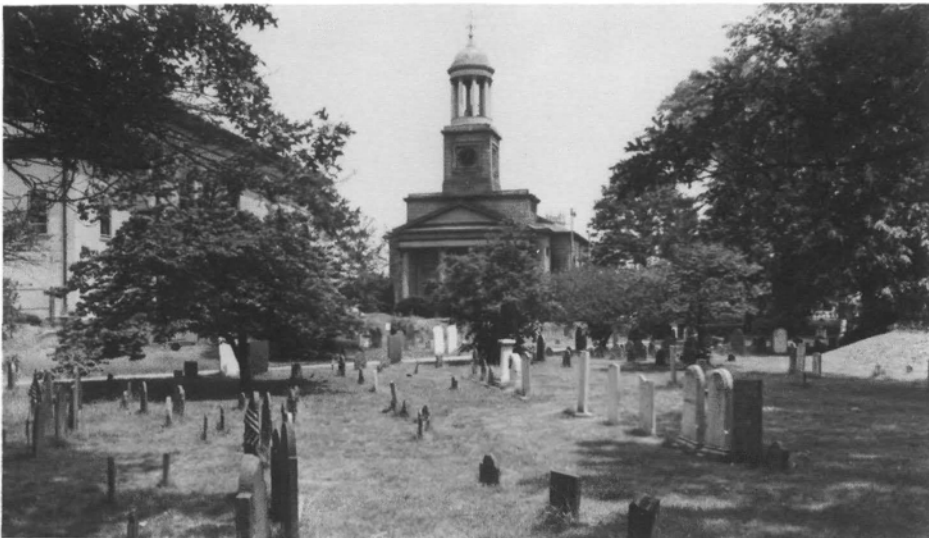
A cemetery containing the graves of persons of transcendent importance may be eligible. To be of transcendent importance the persons must have been of great eminence in their fields of endeavor or had a great impact upon the history of their community, State, or nation. (A single grave that is the burial place of an important person and is located in a larger cemetery that does not qualify under this Criteria Consideration should be treated under Criteria Consideration C: Birthplaces and Graves.)

Eligible

- A historic cemetery containing the graves of a number of persons who were exceptionally significant in determining the course of a State's political or economic history during a particular period is eligible.

Not Eligible

- A cemetery containing graves of State legislators is not eligible if they simply performed the daily business of State government and did not have an outstanding impact upon the nature and direction of the State's history.



Criteria Consideration D - Cemeteries. *The Hancock Cemetery, Quincy, Norfolk County, Massachusetts meets the exception to the Criteria because it derives its primary significance from its great age (the earliest burials date from 1640) and from the distinctive design features found in its rich collection of late 17th and early 18th century funerary art. (N. Hobart Holly)*

ELIGIBILITY ON THE BASIS OF AGE

Cemeteries can be eligible if they have achieved historic significance for their relative great age in a particular geographic or cultural context.

Eligible

- A cemetery dating from a community's original 1830s settlement can attain significance from its association with that very early period.

ELIGIBILITY FOR DESIGN

Cemeteries can qualify on the basis of distinctive design values. These values refer to the same design values addressed in Criterion C and can include aesthetic or technological achievement in the fields of city planning, architecture, landscape architecture, engineering, mortuary art, and sculpture. As for all other nominated properties, a cemetery must clearly express its design values and be able to convey its historic appearance.

Eligible

- A Victorian cemetery is eligible if it clearly expresses the aesthetic principles related to funerary design for that period, through such features as the overall plan, landscaping, statuary, sculpture, fencing, buildings, and grave markers.

Not Eligible

- A cemetery cannot be eligible for design values if it no longer conveys its historic appearance because of the introduction of new grave markers.

ELIGIBILITY FOR ASSOCIATION WITH EVENTS

Cemeteries may be associated with historic events including specific important events or general events that illustrate broad patterns.

Eligible

- A cemetery associated with an important Civil War battle is eligible.
- A cemetery associated with the settlement of an area by an ethnic or cultural group is eligible if the movement of the group into the area had an important impact, if other properties associated with that group are rare, and if few documentary sources have survived to provide information about the group's history.

Not Eligible

- A cemetery associated with a battle in the Civil War does not qualify if the battle was not important in the history of the war.
- A cemetery associated with an area's settlement by an ethnic or cultural group is not eligible if the impact of the group on the area cannot be established, if other extant historic properties better convey association with the group, or if the information that the cemetery can impart is available in documentary sources.

ELIGIBILITY FOR INFORMATION POTENTIAL

Cemeteries, both historic and prehistoric, can be eligible if they have the potential to yield important information. The information must be important within a specific context and the potential to yield information must be demonstrated.

A cemetery can qualify if it has potential to yield important information provided that the information it contains is not available in extant documentary evidence.

Eligible

- A cemetery associated with the settlement of a particular cultural group will qualify if it has the potential to yield important information about subjects such as demography, variations in mortuary practices, or the study of the cause of death correlated with nutrition or other variables.

INTEGRITY

Assessing the integrity of a historic cemetery entails evaluating principal design features such as plan, grave markers, and any related elements (such as fencing). Only that portion of a historic cemetery that retains its historic integrity can be eligible. If the overall integrity has been lost because of the number and size of recent grave markers, some features such as buildings, structures, or objects that retain integrity may be considered as individual properties if they are of such historic or artistic importance that they individually meet one or more of the requirements listed above.

NATIONAL CEMETERIES

National Cemeteries administered by the Veterans Administration are eligible because they have been designated by Congress as primary memorials to the military history of the United States. Those areas within a designated national cemetery that have been used or prepared for the reception of the remains of veterans and their dependents, as well as any landscaped areas that immediately surround the graves may qualify. Because these cemeteries draw their significance from the presence of the remains of military personnel who have served the country throughout

its history, the age of the cemetery is not a factor in judging eligibility, although integrity must be present.

A national cemetery or a portion of a national cemetery that has only been set aside for use in the future is not eligible.

CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

A reconstructed property is eligible when it is accurately executed in a suitable environment *and* presented in a dignified manner as part of a restoration master plan *and* when no other building or structure with the same associations has survived. All three of these requirements must be met.

UNDERSTANDING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

“Reconstruction” is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Reconstructed buildings fall into two categories: buildings wholly constructed of new materials and buildings reassembled from some historic and some new materials. Both categories of properties present problems in meeting the integrity requirements of the National Register criteria.

Examples of Properties that MUST Meet Criteria Consideration E: Recon- structed Properties

- A property in which most or all of the fabric is not original.
- A district in which an important resource or a significant number of resources are reconstructions.

Examples of Properties that DO NOT Need to Meet Criteria Consideration E: Reconstructed Properties

- A property that is remodeled or renovated and still has the majority of its original fabric.

APPLYING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

ACCURACY OF THE RECONSTRUCTION

The phrase “accurately executed” means that the reconstruction must be based upon sound archeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

SUITABLE ENVIRONMENT

The phrase “suitable environment” refers to: 1) the physical context provided by the historic district and 2) any interpretive scheme, if the historic district is used for interpretive purposes. This means that the reconstructed property must be located at the same site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property.

Eligible

- A reconstructed plantation manager’s office building is considered eligible because it is located at its historic site, grouped with the remaining historic plantation buildings and structures, and the plantation as a whole retains integrity. Interpretation of the plantation district includes an explanation that the manager’s office is not the original building, but a reconstruction.

Not Eligible

- The same reconstructed plantation manager’s office building would not qualify if it were rebuilt at a location different from that of the original building, or if the district as a whole no longer reflected the period for which it is significant, or if a misleading interpretive scheme were used for the district or for the reconstruction itself.

RESTORATION MASTER PLANS

Being presented “as part of a restoration master plan” means that: 1) a reconstructed property is an essential component in a historic district and 2) the reconstruction is part of an overall restoration plan for an entire district. “Restoration” is defined as accurately recovering the form and details of a property and its setting as it appeared at a particular period by removing later work or by replacing missing earlier work (as opposed to completely rebuilding the property). The master plan for the entire property must emphasize restoration, not reconstruction. In other words, the master plan for the entire resource would not be acceptable under this consideration if it called for reconstruction of a majority of the resource.

LAST SURVIVING PROPERTY OF A TYPE

This consideration also stipulates that a reconstruction can qualify if, in addition to the other requirements, no other building, object, or structure with the same association has survived. A reconstruction that is part of a restoration master plan is appropriate only if: 1) the property is the only one in the district with which a particular important activity or event has been historically associated or 2) no other property with the same associative values has survived.

RECONSTRUCTIONS OLDER THAN FIFTY YEARS

After the passage of fifty years, a reconstruction may attain its own significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. On that basis, a reconstruction can possibly qualify under any of the Criteria.

Eligible

- A reconstructed plantation manager’s office is eligible if the office were an important component of the plantation *and* if the reconstruction is one element in an overall plan for restoring the plantation *and* if no other building or structure with the same associations has survived.
- The reconstruction of the plantation manager’s office building can be eligible only if the majority of buildings, structures, and objects that comprised the plantation are extant and are being restored. For guidance regarding restoration see the *Secretary of the Interior’s Standards for Historic Preservation Projects*.

CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

UNDERSTANDING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.

Examples of Properties that MUST Meet Criteria Consideration F: Commemorative Properties

- *A property whose sole or primary function is commemorative or in which the commemorative function is of primary significance.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration F: Commemorative Properties

- *A resource that has a non-commemorative primary function or significance.*
- *A single marker that is a component of a district (whether contributing or non-contributing).*

APPLYING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

ELIGIBILITY FOR DESIGN

A commemorative property derives its design from the aesthetic values of the period of its creation. A commemorative property, therefore, may be significant for the architectural, artistic, or other design qualities of its own period in prehistory or history.

Eligible

- A commemorative statue situated in a park or square is eligible if it expresses the aesthetics or craftsmanship of the period when it was made, meeting Criterion C.
- A late 19th century statue erected on a courthouse square to commemorate Civil War veterans would qualify if it reflects that era's shared perception of the noble character and valor of the veterans and their cause. This was commonly conveyed by portraying idealized soldiers or allegorical figures of battle, victory, or sacrifice.

ELIGIBILITY FOR AGE, TRADITION, OR SYMBOLIC VALUE

A commemorative property cannot qualify for association with the event or person it memorializes. A commemorative property may, however, acquire significance after the time of its creation through *age*, *tradition*, or *symbolic* value. This significance must be documented by accepted methods of historical research, including written or oral history, and must meet one or more of the Criteria.

Eligible

- A commemorative marker erected by a cultural group that believed the place was the site of its origins is eligible if, for subsequent generations of the group, the marker itself became the focus of traditional association with the group's historic identity.
- A building erected as a monument to an important historical figure will qualify if through the passage of time the property itself has come to symbolize the value placed upon the individual and is widely recognized as a reminder of enduring principles or contributions valued by the generation that erected the monument.
- A commemorative marker erected early in the settlement or development of an area will qualify if it is demonstrated that, because of its relative great age, the property has long been a part of the historic identity of the area.

Not Eligible

- A commemorative marker erected in the past by a cultural group at the site of an event in its history would not be eligible if the marker were significant only for association with the event, and it had not become significant itself through tradition.
- A building erected as a monument to an important historical figure would not be eligible if its only value lay in its association with the individual, and it has not come to symbolize values, ideas, or contributions valued by the generation that erected the monument.
- A commemorative marker erected to memorialize an event in the community's history would not qualify simply for its association with the event it memorialized.

INELIGIBILITY AS THE LAST REPRESENTATIVE OF AN EVENT OR PERSON

The loss of properties directly associated with a significant event or person does not strengthen the case for consideration of a commemorative property. Unlike birthplaces and graves, a commemorative property usually has no direct historic association. The commemorative property can qualify for historic association only if it is clearly significant in its own right, as stipulated above.

CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS⁹

A property achieving significance within the last fifty years is eligible if it is of exceptional importance.

UNDERSTANDING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS

The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

Examples of Properties that MUST Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A property that is less than fifty years old.
- A property that continues to achieve significance into a period less than fifty years before the nomination.
- A property that has non-contiguous Periods of Significance, one of which is less than fifty years before the nomination.
- A property that is more than fifty years old and had no significance until a period less than fifty years before the nomination.

Examples of Properties that DO NOT Need to Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less.
- A resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years.
- A historic district in which a few properties are newer than fifty years old, but the majority of properties and the most important Period of Significance are greater than fifty years old.

⁹ For more information on Criteria Consideration G, refer to *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Last Fifty Years*.

APPLYING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE PAST FIFTY YEARS

ELIGIBILITY FOR EXCEPTIONAL IMPORTANCE

The phrase "exceptional importance" may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. Properties listed that had attained significance in less than fifty years include: the launch pad at Cape Canaveral from which men first traveled to the moon, the home of nationally prominent playwright Eugene O'Neill, and the Chrysler Building (New York) significant as the epitome of the "Style Moderne" architecture.

Properties less than fifty years old that qualify as exceptional because the entire category of resources is fragile include a recent example of a traditional sailing canoe in the Trust Territory of the Pacific Islands, where because of rapid deterioration of materials, no working Micronesian canoes exist that are more than twenty years old. Properties that by their nature can last more than fifty years cannot be considered exceptionally important because of the fragility of the class of resources.

The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Eligible

- The General Laundry Building in New Orleans, one of the few remaining Art Deco Style buildings in that city, was listed in the National Register when it was forty years old because of its exceptional importance as an example of that architectural style.

HISTORICAL PERSPECTIVE

A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.

In many communities, properties such as apartment buildings built in the 1950s cannot be evaluated because there is no scholarly research available to provide an overview of the nature, role, and impact of that building type within the context of historical and architectural developments of the 1950s.

NATIONAL PARK SERVICE RUSTIC ARCHITECTURE

Properties such as structures built in a rustic style by the National Park Service during the 1930s and 1940s can be evaluated because a broad study, *National Park Service Rustic Architecture* (1977), provides the context for evaluating properties of this type and style. Specific examples were listed in the National Register prior to reaching fifty years of age when documentation concerning the individual properties established their significance within the historical and architectural context of the type and style.

VETERANS ADMINISTRATION HOSPITALS

Hospitals less than fifty years old that were constructed by the Veterans Bureau and Veterans Administration can be evaluated because the collection of forty-eight facilities built between 1920 and 1946 has been analyzed in a study prepared by the agency. The study provided a historic and architectural context for development of veteran's care within which hospitals could be evaluated. The exceptional importance of specific individual facilities constructed within the past fifty years could therefore be determined based on their role and their present integrity.

COMPARISON WITH RELATED PROPERTIES

In justifying exceptional importance, it is necessary to identify other properties within the geographical area that reflect the same significance or historic associations and to determine which properties *best* represent the historic context in question. Several properties in the area could become eligible with the passage of time, but few will qualify now as exceptionally important.

POST-WORLD WAR II PROPERTIES

Properties associated with the post-World War II era must be identified and evaluated to determine which ones in an area could be judged exceptionally important. For example, a public housing complex may be eligible as an outstanding expression of the nation's post-war urban policy. A military installation could be judged exceptionally important because of its contribution to the Cold War arms race. A church building in a Southern city may have served as the pivotal rallying point for the city's most famous civil rights protest. A post-war suburban subdivision may be the best reflection of contemporary siting and design tenets in a metropolitan area. In each case, the nomination preparer must justify the *exceptional* importance of the property relative to similar properties in the community, State, or nation.

ELIGIBILITY FOR INFORMATION POTENTIAL

A property that has achieved significance within the past fifty years can qualify under Criterion D only if it can be demonstrated that the information is of exceptional importance within the appropriate context and that the property contains data superior to or different from those obtainable from other sources, including other culturally related sites. An archeological site less than fifty years old may be eligible if the former inhabitants are so poorly documented that information about their lifeways is best obtained from examination of the material remains.

Eligible

- Data such as the rate of adoption of modern technological innovations by rural tenant farmers in the 1950s may not be obtainable through interviews with living persons but could be gained by examination of homesites.

Not Eligible

- A recent archeological site such as the remains of a Navajo sheep corral used in the 1950s would not be considered exceptionally significant for its information potential on animal husbandry if better information on the same topic is available through ethnographic studies or living informants.

HISTORIC DISTRICTS

Properties which have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. This is demonstrated by documenting that the property dates from within the district's defined Period of Significance and that it is associated with one or more of the district's defined Areas of Significance.

Properties less than fifty years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: 1) the district's Period of Significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either the district itself or the less-than-fifty-year-old properties. Exceptional importance still must be demonstrated for district where the majority of properties or the major Period of Significance is less than fifty years old, and for less-than-fifty-year-old properties which are nominated individually.

PROPERTIES MORE THAN FIFTY YEARS IN AGE, LESS THAN FIFTY YEARS IN SIGNIFICANCE

Properties that are more than fifty years old, but whose significant associations or qualities are less than fifty years old, must be treated under the fifty year consideration.

Eligible

- A building constructed early in the twentieth century (and having no architectural importance), but that was associated with an important person during the 1950s, must be evaluated under Criteria Consideration G because the Period of Significance is within the past fifty years. Such a property would qualify if the person was of exceptional importance.

REQUIREMENT TO MEET THE CRITERIA, REGARDLESS OF AGE

Properties that are less than fifty years old and are not exceptionally important will *not* automatically qualify for the National Register once they are fifty years old. In order to be listed in the National Register, all properties, regardless of age, must be demonstrated to meet the Criteria for Evaluation.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance or
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

RARE EXAMPLES OF A PROPERTY TYPE

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location**, **Setting**, **Feeling**, and **Association**), or
- substantial amounts of new materials have been incorporated (**Materials**, **Workmanship**, and **Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design**, **Workmanship**, and **Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design**, **Workmanship**, and **Feeling**), and
- most of the historic materials are present (**Materials**, **Workmanship**, and **Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting**, **Location**, **Feeling**, and **Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design**, **Workmanship**, and **Feeling**) or
- considerable amounts of new materials were incorporated (**Materials**, **Workmanship**, and **Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting**, **Location**, **Feeling**, and **Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

IX. SUMMARY OF THE NATIONAL HISTORIC LANDMARKS CRITERIA FOR EVALUATION

A property being nominated to the National Register may also merit consideration for potential designation as a National Historic Landmark. Such consideration is dependent upon the stringent application of the following distinct set of criteria (found in the *Code of Federal Regulations*, Title 36, Part 65).

NATIONAL HISTORIC LANDMARKS CRITERIA

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

NATIONAL HISTORIC LANDMARK EXCLUSIONS

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or

4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

COMPARING THE NATIONAL HISTORIC LANDMARKS CRITERIA AND THE NATIONAL REGISTER CRITERIA

In general, the instructions for preparing a National Register nomination and the guidelines stated in this bulletin for applying the National Register Criteria also apply to Landmark nominations and the use of the Landmark criteria. While there are specific distinctions discussed below, *Parts IV and V* of this bulletin apply equally to National Register listings and Landmark nominations. That is, the categories of historic properties are defined the same way; historic con-

texts are identified similarly; and comparative evaluation is carried out on the same principles enumerated in *Part V*.

There are some differences between National Register and National Historic Landmarks Criteria. The following is an explanation of how each Landmark Criterion compares with its National Register Criteria counterpart:

CRITERION 1

This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be *outstandingly* represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

CRITERION 2

This Criterion relates to National Register Criterion B. Both cover properties associated with significant people. The Landmark Criterion differs in that it specifies that the association of a person to the property in question be an important one and that the person associated with the property be of *national* significance.

CRITERION 3

This Criterion has no counterpart among the National Register Criteria. It is rarely, if ever, used alone. While not a landmark at present, the Liberty Bell is an object that might be considered under this Criterion. The application of this Criterion obviously requires the most careful scrutiny and would apply only in rare instances involving ideas and ideals of the highest order.

CRITERION 4

This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic

district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, *per se*, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgement in order to avoid current conflicts of taste.

CRITERION 5

This Criterion does not have a strict counterpart among the National Register Criteria. It may seem redundant of the latter part of Landmark Criterion 4. It is meant to cover collective entities such as Greenfield Village and historic districts like New Bedford, Massachusetts, which qualify for their collective association with a nationally significant event, movement, or broad pattern of national development.

CRITERION 6

The National Register counterpart of this is Criterion D. Criterion 6 was developed specifically to recognize archeological sites. All such sites must address this Criterion. The following are the qualifications that distinguish this Criterion from its National Register counterpart: the information yielded or likely to be yielded must be of *major* scientific importance by revealing new cultures, or by shedding light upon periods of occupation *over large areas* of the United States. Such sites should be expected to yield data affecting *theories, concepts, and ideas* to a *major degree*.

The data recovered or expected to be recovered must make a major contribution to the existing corpus of information. Potentially recoverable data must be likely to revolutionize or substantially modify a major theme in history or prehistory, resolve a substantial historical or anthropological debate, or close a serious gap in a major theme of U. S. history or prehistory.

EXCLUSIONS AND EXCEPTIONS TO THE EXCLUSIONS

This section of the National Historic Landmarks Criteria has its counterpart in the National Register's "Criteria Considerations." The most abundant difference between them is the addition of the qualifiers "national," "exceptional," or "extraordinary" before the word significance. Other than this, the following are the most notable distinctions:

EXCLUSION 2

Buildings moved from their original location, qualify only if one of two conditions are met: 1) the building is nationally significant for

architecture, or 2) the persons or events with which they are associated are of *transcendent* national significance and the association is consequential.

Transcendent significance means an order of importance higher than that which would ordinarily qualify a person or event to be nationally significant. A consequential association is a relationship to a building that had an evident impact on events, rather than a connection that was incidental and passing.

EXCLUSION 3

This pertains to the site of a structure no longer standing. There is no counterpart to this exclusion in the National Register Criteria. In order for such a property to qualify for Landmark designation it must meet the second condition cited for Exclusion 2.

EXCLUSION 4

This exclusion relates to Criteria Consideration C of the National Register Criteria. The only difference is that a burial place qualifies for Landmark designation only if, in addition to other factors, the person buried is of *transcendent* national importance.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program*, 1987. (For more information about the National Historic Landmarks program, please write to Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

X. GLOSSARY

Associative Qualities - An aspect of a property's history that links it with historic events, activities, or persons.

Code of Federal Regulations - Commonly referred to as "CFR." The part containing the National Register Criteria is usually referred to as 36 CFR 60, and is available from the National Park Service.

CLG - Certified Local Government.

Culture - A group of people linked together by shared values, beliefs, and historical associations, together with the group's social institutions and physical objects necessary to the operation of the institution.

Cultural Resource - See Historic Resource.

Evaluation - Process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Historic Context - An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Integrity - The unimpaired ability of a property to convey its historical significance.

Historic Property - See Historic Resource.

Historic Resource - Building, site, district, object, or structure evaluated as historically significant.

Identification - Process through which information is gathered about historic properties.

Listing - The formal entry of a property in the National Register of Historic Places. See also, Registration.

Nomination - Official recommendation for listing a property in the National Register of Historic Places.

Property Type - A grouping of properties defined by common physical and associative attributes.

Registration - Process by which a historic property is documented and nominated or determined eligible for listing in the National Register.

Research Design - A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

XI. LIST OF NATIONAL REGISTER BULLETINS

The Basics

How to Apply National Register Criteria for Evaluation *

Guidelines for Completing National Register of Historic Places Form

Part A: How to Complete the National Register Form *

Part B: How to Complete the National Register Multiple Property Documentation Form *

Researching a Historic Property *

Property Types

Guidelines for Evaluating and Documenting Historic **Aids to Navigation** *

Guidelines for Identifying, Evaluating and Registering **America's Historic Battlefields**

Guidelines for Evaluating and Registering Historical **Archeological Sites**

Guidelines for Evaluating and Documenting Historic **Aviation Properties**

Guidelines for Evaluating and Registering **Cemeteries and Burial Places**

How to Evaluate and Nominate **Designed Historic Landscapes** *

Guidelines for Identifying, Evaluating and Registering Historic **Mining Sites**

How to Apply National Register Criteria to **Post Offices** *

Guidelines for Evaluating and Documenting **Properties Associated with Significant Persons**

Guidelines for Evaluating and Documenting **Properties That Have Achieved Significance Within the Last Fifty Years** *

Guidelines for Evaluating and Documenting **Rural Historic Landscapes** *

Guidelines for Evaluating and Documenting **Traditional Cultural Properties** *

Nominating Historic **Vessels and Shipwrecks** to the National Register of Historic Places

Technical Assistance

Defining Boundaries for National Register Properties*

Guidelines for Local Surveys: A Basis for Preservation Planning *

How to Improve the Quality of Photographs for National Register Nominations

National Register Casebook: Examples of Documentation *

Using the UTM Grid System to Record Historic Sites

To order these publications, write to: National Register of Historic Places, National Park Service, 1849 C St., NC 400, NW, Washington, D.C. 20240, or e-mail at: nr_reference@nps.gov. Publications marked with an asterisk (*) are also available in electronic form at www.cr.nps.gov/nr.