

Historic Preservation Board

Wednesday, February 19, 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.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/83906399661>

Phone one-tap:

+13126266799,,83906399661# US (Chicago)

+16469313860,,83906399661# US

Join via audio:

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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Webinar ID: 839 0639 9661

International numbers available: <https://portlandmaine-gov.zoom.us/j/83906399661>

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 JANUARY 8, 2025

i. Communication and Reports

Historic Preservation Board 2024 Annual Recap: Bassett, Hutchins, Miller, O'Brien, Sosebee and Whitten Present; Paquin-Gould absent.

ii. Public Hearings

360 Spring Street: Bassett, Hutchins, Miller, O'Brien, Sosebee and Whitten present. Paquin-Gould absent.

6 Vaughan Street: Bassett, Hutchins, Miller, O'Brien, Sosebee and Whitten present. Paquin-Gould absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 8, 2025

i. Certificate of Appropriateness for New Construction; 360 Spring Street; The Waynflete

School, Applicant. Plan Number: HPBR-003092-2025. The Board voted 6-0 to approve the application with conditions.

ii. Review of and Recommendation to Maine Historic Preservation Commission regarding

National Register Nomination for 6 Vaughan Street (Western Cemetery). The Board voted 6-0 to recommend that the Maine Historic Preservation Commission support the nomination as submitted.

4. COMMUNICATION AND REPORTS

i. Jane's Walk ME 2025 Announced: Saturday, May 3.

5. PUBLIC HEARING

i. Certificate of Appropriateness for Review of Alterations; 67 India Street; Heather Gildea, Applicant. Plan Number: HPBR-0032111-2025.

**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: February 12, 2025
RE: Jane's Walk ME 2025 Announced: Saturday, May 3
MEETING: February 19, 2025

On February 5, 2025 Maine Preservation, in partnership with Maine Downtown Center, Friends of Congress Square Park, Greater Portland Landmarks, and Portland Downtown, announced the launch of Jane's Walk ME 2025 (Attachment 1).

Jane's Walk is a global festival of free, volunteer-led walking conversations inspired by community activist Jane Jacobs. Jane's Walks combine the simple act of exploring a place with personal observations, local history, and civic engagement. The annual Jane's Walk festival takes place the first weekend in May, in more than 200 cities and towns around the globe.

All walks are led by community members and are intended to be an opportunity for them to share their experiences of the places they love. Jane's Walk 2024 included the following walks in Portland:

- Before the Interstate: The Buried Landscape of Portland's USM/Oakdale Neighborhood
- Historic Perspectives of Park Street
- Misery Loves Company: Navigating a Car-Centric Environment
- Restoration of the Western Cemetery of Portland
- Wandering Woodfords

Staff would encourage Board members to help spread the word about this event, and in particular to share it with community members who might be interested in leading a walk.

A live walk leader training webinar will be held on February 27 at 12:00pm. Walk submissions are being accepted through March 14. The walk roster will be available in mid-April. Walks will take place all across Maine throughout the day on Saturday, May 3. See the attachment for details.

ATTACHMENTS

1. Jane's Walk ME 2025 Announcement



Evan Schueckler <evans@portlandmaine.gov>

SAVE THE DATE for the return of JANE'S WALK ME, May 3 📧

Maine Preservation <info@mainepreservation.org>
Reply-To: Maine Preservation <info@mainepreservation.org>
To: Evan Schueckler <evans@portlandmaine.gov>

Wed, Feb 5, 2025 at 9:07 AM

If you're having trouble viewing this email, you can [see it online](#).



JANE'S WALK ME 2025

Mark Your Calendar for Saturday, May 3

Maine Preservation is excited to be collaborating with **Friends of Congress Square Park, Greater Portland Landmarks, Maine Downtown Center, and Portland Downtown** to bring Jane's Walk to communities across Maine.

In the first three years, more than 100 walks have been held in dozens of cities and towns, such as:

- Engineering, Stormwater Design, and Trails in Our Downtown in Westbrook
- Legacy in Action: Historical Assets Serving Community Needs in Bethel
- Lollygag Along Lincoln-Rediscovering Lewiston's Immigrant Foundations
- My Queer Portland: A Walk Back in Time to the 1980s & '90s
- Stonington Pier to Pier: A Walk-and-Talk Through Time, Fishing, Quarrying, and Culture
- Uptown Nostalgia: 1950s and '60s Main Street, Waterville
- And DOZENS more!

Mark your calendar for Saturday, May 3 and stay tuned for more news about free walks near you!

Learn More about Jane's Walk ME





Photos, clockwise from top left: 2024 walks in Belfast, Lewiston, Portland, and Ellsworth. See more at our [Jane's Walk Photo Library](#).

LEAD A JANE'S WALK

Free to Participate



Anyone can lead a Jane's Walk—including YOU! Whether you are affiliated with an organization or an impassioned individual, Jane's Walk is an opportunity to share your knowledge and experience with your community. **Deadline for submission is March 14.**

[I Have a Jane's Walk Idea](#)



Photos: 2024 walks in Camden (left) and Bethel (right).

CELEBRATING PLACE

What is Jane's Walk and Who Was Jane Jacobs?

Jane's Walk is a global festival of free, volunteer-led walking conversations inspired by community activist Jane Jacobs. Jane's Walks combine the simple act of exploring a place with personal observations, local history, and civic engagement. The annual Jane's Walk festival takes place the first weekend in May, in more than 200 cities and towns around the globe.

Jane Jacobs was a community activist and writer who lived from 1916-2006. She is best known for galvanizing her neighbors to stop a highway from being built through their community. She believed in the power of individuals to influence the places they live. Today, her principles represent the participatory planning approaches that have been embraced in communities around the world.

[Learn More about Jane's Walk ME](#)



SUMMER FELLOWSHIP

Hands-On Experience in Advocacy & Trades

In the field alongside our trades partners or in the virtual office with our nimble staff, a summer fellowship with Maine Preservation is an invaluable opportunity to build your preservation skill set and gain on-the-ground experience in advocacy, nonprofit work, and the trades. Apply now for the **Patricia Anderson Summer Fellows Program**. **Deadline is March 6.**

[Learn More & Apply](#)



WHO SHOULD APPLY?

Prospective Summer Fellows may be those recently graduated or currently pursuing a degree or certificate in historic preservation, a related field, or a qualified trades program.

WHAT WILL YOU LEARN? Benefits of the fellowship include exposure to the breadth of the field, from construction and repair of structures to the program and advocacy work of a preservation nonprofit. Fellows will be introduced to the community of policymakers, consultants, supporters, and allied organizations in Maine. Fellows gain important practical knowledge of how preservation businesses and nonprofit organizations function.

2025 fellowships were made possible in part through funding from the **Richard Hampton Jenrette Foundation** and a successful match opportunity initiated by our friends at **Sabbathday Lake Shaker Village** and **Preservation Timber Framing**.

Pictured: Past Fellows Brian Dunagan working alongside the pros at Preservation Timber Framing and Laurel Margerum learning the art and skill of window restoration with Bagala Window Works.

Founded in 1972, **Maine Preservation** promotes and preserves historic places, buildings, downtowns and neighborhoods—strengthening the cultural and economic vitality of Maine communities.



This email was sent to evans@portlandmaine.gov. [Click here to unsubscribe.](#)

**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: February 12, 2025
RE: 67 India Street – PUBLIC HEARING – Alterations
PROJECT ID: HPBR-003211-2025
MEETING: February 19, 2025

Owner: 67 India Street, LLC (Heather Gildea)
Architect: Gawron Turgeon Dillon Architects

A sign announcing the Historic Preservation Board’s meeting on February 19, 2025 was posted at the property on February 5, 2025, and 160 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

The applicant is requesting that the Board consider the historic significance of the existing concrete block rear addition, and find it as non-character-defining and that it does not contribute to the overall character of the contributing building at 67 India Street.

Additionally, the applicant is proposing to introduce new openings and materials in the concrete block rear addition. This includes a new pedestrian entrance, and two new roll-up windows with concrete sills. These new interventions would be surrounded by an area of black brick veneer.

Material Specifications:

Foundation	Existing
Siding	Existing concrete block and new black brick veneer
Trim	Existing
Roofing	Existing
Windows	Metal roll-up
Doors	Metal storefront

SUMMARY OF HISTORIC CONTEXT

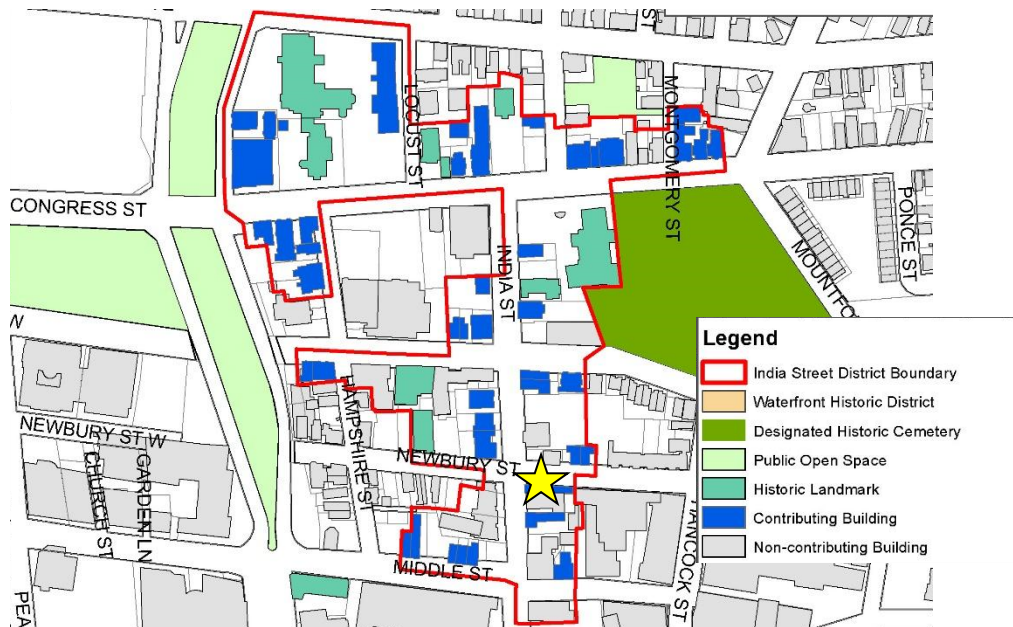


Figure 1: Map of the India Street Historic District showing location of 67 India Street with a yellow star.

67 India Street is a contributing building in the India Street Historic District, located at the southeast corner of India and Newbury Streets. The India Street Historic District is generally significant for its associations with the story of the African American community and immigration in Portland, specifically European immigrants who moved to the India Street neighborhood in the late 19th and early 20th centuries. Additionally, the district has a concentration of 19th and early 20th century architecture including modest commercial and apartment buildings, several grand homes, and a mix of religious structures associated with groups that resided in the area. These include two synagogues, the Catholic Cathedral, an Italian Catholic church, the Abyssinian Meeting House, and an Anglican church. The religious buildings speak to the overlapping significance of the neighborhood's ethnic communities and their grand architectural edifices, while the more modest commercial and residential buildings that housed those people and their businesses speak more to the cultural significance of the district.

The original date of construction for 67 India Street is unknown; however, Sanborn Fire Insurance maps show a wood-frame bakery structure on the site as early as 1886 and continuing through 1954. According to the historic district property description, in 1902 Samuel Smardon sold the bakery to Giovanni Amato, the founder of Amato's Sandwich Shop, the popular New England chain (Attachment 2). Amato continued the building's use as a bakery until 1921 when he moved the business across the street. Building permits indicate that the store suffered fire damage in 1922 and was repaired to the building's appearance in the 1924 tax photo (Figure 2 and Attachment 3).



Figure 2: 67 India Street in 1924.

After the repairs were completed, the property remained under Amato's ownership. The storefront was occupied by a shoe repair business, and several markets, including some run by Amato. Records also indicate that a portion of the building was retained as a bakery to supply Amato's with bread.

The 1886 and 1896 maps indicate that the rear portion of the building, fronting on Newbury Street and currently a one-story concrete block addition, was occupied by a one-and-a-half story frame carpenter's shop. By 1909, that had been replaced with a two-story frame stable. A 1913 building permit (see Attachment 3) indicates that Amato remodeled the stable into a dwelling, which is shown as apartments in the 1954 Sanborn and is visible in the 1924 tax photo (Figure 2).



Figure 3: Sanborn Fire Insurance Maps showing 67 India Street with India Street at left and Newbury Street at top in 1886 (top left), 1896 (top right), 1909 (bottom left), and 1954 (bottom right). These maps also include the area labeled 122 Newbury Street which is the area of the existing concrete block addition.

Permits from 1962 indicate that the apartment building was demolished in that year and replaced with the existing concrete block addition. A 1963 permit describes that the bread oven was then relocated from the frame structure to the new addition. A further 1975 permit describes that the frame front portion of the building was then clad in a brick veneer, bringing the building to its current appearance.

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

STAFF COMMENTS

The applicant is requesting that the Board consider two items:

- The historic and architectural significance of the existing concrete block rear addition, and
- A proposed program of alterations to that addition including a new pedestrian entrance and roll-up windows.

As Board members may recall, the Land Use Code used to include explicit references to the Board's ability to find portions of otherwise contributing buildings as noncontributing provided the Board found:

- they did not contribute the significance of the designation,
- were built within 50 years of designation, or
- that they lack integrity

As a part of the recent update of the Land Use Code (ReCode), that explicit reference was eliminated from the code with an understanding that the Board would still have a similar ability to consider the historic, architectural, or cultural significance of portions or elements of contributing buildings within the context of design review.

The standards for review of alterations to contributing properties (Subsection 16.6.3) speak to the retention and sensitive treatment of "distinctive," "significant," or "character-defining" features. As part of every review, the Board should consider what features are character-defining, especially where an application is proposing to remove or significantly alter existing features. The Board's findings should be informed by the property description prepared as part of the historic designation process and any new research or evidence presented by city staff or the applicant.

Historic Significance of the Addition

The applicant is requesting that the Board find that the existing concrete block rear addition is not character-defining and does not contribute to the building's significance. This request is being put forward in light of planned alterations to the Newbury Street elevation of the addition, but also to provide the owner with a clear understanding of where there may be flexibility for future

development opportunities on the site. Staff would recommend that the Board address the significance of the concrete block addition as a threshold question, as the Board's findings on this matter will inform the review of the proposed alterations.

The India Street Historic District does not include a specified Period of Significance; however, the designation report does primarily speak to the 19th and early 20th century architecture and history of the district. Many properties in the area dating from the 1950s onward were either omitted from the district or have been classified as noncontributing. In light of this, the Board should consider the 1962-1963 date of construction for the concrete block addition. While, this is more than 50 years prior to the district's designation in 2015, several other buildings of a similar vintage are considered noncontributing. Among them are 88 Federal Street, constructed around 1964, and the mid-century additions to St. Peter's Church at 72 Federal Street.

In addition to the date of construction, the Board should consider the architectural character of the addition. It's entirely of concrete block with only one utilitarian door and small utilitarian window. The addition lacks any relationship with the front portion of 67 India Street and being constructed of a material not generally found on other contributing buildings within the district. The applicant did provide as a comparable example at 88 Federal Street, which was classified as noncontributing to the India Street Historic District. In addition to having been constructed around the same time, the building has a similar architectural character being largely blank walls of a material atypical of the historic district.

It may be worth noting that there is some association between the concrete block and the Amato's business, given that it was built to house continued bread-making for the business. However, that association is weaker than at the front of 67 India Street which housed Giovanni Amato's original business from 1902 until 1921.

Given the date of construction, the architectural quality of the addition, and thinness of the association of the addition to Giovanni Amato, staff would recommend that the Board find the concrete block addition at the back of 67 India Street as not character-defining of the property.

Proposed Alterations

The proposed program of alterations to the concrete block addition are intended to establish a more compatible relationship between the addition and the front portion of 67 India Street, while also making it a more usable space by bringing more light into the interior and creating another entrance.

The applicant is proposing to introduce one large new opening into the Newbury Street façade of the existing addition. This opening would then be partially infilled to accommodate a new pedestrian door and two roll-up windows with pre-cast concrete sills. The infilled area would be faced with a black brick veneer, which would be slightly set back from the existing concrete block wall. These proposed interventions would establish a pattern of windows and doors more typical

of storefronts found in the historic district, including on the front portion of 67 India Street. Additionally, the use of brick around the new openings is intended to establish a more compatible relationship with nearby brick contributing buildings. The use of metal windows and doors and black brick helps to differentiate this work as non-historic.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Subsection 16.6.3 - Standards for review of alterations to contributing properties:

Standard A. Compatible use	
When the use of a property is being changed, every reasonable effort shall be made to minimize the alteration of the character-defining features of the building, structure, object, or site.	
Standard Met?	Staff Comments
Not applicable	The applicant is proposing to use the building as a “community-oriented café and lounge” which is similar to the prior café use. This change does not inherently require any significant changes to the character of the historic portions of the building.

Standard B. Retain historic features	
The distinguishing original qualities or character of the building, structure, object, or site shall be retained and preserved. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
For Board Discussion	Provided that the Board finds that the concrete block addition is not a character-defining feature of the building, this standard would not apply. If the Board finds the addition to be significant or character-defining, the Board should consider whether the proposed alterations are removing too much historic material or any distinctive features.

Standard C. Historical accuracy	
The building, structure, object, or site shall be recognized as a product of its own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall not be undertaken.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to introduce any conjectural or faux-historical features. The proposed alterations are differentiated from existing materials and would be understandable as modern interventions.

Standard D. Acquired significance	
Changes which may have taken place in the course of time are evidence of the history and development of the building, structure, object, or site. Changes that have acquired significance in their own right shall be retained and preserved.	
Standard Met?	Staff Comments
For Board Discussion	Provided that the Board finds that the concrete block addition is not a character-defining feature of the building, this standard would not apply. If the Board finds the addition to be significant or character-defining, the Board should consider whether the proposed alterations require too much removal of or alteration to the existing addition.

Standard E. Distinctive features	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize the building, structure, object, or site shall be retained and preserved.	
Standard Met?	Staff Comments
For Board Discussion	Provided that the Board finds that the concrete block addition is not a character-defining feature of the building, this standard would not apply. If the Board finds the addition to be significant or character-defining, the Board should consider whether the proposed alterations affect any distinctive features, finishes, construction techniques or examples of skilled craftsmanship.

Standard F. Repair rather than replace	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence.	
Standard Met?	Staff Comments
Not Applicable	Proposed work is not driven by the need to repair or replace historic materials.

Standard G. Surface cleaning	
The surface cleaning of the building, structure, or object, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Not Applicable	No surface cleaning is proposed.

Standard H. Archaeological resources	
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	The project will not effect significant archaeological features.

Standard I. Differentiation and contemporary design	
Alterations and additions shall not destroy the character-defining features of the building, structure, object, or site. New work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the building, structure, object, or site. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant materials or features that characterize the building, structure, object, or site.	
Standard Met?	Staff Comments
For Board Discussion	Provided that the Board finds that the concrete block additions is not a character-defining feature of the building, the proposed alterations would not require the destruction of any character-defining features. If the Board finds the addition to be significant or character-defining, the Board should consider whether the proposed alterations go so far as to destroy the character of the existing addition, or whether they introduce a tolerable degree of change. Generally, the proposed alterations will be clearly differentiated from the historic fabric through the use of black brick and simple metal windows and doors. The proposed windows are intended to emulate existing patterns of storefronts found in the district, and then brick is intended to establish a relationship with the scale and quality of the red brick found throughout the district, while remaining distinct. The Board should confirm whether the proposed alterations are sufficiently differentiated and compatible.

Standard J. Reversibility	
Wherever possible, new additions or alterations to the building, structure, object, or site shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.	
Standard Met?	Staff Comments
For Board Discussion	Provided that the Board finds that the concrete block additions is not a character-defining feature of the building, this standard would not apply as the proposed alterations would only require removal of non-historic materials. If the Board finds the addition to be significant or character-defining, the Board should consider whether the proposed alterations is sufficiently reversible.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-003211-2025 for alterations at 67 India 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 existing concrete block rear addition that fronts onto Newbury Street is not a character-defining or significant feature of this contributing building and that therefore the project meets subsection 16.6.3 standards for review of alterations to contributing properties.

ATTACHMENTS

1. Project Summary
2. India Street Historic District Designation Report
3. 67 India Street Property Description
4. 67 India Street Building Permits
5. 88 Federal Street Property Description
6. Drawings
7. Material Specifications

Hello Historic Preservation Committee,

I have recently purchased the building at 67 India Street. According to the maps – it is considered to be a historically “contributing” building in the India Street neighborhood. I have attached the history/description I have pulled from city files.

While I agree that the front section of the building is historic and should be preserved, I would like the committee to consider designating the back portion of my building on 67 India as “noncontributing”.

When I bought the building, my plan was to build up over the back section and add some work force housing. Due to the fact that it is deemed historically contributing, these plans were derailed. I am now running in a different direction and will be focusing on creating a community oriented café and lounge that will all be at ground level. That being said, I would like to have the option to make changes as I see fit for this endeavor as well as have the freedom to build up at some point in the future.

For now, I am attaching drawings of some proposed changes to the concrete block part of the building. I am proposing adding two 8’ garage doors that start 2’6” above the sidewalk as well as a new glass side door. The garage doors will be framed by black brick with grey grout, and they will close on a cement sill that will resemble a granite sill. I have attached some cut sheets of the various materials that are proposed. I believe the proposed changes will enhance the ‘beauty’ of the building considerably.

There will come a time, not so far into the future, that more serious work will need to be done on this back concrete block section of the building, and I would like to have the ability to address issues that come up without jumping through too many hoops. Cement block erodes over time, as has the block in my building to some extent, and I do not feel it should not be considered an historic material. This is why I ask you to consider reclassifying the back concrete end of this building as historically noncontributing.

I have also attached some info on another concrete block structure located in the India Street Neighborhood at 88 Federal that is designated as noncontributing. I believe that the back concrete block end of my building and the building at 88 Federal were most likely constructed at around the same time.

Concrete block construction is not lovely to behold nor is the material designed to survive the tests of time. Please consider allowing the back end of my building to be designated as historically noncontributing.

Thank you,

Heather Gildea

HPBR-003211-2025 Emailed Rob + Evan files 1 plan to submit on 1/22 @ 2 PM

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i> . Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description • Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest • Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum 1/4" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☐	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.

QUITCLAIM DEED WITH COVENANT

DLN: _____

KNOW ALL PERSONS BY THESE PRESENTS, that **BARTLETT ISLAND, LLC**, a Maine limited liability company with a mailing address of 1 Diamond Street, Portland, ME 04101 (the "Grantor"), FOR CONSIDERATION PAID, hereby grants to **67 INDIA, LLC**, a Maine limited liability company with a mailing address of 41 Olympia Street, Portland, ME 04103 (the "Grantee"), with QUITCLAIM COVENANT, a certain lot or parcel of land, together with all buildings and improvements thereon and rights appurtenant thereto, located in the City of Portland County of Cumberland, State of Maine, being more particularly described as follows (the "Premises"):

A certain lot or parcel of land, with the buildings thereon, including without limitation extensions and overhangs attached thereto, situated on the southeasterly corner of India Street and Newbury Street, so-called in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Commencing in the corner of said streets thence running southerly by the line of India Street nineteen (19) feet, more or less, to the land now or formerly of E. Mason's heirs;

Thence, easterly by said last mentioned land one hundred thirteen (113) feet, more or less, to the land now or formerly owned by D. Winslow;

Thence, northerly by said Winslow's land sixteen (16) feet, more or less, to Newbury Street;

Thence, by the line of said Newbury Street in a westerly direction to the first mentioned bound.

Being the same premises conveyed to the Grantor by deed from Alan G. Spear and Mary Allen Lindemann dated December 11, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17068, Page 212.

This conveyance is subject to the restrictions described on **Exhibit A**, attached hereto.

[No further text. Signature page to follow.]

IN WITNESS WHEREOF, Bartlett Island, LLC has caused this instrument to be executed on its behalf by its duly authorized undersigned representative, this 9th day of October, 2024.

BARTLETT ISLAND, LLC



Witness

By: 

Mary Allen Lindemann
Its: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

October 9, 2024

Then personally appeared the above-named Mary Allen Lindemann, Manager of Bartlett Island, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Bartlett Island, LLC.

Before me,


Notary Public/Maine Attorney-at-Law
Printed Name: Sarah Oberink
My Commission Expires: Jan. 17, 2031

SARAH OBERINK Notary Public, State of Maine My Commission Expires Jan 17, 2031
--

EXHIBIT A

The record owner of all or any part of the Premises shall not, directly, or indirectly through an affiliated entity or otherwise, and any of their respective heirs, successors, and assigns in title, and any tenants, lessees or other occupants of the Premises shall not, directly, or indirectly through an affiliated entity or otherwise, operate a business at the Premises (a) that is publicly traded or owned or controlled by a publicly traded company, or that operates under a franchise or brand licensing model such as, by way of illustration and not limitation, Starbucks or Dunkin Donuts (a “Restricted User”); (b) that sells coffee, coffee beans or coffee related products and similar beverages and products from or that are branded or otherwise identifiable as products of a Restricted User; or (c) that derives more than 35% of its revenues from the use or occupancy of the Premises from sales at the Premises of coffee, or coffee beans (the “Coffee Business”), whether for consumption or use on or off of the Premises and that operates at any time during the term of this restrictive covenant more than one such Coffee Business in the City of Portland, Maine. Notwithstanding the foregoing, the restrictions in clause (c) shall not apply to the record owner, its successors and assigns or any of their respective tenants, lessees or other occupants of the Premises, that market and sell at the Premises as their primary brand of coffee and coffee beans, those supplied by Coffee by Design, Inc. (or its successors and assigns) (“CBD”). The foregoing restriction shall terminate without the requirement of any further action or consent on October 11, 2029, or earlier should CBD, its successors and assigns, cease operations or stop selling wholesale coffee or coffee beans before such date, and shall be enforceable by CBD, its successors and assigns. The record owner shall pay or reimburse CBD, its successors and assigns for all reasonable costs and expenses it may incur in enforcing the terms of this restrictive covenant, including reasonable attorneys’ fees.

INDIA STREET HISTORIC DISTRICT

General Description of the District

The India Street neighborhood as we know it today encompasses a 19-block area, extending west to east from Franklin Arterial to Washington Avenue/Mountfort Street and north to south from Congress Street to Commercial Street. Within this larger neighborhood boundary, the proposed India Street Historic District encompasses portions of 10 blocks and is focused on the major corridors (Congress, India and Middle) that define the historic core of the neighborhood and around which many of the neighborhood's most significant institutional, commercial, religious and residential structures are concentrated.

Within or just outside the district boundaries are located five previously-designated landmark structures or sites. These include the Cathedral of the Immaculate Conception, St. Paul's Church and Parish Hall, North School, the Abyssinian Meeting House and Eastern Cemetery. Four additional landmarks are proposed for designation in conjunction with the district designation. These include the former Etz Chaim Synagogue (now Maine Jewish Heritage Museum), the former India Street Fire Station, St. Peter's Catholic Church, the former Shaarey Tphiloh Synagogue, and the Abraham S. Levey Commercial Block. These structures are recommended for landmark status based on their significance in the development of the neighborhood, their architectural significance and/or their position at a key gateway into the neighborhood.

In addition to these individual landmarks, the district includes approximately 36 contributing historic structures and 13 noncontributing structures, as well as several surface parking lots or undeveloped parcels. Within the district are exhibited a wide variety of building types— institutional, religious, commercial, and residential—reflecting the area's history as a largely self-contained neighborhood settled early on by African Americans and later by successive waves of immigrant groups (including Irish, Italian, Eastern European and Scandinavian) who established their own places of worship, commercial enterprises and services to support the needs of their community.

Although the district includes a few scattered buildings that predate the Great Fire of 1866, most of the existing historic resources were built between 1866 and 1920. Existing historic structures are mostly brick, with the exception of a few wood frame structures. Predominant building styles include Italianate and Second Empire. Also represented in the district are several early 20th century commercial blocks and multi-family triple deckers which are typical of their construction era.

History of the India Street Neighborhood

The history of the India Street neighborhood is as old as the history of Portland itself, as it was the site of the first European settlement on the Portland peninsula. Nothing, however, exists from this first settlement or from other early attempts at settlement. The first settlement was destroyed during conflicts with Native Americans in the 17th century, rebuilt and then destroyed again in the late 18th century by the British. Even the waterfront no longer resembles its early configuration, having been filled in during the mid-nineteenth century to accommodate maritime and railroad development.

Notwithstanding the loss of structures and sites associated with the neighborhood's earliest periods of development (with the exception of Eastern Cemetery), the remaining building stock provides a compelling story of the neighborhood during the nineteenth and twentieth centuries—illustrating not only the wide range of activities that were supported in this area but also the unique resident mix that populated the neighborhood and gave it its rich, ethnically diverse character.

Life in the India Street neighborhood during the early 19th century revolved largely around waterfront activities. A significant number of the laborers and mariners were free black men who prospered in Portland's maritime economy, settled in the India Street neighborhood, and built their own homes. In 1828 the community built their own church, the Abyssinian Meetinghouse on Newbury Street.

As the African American population prospered and moved out of the neighborhood, they were replaced by Irish immigrants who worked on the waterfront and in the construction of the Atlantic and St. Lawrence Railroad. The Great Fire of 1866 destroyed nearly all the neighborhood once again. Only a few brick dwellings and a small number of resources at the eastern end of Federal and Newbury Streets were spared. Rebuilding was swift, however. Nearly sixty percent of the extant historic resources in the neighborhood were built from 1866 to 1890. Architects from all over the region moved to Portland to help in the rebuilding efforts. Most of the buildings constructed immediately after the fire were built of brick in the predominate styles of the period, Italianate and Second Empire. Almost all the residential buildings built after the fire were multi-family reflecting the increasing need for housing the City's growing population. The City's increase in population was significantly impacted by European immigration.

Following the Irish were immigrants from Eastern Europe and Italy. At the turn-of-the-20th century 4,000 immigrants a year were passing through the port city. Many settled in the India Street neighborhood, drawn by its close proximity to jobs on the railroad, on the waterfront, or at nearby industrial complexes, like the Portland Company and Thomas Laughlin Company. The cultural and economic impact of each of these immigrant communities on the India Street neighborhood can be found in the variety of the religious buildings that are the area's key landmarks and in the many family businesses established in the neighborhood, some that continue to the present day.

In the mid twentieth century abutting neighborhoods to the east and west of India Street were targeted for urban renewal. Demolition for the construction of Franklin Arterial and the Munjoy South development shrunk the historic boundaries of the India Street neighborhood. Although there have been physical changes in recent decades, many of the immigrant families and their family businesses continue to have a strong presence in the neighborhood.

Historical and Cultural Significance

The India Street neighborhood is significant for its association with the City's nineteenth century free African American population. Two thirds of Portland's African American citizens in the first half of the nineteenth century lived in the India Street neighborhood. The center of their community was the Abyssinian Church built in 1828. The church, listed on the National Register of Historic Places in 2006, served as the community's religious center, meeting hall, and school. Many of the homes and businesses associated with this community were destroyed in the Great Fire of 1866; however, a small group of homes on or near Newbury Street and the church survived the fire. Although the Abyssinian Meeting House is located outside the proposed district boundaries (primarily because of its physical separation from the area of concentration of extant historic structures), it is individually designated as a local landmark and is strongly associated with the history, development and significance of the neighborhood.

The neighborhood is also significant for its strong role in Portland's immigration history. First settled by European immigrants and later joined by a by a strong concentration of free black citizens, these groups were followed by large numbers of Irish, Italian, and Eastern European Jewish immigrants. It was also home to immigrants from Canada, Scotland, Finland, Sweden and Portugal, although in smaller numbers. Its close proximity to the waterfront, the railroad, industrial centers like the Portland Company, and to the commercial center of the city that developed post-Fire along Middle Street provided these newcomers easy access to jobs.

The neighborhood's sites, structures, and areas express the significance of 19th and 20th century immigrants on the cultural history of Portland. Multi-family dwellings, like the neighborhood's many duplexes, triple deckers, and apartment buildings, built following the fire and into the early twentieth century accommodated large multi-generational families, making the area one of the city's densest urban neighborhoods. While many of these immigrant families lived in modest homes within the neighborhood, their influence is present in large landmark religious structures like St. Paul's Church and Rectory, the Abyssinian Meeting House, Shaarey Tphiloh, St. Peter's Catholic Church, and the Cathedral of Immaculate Conception.

While the neighborhood was home to nationally notable persons like Henry Wadsworth Longfellow and General Samuel C. Fessenden and locally notable persons like Ruben Ruby, Abraham W. Niles, and James McGlinchy, it was also the home and workplace of numerous members of the city's various immigrant communities. These immigrants have significantly shaped the culture, history, and development of Portland in a myriad of ways. Some through their public service, like City Councilor Richard Duddy and his son City Councilor Edward Duddy, or through their community engagement, like Dr. Elias Caplan, a WWI medical corps veteran and the city's second Jewish physician, who along with his wife, was active in local and statewide community organizations. Many of the immigrants became well known and prominent businesspeople. Giovanni Amato settled in Portland circa 1902 and created the iconic sandwich known as

the Italian in his bakery at the corner of Newbury and India Streets. At their home on Newbury Street, Vincenzo and Maria Realì started the Village Café, which was greatly expanded and operated by their son and grandson. Jacob Levinsky first established his military surplus store on Washington Avenue before moving to India and Congress Street in 1920.

Architectural Significance

The proposed district possesses a significant concentration of buildings and structures that are united aesthetically. The neighborhood contains many examples, both high style and vernacular, of the Italianate and Second Empire styles. Both styles were popular when a large portion of the neighborhood was rebuilt following the Great Fire of 1866. Almost sixty percent of the 117 historic resources surveyed in the neighborhood were built from 1866 to 1890. Like the adjacent Old Port area, rebuilt during the same period, the predominance of these styles creates a distinctive architectural identity for the neighborhood.

The remaining resources in the neighborhood reflect a variety of styles prevalent in the nineteenth and twentieth centuries. Other styles present in the neighborhood include Federal (Joseph Barbour House, c 1846, 123-125 Newbury Street), Greek Revival (Woodbury & Dorcas Poole Hatch House, 1867-1873, 32 Hampshire Street), Gothic (St. Paul's Church and Rectory, 1869, 279 Congress Street), Renaissance Revival (St. Peter's Catholic Church, 1929, 82 Federal Street), and Beaux Arts (Shaarey Tphiloh Synagogue, 1904, 145-147 Newbury Street).

Several examples of four-bay brick double houses are present in the district. This multi-family building type, with paired central entrances, is present in the Greek Revival (25-27 Middle Street), Federal (123-125 Newbury Street), Italianate (45-47 Hancock Street), and Second Empire Styles (98-100 India Street).

Following the Great Fire of 1866 many architects from around the region moved to Portland to work in the city. They worked in conjunction with local architects and builders to rebuild the city as quickly as possible following the devastating fire. Classically trained in the Beaux Arts method, most of the architects were facile at creating beautiful and well-proportioned buildings in the variety of styles popular in the middle of the nineteenth century.

Levi Newcomb was the architect for the 1867 North School as well as the 1867 First Baptist Church at 353 Congress Street. Construction of the Franklin Street arterial effectively severed the church from the India Street neighborhood it once served. His firm, Levi Newcomb & Son, was located in Boston, but after the Great Fire of 1866 he relocated his firm to Portland. The firm returned to Boston in 1868.

George Browne Pelham was an English born architect who immigrated to Canada before moving to the United States. He, like many other architects of the period didn't stay in Portland long, as he opened an architectural office in New York City in 1875. He designed the James R Lunt-Harriet W Weatherbee Block (1868) at 98-100 India Street and St. Paul's Church and Rectory (1869) at 279 Congress Street.

George M. Harding was a prominent Portland architect who designed the India Street Fire Station in 1867. (He was also responsible for the design of the Rackleff Block at 127-133 Middle Street (1867), the Thompson Block at 117-125 Middle Street (1867), the Woodman Building at 133-141 Middle Street (1867), the Boyd Block at 178 Middle Street (1868), and his own residence at 6 Deering Street.)

The Shaarey Tphiloh Synagogue of 1904 on Newbury Street and the Workingmen's Club Building of 1904 at the southern end of neighborhood on Commercial Street were designed by John James Cunningham. Cunningham had his start in Portland, working in the office of noted Portland architect Francis Fassett from 1892-1896. He left Portland to work in Boston, came back to Portland at the turn of the century and in 1905 established with his father and brother FW Cunningham & Sons, an architecture and construction firm. The firm was also responsible for a number of other Portland landmarks, including the Cumberland County Courthouse, the Federal Courthouse, the Fidelity Building, Mercy Hospital, Union Station, and the Nathan Clifford School.

Integrity of the District's Historic Structures

The historic character and integrity of the larger India Street neighborhood has been somewhat eroded in recent decades by demolition, introduction of large surface parking lots and incompatible development. This has had an especially marked impact on the neighborhood's interior blocks that abut the main thoroughfares. The area identified for historic district designation, however, which encompasses key stretches of the neighborhood's major vehicular corridors (Congress Street, the upper portion of India Street and Middle Street), has experienced less of this erosion and still exhibits a strong sense of the neighborhood's 19th and early 20th century character.

The district includes a relatively high percentage of local landmark structures that are not only historically and architecturally noteworthy, but which have also been well preserved. In addition, there are numerous other historic institutional, commercial, mixed use, and multi-family residential structures that, while not landmarks in and of themselves, nevertheless retain a high level of architectural integrity and lend a strong visual cohesiveness to this portion of larger neighborhood.

It is worth noting here that several blocks within the interior of the neighborhood—outside the boundaries of the proposed historic district--still exhibit a number of historic single-family and multi-family residential structures. Although a number of the buildings, particularly the wood-framed structures, have been altered by replacement windows and/or siding, most retain their original form, massing and scale and, in several cases, key architectural details such as front door surrounds and hoods. Although not architecturally noteworthy, these buildings reflect the nature of the area's population and represent the modest vernacular structures that made up much of the neighborhood's building stock during most of its history. Where small concentrations of these structures remain—on lower Hampshire Street and on Newbury Street, west of the Abyssinian--their similarity of scale and massing provides a measure of architectural cohesiveness and historic character to their respective blocks. Although the decision was ultimately made not to include these blocks within the final proposed district boundary due to the spotty nature of most of these blocks as well as other considerations, the preservation and stewardship of the area's historic vernacular housing stock is strongly encouraged.

Visual Character of the India Street Historic District

Although the district encompasses a wide variety of building types, a number of common visual characteristics serve to unify the district. A preponderance of brick buildings and an architectural vocabulary shared by the Italianate and Second Empire styles popular during the second half of the 19th century provide a level of visual consistency. Also, the substantial, blocky massing of the district's many duplexes provides a strong unifying form to the area's building stock. With few exceptions, the buildings

fill their respective lots and sit directly at the sidewalk line. This is especially true on India Street. Building heights on India and Middle are generally consistent as well; most of the historic structures are 2 ½ to 3 stories tall. Within the district, the Congress Street corridor exhibits the greatest diversity of scale and form. Relatively massive buildings such as North School are located across the street from long, one-story commercial blocks. The stone façade of St. Paul's Church, the matchboard wood exterior of St. Paul's Rectory and the striking clapboard Italianate double house at the corner of Congress and Hampshire provide a level of architectural contrast and relief to the otherwise brick streetwall. Also, the otherwise consistent building setback (or lack thereof) is broken at several points along the street: at the Cathedral complex, Maine Jewish Heritage Museum and North School. Notwithstanding the more architecturally varied nature of Congress Street, its strong concentration of 19th century and early 20th century structures clearly communicates the area's rich history. (The one notable exception within this historic fabric is the large 1971 shopping plaza on the south side of the street between Hampshire and India (which is not included within the district boundaries).

67 India Street
Contributing

Giovanni Amato's Bakery, 1922



Architectural Description

The commercial building at 67 India Street is a one story flat roofed brick structure that abuts the sidewalk along India and Federal Streets and shares a party wall with the building at 65 India. It currently houses a locally owned coffee shop. The narrow facade along India Street is a single bay with a central entry. A short flight of brick stairs leads to a full light painted metal door set within a recess. The door is set within a broad masonry opening that spans the width of the facade and is supported by a steel lintel. The opening features a plate glass wooden storefront window to either side of the entry alcove. The sides of the recessed alcove angle in slightly towards the door and are infilled with glass. The storefronts windows rest on a simple brick sill approximately three feet above grade. A flat brick parapet projects above the roofline and is capped with a painted wood frieze board and metal cap flashing. The secondary facade along Federal Street projects deep towards the rear of the property. The front half is a continuation of the original brick structure and is five bays. The central bay is a full light metal entry door with small transom above. The two bays to the left and right of the entry door are each a single one-over-one metal double hung window with simple brick sill. All masonry openings have a steel lintel with no change in the brick pattern above. The brick facade is capped with an ogee shaped metal gutter with a band of metal cap flashing above. The left half of the Federal Street facade is a slightly taller painted concrete block facade with a small one-over-one fixed light wood window at the left and a flat metal service door to the right. The facade is slightly recessed from the brick mass and is capped with a simple band of metal flashing.

Historical Narrative

Martha Deprez's survey gives the date of construction as 1922, which is when Giovanni Amato applied for a permit to repair the building after a fire. The 1914 Richards Atlas shows a long, narrow, wood frame building on the site. The brick veneer was added in 1975.

The site had housed a bakery for years – Samuel Smardon's – before Giovanni Amato took over the premises in 1902. Giovanni Amato is credited with creating the iconic sandwich known as the Italian. He lived at 122 Newbury Street (no longer extant) and operated a bakery at 67 India Street (present day Coffee by Design shop) from 1902 until 1921, when he

moved his home and business into the larger building at 71 India Street (present day Amato's Sandwich Shop now occupies the site, although the current building was built in 2000). The need for a larger space may have been due to an expanding business or to an expanding family – the 1920 Census reveals that the couple had 10 children living at home at the time, from 19 year old son John to the baby, Frank. In 1930, the business had grown to become a grocery store, and by 1945, the family had started a bakery (again), back at their old building at 67 India. The Amato's chain of stores has now spread across Maine and New England.

In the early to mid-1920s, Joseph Latani and then Angelo Morelli rented the shop for their shoe repair businesses. The space was vacant in 1930. By 1935 until around 1940, it was the home of the India Street Cash Market. By 1944, it was vacant again. In 1950, India Street market occupied the front while Amato's bakery used the rear part of the building. In 1960, it was again vacant.

Coffee by Design opened their coffee shop at the address in 1998.



Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

Portland, 1-30-18. 191

To the
INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—

Location, 67 India St. Rear
Name of owner is? Giovanni Amato
Name of mechanic is? Forgiato & Romano
Name of architect is?
Material of building is? Wood
Style of roof? Flat
Material of roofing? T. & G.
Size of building, feet front? 16; feet rear? 16; feet deep? 53; No. of stories? 2
Size of L, feet long?; feet wide?; feet high?; No. of storeis?; roof?
No. of feet in height from sidewalk to highest point of roof? Material of foundation?
Thickness of external walls? Party walls? Distance from line of street? Width of street?
What was the building last used for? Store Dwelling How many families? 1 Number of stores? 1
Nature of egress? Size of lot front?; rear?; deep?
Building to be occupied for Store & Dwelling after alteration. Estimated cost? \$1500

DETAIL OF PROPOSED WORK.

Remodel stable into dwelling. Dividing to be metal lathed on both sides.
Foundation to be Stone 20" Bottom and batter to 16" on the top. Floor timbers to be
required size as per the building laws, and to be spaced 16" on centers.

ALL WORK MUST BE DONE IN ACCORDANCE WITH THE BUILDING LAWS.
BURNED CLAY FLUE LINING OR BRICK
EDGEWAYS AND PROVIDED WITH A 10 IN.
OUTSIDE COLLAR, AND AN INSIDE COLLAR
TO GO TO THE INSIDE OF FLUE
NOTIFY THE INSPECTOR WHEN
THE BUILDING IS READY
LATHING
EXTENDED ON ANY SIDE.

Size of extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?
No. of stories high?; style of roof?; material of roofing?
Of what material will the extension be built? Foundation?
If of brick, what will be the thickness of external walls? inches; and party walls? inches.
How will the extension be occupied? How connected with main building?
Distance from lot lines:— Front?; side?; side?; rear?

WHEN MOVED, RAISED OR BUILT UPON.

Number of stories in height when moved, raised or built upon? Proposed foundations?
Number of feet high from level of ground to highest part of roof to be?
Distance back from line of street? Distances from lot lines when moved?
Distance from next buildings when moved?; front?; side?; side?; rear?
How many feet will the external walls be increased in height? Party walls?

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED.

Will an opening be made in the party or external walls? in story
Size of the opening? How protected?
How will the remaining portion of the wall be supported?

Signature of owner or
authorized representative,

Forgiato and Romano
Address, So. Portland Me.

PERMIT MUST BE OBTAINED BEFORE BEGINNING



Location, Ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the

Portland, January 9, 1922 192

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 67 India Ward, 2 in fire-limits? no
Name of Owner or Lessee, Giovanni Amato Address, 67 India
" " Contractor, Jacob Citrin " 44 Morning
" " Architect, "

Descrip-
tion of
Present
Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt
Size of Building is 60ft feet long; 15ft feet wide. No. of Stories, 1
Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
Underpinning is brick is inches thick; is feet in height.
Height of Building, 15ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th.
What was Building last used for? store & bakery No. of Families?
What will Building now be used for? same

DETAIL OF PROPOSED WORK

repair after fire to former condition, put in new store front
all to comply with the building ordinance

Estimated Cost \$ 1800.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of Stories high? ; Style of Roof? ; Material of Roofing?
Of what material will the Extension be built? Foundation?
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
No. of feet high from level of ground to highest part of Roof to be?
How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? inStory.
Size of the opening? How protected?
How will the remaining portion of the wall be supported?

Signature of Owner or
Authorized Representative
Address

Jacob Citrin

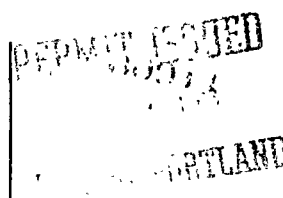
PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second and Third Class

Portland, Maine, December 18, 1962



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 122 Newbury St. Within Fire Limits? Dist. No.
Owner's name and address Amato's Bakery, 67 India St. Telephone
Lessee's name and address Telephone
Contractor's name and address Emery Donatelle, 19 Melbourne St. Telephone 2-2085
Architect Specifications Yes Plans Yes No. of sheets 4
Proposed use of building Bakery No. families
Last use " No. families
Material conc. blk. No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 6,000.00 Fee \$ 12.00

General Description of New Work

To construct 1-story concrete block addition 54' x 16' as per plans and specifications.

Permit Issued with Letter

1/3/63
Sent to Health Dept 12/19/62
Rec'd. from Health Dept

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent? Yes
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation concrete existing--at least 4' below grade Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Amato's Bakery
Emery Donatelle

CS 301

INSPECTION COPY

Signature of owner

by:

Emery Donatelle



B2 BUSINESS ZONE
FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 29, 1963

PERMIT 15501
00507

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 67 India St. Use of Building bakery No. Stories 1 ~~New Building~~
Existing "
Name and address of owner of appliance Amato's Bakery, 67 India St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321.

General Description of Work

To install To re-locate oven from existing location to new addition

IF HEATER, OR POWER BOILER **Permit Issued with Memo**

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance first floor Any burnable material in floor surface or beneath? no
If so, how protected? Height of Legs, if any no
Skirting at bottom of appliance? no Distance to combustible material from top of appliance? 12" (ceiling) asbestos
From front of appliance concrete walls From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? not needed If so, how vented? thru roof Forced or gravity? gravity
If gas fired, how vented? thru roof Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

(to be vented by others)

Richard A. Housdon-vent plan filed today. 5-1-63
Box 103, Farmington, Maine-telephone Victor 5-3390

Amount of fee enclosed: 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Portland Gas Light Co.

Signature of Installer By: *Heber A. Lane*

CS 300

INSPECTION COPY

P.H.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

113

MAY 30 1975

ZONING LOCATION

PORTLAND, MAINE, May 30, 1975

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 67 India St

1. Owner's name and address Tony Amato, same Fire District #1 ☐ #2 ☐
2. Lessee's name and address Telephone
3. Contractor's name and address Malia Const, 63 Simmons Rd, South Portland Telephone 799-4590
4. Architect Telephone
Proposed use building Specifications Plans No. of sheets
Last use bakery No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 4,000.00 Fee \$ 16.00

FIELD INSPECTOR—Mr. Hoffses

GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 to brick veneer two sides of building.

Dwelling
Garage
Masonry Bldg
Metal Bldg
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

NOTE TO APPLICANT Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant

Type Name of above

James J. Malia above
Phone #

FIELD INSPECTOR'S COPY

Other
and Address

88 Federal Street
Noncontributing

Taliento's Federal Street Supermarket, ca. 1965



Architectural Description

The building at 88 Federal Street is a simple utilitarian one story box. The foundation is irregular in plan and abuts the sidewalk along both Federal and Hampshire Streets. A three foot tall length of concrete foundation appears along the length of the Federal Street facade while no foundation material is visible along Hampshire Street. The building appears to be clad in painted stucco, perhaps over concrete block walls. The Federal Street facade is six bays with a deeply recessed flush metal door at the first bay; a separated pair of one-over-one metal double hung windows at the second, third and fourth bays; an oversized, garage-door-like punched opening which has been infilled at the fifth bay and a narrow, vertically proportioned single pane fixed metal window at the sixth bay. The secondary Hampshire Street elevation has four one-over-one double hung metal windows positioned near the rear. The facades are capped with a wide band of painted metal roof flashing.

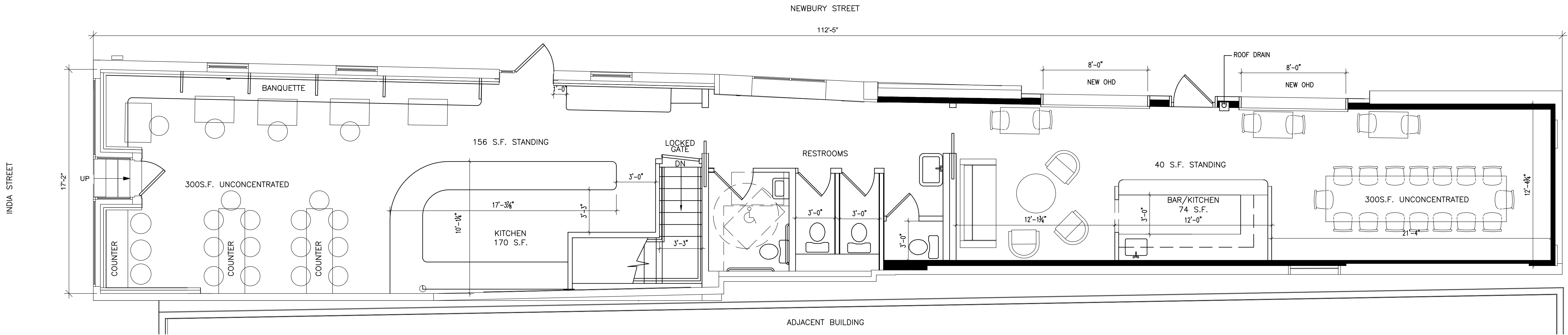
Historical Narrative

The City of Portland assessment records indicate this commercial building was built 1951. In the 1950s, Dominic Taliento owned several three-story buildings on the site that he altered to accommodate his grocery store. After 1964, the existing masonry building was constructed. It is occupied in 2013 by Pine Tree Legal Assistance.

OCCUPANCY LOAD	AREA (S.F.)	OCCUPANT LOAD FACTOR	OCCUPANTS
LOWER LEVEL			
STORAGE / MECH	633	300	3
FIRST FLOOR			
KITCHEN	244	200	2
RESTROOMS	244	100	3
ASSEMBLY (UNCONCENTRATED)	749	15	50
ASSEMBLY (STANDING)	200	5	40
TOTAL			98

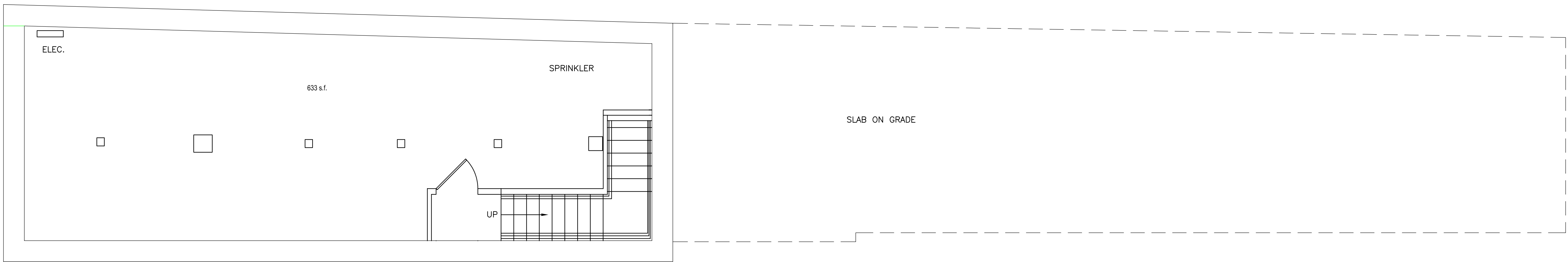
REQUIRED FIXTURES: 3
REQUIRED LAVATORIES: 2

1,437S.F. FIRST FLOOR TOTAL



FI FIRST FLOOR PLAN

1/4"=1'-0"



AI LOWER LEVEL PLAN

1/4"=1'-0"

OFFICE: 29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074
MAIL: PO BOX #776
SCARBOROUGH, MAINE 04070
PHONE: 207-883-6307
WWW.GTDARCHITECTS.COM

**GAWRON
TURGEON
DILLON**
ARCHITECTS, P.C.

67 INDIA STREET
PORTLAND, MAINE 04101

REVISIONS

#	DATE	DESCRIPTION
1	05.07.2024	CODE REVIEW EDITS

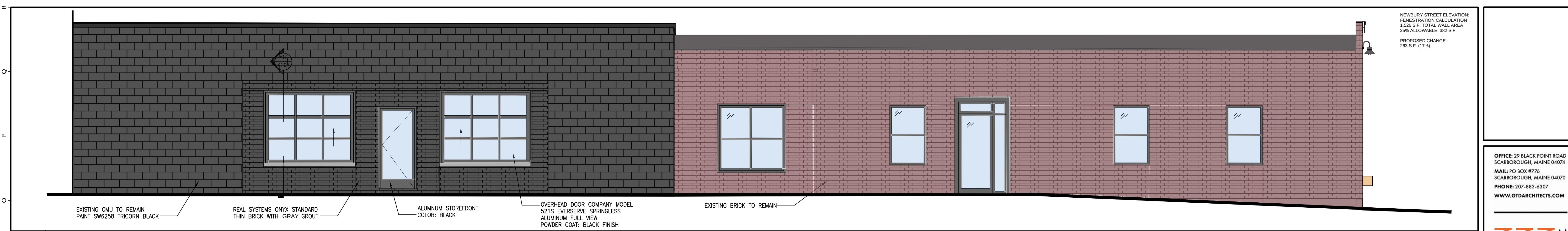
DATE:	01.20.2025
PROJECT #:	010725
DRAWN BY:	DLP
CHECKED BY:	RLD
DRAWING SCALE:	AS NOTED

SHEET TITLE

FIRST FLOOR PLAN
LOWER LEVEL PLAN

A100

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NI NEWBURY STREET ELEVATION

1/4"=1'-0"

EXISTING NEWBURY STREET ELEVATION

EXISTING NEWBURY STREET ELEVATION

PROPOSED MATERIALS AND COLORS

OFFICE: 29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074
MAIL PO BOX #775
SCARBOROUGH, MAINE 04070
PHONE: 207-883-4307
WWW.GTDARCHITECTS.COM

GAWRON
TURGEON
DILLON
ARCHITECTS PC

67 INDIA STREET
PORTLAND, MAINE 04101

REVISIONS		
#	DATE	DESCRIPTION
1	05.07.2024	CODE REVIEW EDITS

DATE:	01.21.2025
PROJECT #:	010725
DRAWN BY:	DLP
CHECKED BY:	RLD
DRAWING SCALE:	AS NOTED

SHEET TITLE
ELEVATION
WALL DETAIL
EXTERIOR IMAGES

A200

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AI EXTERIOR IMAGES

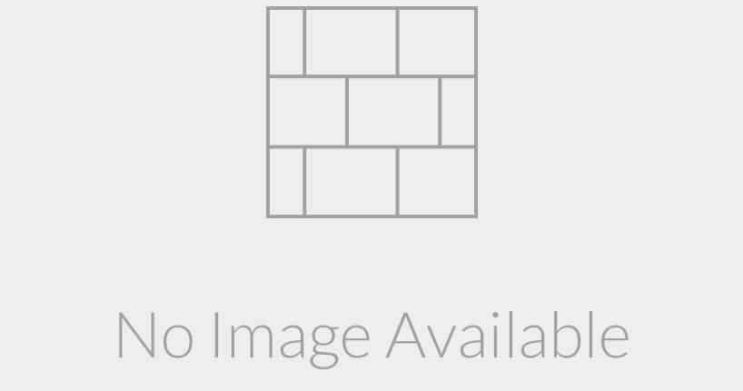
NTS

A16 WALL SECTION

1 1/2"=1'-0"

Onyx Standard Thin Brick

Item # RS 1F - 0065



DESCRIPTION

Onyx Standard Thin Brick is a black colored brick. Pair this modern thin brick with a dark grout for a stunning look. Enhance the look of your interior or exterior space with manufactured thin brick veneer. Ideal for backsplashes, stone fireplaces, building exterior cladding, hardscapes and accent walls. With through body color, our thin brick veneer will not fade and will look great even if chipped. Our two thin brick collections Antique and Standard, offer many choices and are available as flats and corners. Pair your Onyx Standard [thin brick](#) project with a matching [faux stone veneer](#) or a [natural stone veneer](#) for a perfect match.

- rich texture and contemporary colors
- lightweight and easy do-it-yourself installation
- Excellent for interior and exterior applications
- packaged for easy handling
- 3/8- 1/2 in. grout joint recommended

PRODUCT SPECS

Material Type	Cement
Finish	Natural
Format	Loose Stone
Usage	Commercial, Exterior, Freeze/Thaw, Hardscape, Interior, Residential, Steam Shower, Walls, Water Feature
Size	2-1/8" x 7-5/8" sq. ft.
Matching Products	Corner
Avg. Unit Thickness	3/4



SPRINGLESS ALUMINUM FULL VIEW



MAXIMUM LIGHT INFILTRATION AND SPRINGLESS DESIGN

- Innovative springless design within sectional platform
- Springless operation eliminating the need for a counterbalance
- Performance and functionality with minimum maintenance requirements and limited downtime
- 30x standard sectional door with 300,000 cycle life
- Universal components for ease of maintenance
- Floor-level controller for simple access
- Direct drive integrated gear/motor/brake assembly; built-in braking mechanism provides additional peace-of-mind against uncontrolled curtain travel.
- Available for wind load applications using existing Model 521 FBC or TDI approvals. Approvals limited to max height 18'1" and max width 20'2"



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

MODEL 521S EVERSERVE® SPRINGLESS ALUMINUM FULL VIEW

Standard features at a glance

Maximum standard height	18'1" (5512 mm)
Maximum standard width	20'2" (6147 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Track	3" (76.2 mm) angle in or angle out, standard lift 15" radius
Mounting	Side mount, left or right, vertical only
Safety devices	Wireless sensing edge; built-in braking mechanism
Operation	Direct drive integrated gear/motor/brake assembly; Drive assembly and limit sensors are factory pre-assembled; Manual hand chain for power outage; Horsepower appropriate to door size/weight; 230V AC 3-phase motor (operating range 208-245V)
Actuator	Single open/close/stop push button station incorporated into control panel
Rollers	Nylon (standard), steel (wind load)
Warranty	24 Month, 300k Limited

Options

Glazing options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Operation options:
208 volts, single phase, 60 Hz (190-207V range)
208 volts, three phase, 60 Hz (190-207V range)
230 volts, single phase, 60 Hz (208-245V range)
230 volts, three phase, 60 Hz (208-245V range)
460 volts, three phase, 60 Hz (456-495V range)
575 volts, three phase, 60 Hz (517-632V range)

Lock: Interior galvanized single unit with interlock

Bronze anodization

Powder coat finish

†Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Standard accessories

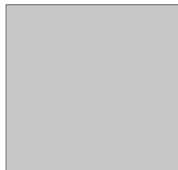
Cable tension switches LH/RH;
Hand chain switch on motor;
Encoder plug and play;
8-port junction box

Optional accessories

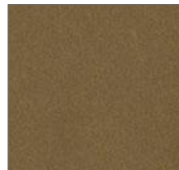
Receivers/transmitter's/Radio control;
Loop detectors/motion detectors;
Additional push button station/Treadle switch/Horn/Strobe;
Key switch/Traffic light/Warning light/LED system break;
Cover/Gearbox heater/Transformer 9KVA;
Coil-cord kit/Hand chain extension/Hoist switch extension;
Photo-eye

Finish and glass options

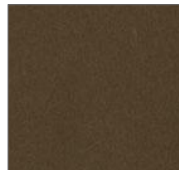
Anodized finishes



Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



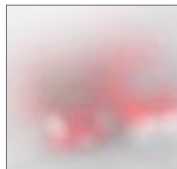
Glass options



Double Strength DSB* (Standard)



Obscure



Satin Etched



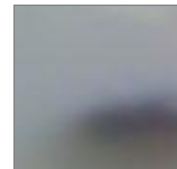
Gray Tint



Green Tint



Bronze Tint



Impact Frosted Polycarbonate

Actual finish and glass may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

* Insulated options available.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

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overheaddoor.com

