

Historic Preservation Board

Wednesday, June 18, 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. For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27?cache=1800>

Join from PC, Mac, iPad, or Android:
<https://portlandmaine-gov.zoom.us/j/81898990547>

Phone one-tap:
+13052241968,,81898990547# US
+13092053325,,81898990547# US

Join via audio:
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
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+1 507 473 4847 US
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+1 669 900 6833 US (San Jose)
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+1 719 359 4580 US
Webinar ID: 818 9899 0547
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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 JUNE 4, 2025

i. Communications

Congress Street Historic District Re-certification: Hutchins, Miller, O'Brien, and Paquin-Gould present. Bassett, Sosebee, and Whitten absent.

Unfinished Business

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

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 4, 2025

- #### **i. 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 4 in favor, none opposed to deny the application.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- #### **i. Adoption of Historic Preservation Board Procedural Rules**
- #### **ii. Certificate of Appropriateness for Revisions to Rehabilitation and Interpretive Elements**; 1 Bean Pot Circle (B & M Cannery Building); The Initiative for Digital Engineering and Life Science, Applicant. Plan Number: HPBR-002723-2023.

**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
Kevin Kraft, Director - Planning and Urban Development
Amy McNally, Associate Corporation Counsel
DATE: June 12, 2025
RE: Adoption of Historic Preservation Board Procedural Rules
PROJECT ID: None
MEETING: June 18, 2025

BACKGROUND

Per Subsection 2.2.7 (C) of the Portland Land Use Code, the Historic Preservation Board may adopt procedural rules to govern the conducting of the Board's business. To the knowledge of Staff, there are currently no adopted rules for the Historic Preservation Board so the draft before the Board is presented as a clean set of rules to be adopted.

If the Board adopts the rules, they will go into effect 45 days after staff file the adopted rules with the City Clerk unless any portions of the rules are vetoed by City Council.

The complete text of Portland's Land Use Code can be found here:
<http://portlandmaine.gov/landusecode>

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

May 7, 2025, Public Hearing:

On May 7, the Board held a workshop to review the draft rules for the Historic Preservation Board. During the meeting, a number of questions arose and the Board voted to table consideration of the rules pending revisions. The specific questions are addressed under Staff comments.

STAFF COMMENTS

Since the last meeting, Staff have worked with Corporation Counsel to revise the draft procedural

rules based on the Boards feedback. Specifically staff have addressed the following items:

- The Board requested that the specifics of meeting dates and times be omitted from the rules. These have been removed. (Article III, Section 1)
- The Board sought clarification on whether the agenda was set by the Chair or by Staff. Language has been revised to note that the agenda is set by staff in consultation with the Chair. (Article III, Section 4)
- The Board requested that it be made clear that there are multiple opportunities to voice and address conflicts of interest and ex parte communication. This has been included under “other preliminary matters” along with rollcall and declaration of quorum, and with each workshop and hearing. (Article IV, Section 1.A, Article V, Section 1.A, & Article VI, Section 1.A)
- The Board requested that it be clarified that formal minutes are not kept given that meetings are recorded. (Article IV, Section 1.B)
- The Board requested that the nature of cross examining witnesses and examination of evidence be clarified. This has been clarified as only applicable when the Board is reviewing appeals of administrative decisions. (Article V, Section 1.C)
- The Board requested to clarify what happens if a motion fails. It has been clarified that it shall be in order for a new motion to be made. (Article VII, Section 8)

MOTION FOR CONSIDERATION

I move to adopt the attached procedural rules for the Portland Historic Preservation Board as drafted.

ATTACHMENTS

1. Portland Historic Preservation Board Rules, Redline Draft June 20, 2025
2. Portland Historic Preservation Board Rules, Clean Draft June 20, 2025

RULES OF THE PORTLAND HISTORIC PRESERVATION BOARD

Adopted on DATE
Effective from DATE

ARTICLE I. GENERAL PROVISIONS

- Section 1 These rules are supplementary to the provisions of Chapter 14 of the Municipal Code (hereafter the “Land Use Code”) as it relates to the procedures of the Historic Preservation Board (hereafter the “Board”) and are adopted pursuant to the authority granted in Subsection 2.2.7 (C) of the Land Use Code.
- Section 2 Roberts Rules of Order shall supplement these rules and shall control procedures not covered by these rules. When Roberts Rules of Order are in conflict with these rules of procedure, these rules shall govern.

ARTICLE II. OFFICERS, ELECTIONS, AND DUTIES

- Section 1 The officers of the Board shall be the Chair and Vice Chair.
- Section 2 The Chair and Vice Chair shall be elected annually by the regular members at the first regular meeting in December. The terms of both officers shall begin upon election.
- Section 3 Should an officer vacate the Board prior to the end of their term, the regular members shall elect a new officer at the first regular meeting after the officer’s departure. The new officer shall fill the seat until the next December election.
- Section 4 The Chair may establish committees in consultation with the Planning Authority and shall appoint chairs and members for those committees as may be appropriate.

ARTICLE III. MEETINGS

- Section 1 ~~Regular meetings of the Board shall be held no less frequently than monthly. Regular meetings shall be held on the first and third Wednesdays of each month except for August and December. In those months, meetings shall only be held on the first Wednesday of the month. Meetings shall be held at 5:00 p.m. in City Hall or as otherwise noticed. Where a regular meeting day falls on a~~

Rules of the Portland Historic Preservation Board
Effective from DATE

~~recognized holiday, the regular meeting shall be held on the following Wednesday. The dates of additional meetings may be adjusted to maintain a more regular schedule of bi-weekly meetings.~~

Section 2 Special meetings may be called by the Chair at their discretion, upon the request of the City Council, or upon the request of four or more members of the Board, provided that five business days' notice is given each member and the necessary notice for any items to be heard can be provided.

Section 3 Meetings of any committee of the Board shall be held at the call of the Board or the committee Chair or by agreement of at least two committee members.

Section 4 The agenda for meetings shall be set by the ~~Chair~~ Planning Authority, in consultation with the ~~Planning Authority~~ Chair.

Section 5 The Board may, by a majority vote, specify a date for an agenda item.

ARTICLE IV. ORDER OF BUSINESS

Section 1 All regular meetings of the Board shall proceed as follows:

- A. Roll call, ~~& declaration of quorum, & other preliminary matters~~
- B. Reading & ~~approval of minutes~~ acceptance of attendance and decisions from the previous meeting
- C. Communications & reports
- D. Unfinished business
- E. Public hearings
- F. Workshops
- G. New business
- H. Adjournment

Section 2 The Chair may alter the order of business provided that no members of the Board are opposed. Where a member opposes the change to the agenda, a motion to adopt the change shall be made and voted on before any items are taken out of order.

Section 3 Items may be postponed at the written request of the applicant, provided the request is submitted prior to the start of the meeting. All noticing costs associated with postponement shall be borne by the applicant.

Section 4 No new agenda items will be begun after 10:00 p.m. unless a majority of members present vote to suspend this rule. Any agenda items that have not begun before 10:00 p.m. shall be automatically tabled to the next regularly scheduled meeting or to a date determined by the Board. Before 9:30 p.m. the Board may, at the discretion of the Chair, temporarily suspend consideration of the agenda item currently under review in order to determine whether remaining agenda items will be reached before 10:00 p.m. The Board will at that time notify the proponents of those agenda items which will not be reached, that the items will be tabled until the next regularly scheduled meeting or a date determined by the Board.

ARTICLE V. CONDUCT OF PUBLIC HEARINGS

Section 1 Order of Proceedings: The following order of proceedings shall govern all public hearings conducted by the Board:

- A. Disclosures: The Chair shall call for the disclosure of any conflicts of interest or ex parte communications. Should any disclosures result in the recusal of the chair or vice-chair, the Board shall elect pro tempore officers consistent with the Land Use Code.
- B. Staff Presentation: The Planning Authority and other City departments, staff, or officials may summarize the application, give reports, commentary, or recommendations, if any.
- C. Applicant Presentation: The applicant may present testimony, documents or any other evidence to the Board explaining the nature of its application. ~~The applicant may present witnesses and offer rebuttal evidence and may cross examine any witnesses testifying in opposition to the applicant's position through the Chair, or, with permission of the Chair, directly.~~ Applicants shall have the right to examine and reproduce any documents produced at the hearing.

When the Board is sitting in their appellant capacity, ~~the applicants and any abutters or similar persons with standing~~ may shall have the right to present witnesses and offer rebuttal evidence and may cross examine any witnesses testifying in opposition to the applicant's position through the Chair, or, ~~directly~~ with permission of the Chair, directly.

The Chair may limit irrelevant, immaterial, or unduly repetitious evidence.

C.D. Public Comment: Members of the public may offer evidence or statements relevant to the project under consideration. Each speaker shall be limited to three (3) minutes. The Chair may, at its discretion, extend this period for up to an additional three (3) minutes. The Board may grant an initial or any further extensions upon a majority vote of those present and voting. Members of the public shall have the right to examine and reproduce any documents produced at the public hearing.

Members of the public also may submit written comment relative to the application either before or at a workshop and such written comment shall become part of the official Board record.

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D.E. Responses: After the close of the public comment period, the Chair may direct or allow the applicant or City staff to answer questions raised during public comment.

E.F. Board Deliberations: After the close of a public comment portion of the public hearing and after responses to new issues have been completed, the Board shall commence its deliberations. No public comment shall be received during Board deliberations, except as requested by the Board.

Section 2 Members of the Board may comment or ask questions at any time.

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- E. Board Discussion: After the close of public comment, the Board may discuss the application and identify issues of concern regarding the application or the need for additional information.

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ARTICLE VII. DELIBERATIONS, VOTING, DECISIONS.

Section 1 As to any matters not requiring a hearing, the Board may meet and deliberate at any properly called meeting, regardless of the presence of a quorum, or may continue consideration of such matter to any later meeting. However, no final action by the Board shall be taken on such a matter without a quorum being present.

Section 2 No member absent from a significant portion of a workshop or public hearing shall be qualified to vote upon the matter heard unless that member shall first

certify for the record that they have reviewed the entire record of any such portion of the workshop or public hearing during which they were absent and has fully informed themselves of the essential facts and issues of the matter being heard so as to be able to cast an informed and independent vote.

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- Section 5 A motion to table any item before the Board may be made by any member of the Board. The Applicant may request that the item be tabled at any time.
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ARTICLE VIII. AMENDMENT OF RULES.

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DRAFT 5/20/2025

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**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: June 12, 2025
RE: 1 Bean Pot Circle (B&M Cannery)– PUBLIC HEARING – Amendments to Rehabilitation
PROJECT ID: HPBR-002723-2023
MEETING: June 16, 2025

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

A sign announcing the Historic Preservation Board's meeting on June 18, 2025 was posted at the property on June 10, 2025, and 75 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Previously Approved Scope:

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

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

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

Requested Revised Scope:

Reconfigure proposed interpretive elements on a reduced-in-size pier.

SUMMARY OF HISTORIC CONTEXT

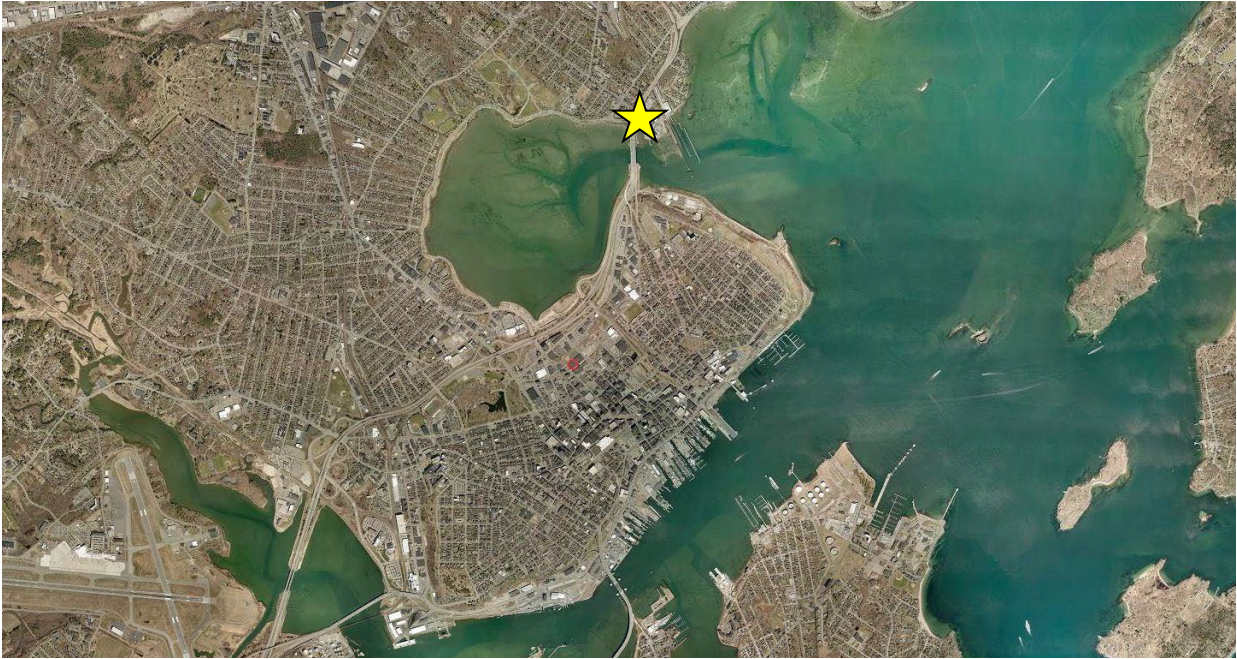


Figure 1: Partial map of Portland showing location of 1 Bean Pot Circle, the B&M Cannery.

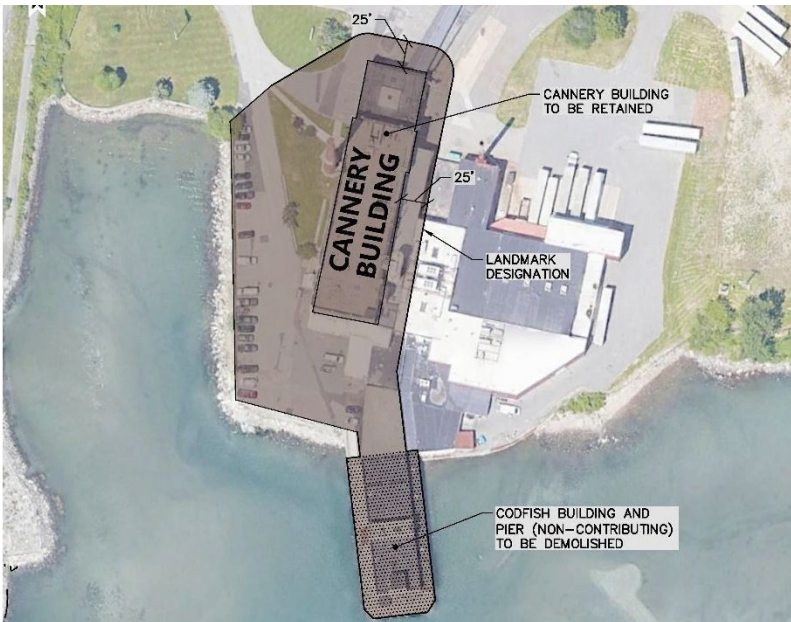


Figure 2: B&M Cannery Landmark Designation Boundary. (Page 32, Attachment 11).

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



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

The iconic landmark structure is constructed with a reinforced concrete frame with filler panels and decorative elements in brick. The building originally had double-hung wood windows throughout, though these have been replaced over time. The building had also seen extensive modifications including a rambling complex of low additions attached at the north, south, and east elevations. The site remained in use by the B&M Company until 2022 when the building was sold to IDEALS and the company moved its operation out of Portland. For a more thorough history of the B&M Company and Cannery, please see Attachment 3.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

April 17, 2024, Public Hearing:

On April 17, 2024, the Board voted unanimously to approve the project with conditions. The Certificate of Appropriateness (Attachment 3) and approved drawings (Attachment 4) are included for reference.



Figure 4: Applicant rendering of pier from April 17, 2024 Public Hearing.

STAFF COMMENTS

Since the Board's approval of this project, the applicant has had to reassess the proposed reconstructed pier based on a number of considerations including cost, programmatic needs, and life-safety constraints. In light of these considerations, the applicant is now proposing a reduction in the size of the pier (about half of what was originally proposed). As some members of the Board may recall, as part of the historic designation of the B&M Cannery, the pier structure itself was exempted from Historic Preservation review, and only the elements above the structure (such as decking, railings, light poles, and other permanent structures) are subject to Historic preservation review. It should also be noted the ramps and floats that are attached to the pier to allow access to watercraft are not subject to Historic Preservation review.

The proposed reduction in the size of the pier therefore is not directly subject to the Board's review, but the changes to the elements on the pier are. In this case, the primary change is that the number of light poles will be reduced. The light poles were intended to emulate the mass and form of the "codfish building" which was a historic but heavily deteriorated element of the B&M Campus which has since been demolished. The reduction in the number of light poles does somewhat diminish the impact of those features as interpretive elements; however, the viewfinder element that was approved as part of the original application will help to mitigate that by allowing a clear understanding of the demolished building.

Generally, staff are comfortable with the proposed changes given the other interpretive elements will help to effectively communicate the presence of the demolished "codfish building." Additionally, because the pier structure itself is exempt from review, staff don't see many other options for avoiding the reduction in the number and placement of light poles. However; given the significance of the B&M Cannery and the Board's previous in-depth discussions of the interpretive elements at the Cannery, staff felt that the Board should be made aware of this change and have the opportunity to discuss it.

The suggested motion, includes the same conditions of approval that were adopted by the Board at the previous meeting.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
	Not applicable to the proposed amendment.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
	Not applicable to the proposed amendment.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	The applicant is proposing a program of interpretive elements within the site and at the new pier to interpret the history and function of the site.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
	Not applicable to the proposed amendment.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
	Not applicable to the proposed amendment.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
	Not applicable to the proposed amendment.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
	Not applicable to the proposed amendment.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	The proposed interpretive elements themselves will be differentiated from the historic structure of the Cannery and will be easily understood as modern interventions intended to interpret and convey the history of the site.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
	Not applicable to the proposed amendment.

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-002723-2023 for amendments to rehabilitation at 1 Bean Pot Circle (B&M Cannery) on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2 1-7 & 9-10, with the following conditions:

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

ATTACHMENTS

1. Amendment Description
2. Historic Preservation Checklist
3. Evidence of Right, Title, & Interest
4. Photos
5. Drawings
6. Certificate of Appropriateness, April 18, 2024
7. Approved Plans, April 18, 2024

May 27, 2025

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

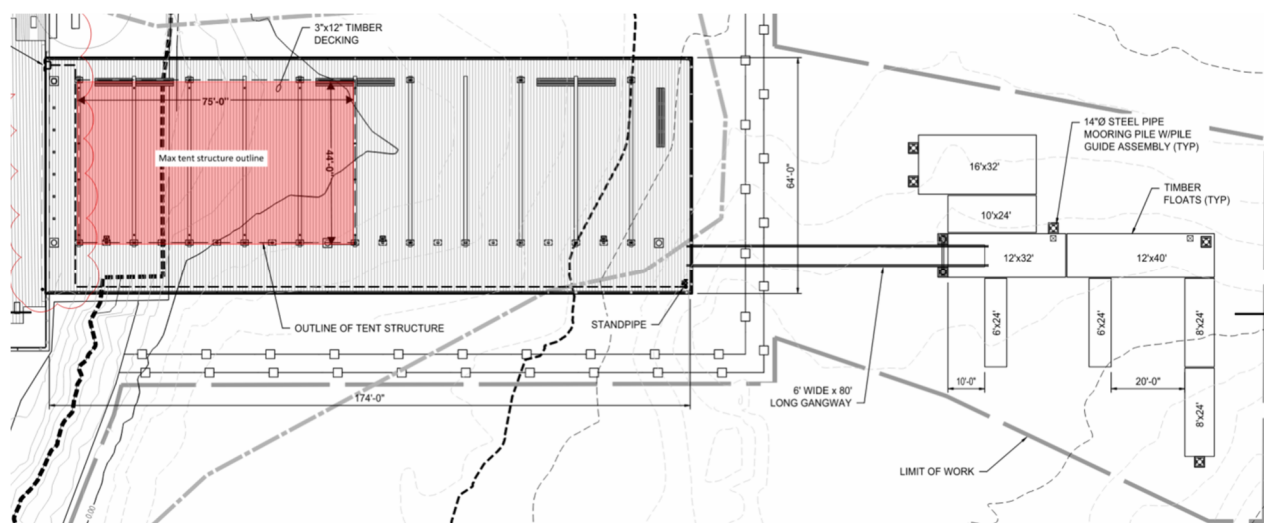
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RE: Pier interpretive elements amendment submission

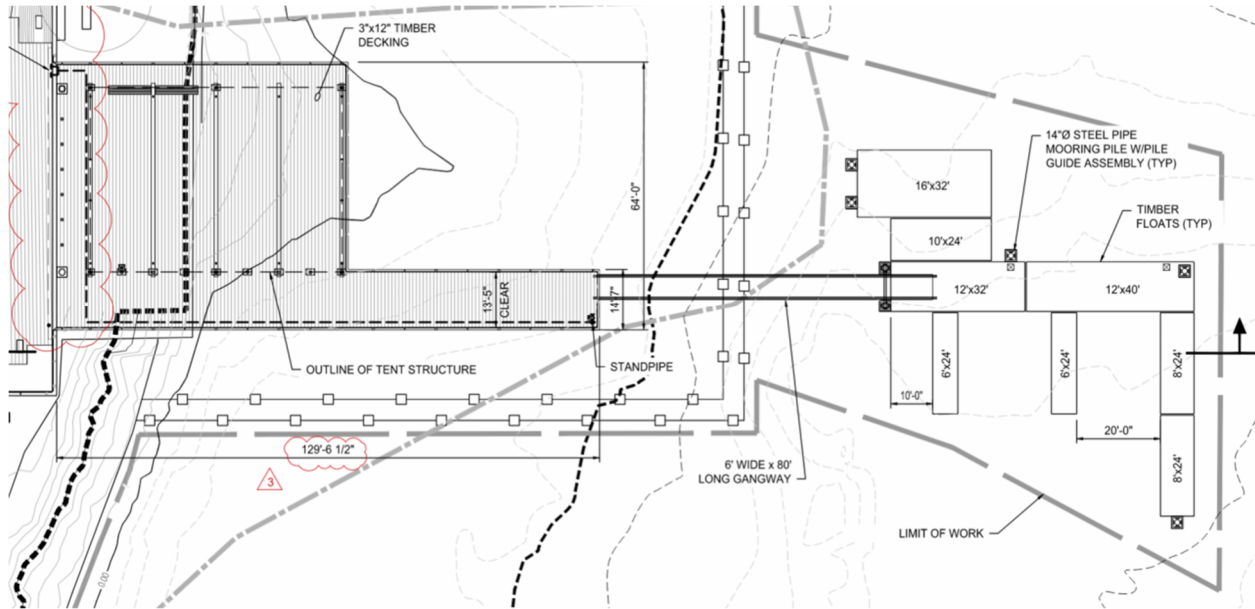
Dear Evan,

On behalf of Northeastern University (applicant), Swingpoint Development (agent) is pleased to submit to you the proposed amendment to the pier as part of the Phase 1 development of the Northeastern University Portland Campus, home of the Roux Institute.

This amendment submission includes a revised pier, reduced in scale by approximately 50%. The reduction is driven both by changes to programmable area permitted by the City of Portland and increases in cost. Through the City building permit review process for the pier, the allowable programmable area (space that could support a tent for events) was reduced to the first half of the pier area (see plan snippet below) and a 4" manual standpipe was added for fire protection. Furthermore, the impacts of tariffs and associated material cost increases have influenced the need to reduce the size of the pier.



With this reduction, the applicant is still able to maintain the proposed function of the pier area, both in terms of planned programming and events, and for means of access to the water. A drive aisle, gangway, and float system are still included (see plan snippet below).



The redesigned pier maintains all of the interpretive elements originally included and has just reduced the count of some elements (light posts, metal decking inlays, and mooring bollards) by approximately 50% due to the reduced size of the pier. The inlays and light posts, specifically, still provide context of width and column bays of the former codfish building structure. The primary interpretive elements, including the railcar stop, commemorative map, and viewfinder remain unchanged.

The following files are included in this amendment application submission:

- 1_Project Description
- 2_Historic Preservation Checklist
- 3_Evidence of Right, Title, and Interest
- 4_Exterior Photos of Property
- 5_Drawings

Thank you,

Michael Cochran, Sr. Project Manager
Swingpoint Development

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 *as applicable to your project*. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.

GENERAL APPLICATION DOCUMENTS

Yes ☐	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☐	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☐	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements

PLANS, etc.

Yes ☐	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☐	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☐	N/A ☐	Details or wall sections, where applicable.
Yes ☐	N/A ☐	Floor plans, where applicable.
Yes ☐	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☐	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☐	N/A ☐	Materials – list all visible exterior materials.

Included in a single PDF ("5_Drawings")

EVIDENCE OF RIGHT, TITLE, & INTEREST

Right, Title, & Interest

The Project will occur on parcels of land identified by the City as Map 447 Lot A001 and Lot A002 and owned by Northeastern University. A copy of the deed is included following this page.

DLN: 1002440276829**QUITCLAIM DEED WITH COVENANT**

The Initiative for Digital Engineering and Life Sciences, a Maine non-profit corporation with an address of 100 Commercial Street, Portland, Maine 04101 ("Grantor"), grants to **Northeastern University**, a Massachusetts non-profit corporation with an address of 360 Huntington Avenue, 216-201, Boston, MA 02115 ("Grantee") with QUITCLAIM COVENANT, a certain parcel of land, together with the improvements thereon, located on the easterly sideline of Interstate 295 and the southerly sideline of Sherwood Street in the City of Portland, County of Cumberland and State of Maine being further described as follows:

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

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

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

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

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

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

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

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

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

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

MAINE REAL ESTATE TAX PAID

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

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

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

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

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

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

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

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

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

THENCE, N 23-37-03 E, along said sideline, 63.03 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

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

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

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

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

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

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

New Survey Description:

Grantor also hereby releases to Grantee, without any covenant of title whatsoever, all right, title and interest in and to the following described lot or parcel of land, together with the buildings and improvements thereon, located in the City of Portland, County of Cumberland, State of Maine, which description is based on a ALTA/NSPS Land Title Survey prepared by vhb, of 1 Bean Pot Circle, Portland, Maine, dated June 14, 2024, and Grantor makes no representations or warranties as to the accuracy of said property description:

A certain parcel of land located on the easterly sideline of Interstate 295 and the southerly sideline of Sherwood Street, in the City of Portland, Cumberland County, Maine, bounded and described as follows:

BEGINNING AT A GRANITE BOUND FOUND AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF SHERWOOD STREET AND THE WESTERLY SIDELINE OF LAND NOW OR FORMERLY OF THE STATE OF MAINE AS DESCRIBED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25500, PAGE 215, AND BOOK 10924, PAGE 91 BEING FORMERLY OWNED BY THE ST. LAWRENCE & ATLANTIC RAILROAD COMPANY, IN PART, AND THE CANADIAN NATIONAL RAILWAY COMPANY, IN PART;

THENCE ALONG THE WESTERLY SIDELINE OF LAND OF THE STATE OF MAINE SOUTH 23°38'41" EAST FOR A DISTANCE OF 316.36 FEET TO A GRANITE BOUND FOUND;

THENCE CONTINUING ALONG LAND OF THE STATE OF MAINE SOUTH 23°34'45" EAST FOR A DISTANCE OF 526.95 FEET TO A GRANITE BOUND FOUND;

THENCE CONTINUING ALONG THE LAND OF THE STATE OF MAINE SOUTH 23°34'45" EAST FOR A DISTANCE OF 745 FEET, MORE OR LESS TO THE LOW WATER MARK OF CASCO BAY;

THENCE IN A GENERALLY WESTERLY DIRECTION ALONG THE LOW WATER LINE 1,720 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY SIDELINE OF INTERSTATE 295;

THENCE ALONG THE EASTERLY SIDELINE OF INTERSTATE 295 THE FOLLOWING COURSES AND DISTANCES:

NORTH 2°23'38" WEST FOR A DISTANCE OF 48 FEET, MORE OR LESS TO A POINT;

SOUTH 87°36'22" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT;

NORTH 2°23'38" WEST FOR A DISTANCE OF 61.46 FEET TO A POINT BEING LOCATED SOUTH 73°07'57" WEST AT A DISTANCE OF 878.66 FEET FROM A GRANITE BOUND FOUND ON THE WESTERLY SIDELINE OF LAND NOW OR FORMERLY OF THE STATE OF MAINE;

NORTH 2°23'38" WEST FOR A DISTANCE OF 237.87 FEET TO A POINT;

NORTH 89°44'46" EAST FOR A DISTANCE OF 1.05 FEET TO A REBAR FOUND;

NORTH 6°29'05" EAST FOR A DISTANCE OF 122.88 FEET TO A POINT;

NORTH 0°24'42" EAST FOR A DISTANCE OF 88.91 FEET TO A GRANITE BOUND FOUND;

NORTH 24°48'16" EAST FOR A DISTANCE OF 60.29 FEET TO A GRANITE BOUND FOUND;

NORTH 31°29'04" WEST FOR A DISTANCE OF 31.96 FEET TO A POINT;

NORTH 3°26'37" WEST FOR A DISTANCE OF 111.10 FEET TO A POINT;

NORTH 8°41'09" EAST FOR A DISTANCE OF 89.05 FEET TO A POINT;

NORTH 23°15'17" EAST FOR A DISTANCE OF 66.28 FEET TO A POINT;

NORTH 34°47'40" EAST FOR A DISTANCE OF 96.68 FEET TO A GRANITE BOUND FOUND;

NORTH 25°25'41" EAST FOR A DISTANCE OF 160.02 FEET TO A POINT;

NORTH 23°37'15" EAST FOR A DISTANCE OF 63.03 FEET TO A POINT;

NORTH 39°23'16" EAST FOR A DISTANCE OF 6.72 FEET TO A POINT;

NORTH 55°32'18" WEST FOR A DISTANCE OF 11.67 FEET TO A POINT;

NORTH 34°48'02" EAST FOR A DISTANCE OF 117.04 FEET TO A GRANITE BOUND FOUND;

NORTH 34°43'50" EAST FOR A DISTANCE OF 15.02 FEET TO A REBAR FOUND AT THE SOUTHERLY SIDELINE OF SHERWOOD STREET;

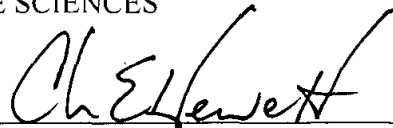
THENCE DEPARTING FROM THE EASTERLY SIDELINE OF INTERSTATE 295 AND RUNNING ALONG THE SOUTHERLY SIDELINE OF SHERWOOD STREET SOUTH 55°12'19" EAST FOR A DISTANCE OF 288.59 FEET TO THE POINT OF BEGINNING.

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

[Signature Page Follows]

IN WITNESS WHEREOF, The Initiative for Digital Engineering and Life Sciences has caused this instrument to be executed by Charles E. Hewett, its Executive Director thereunto duly authorized, as of this 14th day of June, 2024.

THE INITIATIVE FOR DIGITAL ENGINEERING
AND LIFE SCIENCES

By: 

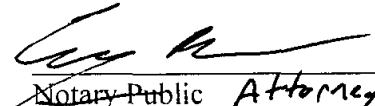
Name: Charles E. Hewett

Title: Executive Director

STATE OF MAINE
COUNTY OF CUMBERLAND

June 14, 2024

Personally appeared before me the above named Charles E. Hewett, in his capacity as Executive Director of The Initiative for the Digital Engineering and Life Sciences, as aforesaid and acknowledged that the forgoing is his free act and deed in his said capacity and the free act and deed of said corporation.


~~Notary Public~~

Printed Name: Casey McGillen

Commission Expiration: Bar No. 005999

Received
Recorded Register of Deeds
Jun 14, 2024 03:05:48P
Cumberland County
Jessica M. Spaulding



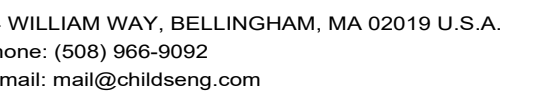
Former pier and Codfish Building



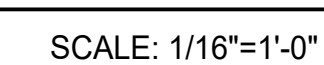
Area of former pier, after demolition, with stabilized shoreline.



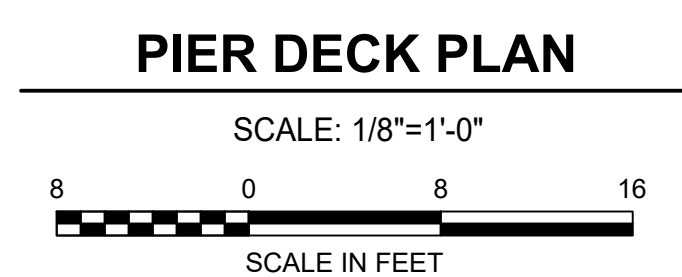
050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007



JULY 18, 2024
CONSTRUCTION
DOCUMENTS

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A circle with a horizontal radius extending to the right. Two other radii originate from the same center point, forming a 60-degree angle with each other and with the horizontal radius.



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1. SEE LANDSCAPE DRAWINGS FOR FURNISHING DETAILS AND LOCATIONS
2. SEE SHEET MSS.03 FOR DETAILS SHOWING CONNECTION OF PIER FURNISHINGS TO PIER.
3. COORDINATE FULLY WITH LANDSCAPING AT INSHORE END OF PIER TO PROVIDE SUITABLE
4. CONTRACTOR TO PROVIDE POWER AND WATER TO THE PIER AND FLOATS.
5. PROVIDE DISCONNECT OF POWER AND WATER TO THE FLOAT AT THE OUTSHORE END OF PIER.
6. PROVIDE SYSTEM TO ENABLE WATER LINES TO BE WINTERIZED TO PREVENT DAMAGE FROM FREEZING.
7. SECURITY GATE AND FENCE TO BE FULLY COORDINATED WITH ENGINEER AND LANDSCAPE ARCHITECT TO MINIMIZE CONFLICTS WITH GANGWAY RAILING AND TRANSITION PLATE, AND TO PROVIDE APPROPRIATE CONNECTION AND SECURITY.

1. PIER IS RATED TO 100 PSF LIVE LOAD EXCEPT FOR A 12 FOOT WIDE DRIVE LANE ALONG WESTERN EDGE THAT IS RATED TO 250 PSF. THE TIMBER BOLLARDS SEPARATE THE TWO AREAS.

1. SEE LANDSCAPE DRAWINGS FOR FURNISHING DETAILS AND LOCATIONS.
2. SEE SHEET M55.03 FOR DETAILS SHOWING CONNECTION OF PIER FURNISHINGS TO PIER.
3. COORDINATE FULLY WITH LANDSCAPING AT INSHORE END OF PIER TO PROVIDE SUITABLE.
4. CONTRACTOR TO PROVIDE POWER AND WATER TO THE PIER AND FLOATS.
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1. PIER IS RATED TO 100 PSF LIVE LOAD EXCEPT FOR A 12 FOOT WIDE DRIVE LANE ALONG WESTERN EDGE THAT IS RATED TO 250 PSF. THE TIMBER BOLLARDS SEPARATE THE TWO AREAS.

☐

ORNAMENTAL BOLLARD

TIMBER BOLLARD CONNECTED TO PILE CAP

8

TIMBER BOLLARD CONNECTED TO STRINGER

LIGHT POLE

TENT FRAME BASE

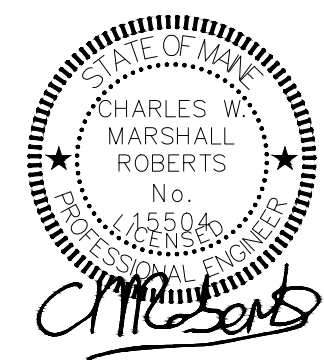
WATER CONNECTION SPIGOT (3 REQUIRED)
SEE PLUMBING DRAWINGS

KeyPlan

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



JULY 18, 2024
CONSTRUCTION
DOCUMENTS

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Job # 2202

Project THE ROUX INSTITUTE

Drawn By **TEQ** Checked **CMR**

Date JULY 18, 2024

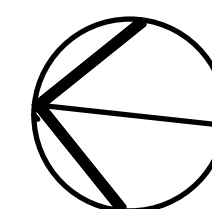
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Drawing Title

PROPOSED PIER DECK PLAN

MS1.08

DRAFT

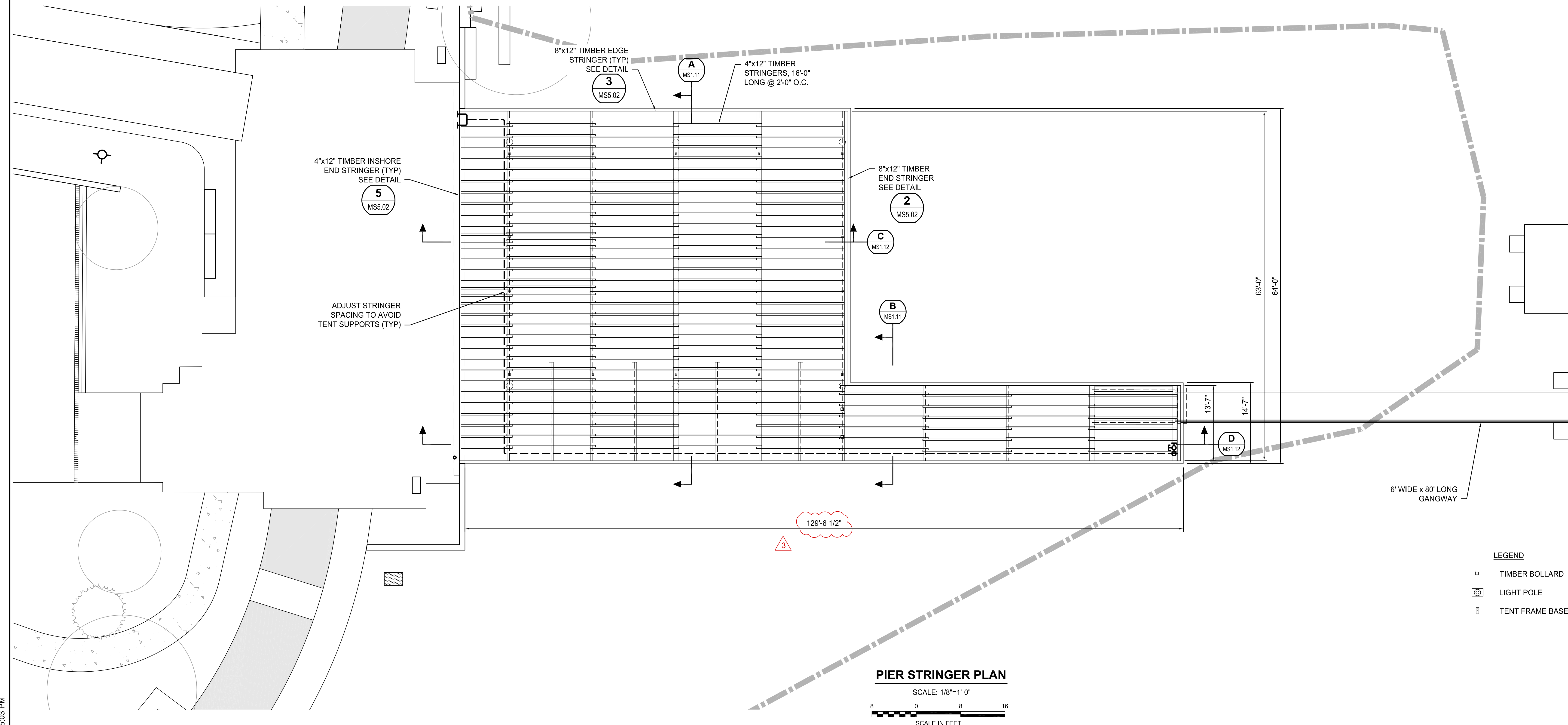




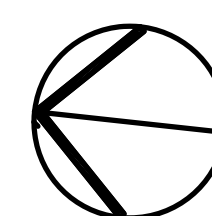
Architects and Planners
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

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MS1.09



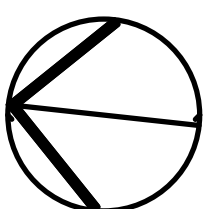
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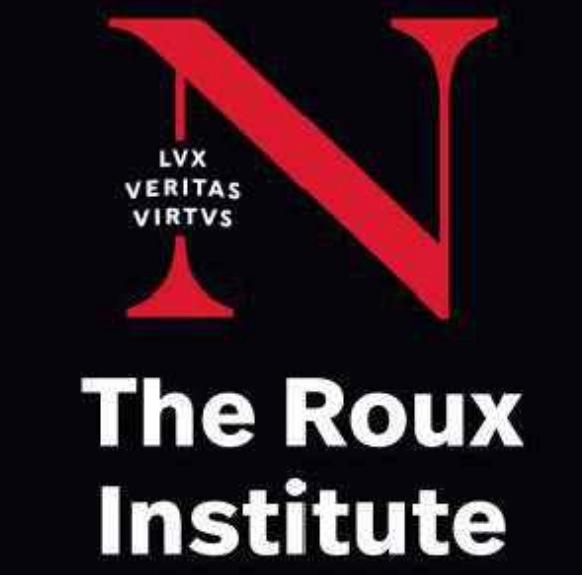




JULY 18, 2024
CONSTRUCTION
DOCUMENTS

MS1.10

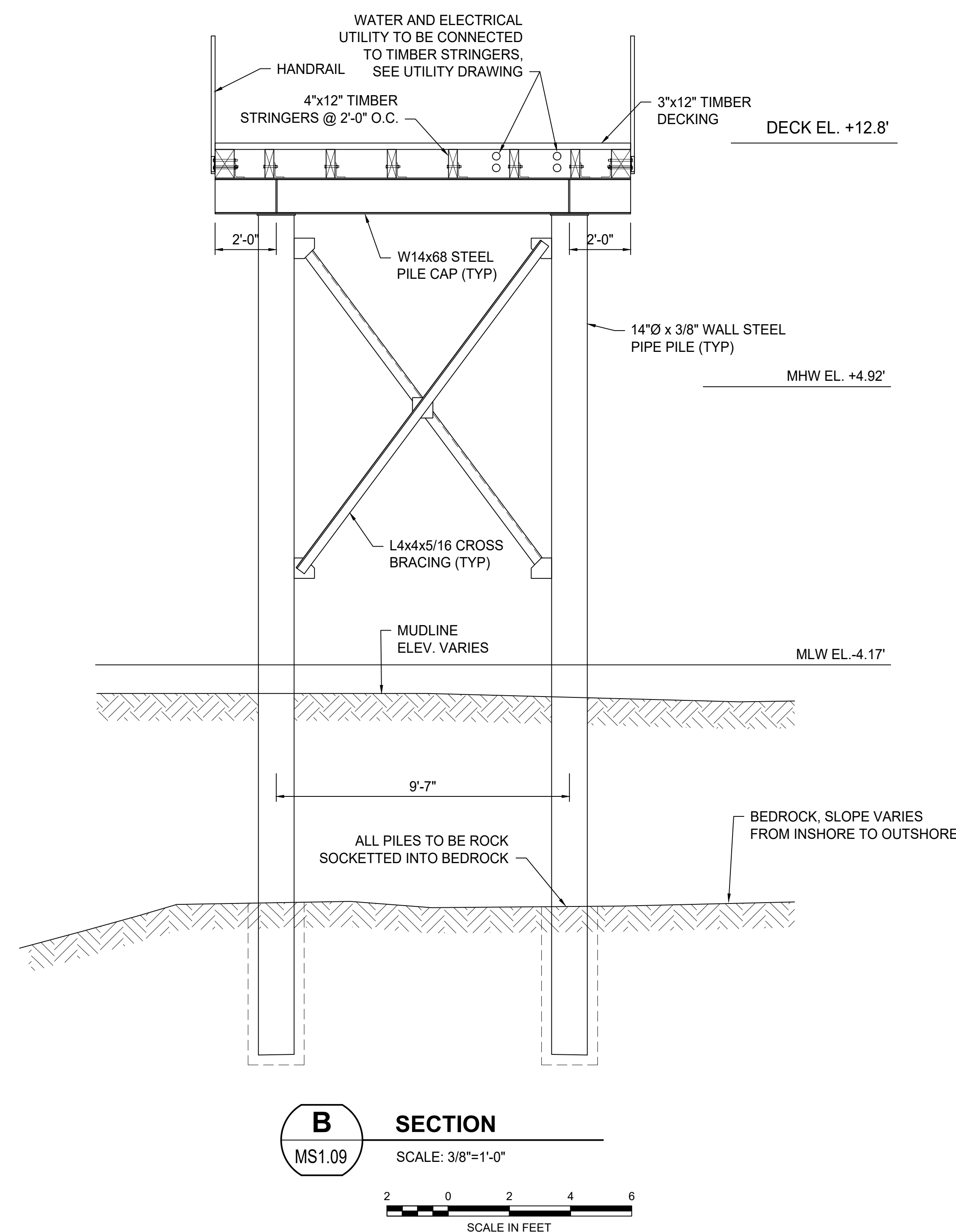
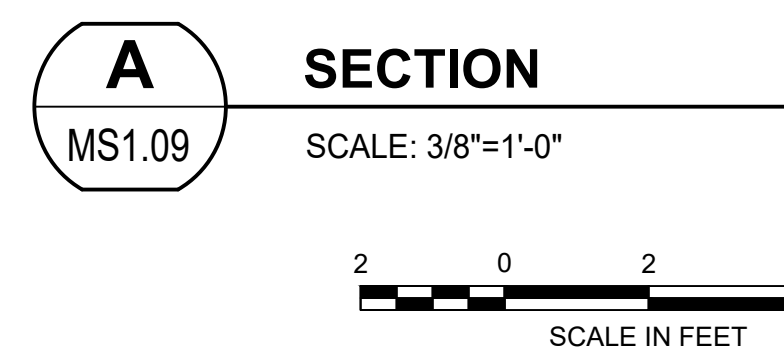




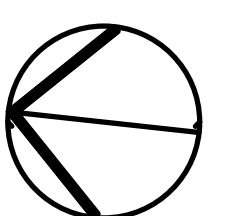
CambridgeSeven
Architects and Planners
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

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MS1.11

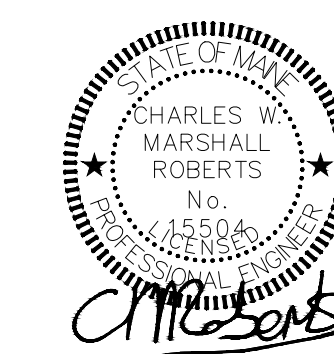


DRAFT





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

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Stamp

Job # 2202

Project THE ROUX INSTITUTE

Drawn By **TEQ** Checked **CMF**

Date JULY 18, 2024

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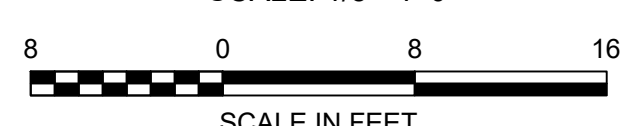
Drawing Title

PROPOSED PIER PILE AND STRINGER PLAN

MS1.09



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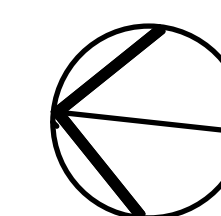
SCALE: 1/8"=1'-0'



LEGEND

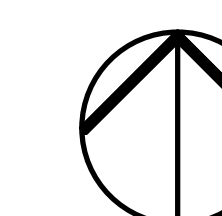
- ☐ TIMBER BOLLARD
- ☒ LIGHT POLE
- ☐ TENT FRAME BASE

DRAFT





**JULY 18, 2024
CONSTRUCTION
DOCUMENTS**

[illegible]

Planning and Urban Development Historic Preservation Program



April 18, 2024

Owner: Michael Cochrane

Initiative for Digital Engineering and
Life Sciences (IDEALS)
100 Commercial Street, Unit 400
Portland, ME 04101

Applicant: Greg Russell

Bruner Cott and Associates, Inc.
130 Prospect Street
Cambridge, MA 02139

Re: 1 Beanpot Circle – Rehabilitation and Interpretive Elements

HPBR-002723-2023

Michael Cochrane and Greg Russell

The Historic Preservation Board has approved your application for a Certificate of Appropriateness for Rehabilitation and Interpretive Elements at 1 Beanpot Circle. Approval was based on the application materials submitted for the public hearing held on April 17, 2024, and stamped for approval on April 18, 2024, except as modified by the following conditions:

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

All improvements shall be carried out as shown on the materials submitted for the hearing on April, 17, 2024, and stamped for approval on April 18, 2024, except as to comply with the conditions above. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by the Historic Preservation program prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the original date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the original date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan R. Schueckler". The signature is fluid and cursive, with the first name "Evan" being more prominent.

Evan R. Schueckler
Historic Preservation Program Manager

March 25, 2024

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

<via submission portal>

Re: B&M Cannery application submission



Dear Portland Historic Preservation Board,

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

J. Historic Preservation

1. Historic Preservation Review

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

2. Required Interpretive Elements

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

3. 100-foot Review Exemption

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

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

Find included in the application submission the following files:

NU – Bean Building – 1_Project Description.pdf
NU – Bean Building – 2_Historic Preservation Checklist.pdf
NU – Bean Building – 3_Evidence of Right, Title, and Interest.pdf
NU – Bean Building – 4_Exterior Photos of Property.pdf
NU – Bean Building – 5_Elevation Drawings.pdf
NU – Bean Building – 6_Section and Detail Drawings.pdf
NU – Bean Building – 7_Floor Plan Drawings.pdf
NU – Bean Building – 8_Site Plan Drawings.pdf
NU – Bean Building – 9_Masonry Specification.pdf
NU – Codfish Pier – 1_Interpretive.pdf

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-002723-2023	
Public Hearing Date: 4/17/2024	
Approved Drawings Date: 4/18/2024	
Preservation Staff: Evan Schueckler	

Thank you,



P. Greg Russell
Associate Principal

EVIDENCE OF RIGHT, TITLE, & INTEREST

Right, Title, & Interest

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

Easements & Other Burdens

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

Section Attachments

- Purchase and Sale Agreement
- City Parcel Maps

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-002723-2023	
Public Hearing Date: 4/17/2024	
Approved Drawings Date: 4/18/2024	
Preservation Staff: Evan Schueckler	



AGREEMENT FOR THE PURCHASE AND SALE OF REAL ESTATE

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

RECITALS

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

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

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

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

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

WITNESSETH AS FOLLOWS:

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

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



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

(collectively, the "MDEP Permits")
- F. Assignment and Assumption of the following City of Portland and/or State permits and approvals:
 - i. Demolition permit
 - ii. Any site plan approval and/or building or construction permits

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: 123456789 130223 Public Hearing Date: 4/17/2024 Approved Drawings Date: 4/18/2024 Preservation Staff: Evan Schueckler

iii. MDOT permits including Traffic Movement Permit

iv. any other issued or pending state, municipal or federal permits or permit applications

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

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

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

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

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

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

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
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Approved Drawings Date:	
4/17/2024	
Closing Date:	
4/17/2024	
Preservation Staff: Evan Schueckler	

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

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

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

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



- v. such documents, affidavits and certificates as are required by this Agreement, required by law and/or reasonably necessary for Buyer's acquisition and financing of the Property, including without limitation a Certificate of Non-Foreign Status (as required by Internal Revenue Service regulations), an affidavit regarding underground storage tanks (as required by Maine Law), a surface/subsurface waste disposal system certificate (if applicable), applicable Maine State REW forms and satisfactory evidence of Seller's existence, authority to convey the Property; and

- vi. One or more Assignment and Assumption Agreements signed by Seller to assign to Buyer all of Seller's rights in and to the Maine Yacht Center Lease; the Governmental Permits, the Studies and Reports, the Construction Warranties and the Development Contracts; together with any reliance letters with respect to the Studies and Reports requested by Buyer.

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

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

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



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

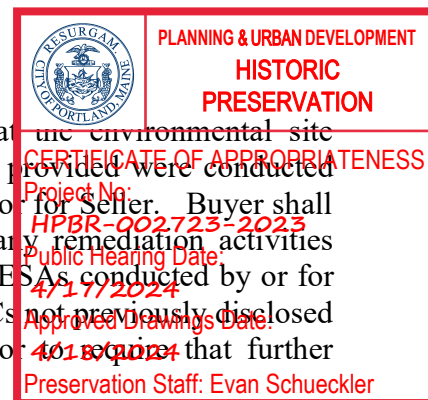
6. RISK OF LOSS, DAMAGE AND INSURANCE.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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





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

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

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

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

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

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

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

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

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

15. ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.

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

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

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

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

16. MISCELLANEOUS.

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

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

TO SELLER:

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

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

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

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



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

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002723-2023 Public Hearing Date: 4/17/2024 Approved Drawings Date: 4/18/2024 as indicated on the proof of Preservation Staff: Evan Schueckler

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

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

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

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

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

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

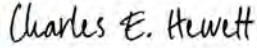
[Signature Page Follows]

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

SELLER

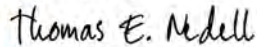
THE INSTITUTE FOR DIGITAL ENGINEERING AND LIFE SCIENCES

DocuSigned by:

48D16600DAF9434
By: Charles E. Hewett
Its: Executive Director
Date: October 23, 2023

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
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Preservation Staff: Evan Schueckler	

BUYER

NORTHEASTERN UNIVERSITY

DocuSigned by:

FF682479C14A4DA
By: Thomas E. Nedell
Its: Senior Vice President & Treasurer
Date: October 23, 2023

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002723-2023 Public Hearing Date: 4/13/2024 Approved Drawings Date: 4/18/2024 Preservation Staff: Evan Schueckler

EXHIBIT A
[Legal Description]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



monument inscribed "ECJ #509";

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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



PLANNING & URBAN DEVELOPMENT

HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPBR-002723-2023

Digital Engineering and

4/17/2024

Approved Drawings Date:

4/18/2024

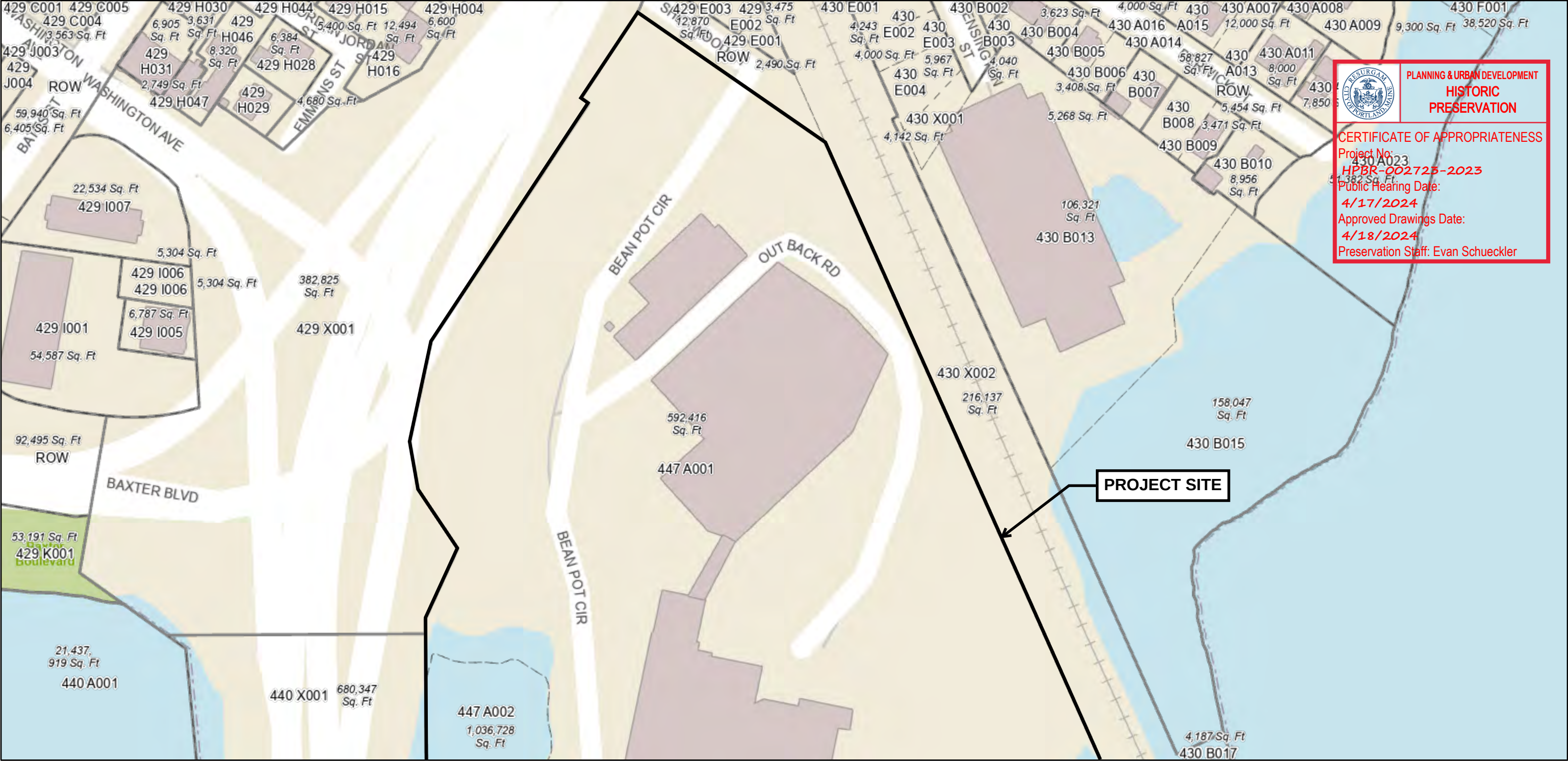
Preservation Staff: Evan Schueckler

EXHIBIT B

[Development Contracts]

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

ArcGIS Web Map

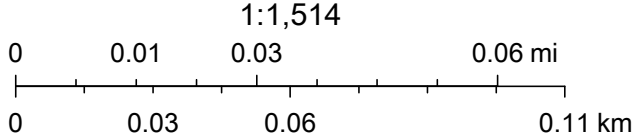


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parcels

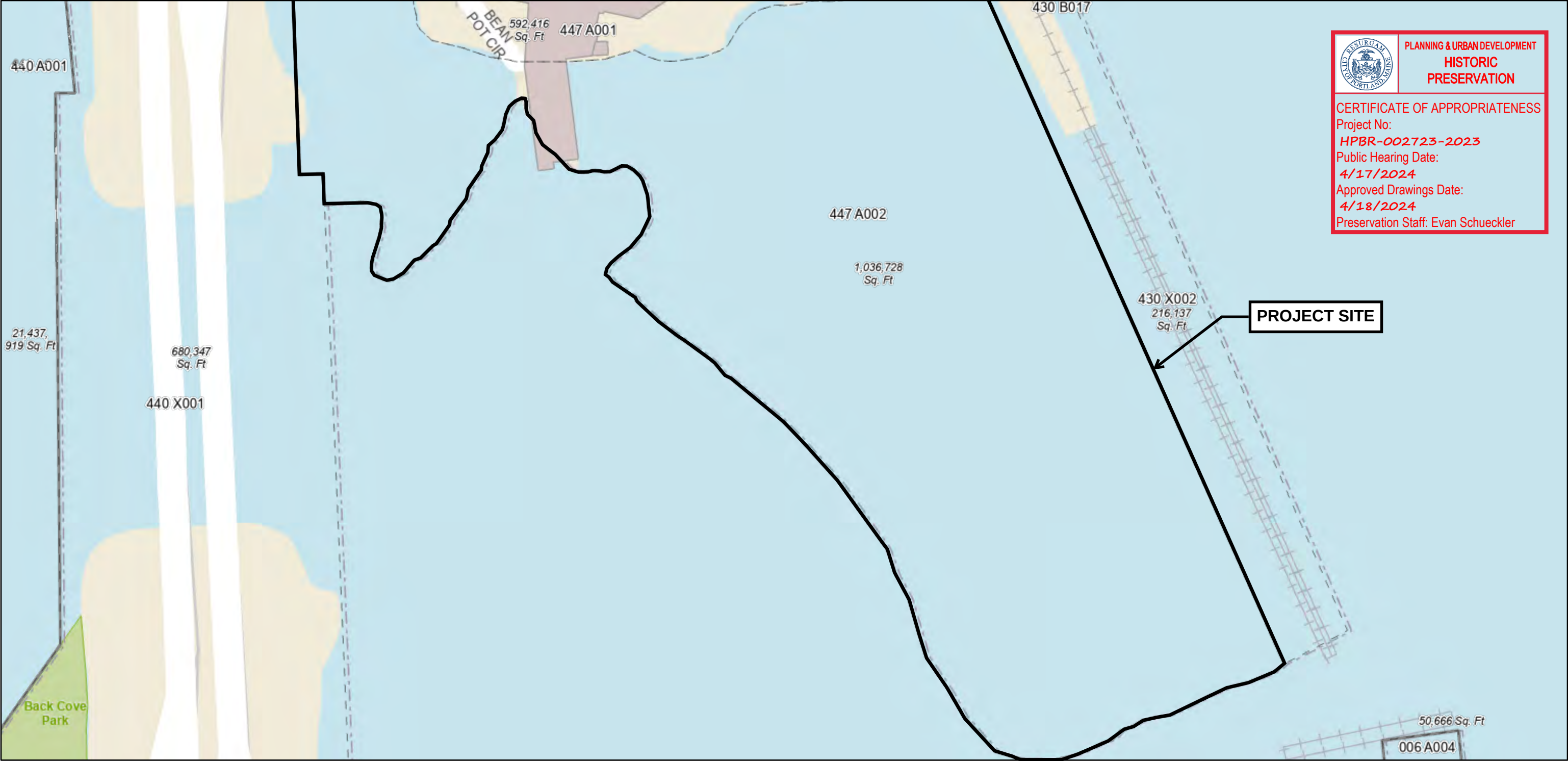
Tax

Conveyance



City of Portland, DPS

ArcGIS Web Map





PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

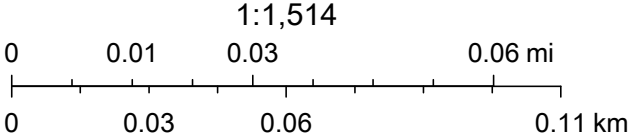
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parcels

 Tax

 Conveyance



City of Portland, DPS



Historic photo circa 1920s

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Historic photo circa 1940s



Existing conditions- west façade



Existing conditions- south façade

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Existing conditions- east façade



Existing conditions- north façade

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PLANNING & URBAN DEVELOPMENT
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Existing conditions- north facade



Existing pier and Codfish Building

ELEVATION DEMOLITION KEYNOTE

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

DEMOLITION ELEVATION LEGEND

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

DEMOLITION ELEVATION SCOPE

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



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

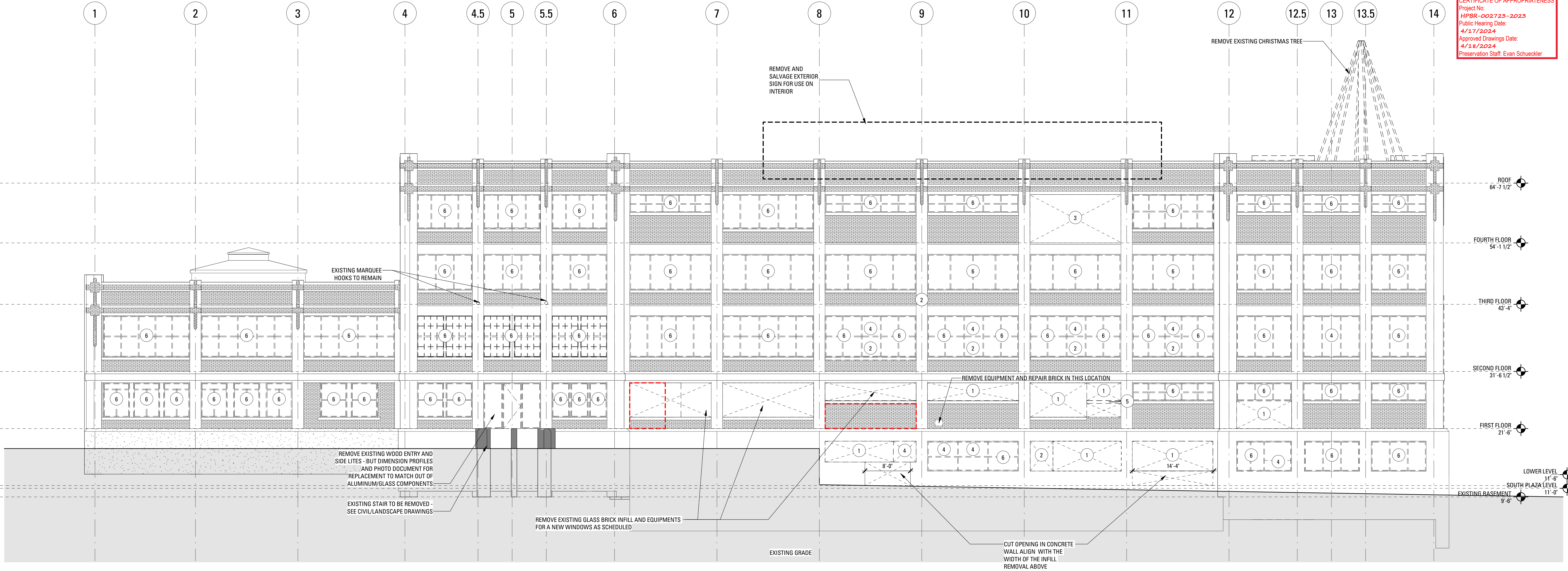
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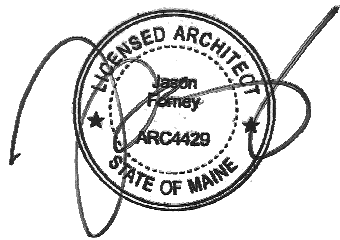
Public Hearing Date:
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4/18/2024

Preservation Staff: Evan Schueckler



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



Roux Institute Bean Building
Project # 22.031

Northeastern University - IDEALS
Portland, ME 04103

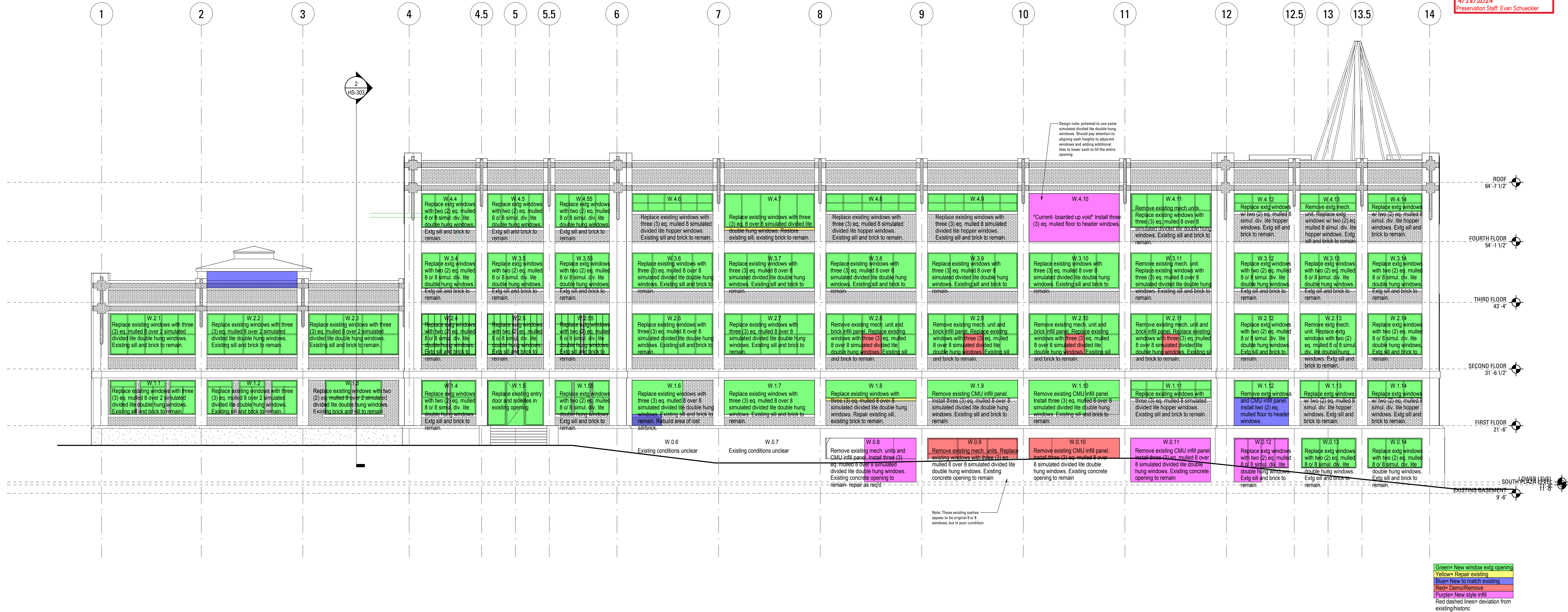
MARCH 25, 2024 REV

LAND-USE PERMIT SET

Rev.	Date	Revision Title

DEMOLITION - WEST ELEVATION

D-301



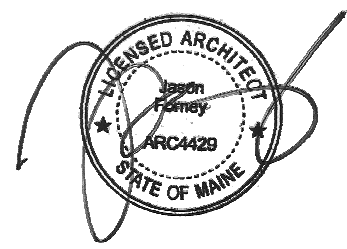
SUMMARY
New windows in existing openings: ALL

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

SUMMARY
New windows in existing opening:
Remainder not listed below
New windows in existing opening, repair/restore existing sill:
W.1.8
Remove mech unit infill panel and replace windows in existing opening:
W.2.8
W.2.9
W.2.10
W.2.11
Existing opening boarded up with no original features- new floor to header windows:
W.4.10

SUMMARY
New windows in existing opening:
Remainder not listed below
Existing opening with no original features- new floor to header windows:
W.4.10

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



Roux Institute Bean Building
Project # 22.031

Northeastern University - IDEALS
Portland, ME 04103

MARCH 25, 2024 REV

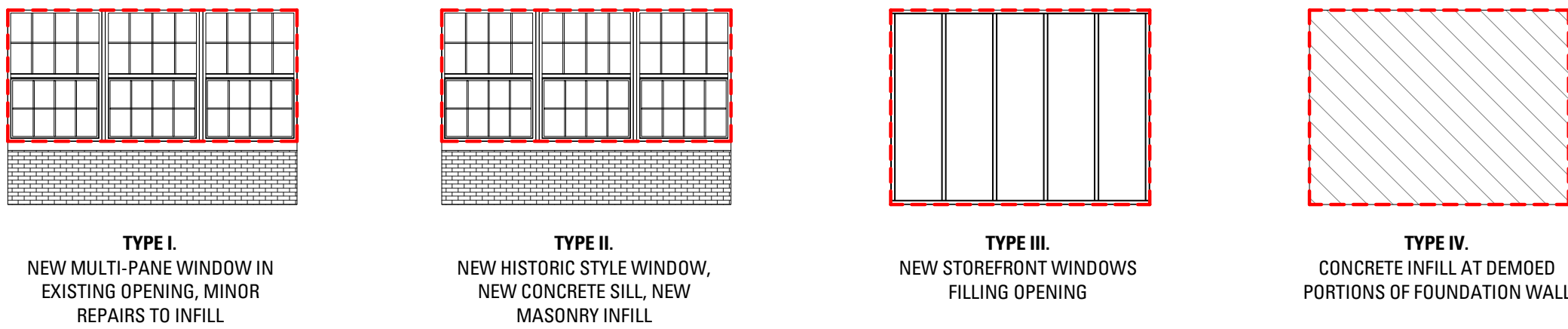
LAND-USE PERMIT SET

Rev.	Date	Revision Title

WEST ELEVATION - HISTORIC
NARRATIVE

HS-301

INFILL TYPOLOGIES LEGEND



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

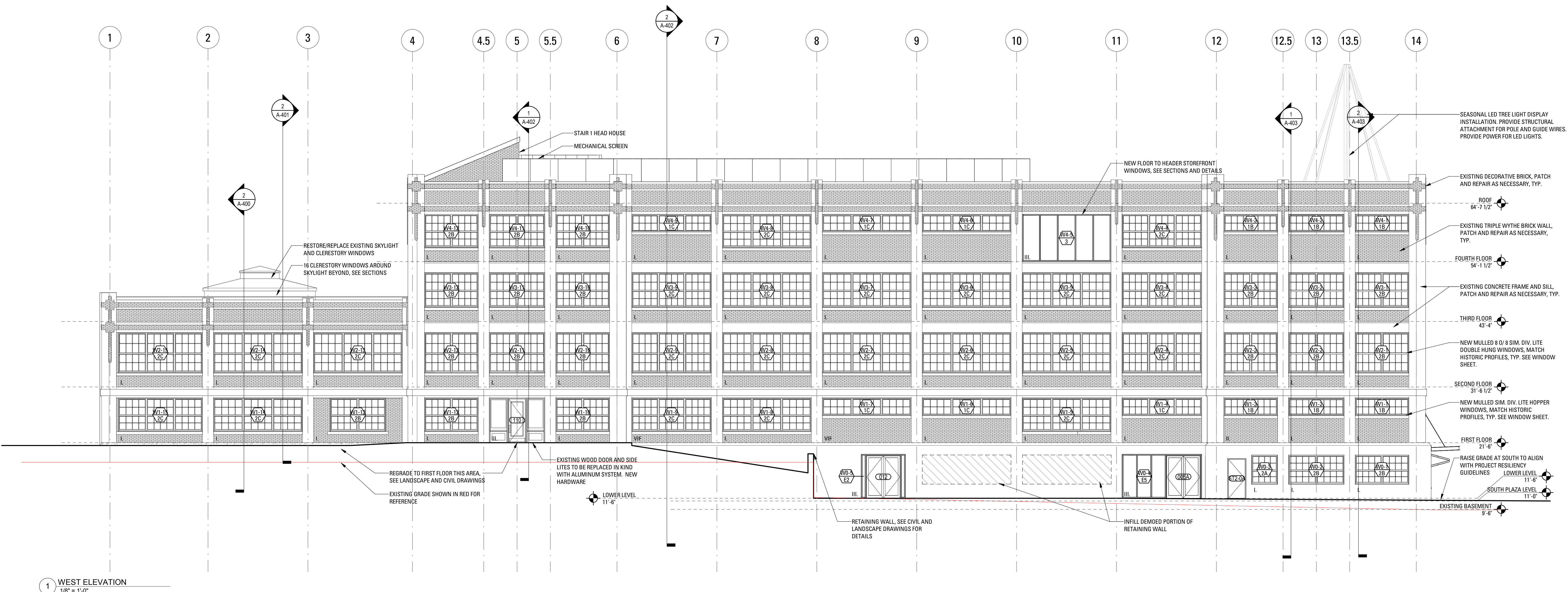
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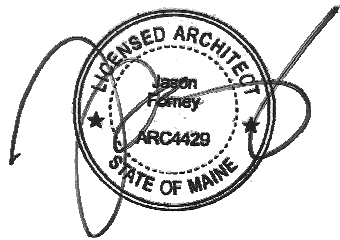
Public Hearing Date:
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Approved Drawings Date:
4/18/2024

Preservation Staff: **Evan Schueckler**



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



Roux Institute Bean Building
Project # 22.031

Northeastern University - IDEALS
Portland, ME 04103

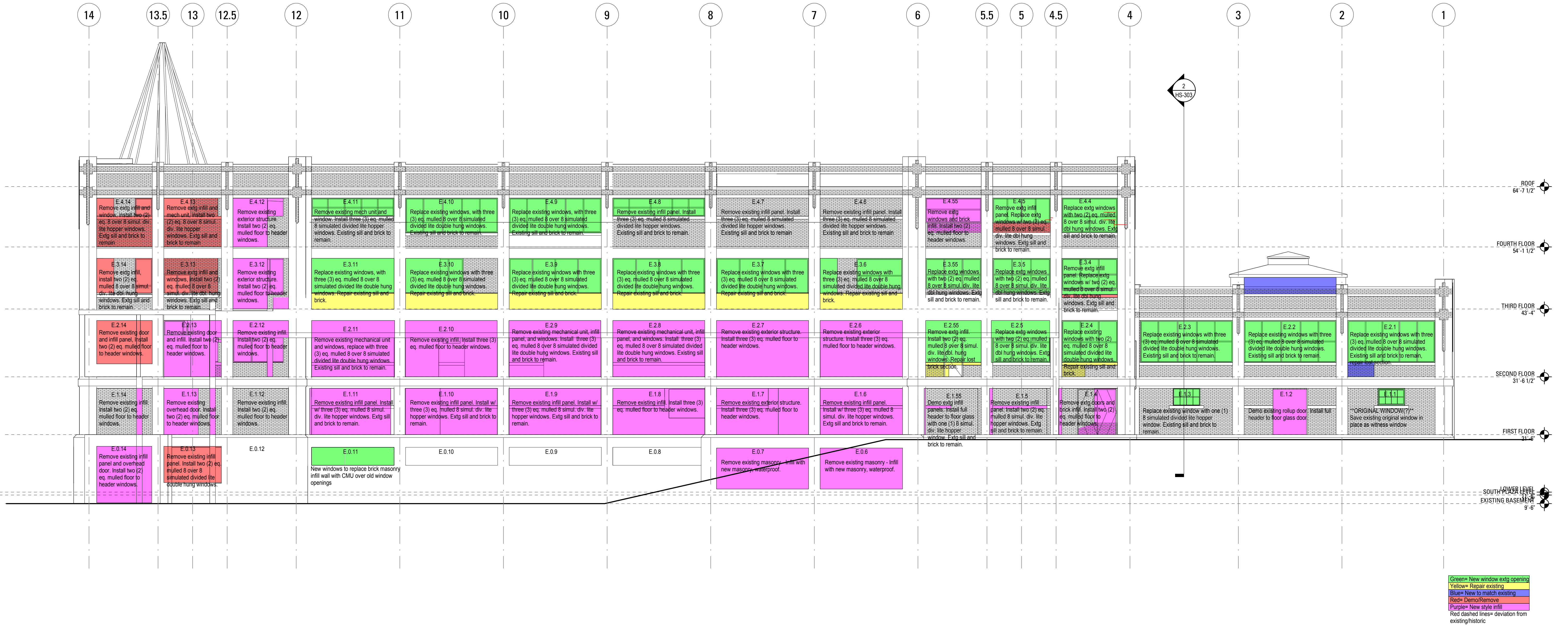
MARCH 25, 2024 REV

LAND-USE PERMIT SET

Rev.	Date	Revision Title

DEMOLITION - EAST ELEVATION

D-302



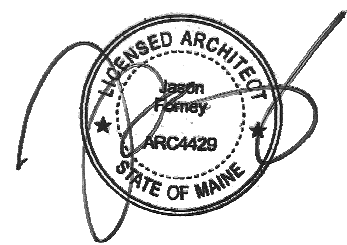
1 EAST ELEVATION - HISTORIC RENO
1/8" = 1'-0"

Roux Institute Bean Building
Project # 22.031

MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

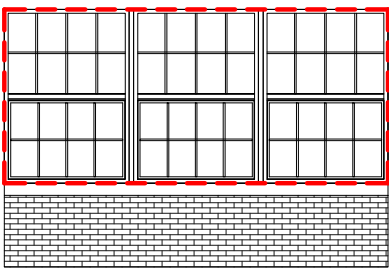
Northeastern University - IDEALS
Portland, ME 04103



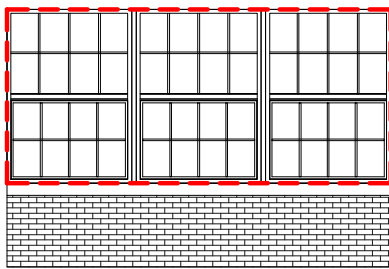
EAST ELEVATION - HISTORIC
NARRATIVE

HS-302

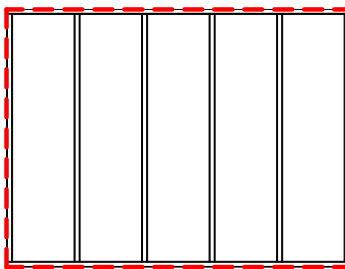
INFILL TYPOLOGIES LEGEND



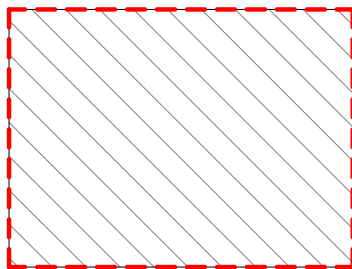
TYPE I
NEW MULTI-PANE WINDOW IN
EXISTING OPENING, MINOR
REPAIRS TO INFILL



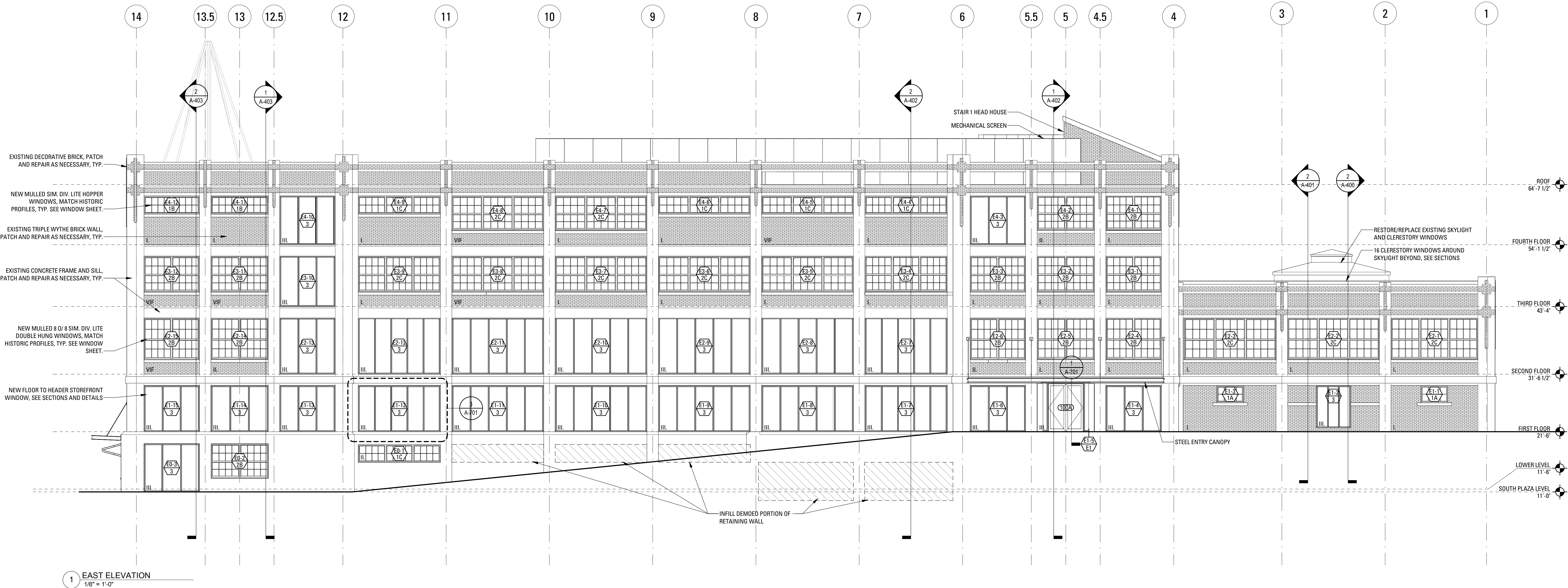
TYPE II
NEW HISTORIC STYLE WINDOW,
NEW CONCRETE SILL, NEW
MASONRY INFILL



TYPE III
NEW STOREFRONT WINDOWS
FILLING OPENING



TYPE IV
CONCRETE INFILL AT DEMOLDED
PORTIONS OF FOUNDATION WALL



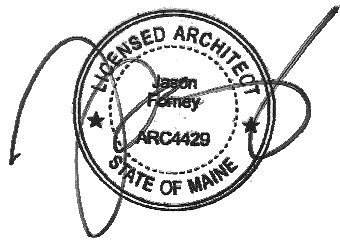
Roux Institute Bean Building
Project # 22.031

MARCH 25, 2024 REV LAND-USE PERMIT SET

EAST ELEVATION

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Portland, ME 04103



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ELEVATION DEMOLITION KEYNOTE

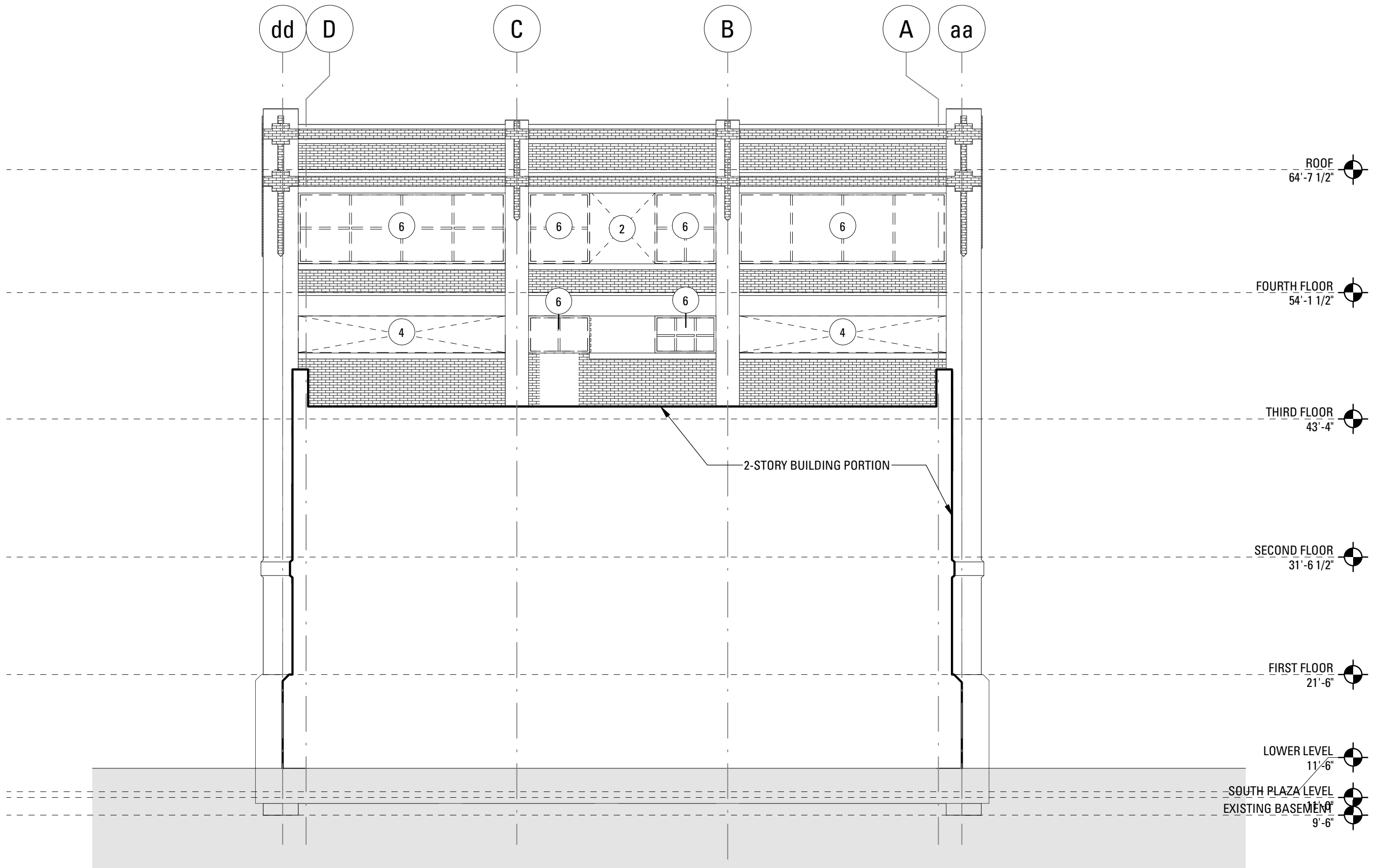
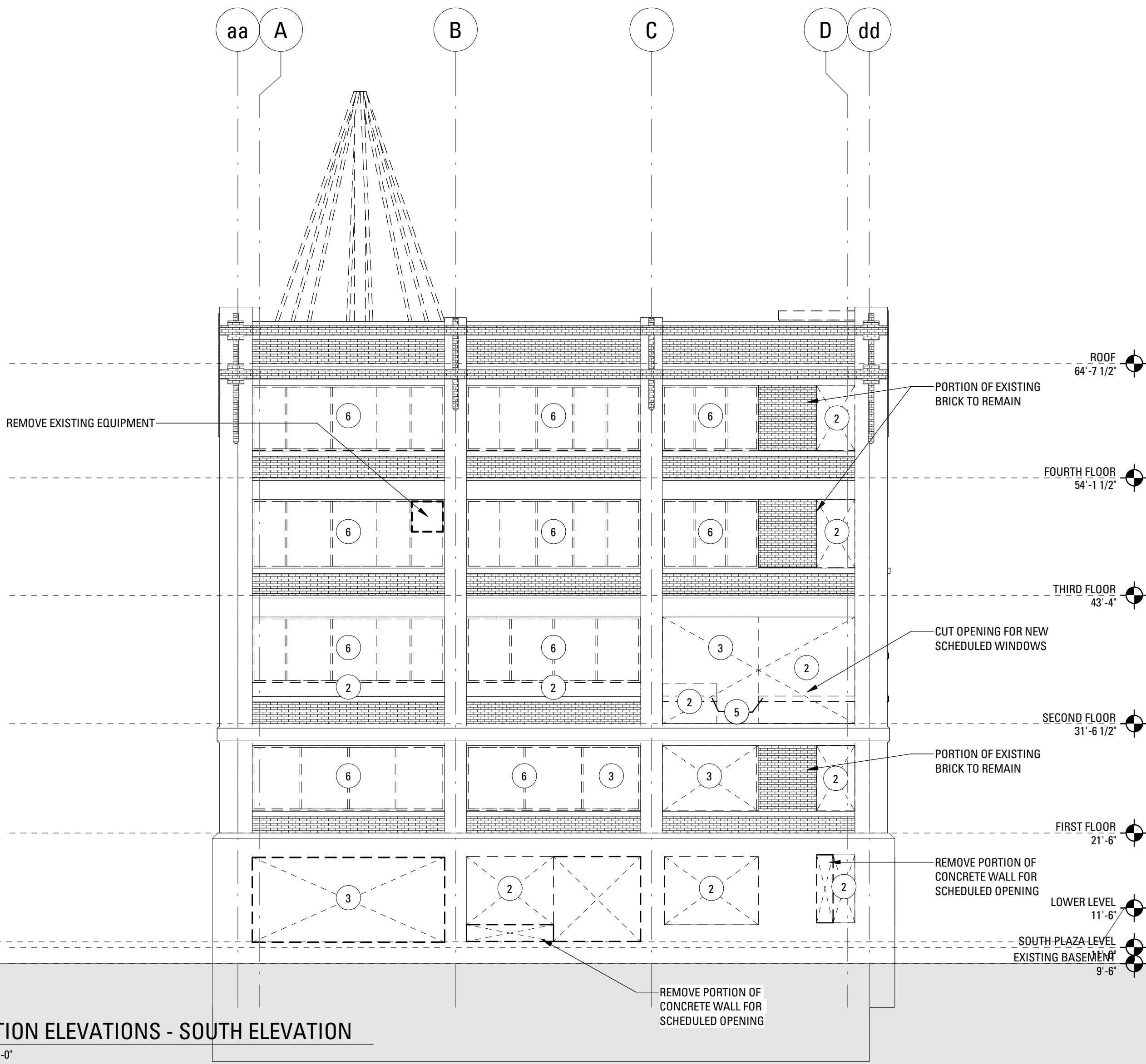
- 1 REMOVE EXISTING CMU INFILL.
- 2 REMOVE EXISTING BRICK INFILL.
- 3 REMOVE EXISTING BOARD INFILL.
- 4 REMOVE EXISTING INFILL AND EQUIPMENTS.
- 5 REMOVE EXISTING SILL.
- 6 REMOVE EXISTING WINDOW.

DEMOLITION ELEVATION LEGEND

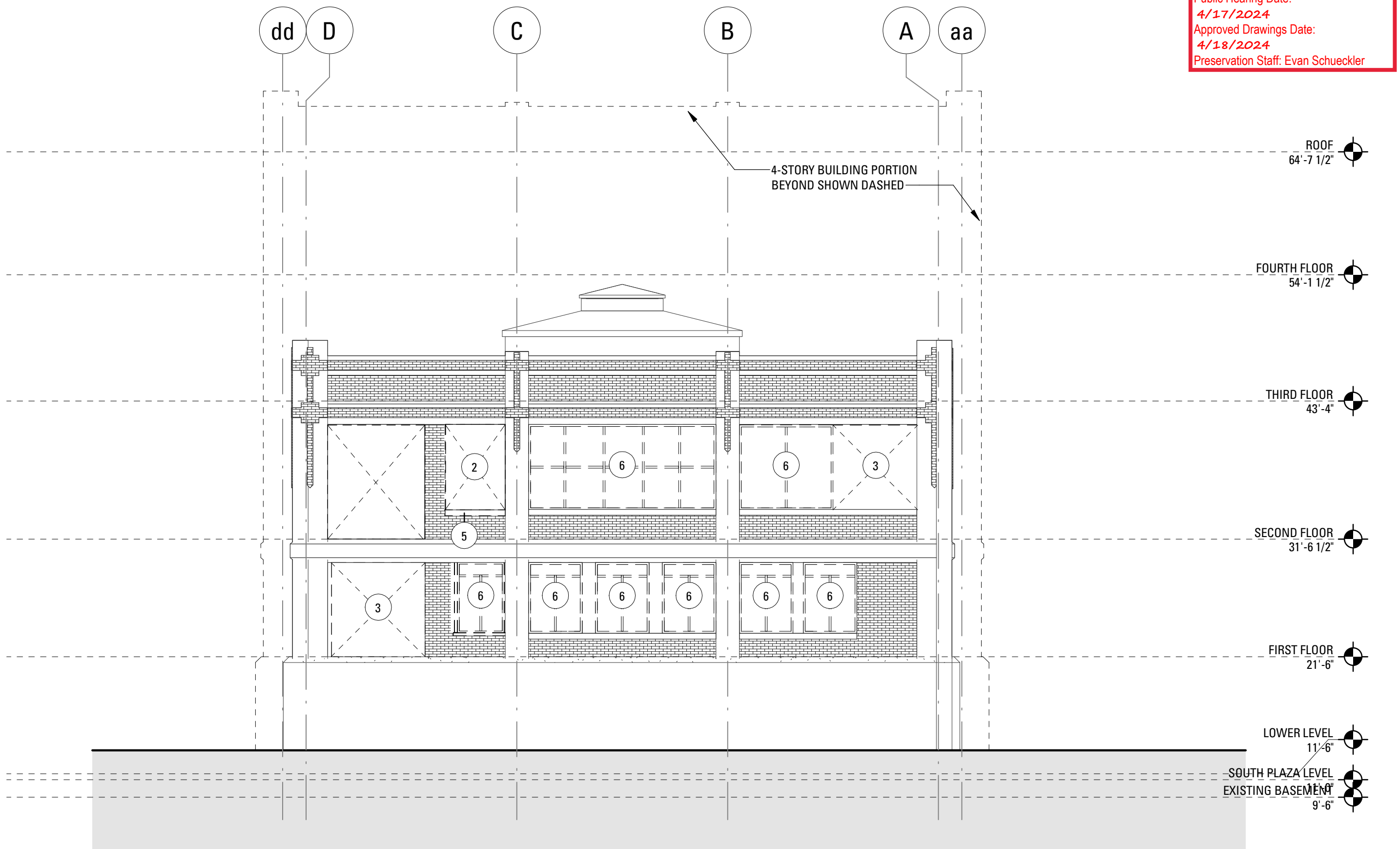
- INFILLS DEMOLISHED FOR NEW WINDOW SYSTEM
- EXISTING WINDOWS TO BE DEMOLISHED
- QUALITY OF EXTERIOR MATERIALS TO BE REVIEWED AND VERIFIED IN FIELD WITH ARCHITECT AND OWNER

DEMOLITION ELEVATION SCOPE

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



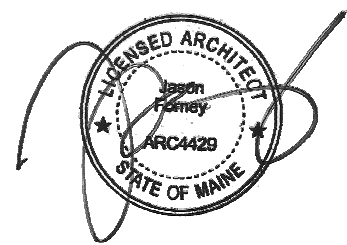
2 DEMOLITION ELEVATIONS - NORTH ELEVATION (UPPER FLOORS)
SCALE: 1/8" = 1'-0"



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

PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
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HPBR-002723-2023
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Preservation Staff: Evan Schueckler



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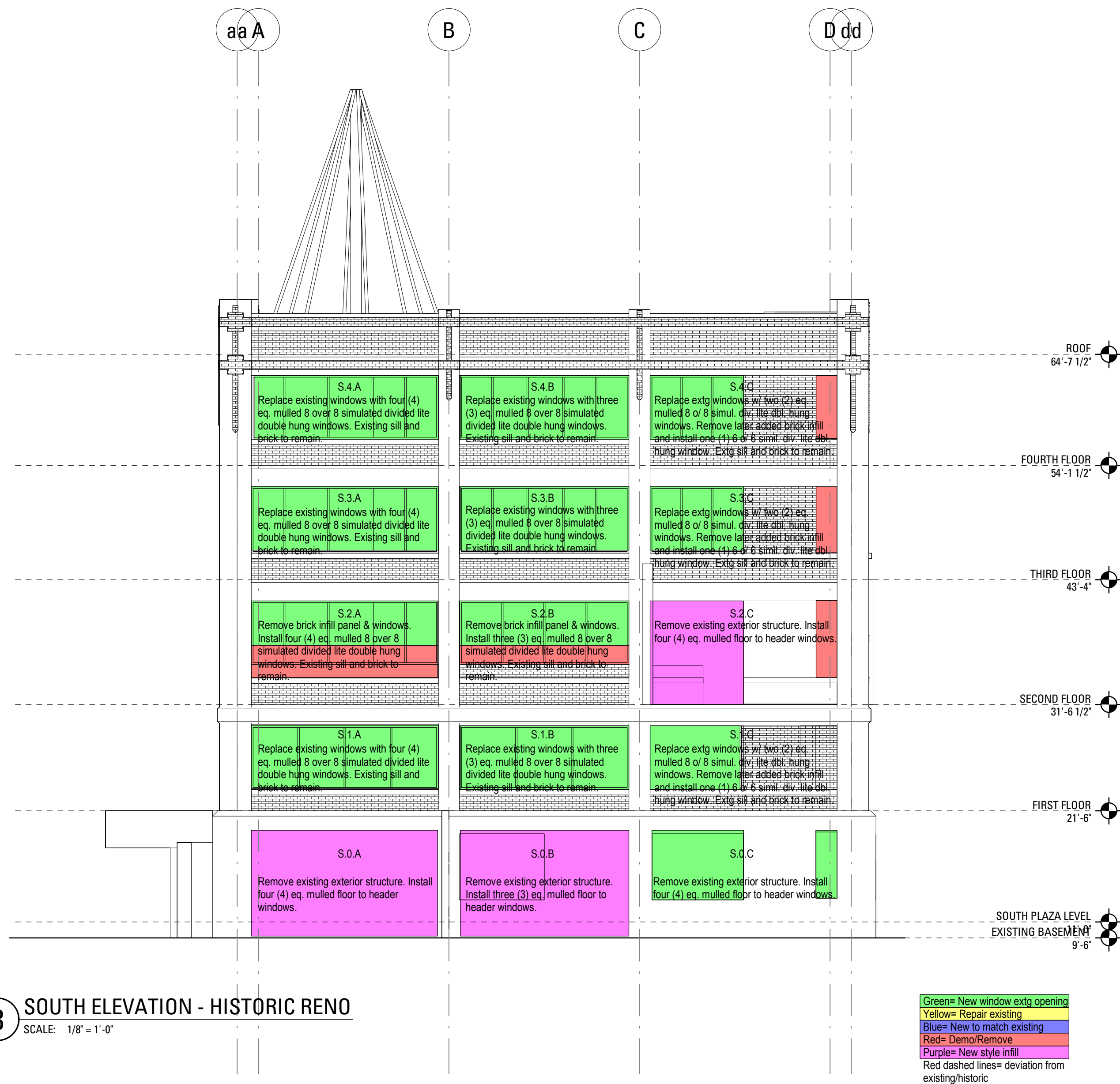
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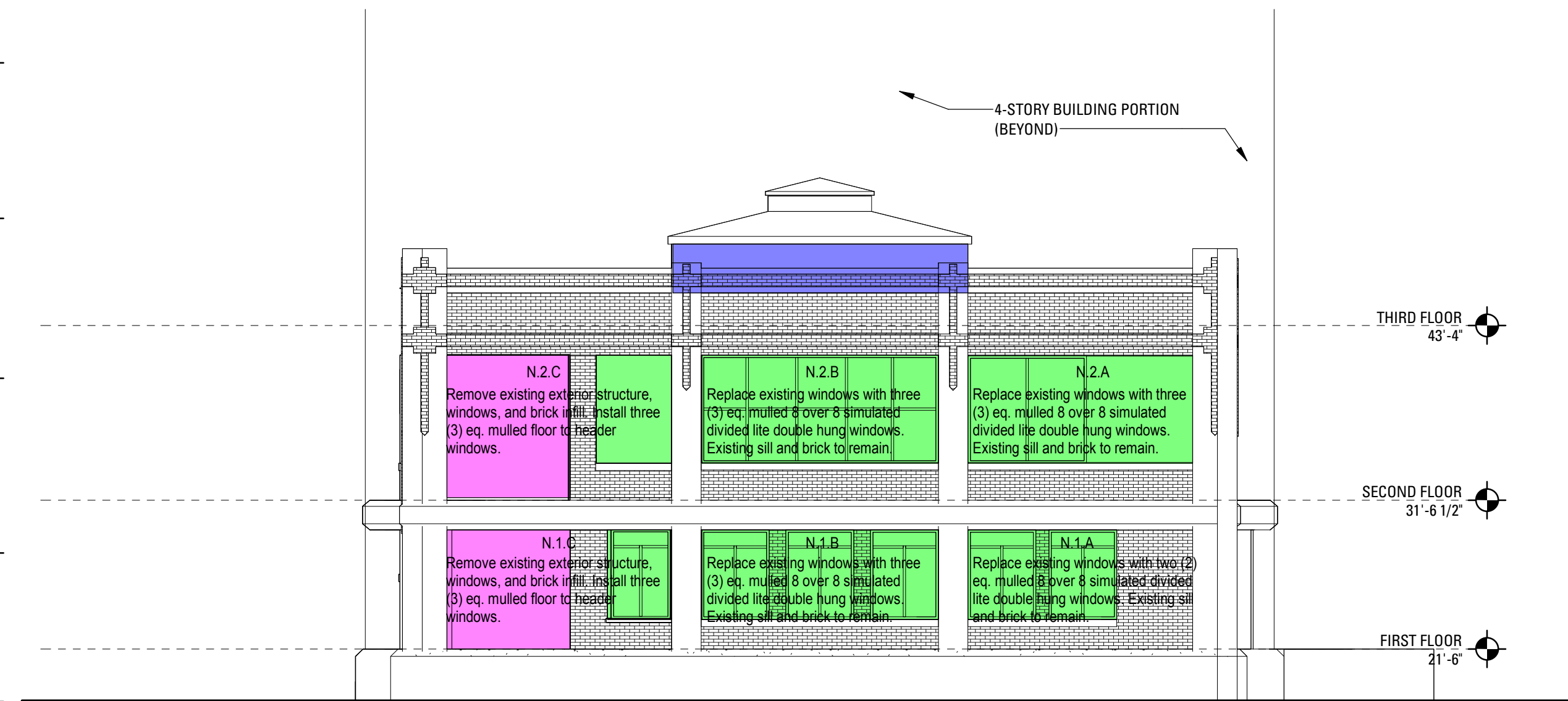
DEMOLITION - NORTH AND SOUTH
ELEVATION

D-303



2 NORTH ELEVATION (HIGH) - HISTORIC RENO

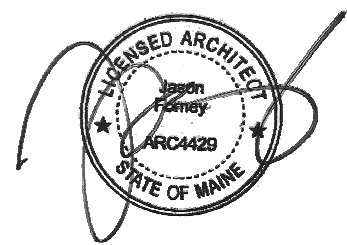
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION (LOW) - HISTORIC RENO

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

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



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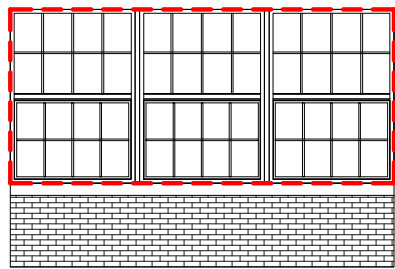
MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

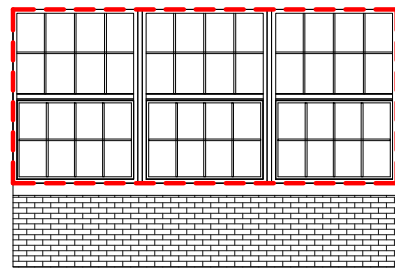
NORTH AND SOUTH - HISTORIC
NARRATIVE

HS-303

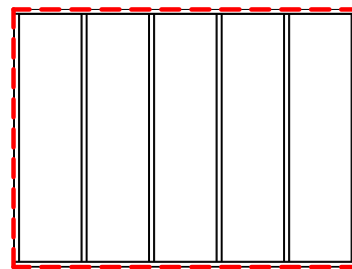
INFILL TYPOLOGIES LEGEND



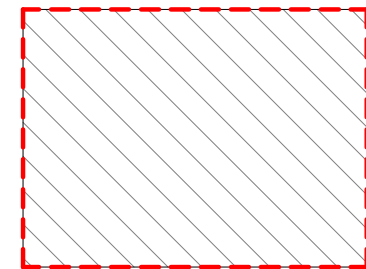
TYPE I.
NEW MULTI-PANE WINDOW IN
EXISTING OPENING, MINOR
REPAIRS TO INFILL



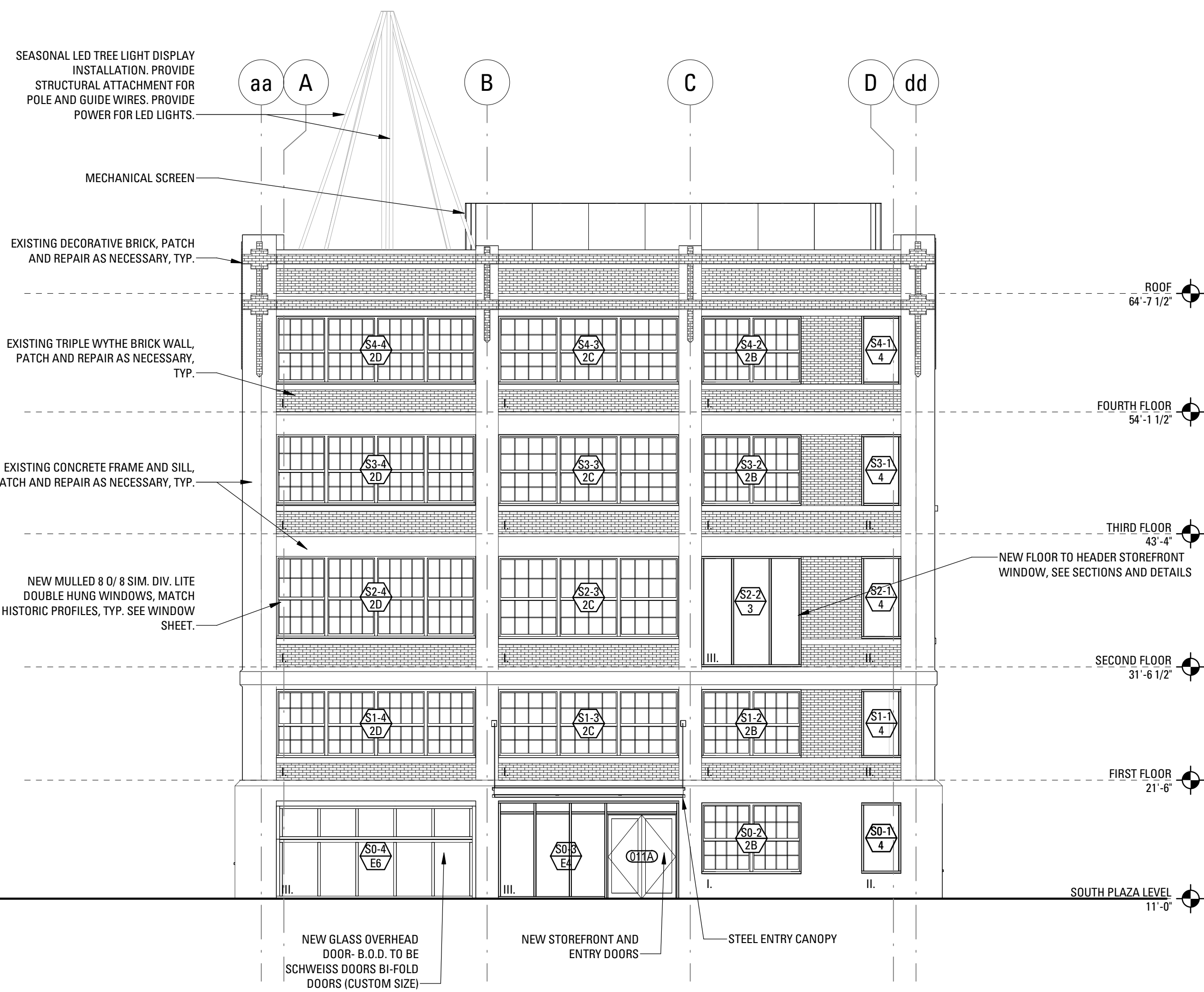
TYPE II.
NEW HISTORIC STYLE WINDOW,
NEW CONCRETE SILL, NEW
MASONRY INFILL



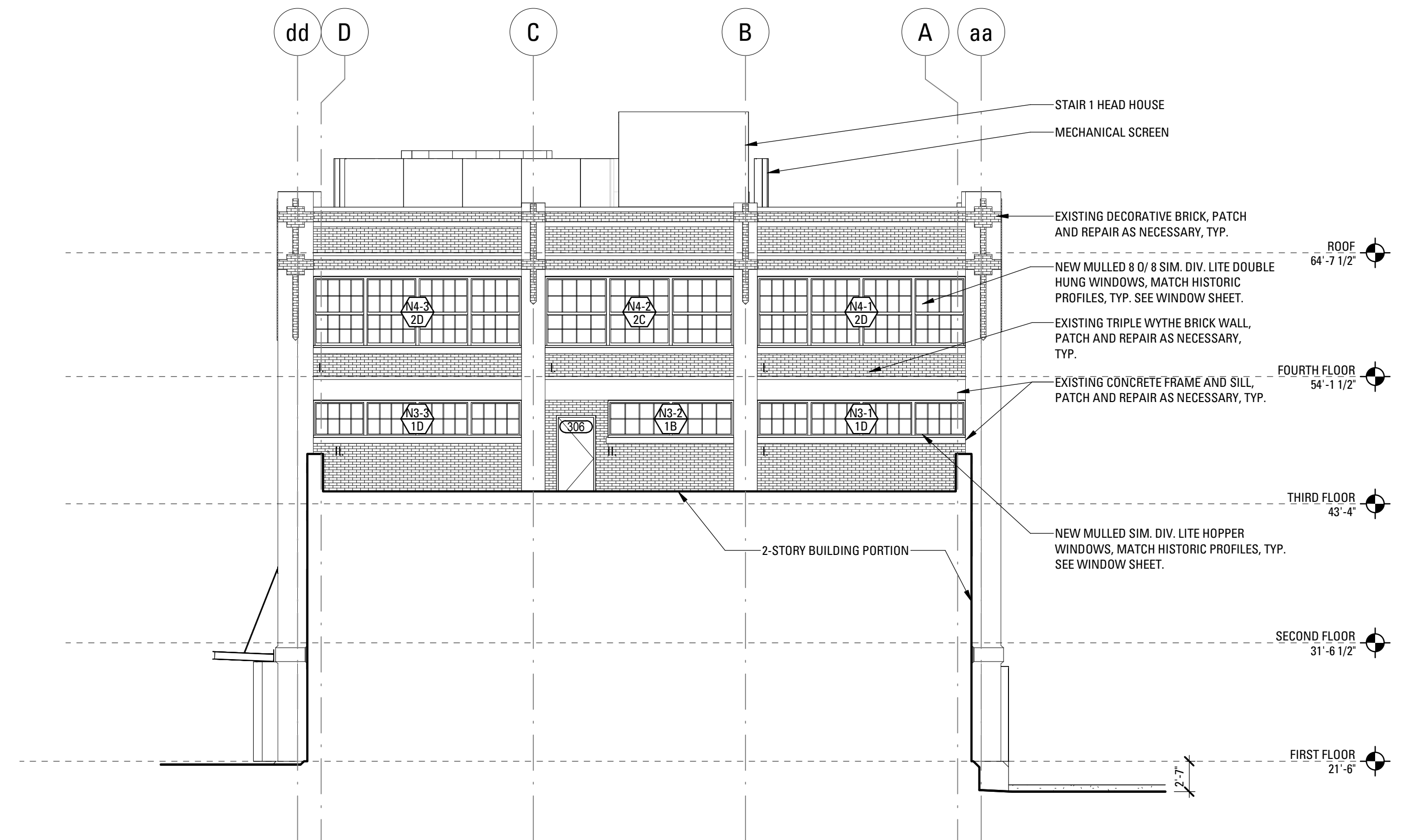
TYPE III.
NEW STOREFRONT WINDOWS
FILLING OPENING



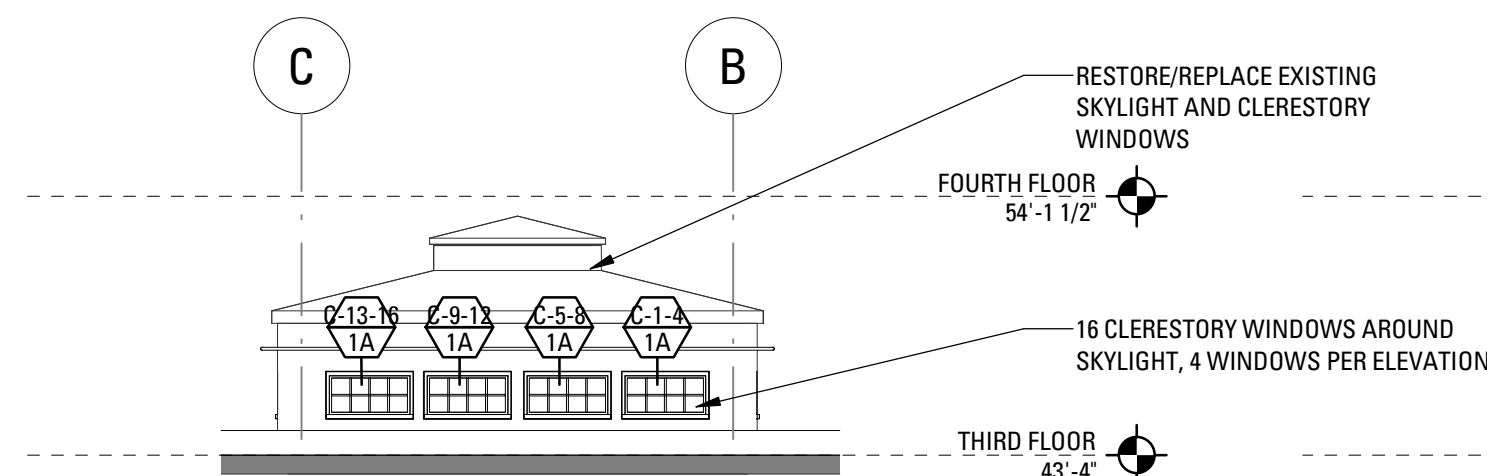
TYPE IV.
CONCRETE INFILL AT DEMOLDED
PORTIONS OF FOUNDATION WALL



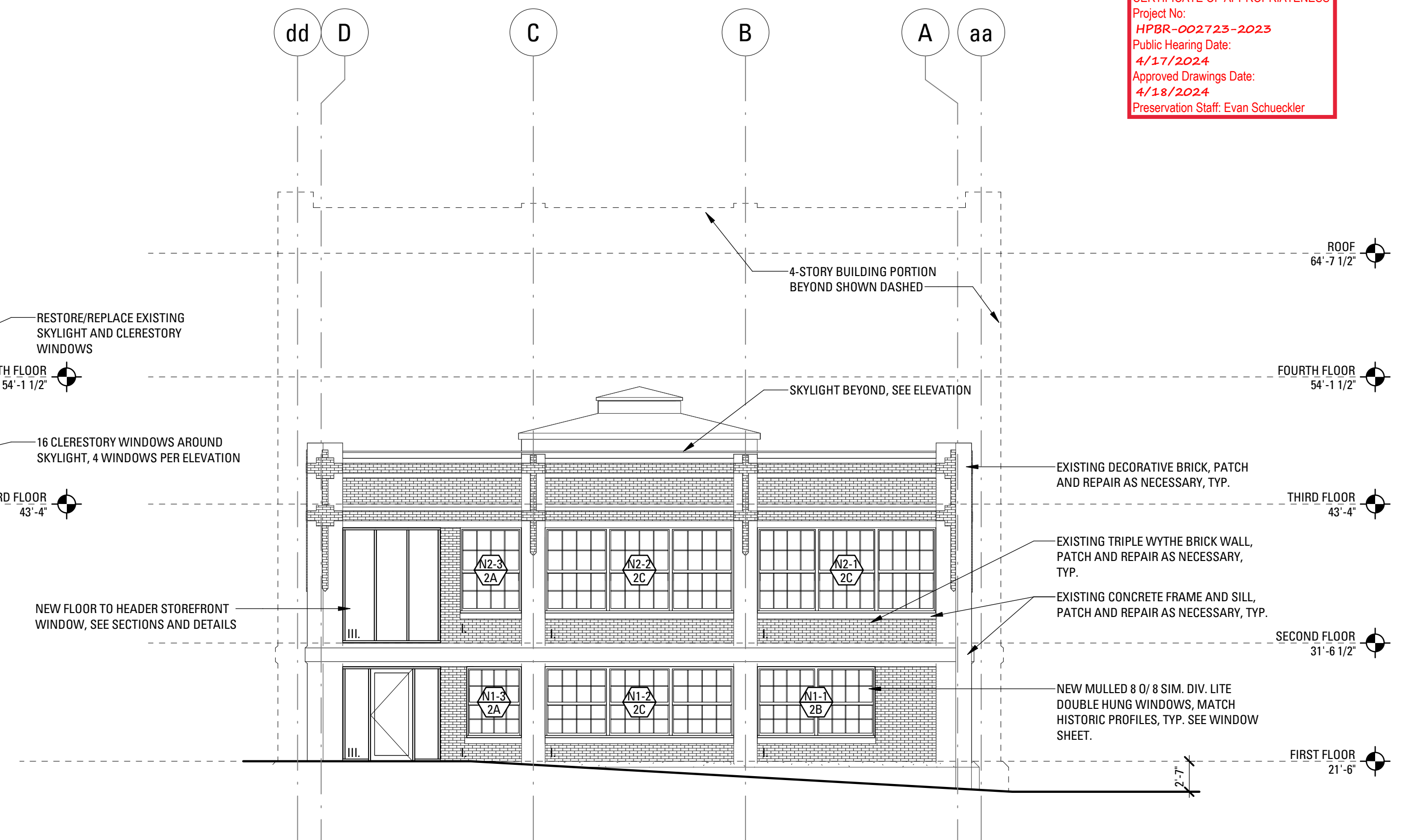
4 SOUTH ELEVATION
1/8" = 1'-0"



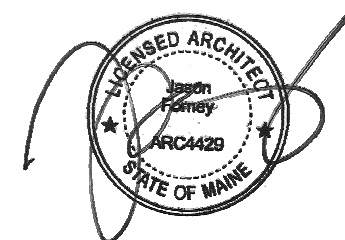
2 NORTH ELEVATION - UPPER FLOORS
1/8" = 1'-0"



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



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



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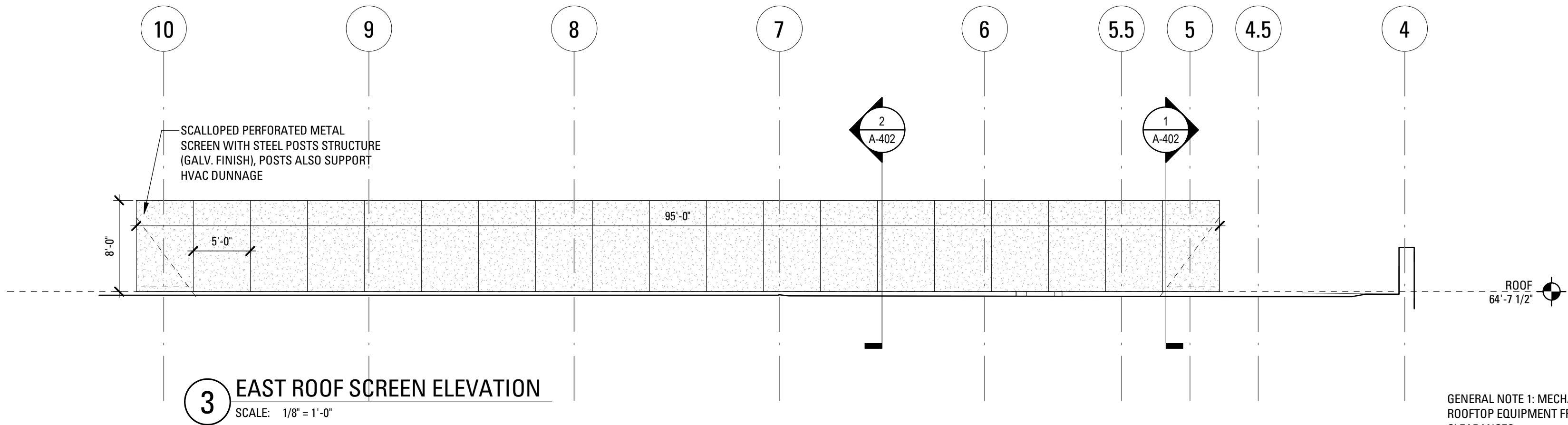
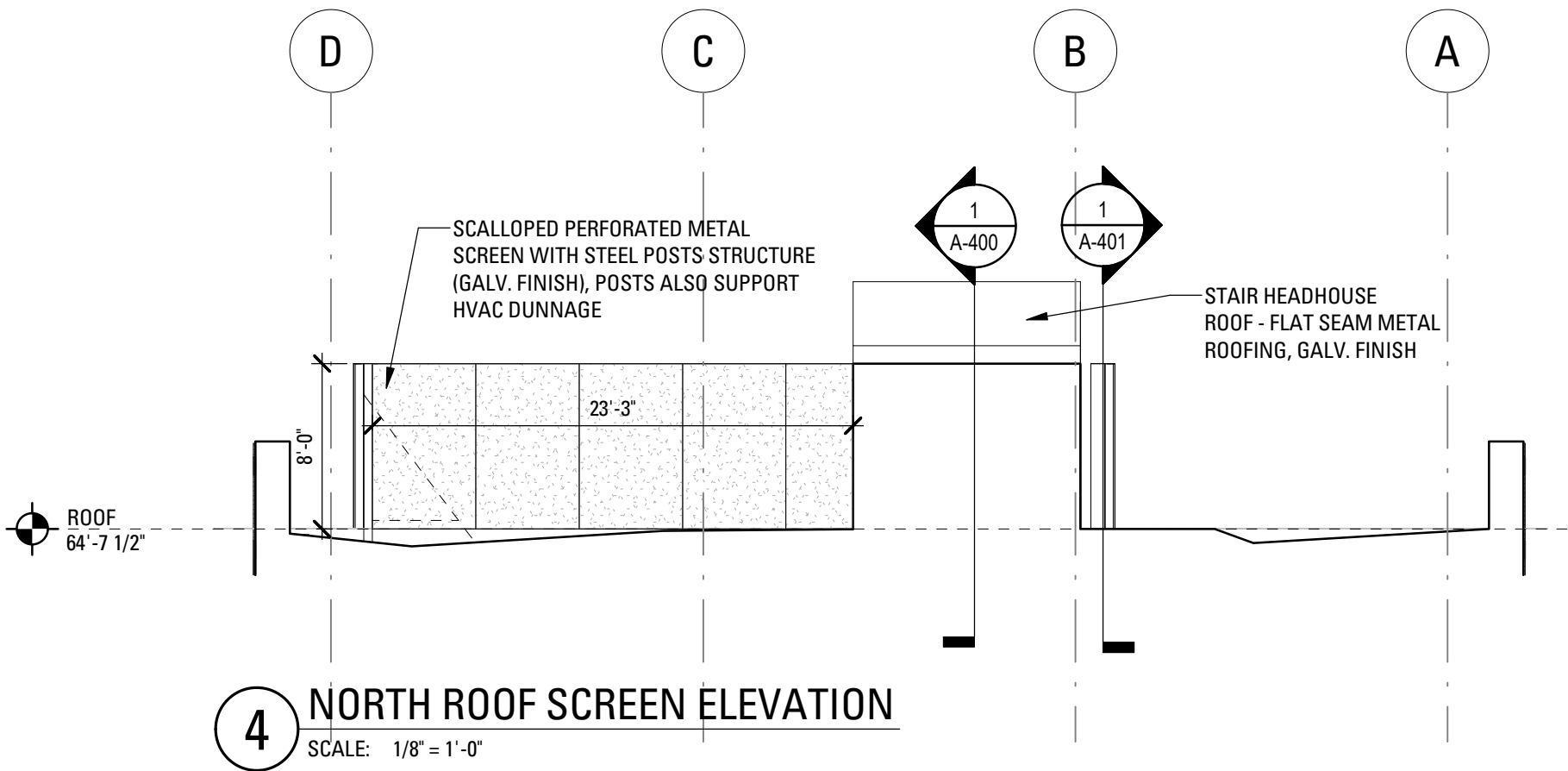
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SOUTH AND NORTH ELEVATION

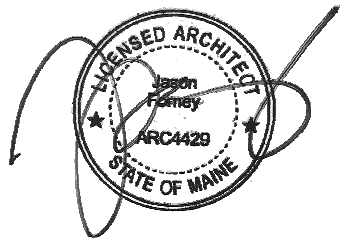
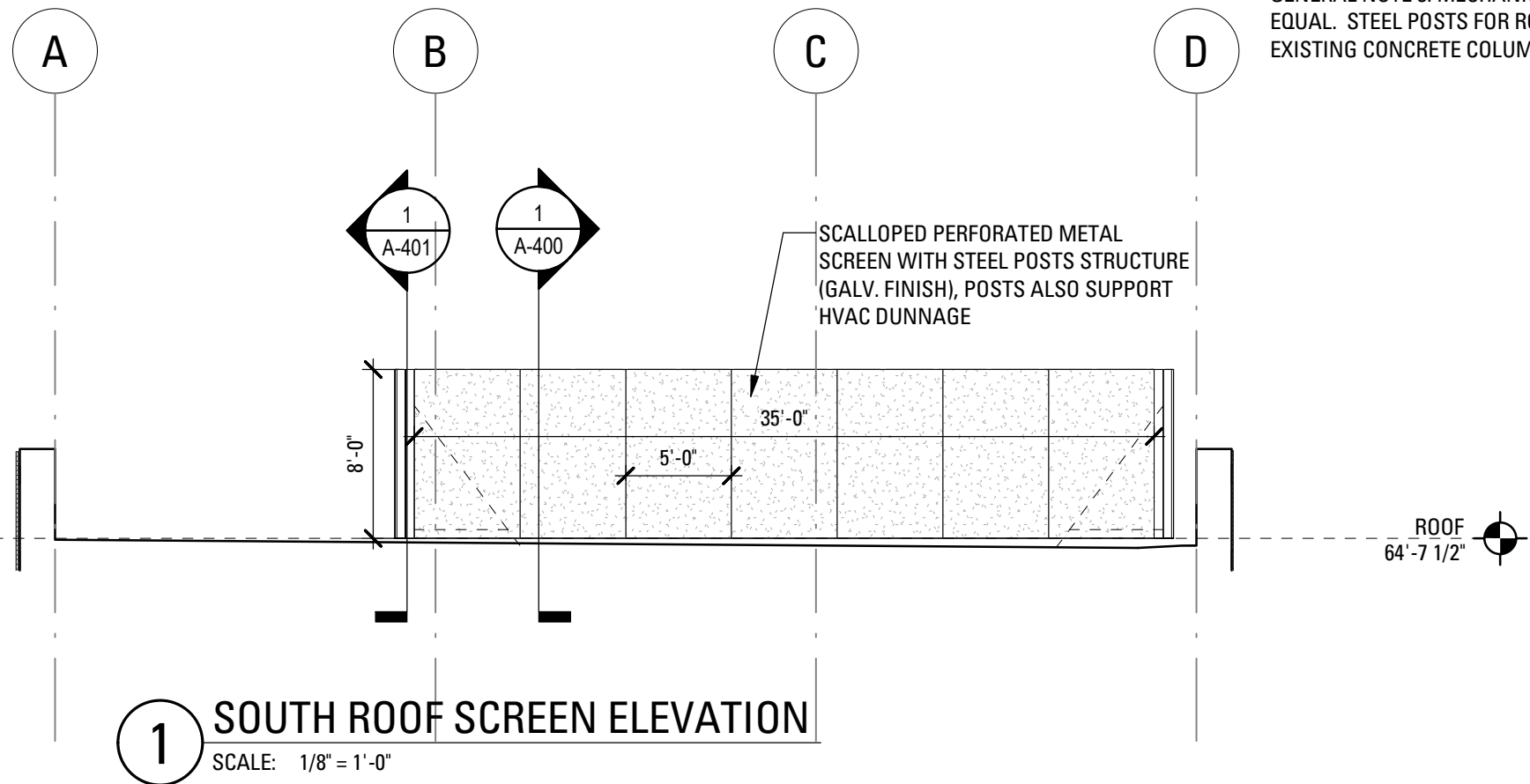
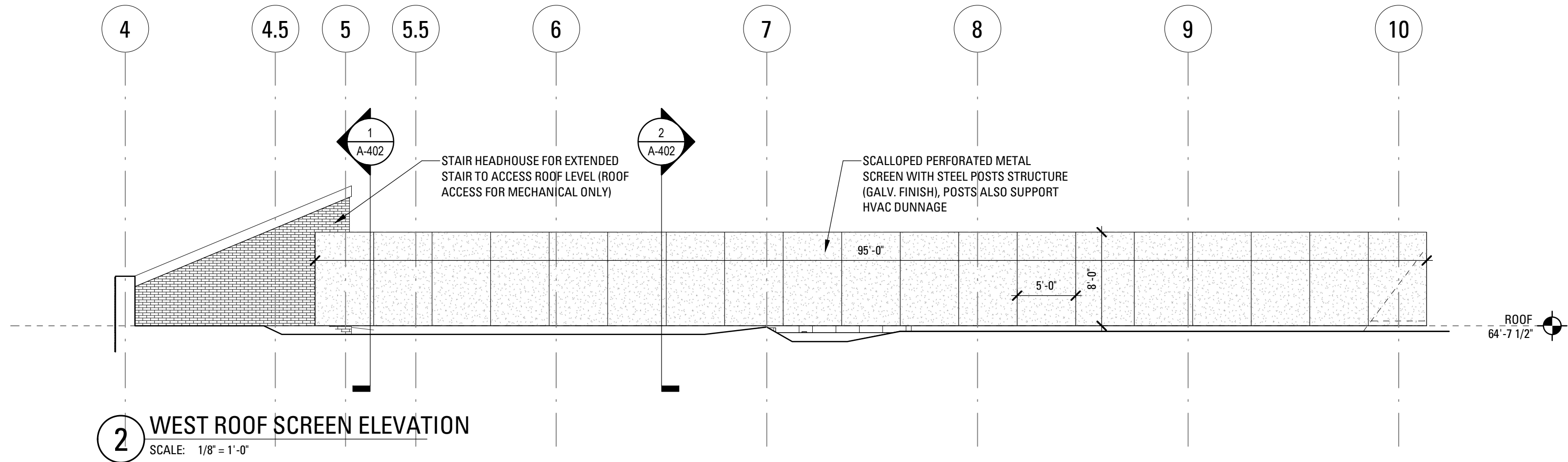
A-303



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

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

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



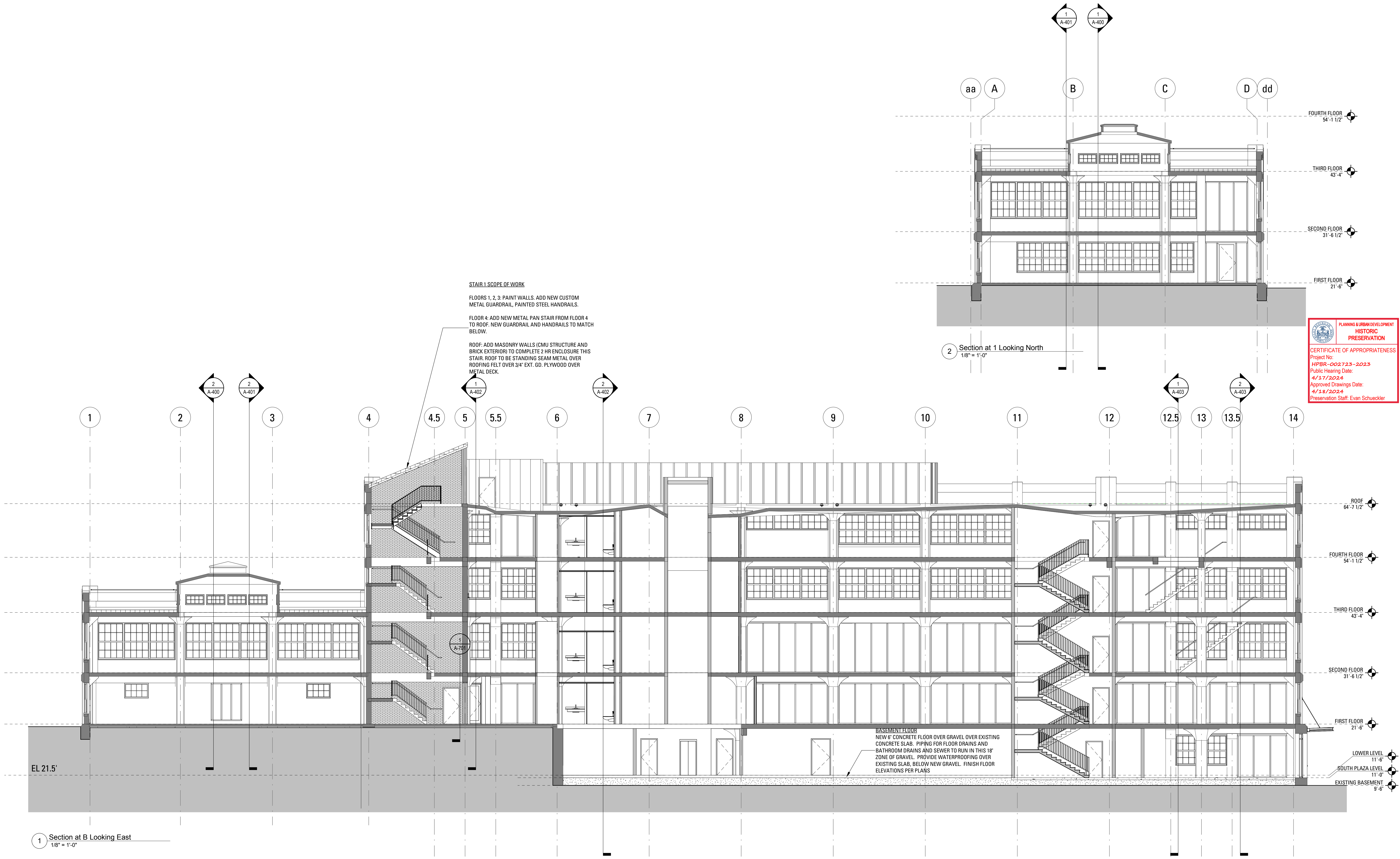
Roux Institute Bean Building
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ROOF ELEVATIONS



PLANNING & URBAN DEVELOPMENT
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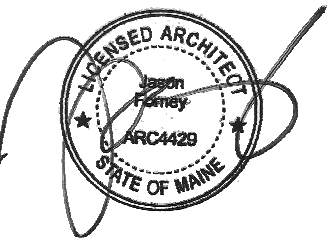
Roux Institute Bean Building
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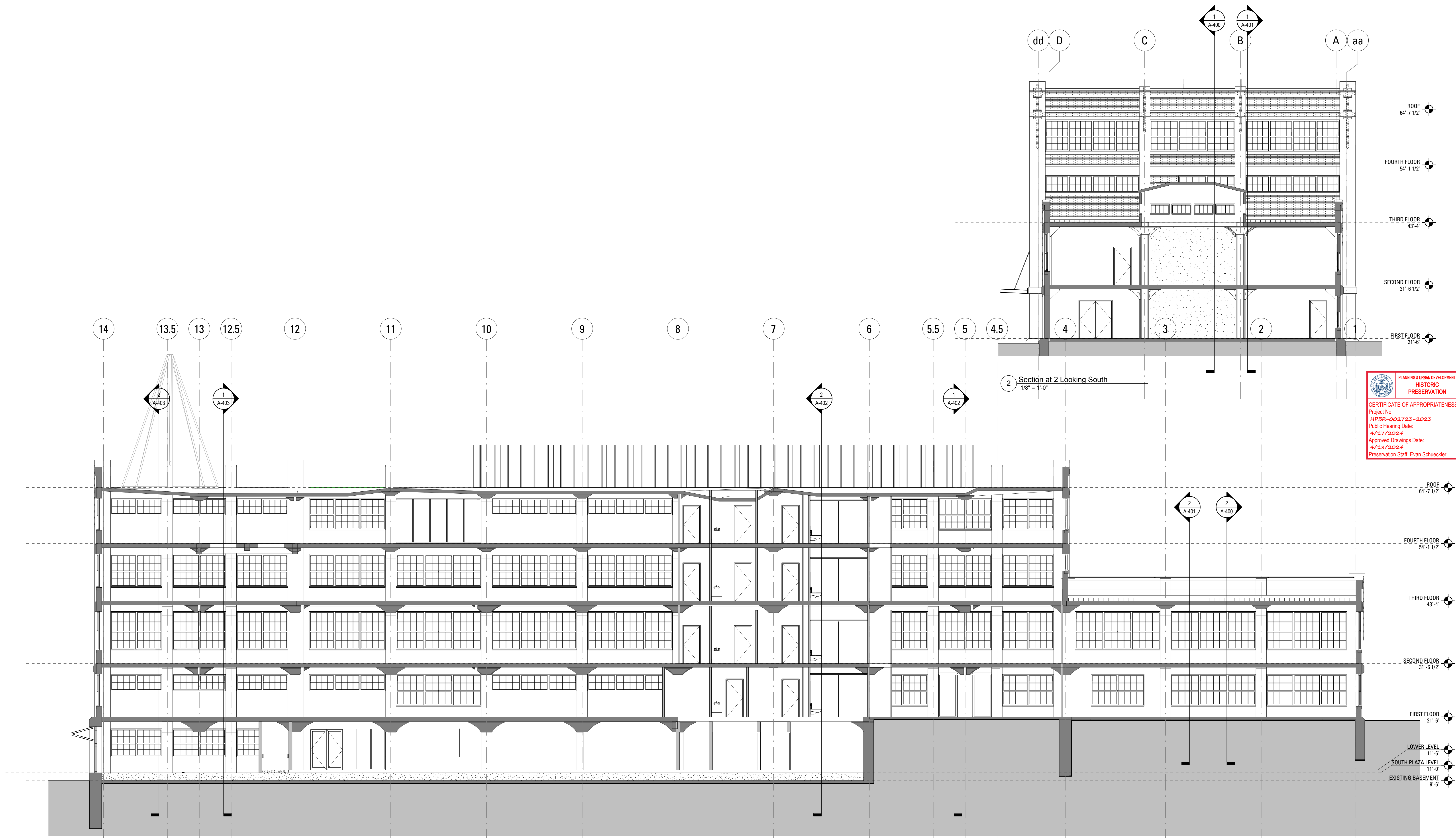
SECTIONS

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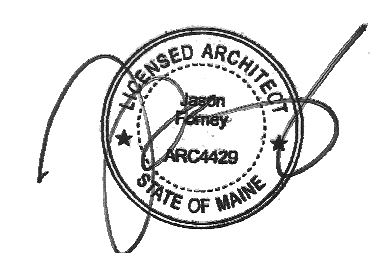
1 Section at C Looking West
1/8" = 1'-0"

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



PLANNING & URBAN DEVELOPMENT
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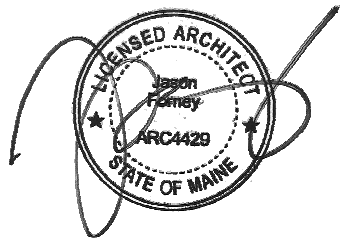
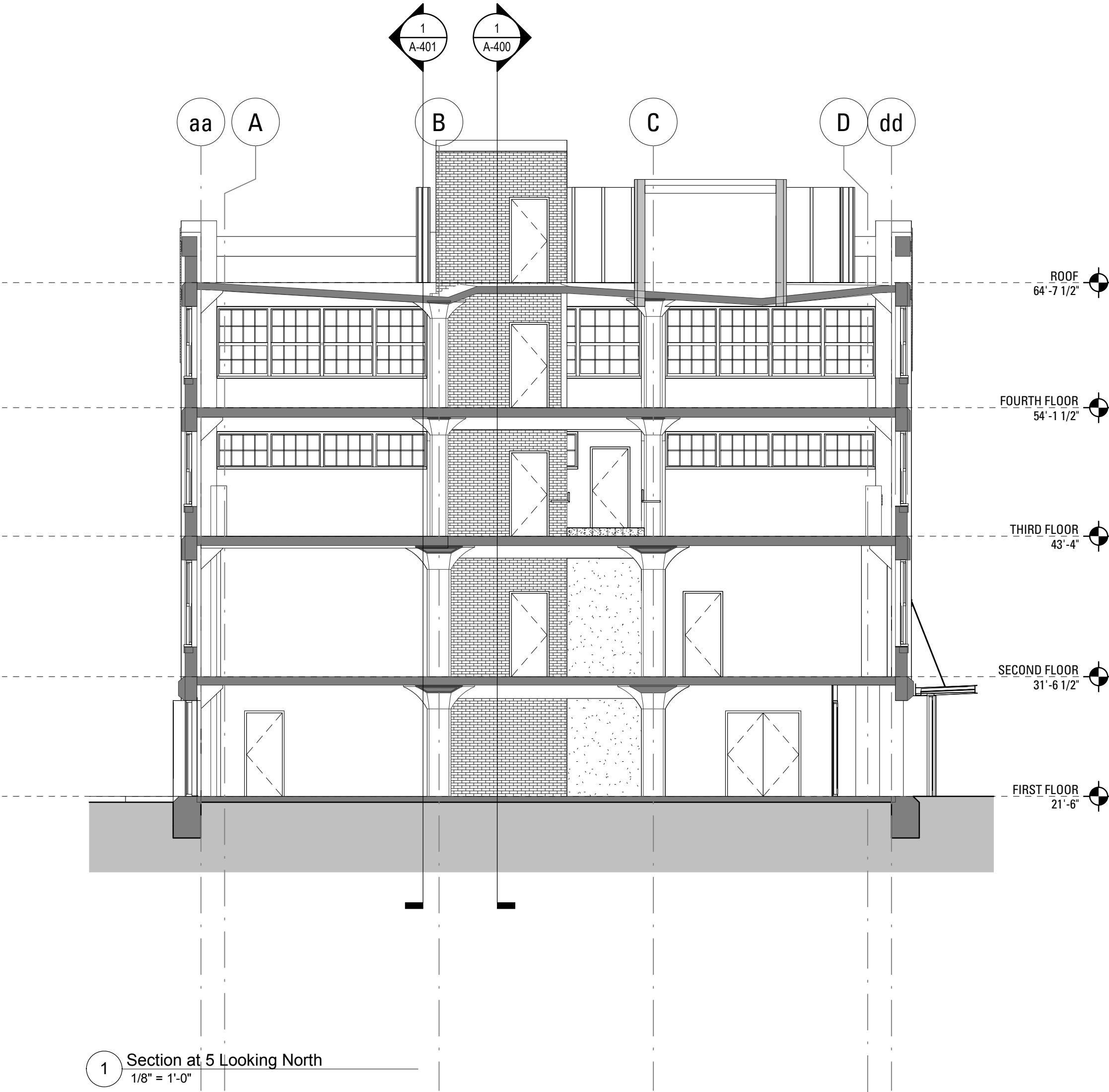
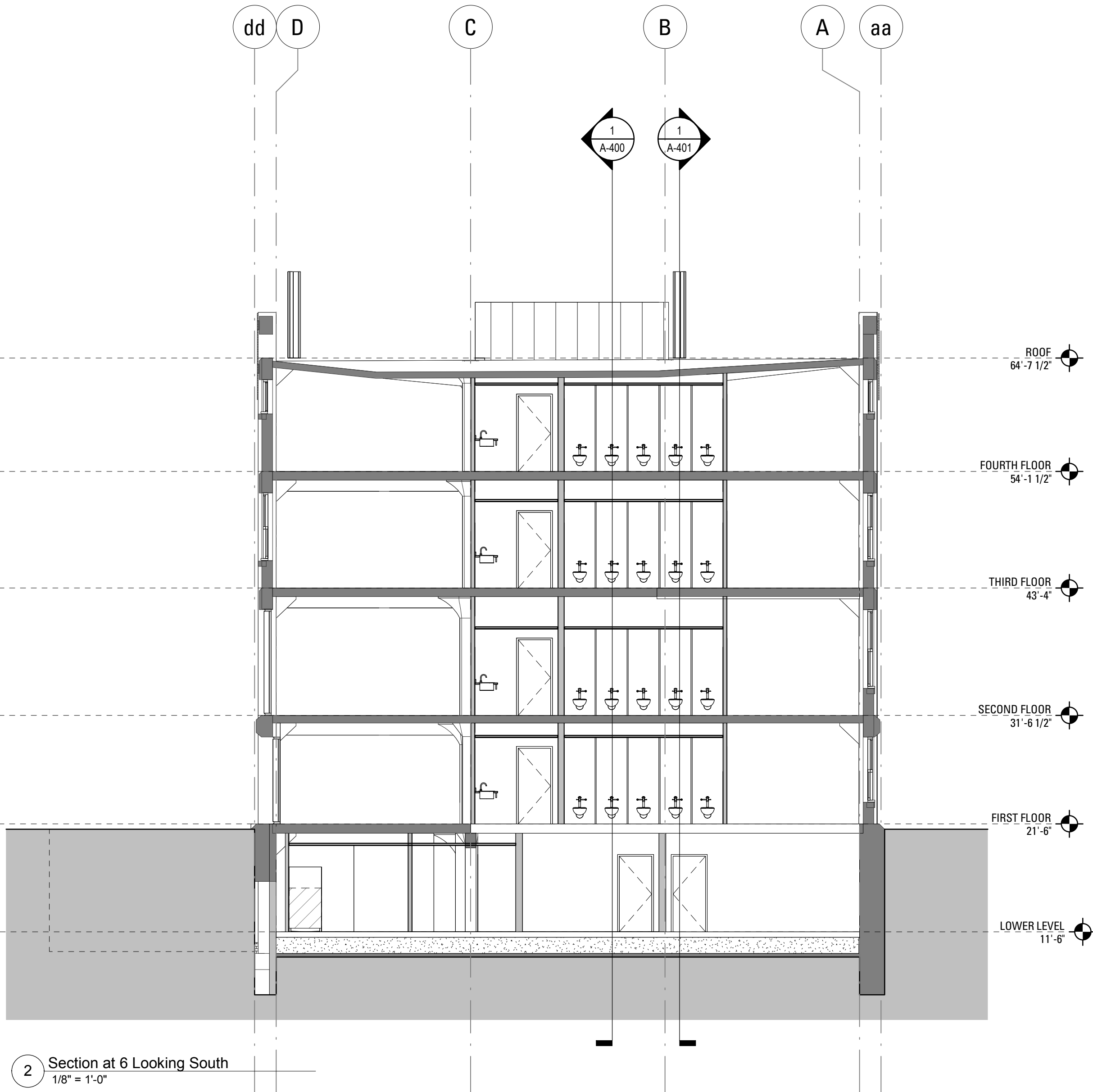
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SECTIONS

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Roux Institute Bean Building

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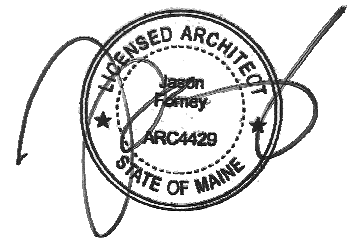
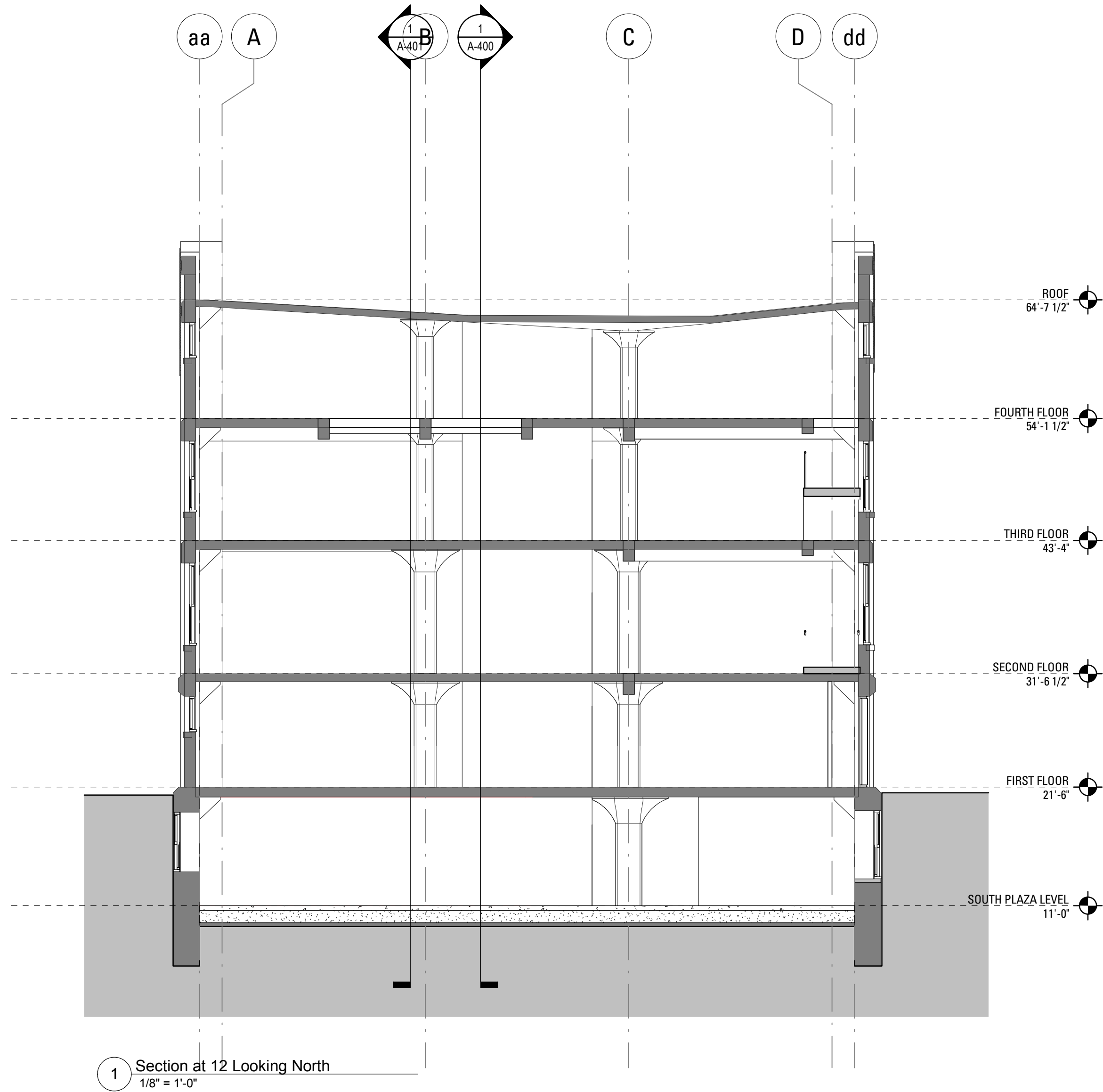
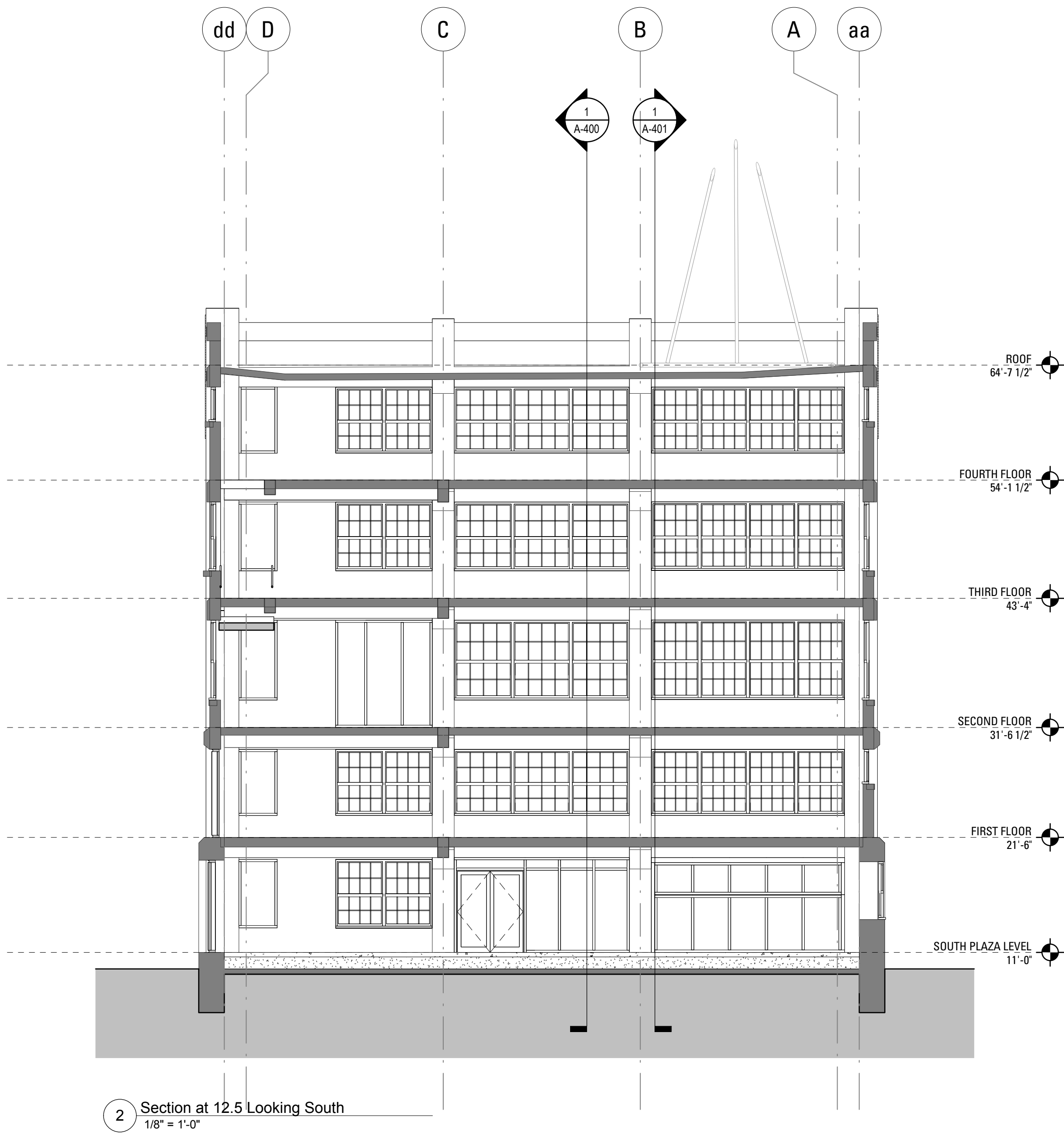
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SECTIONS

A-402



Roux Institute Bean Building
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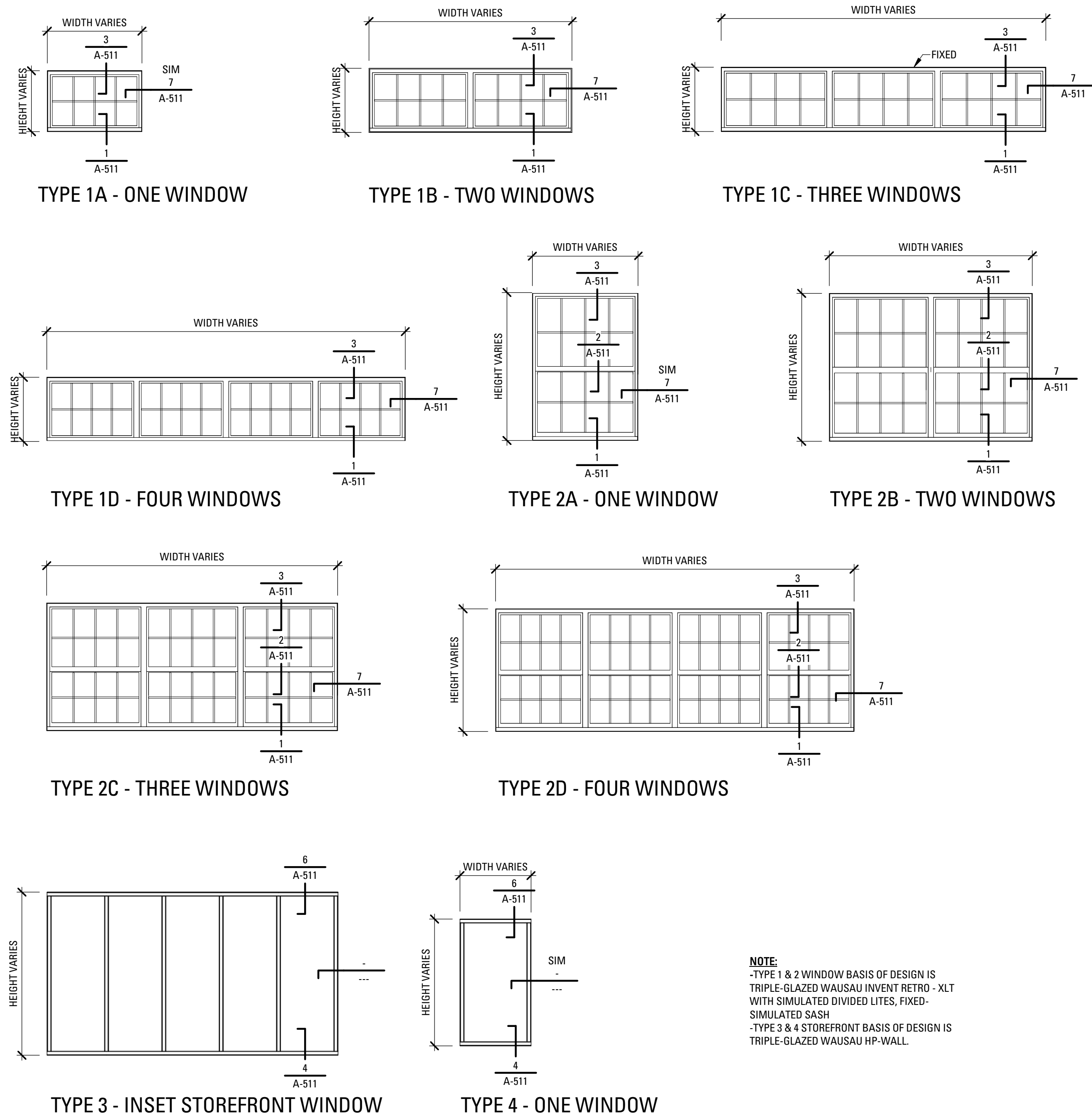
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SECTIONS

A-403

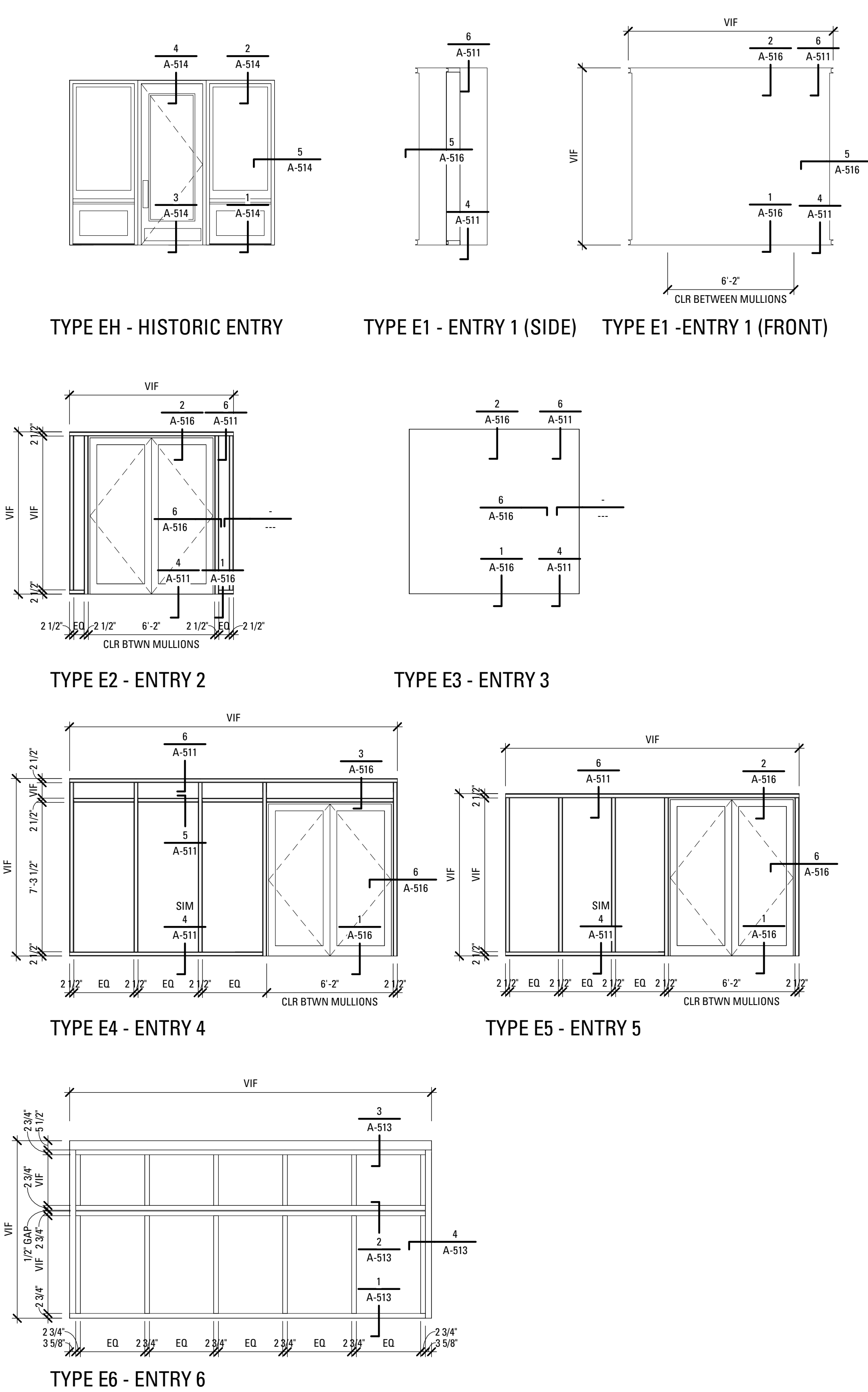
WINDOW TYPES



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

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

EXTERIOR ENTRY TYPES



PLANNING & URBAN DEVELOPMENT
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PROJECT
NORTH
TRUE
NORTH

Roux Institute Bean Building
Project # 22.031

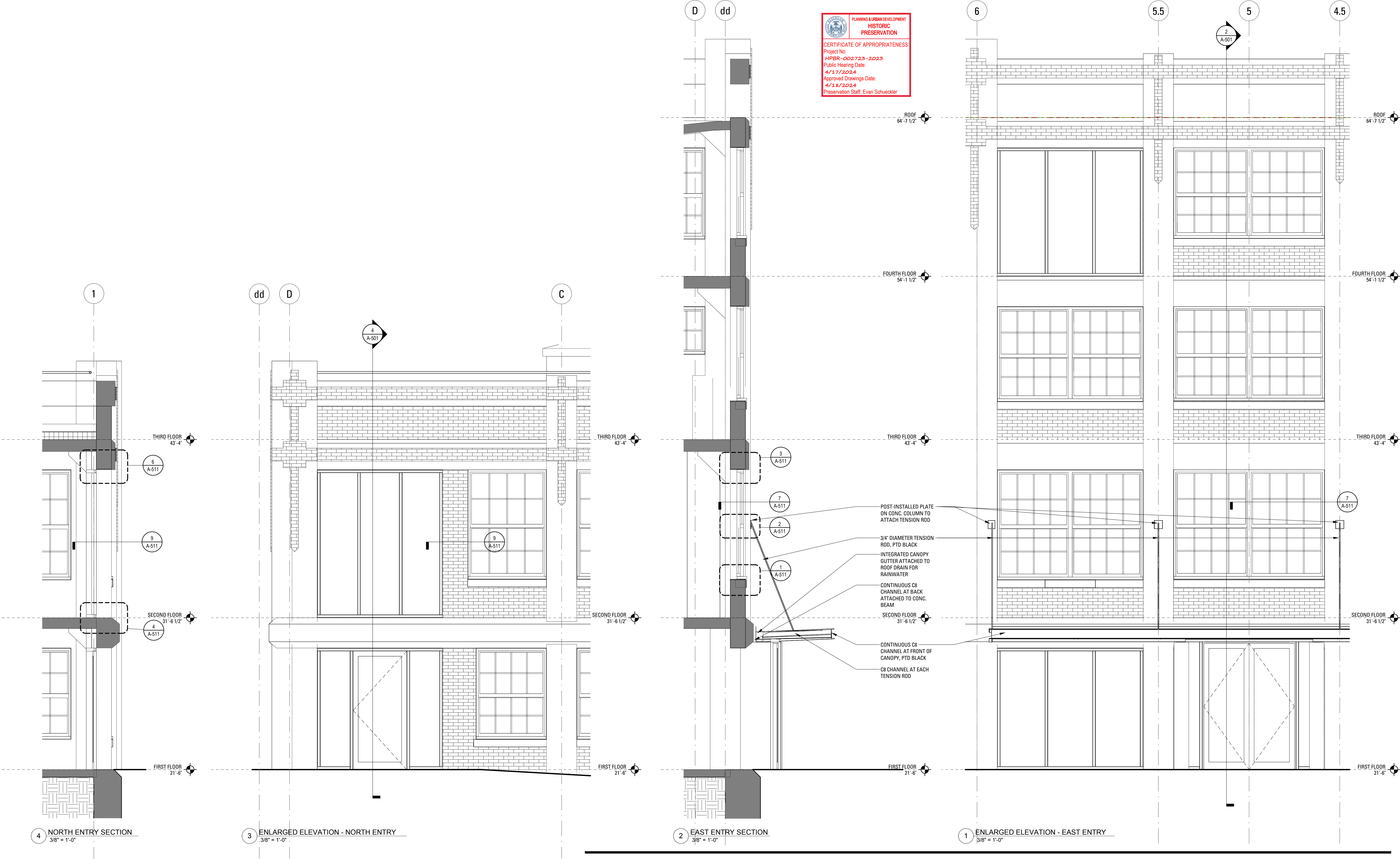
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Rev. Date Revision Title

WINDOW TYPES

PLANNING & URBAN DEVELOPMENT
HISTORIC
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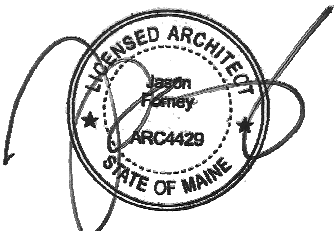
Roux Institute Bean Building
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TYPICAL WALL SECTIONS

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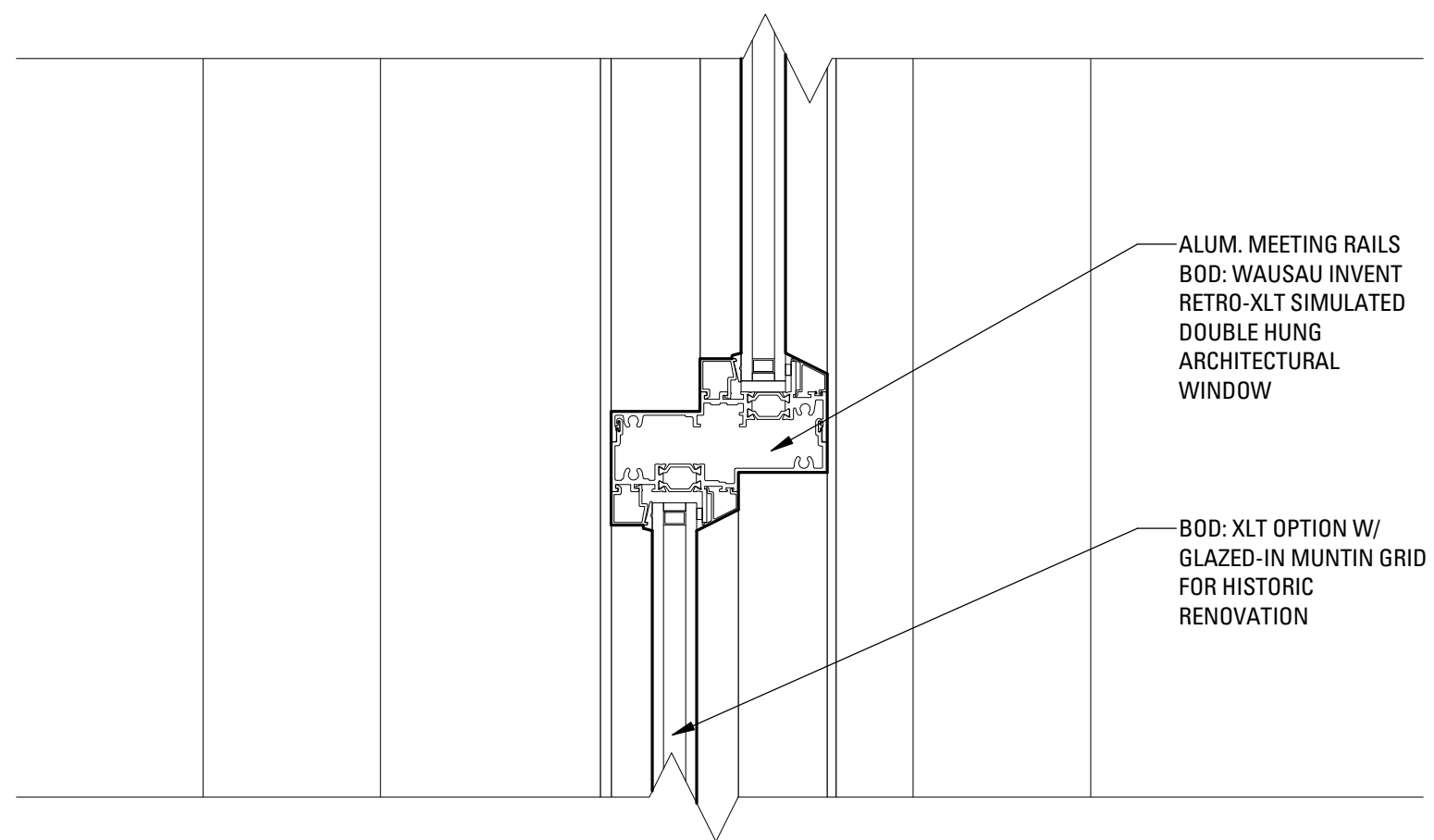


A-501

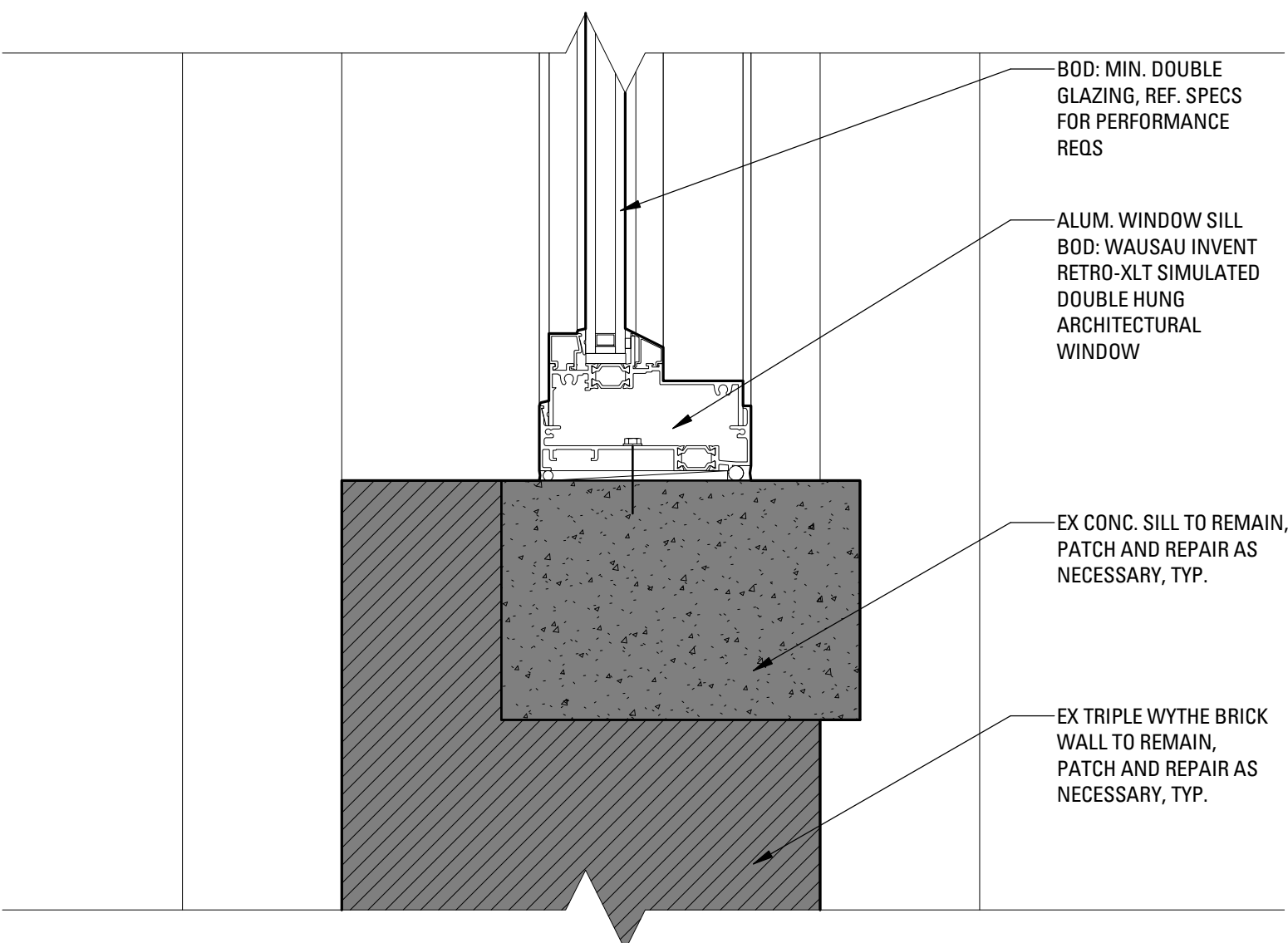
A-502



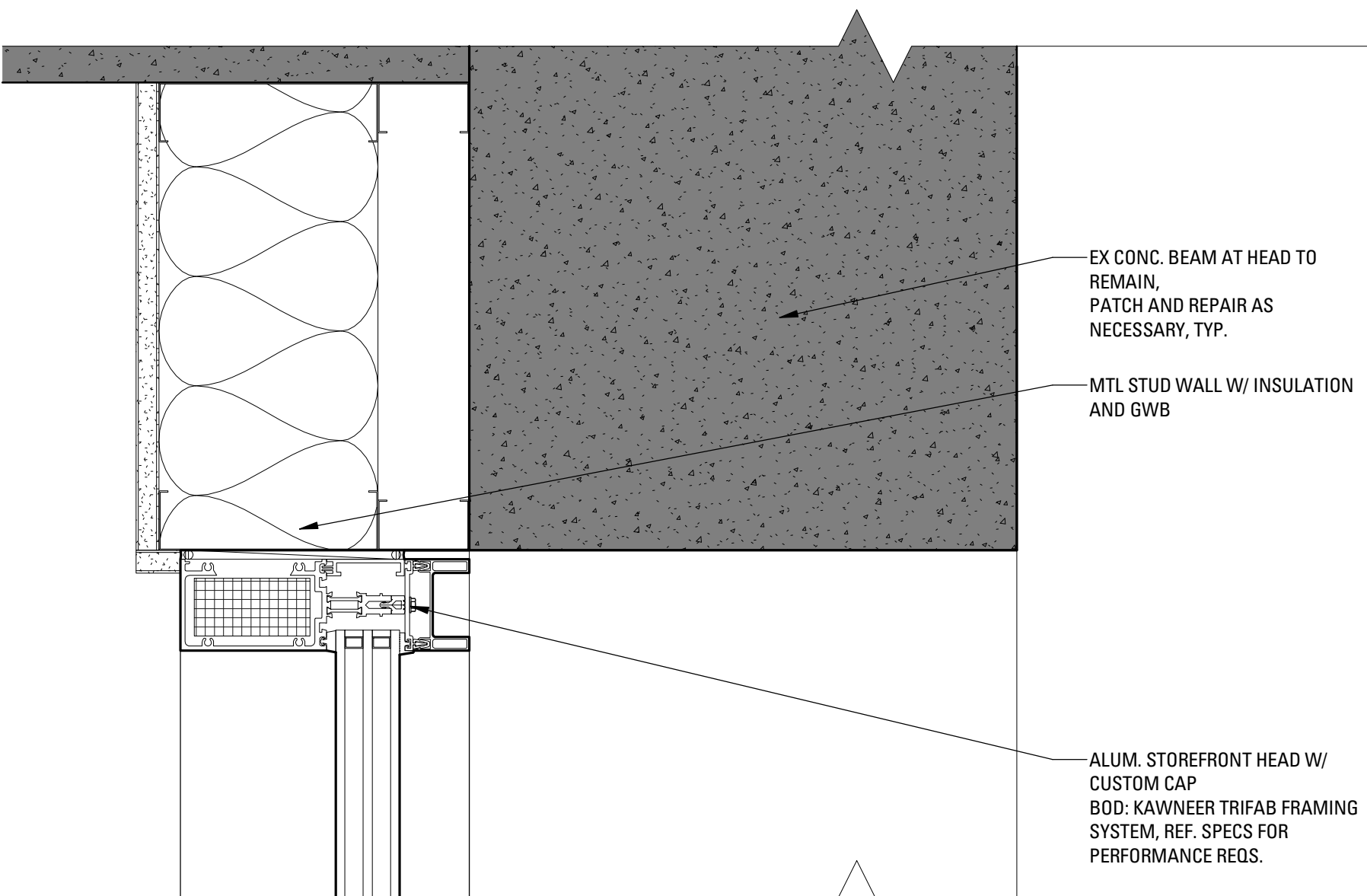
3 SIMULATED DOUBLE SASH - HEAD
SCALE: 3" = 1'-0"



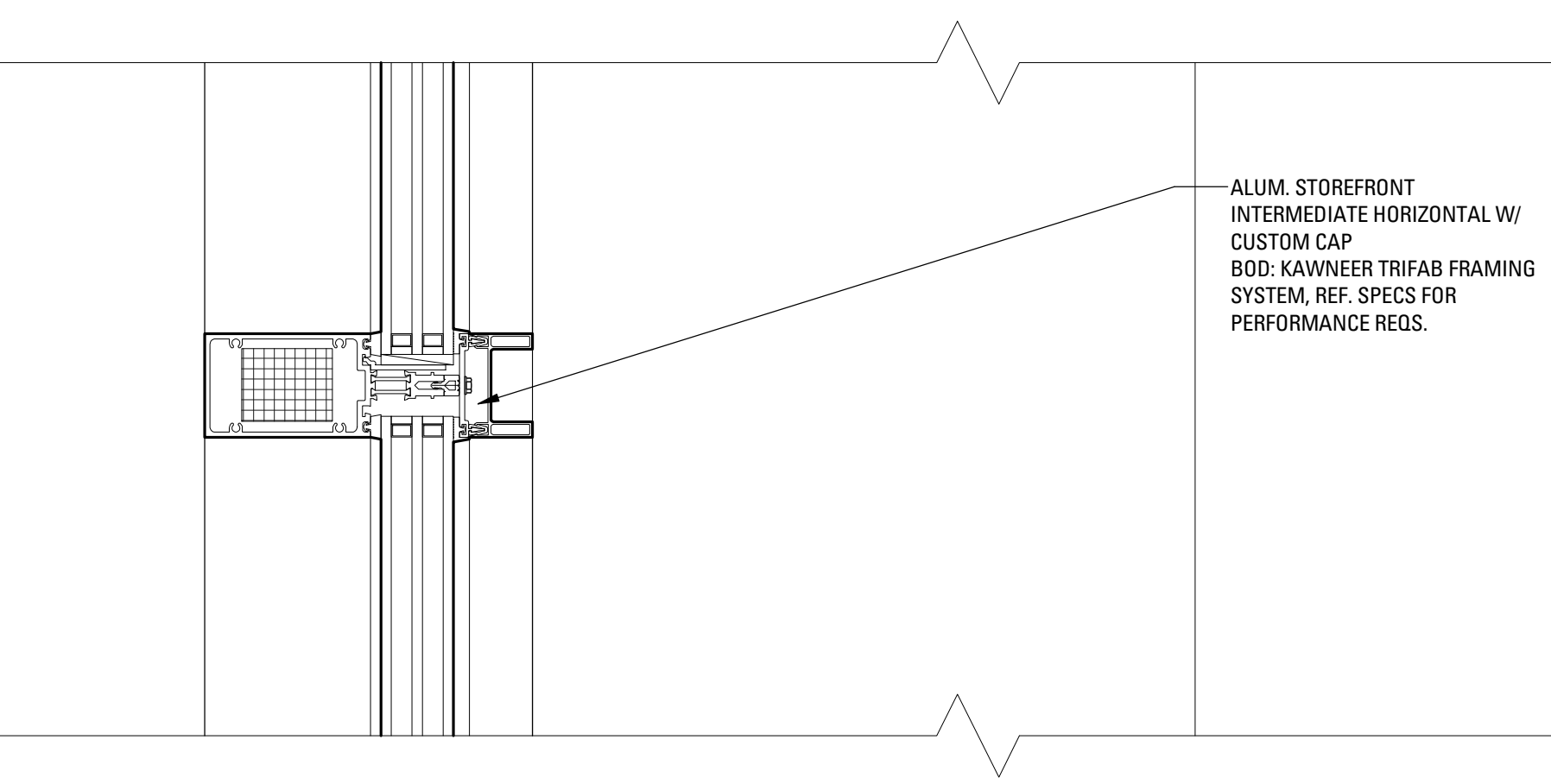
2 SIMULATED DOUBLE SASH - MEETING RAIL
SCALE: 3" = 1'-0"



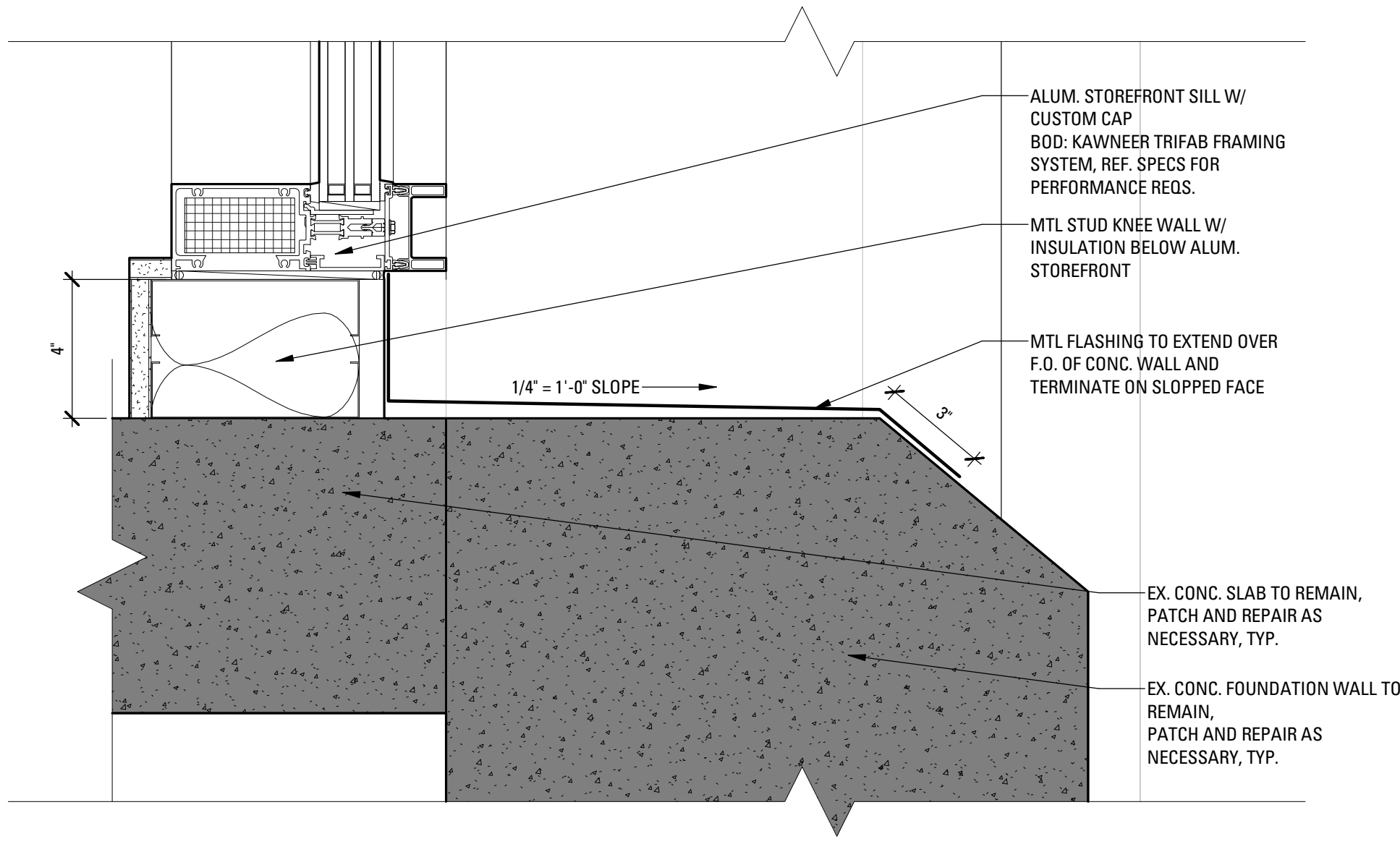
1 SIMULATED DOUBLE SASH - SILL
SCALE: 3" = 1'-0"



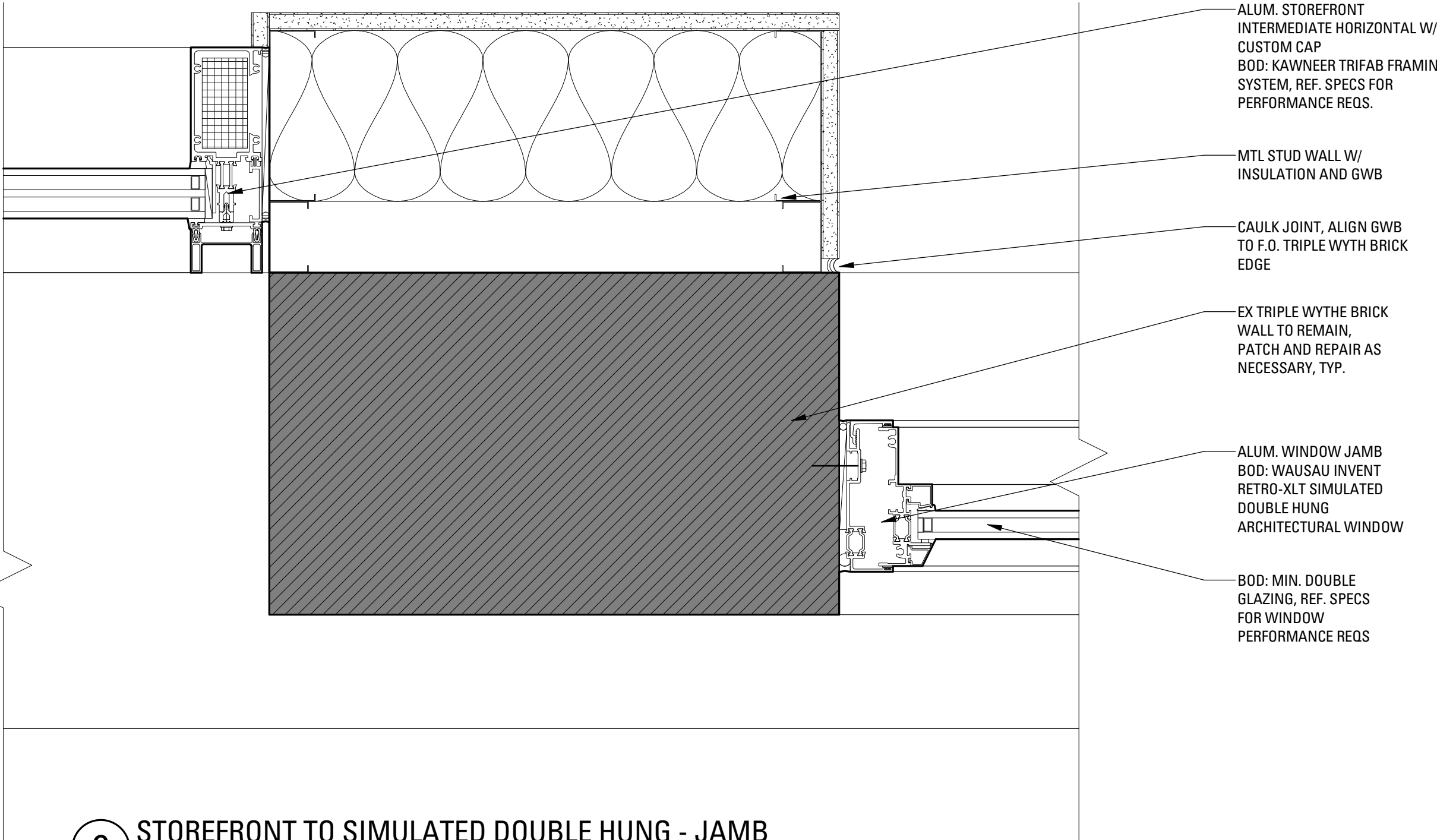
6 CURTAINWALL - HEAD DETAIL
SCALE: 3" = 1'-0"



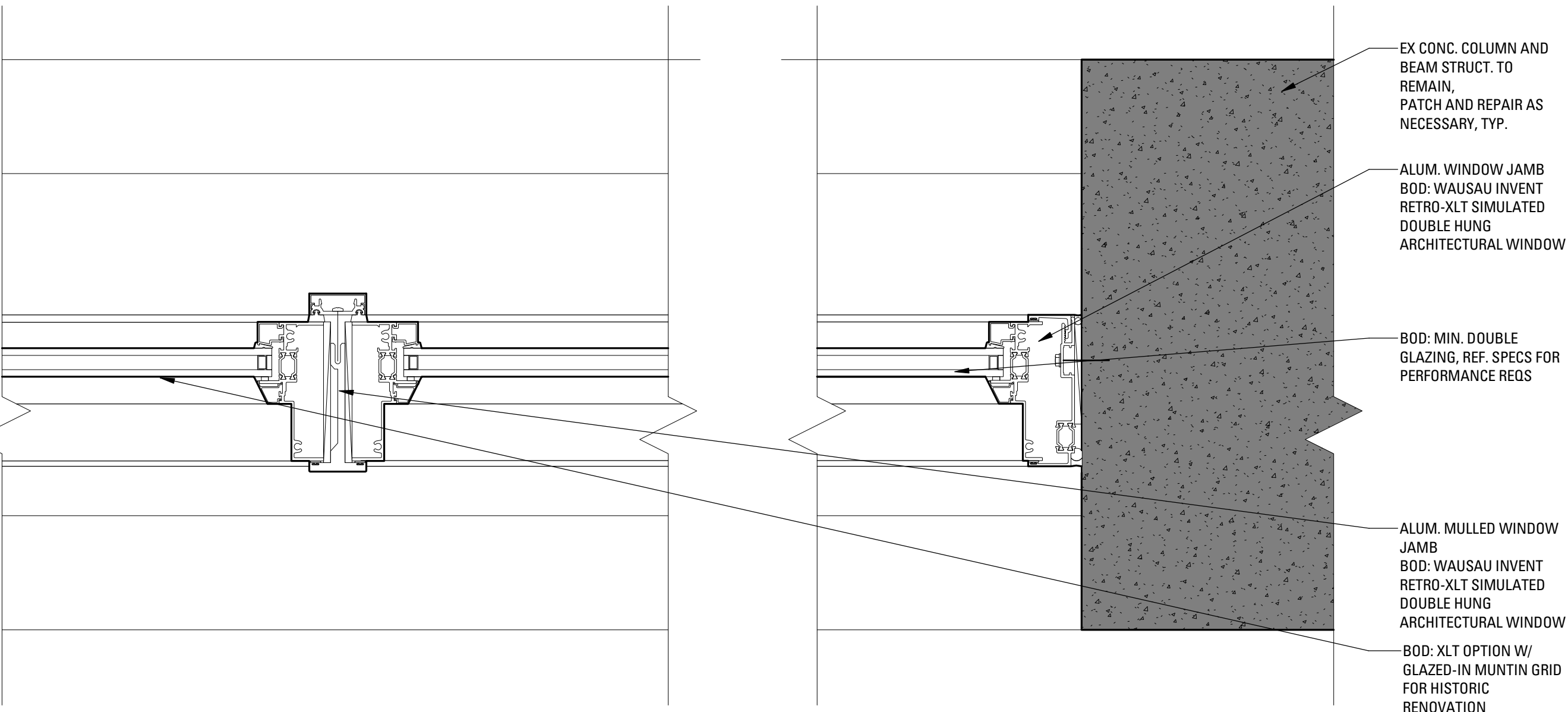
5 STOREFRONT - INTERMEDIATE DETAIL
SCALE: 3" = 1'-0"



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



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



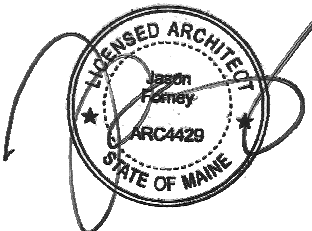
7 SIMULATED DOUBLE SASH - PLAN SECTION
SCALE: 3" = 1'-0"

Roux Institute Bean Building
Project # 22.031

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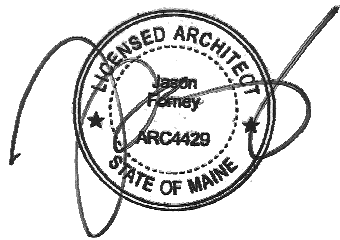
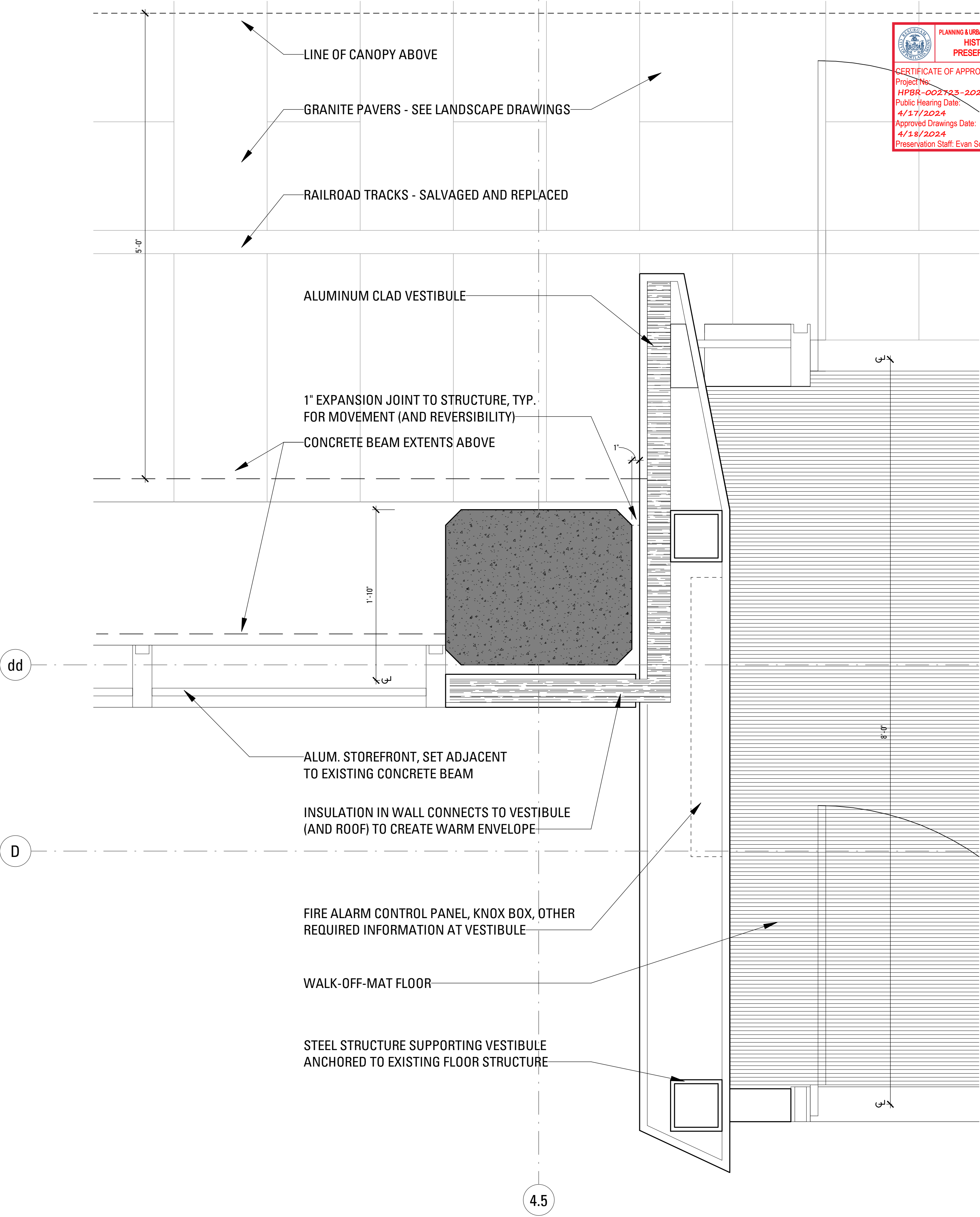
Rev.	Date	Revision Title

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EXTERIOR DETAILS - NEW WINDOWS /
STOREFRONTS IN MASONRY OPENINGS

A-511



Roux Institute Bean Building
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Portland, ME 04103

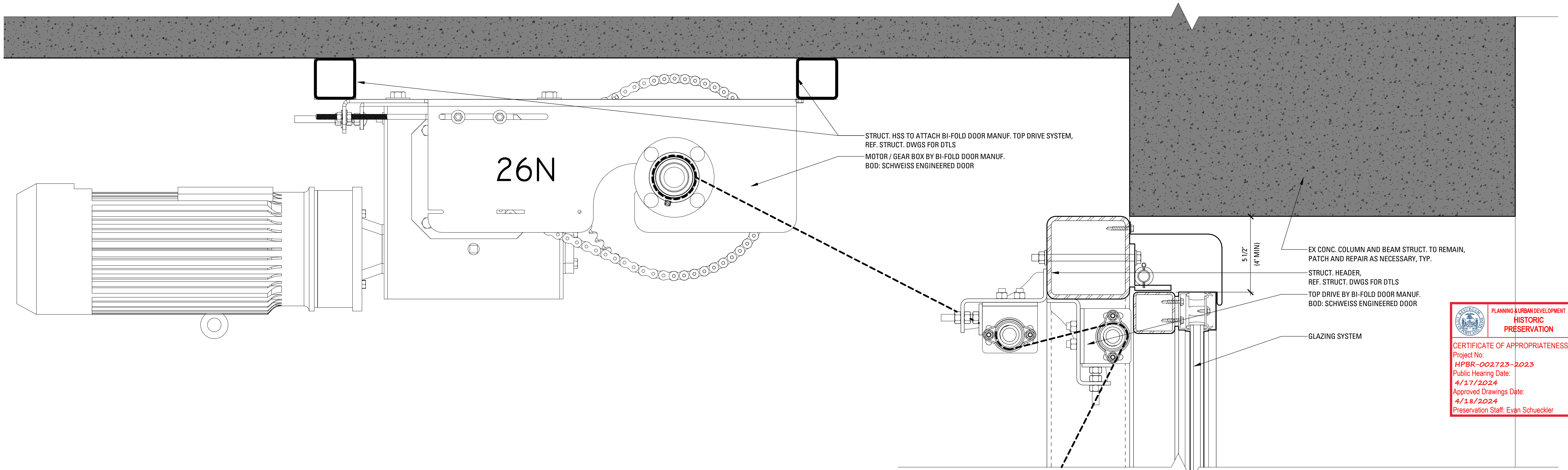
MARCH 25, 2024 REV

LAND-USE PERMIT SET

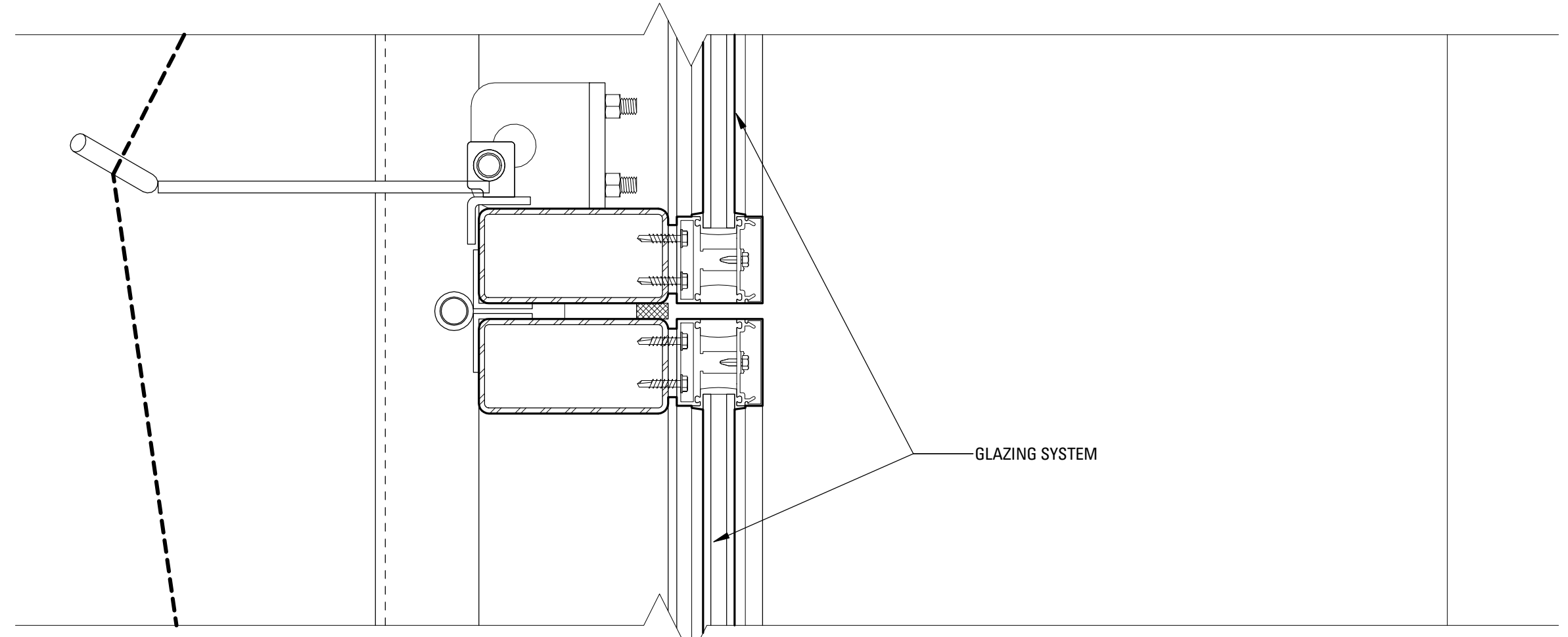
Rev.	Date	Revision Title
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EAST ENTRY VESTIBULE PLAN DETAIL

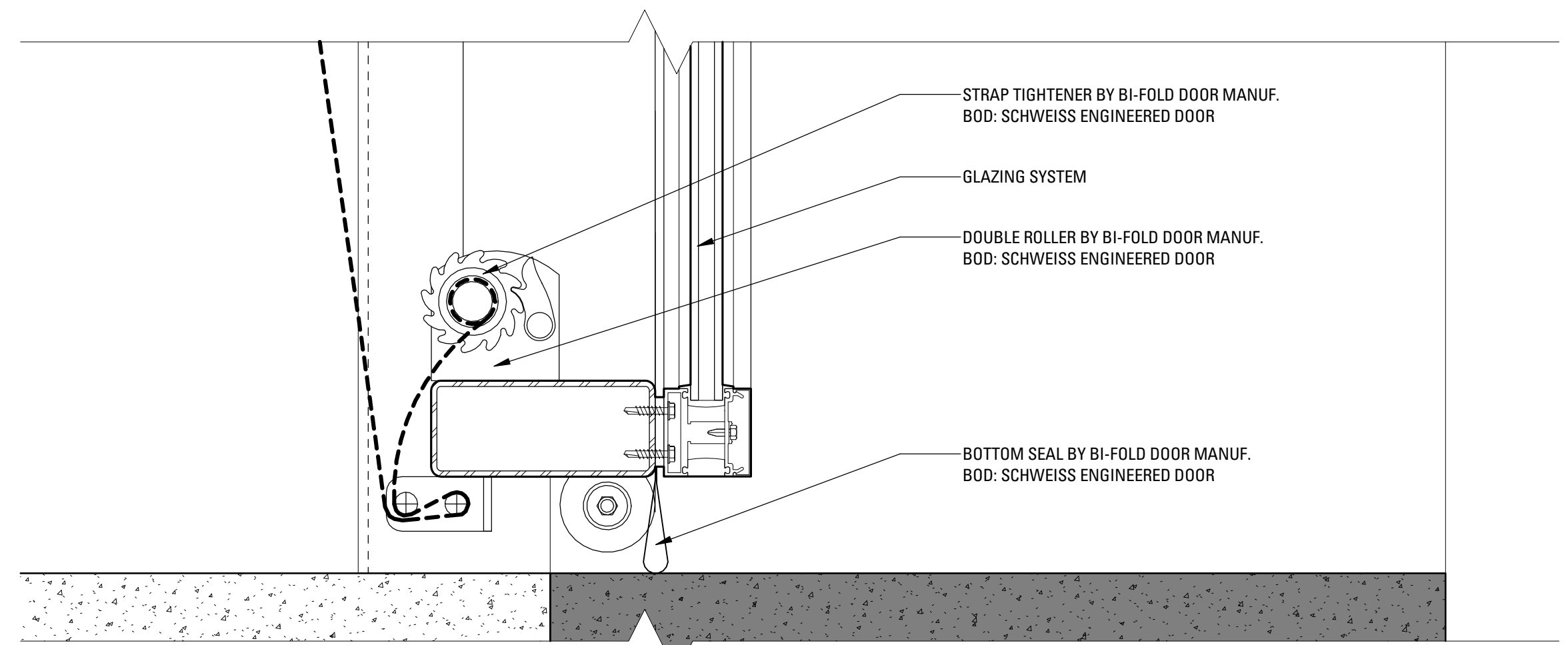
A-512



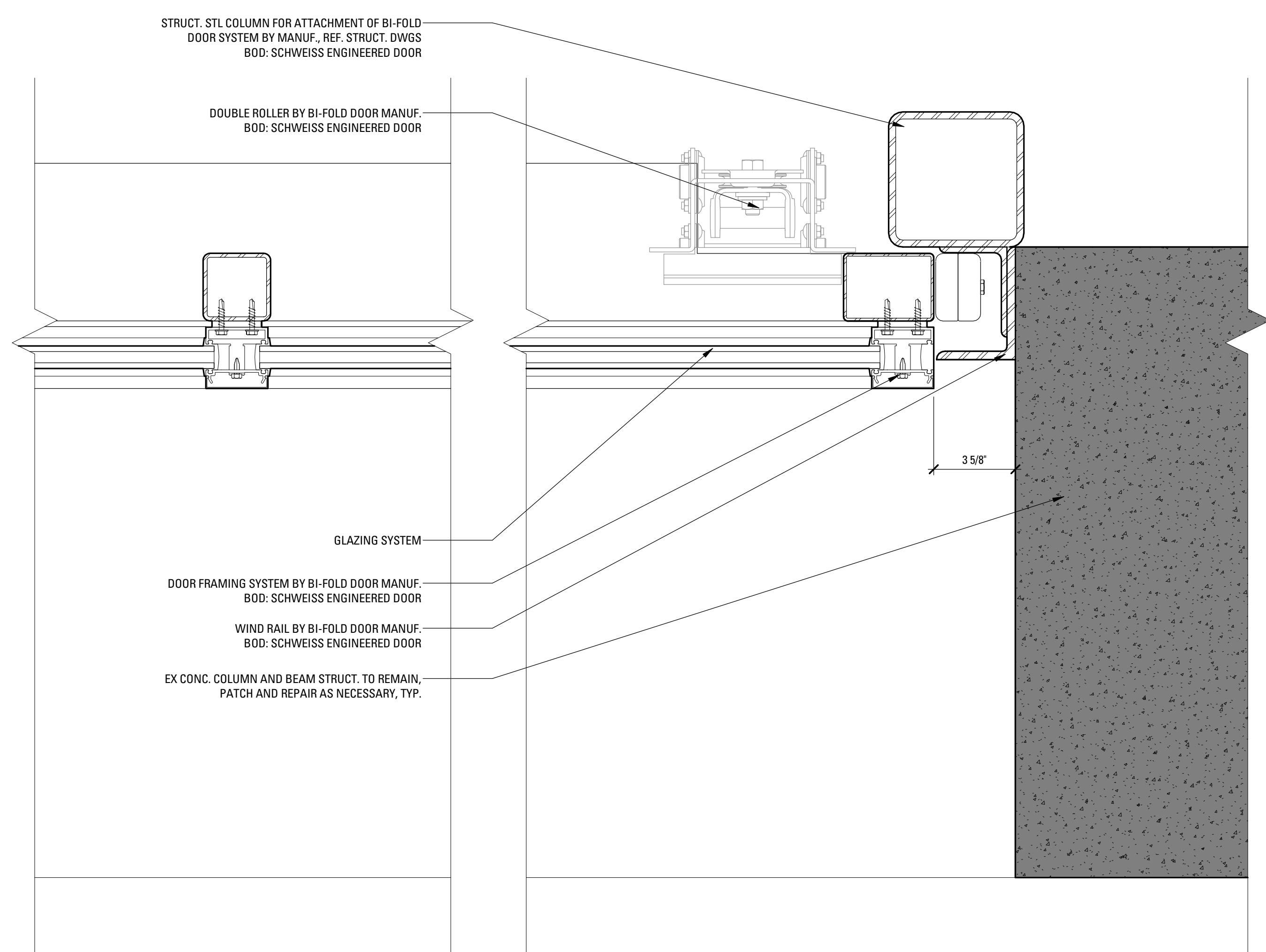
3 BI-FOLD DOOR - HEAD SECTION
SCALE: 3" = 1'-0"



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

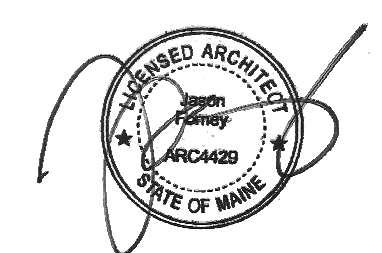


1 BI-FOLD DOOR - BASE SECTION
SCALE: 3" = 1'-0"



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

PLANNING & URBAN DEVELOPMENT
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS
Project No: **HPBR-002723-2023**
Public Hearing Date: **4/17/2024**
Approved Drawings Date: **4/18/2024**
Preservation Staff: Evan Schueckler



Roux Institute Bean Building
Project # 22.031

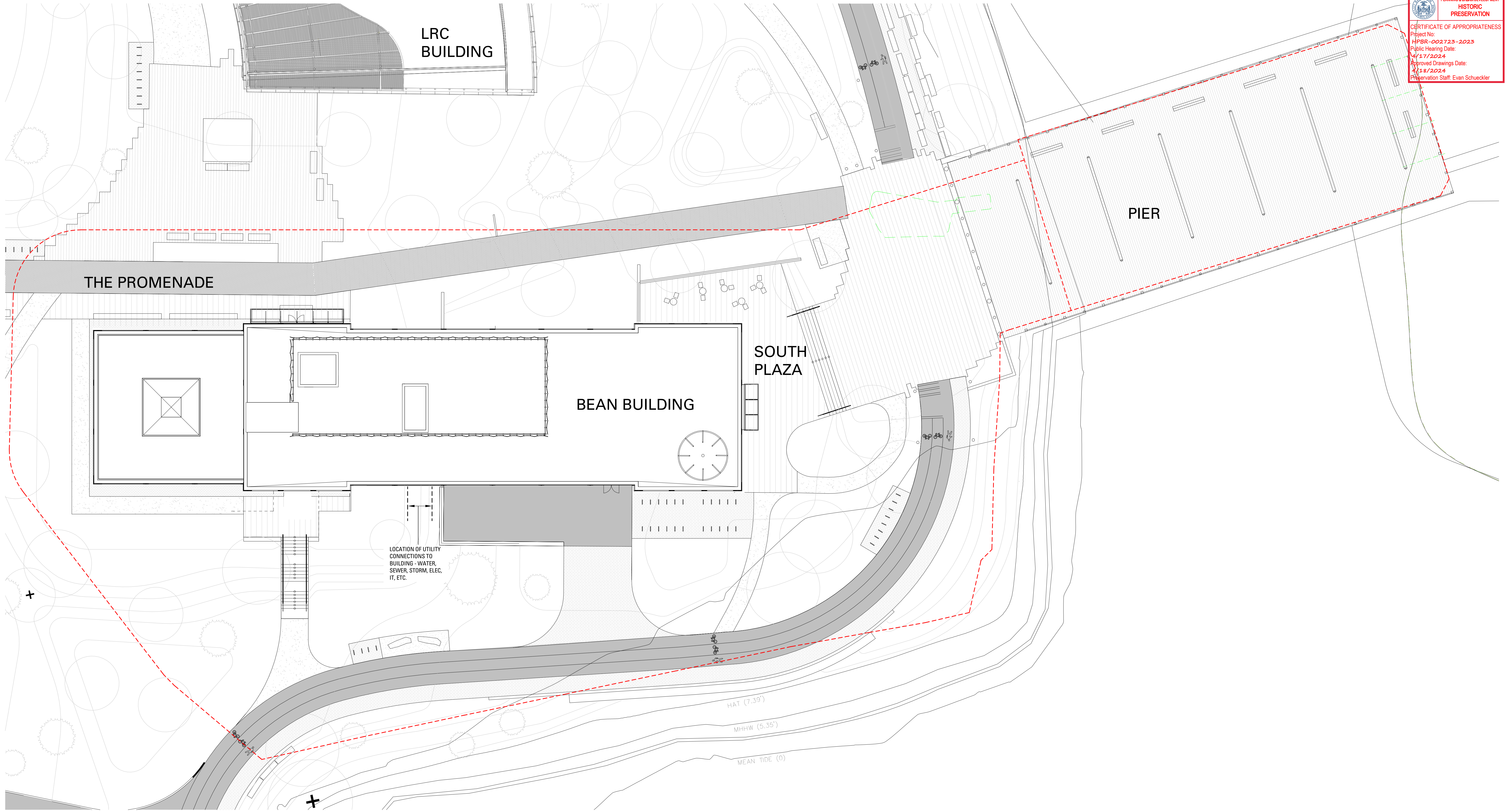
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Portland, ME 04103

MARCH 25, 2024 REV **LAND-USE PERMIT SET**

Rev.	Date	Revision Title

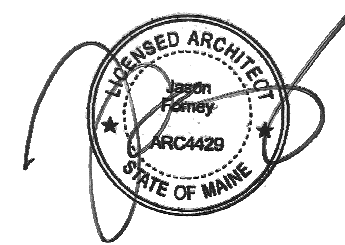
EXTERIOR DETAILS - ENTRIES

A-513



PLANNING & URBAN DEVELOPMENT
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Project No:
HPBR-002723-2023
Public Hearing Date:
4/17/2024
Approved Drawings Date:
3/18/2024
Preservation Staff: Evan Schueckler

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



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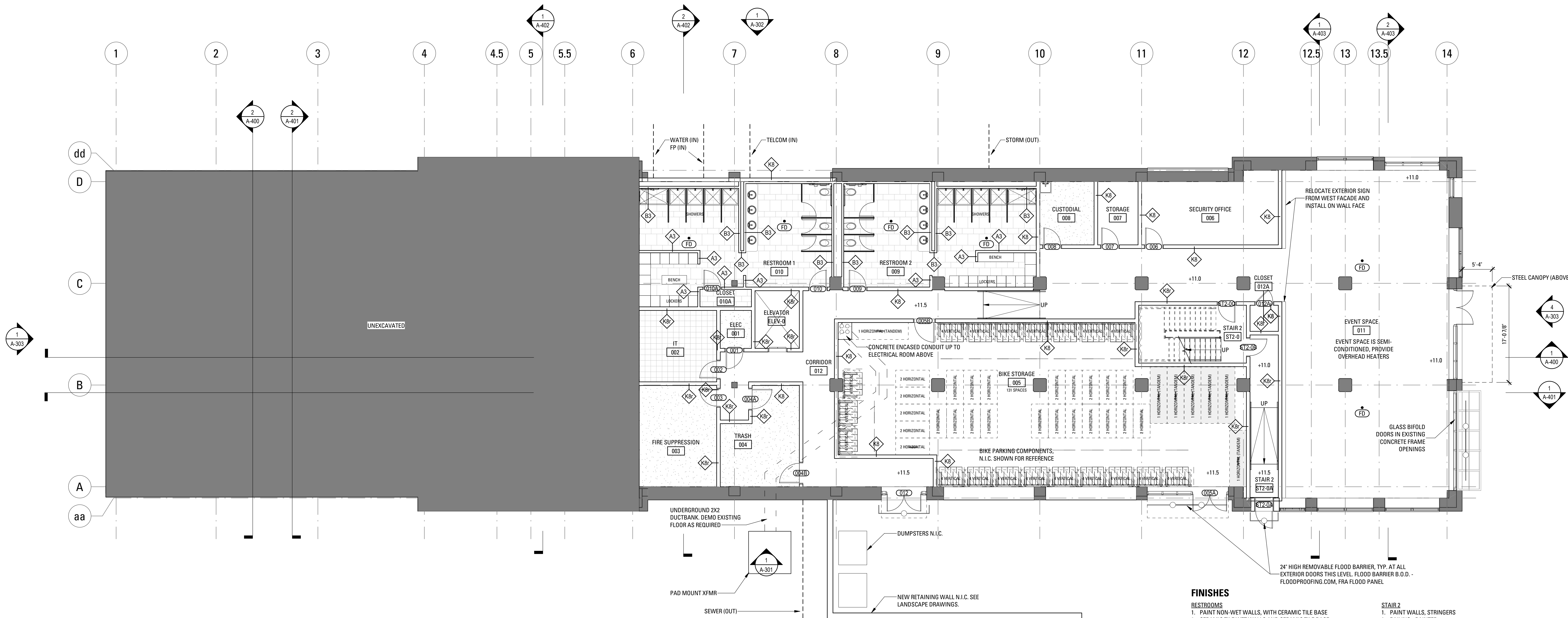
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ARCHITECTURE KEY PLAN

AS-100

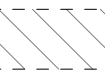


1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

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

BIKE RACK NOTES

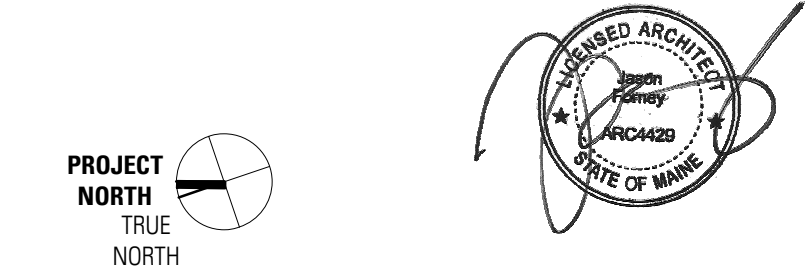
-  VERTICAL BIKE RACKS (HOLD 4 BIKES)
-  HORIZONTAL BIKE RACKS (HOLD 2 BIKES)
-  HORIZONTAL BIKE RACKS (HOLD 1 TANDEM BIKE)

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

FINISHES

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

NOTE: ALL GWB THIS FLOOR TO BE MOISTURE RESISTANT



Roux Institute Bean Building
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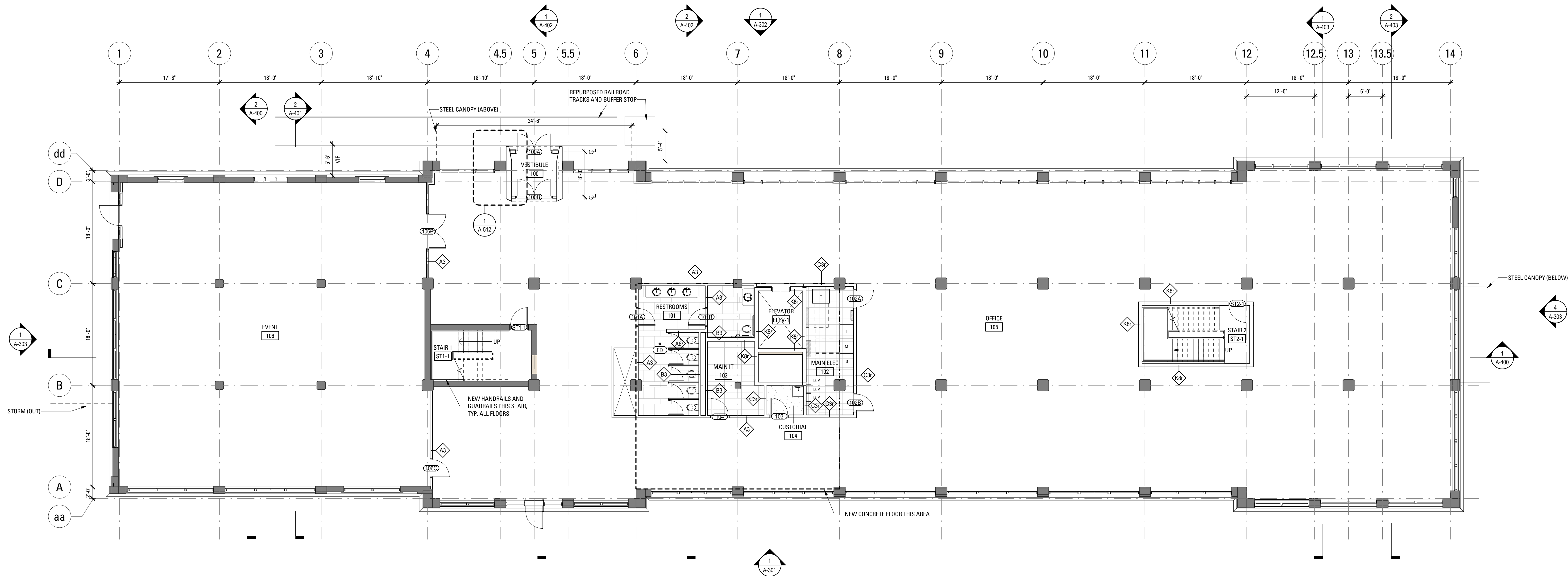
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MARCH 25, 2024 REV **LAND-USE PERMIT SET**

Rev.	Date	Revision Title

LOWER LEVEL FLOOR PLAN

A-100



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

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

FINISHES

RESTROOMS

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

ELECTRICAL/FIRE SUPPRESSION

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

CUSTODIAL/TRASH

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

STAIR 1

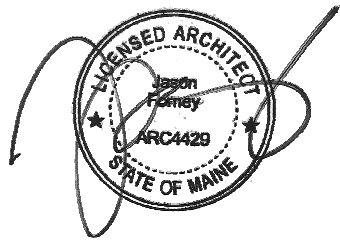
1. PAINT EXISTING CONCRETE/CMU
2. NEW RAILING - PAINTED
3. SEAL EXISTING CONCRETE FLOOR
4. NEW, CUSTOM GUARD RAIL - PAINTED
5. SURFACE MOUNTED LIGHTING

STAIR 2

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

OFFICE/EVENT

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



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Project # 22.031

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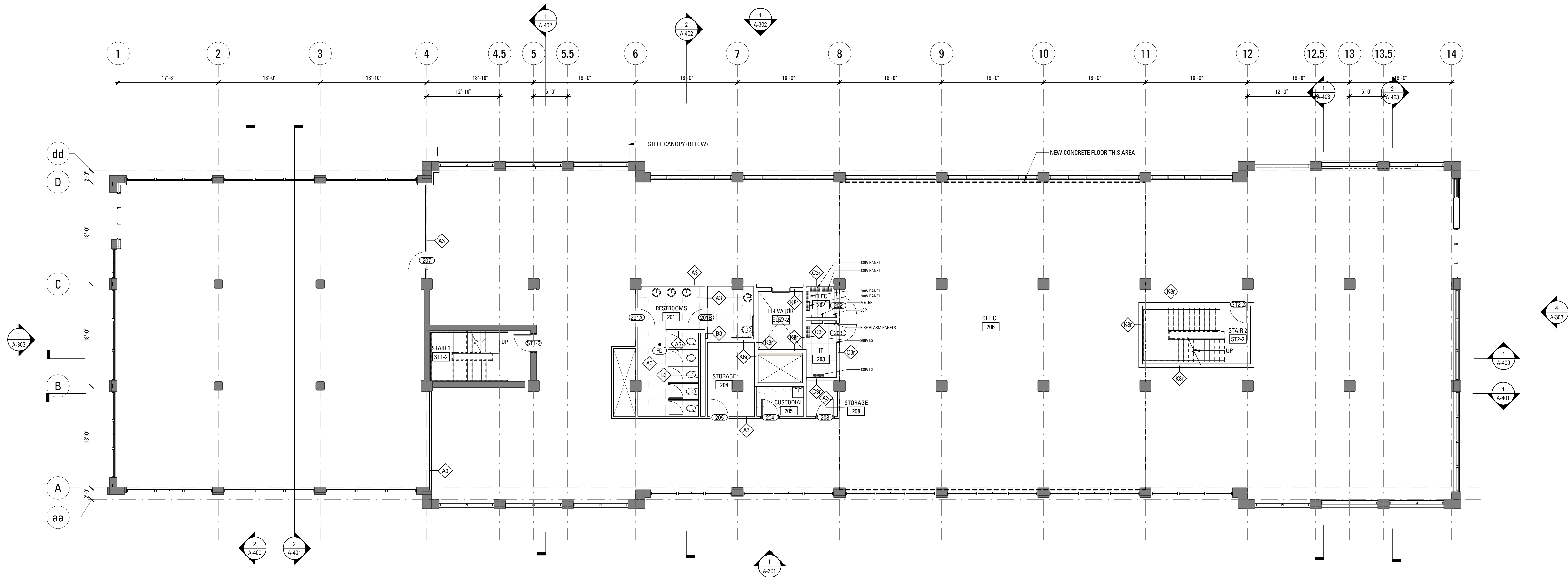
MARCH 25, 2024 REV

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Rev. Date Revision Title

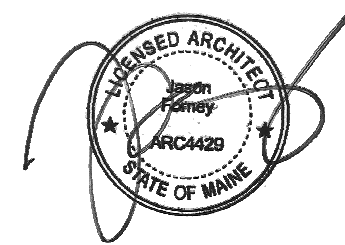
FIRST FLOOR PLAN

A-101



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

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



Roux Institute Bean Building
Project # 22.031

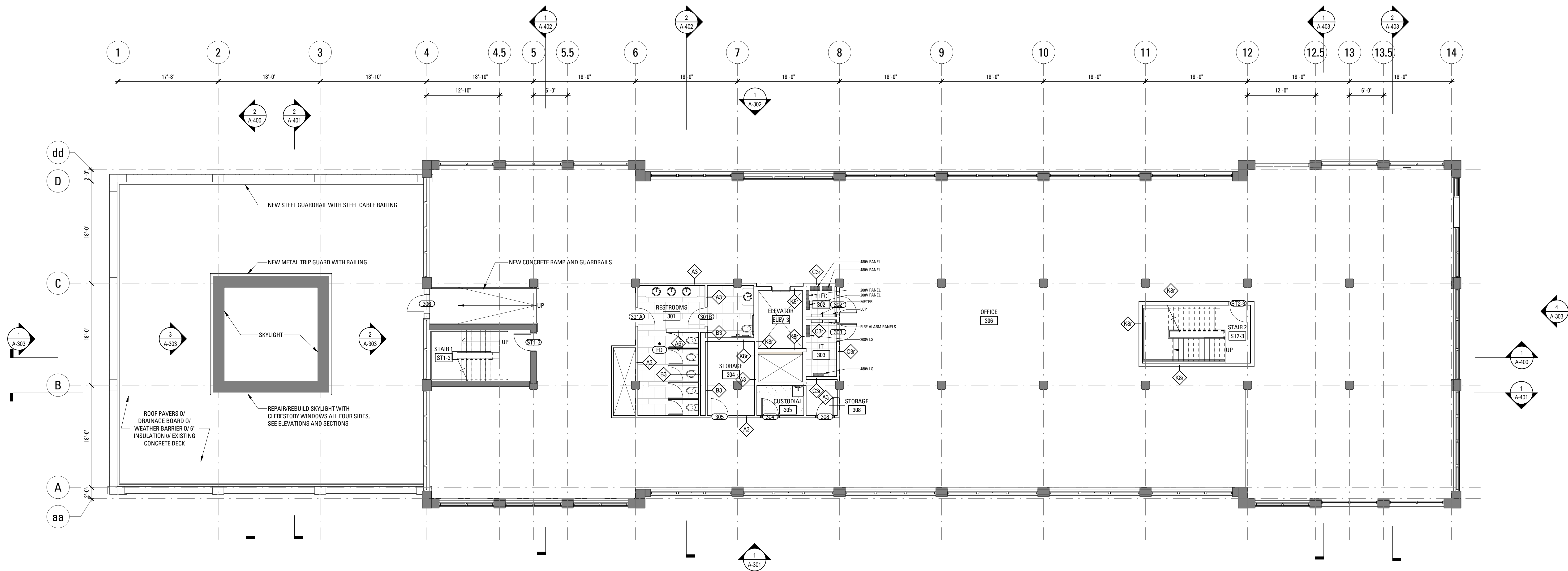
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Rev.	Date	Revision Title

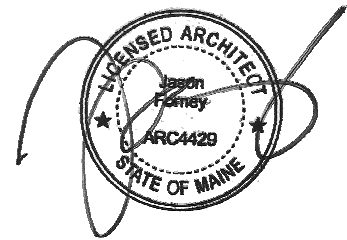
SECOND FLOOR PLAN

A-102



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

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



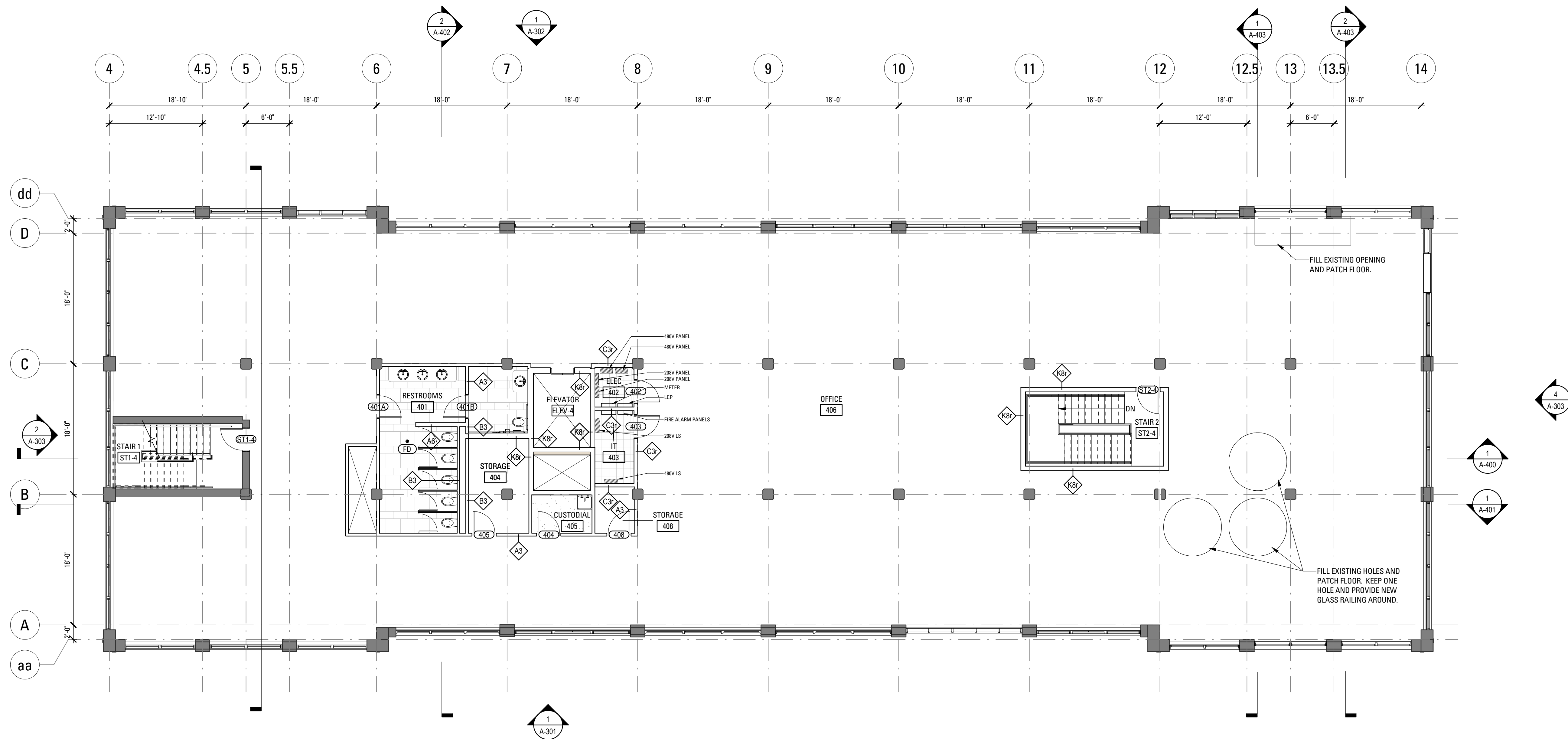
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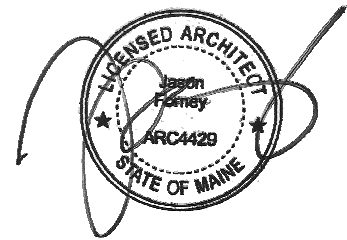
Rev.	Date	Revision Title

THIRD FLOOR PLAN



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

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



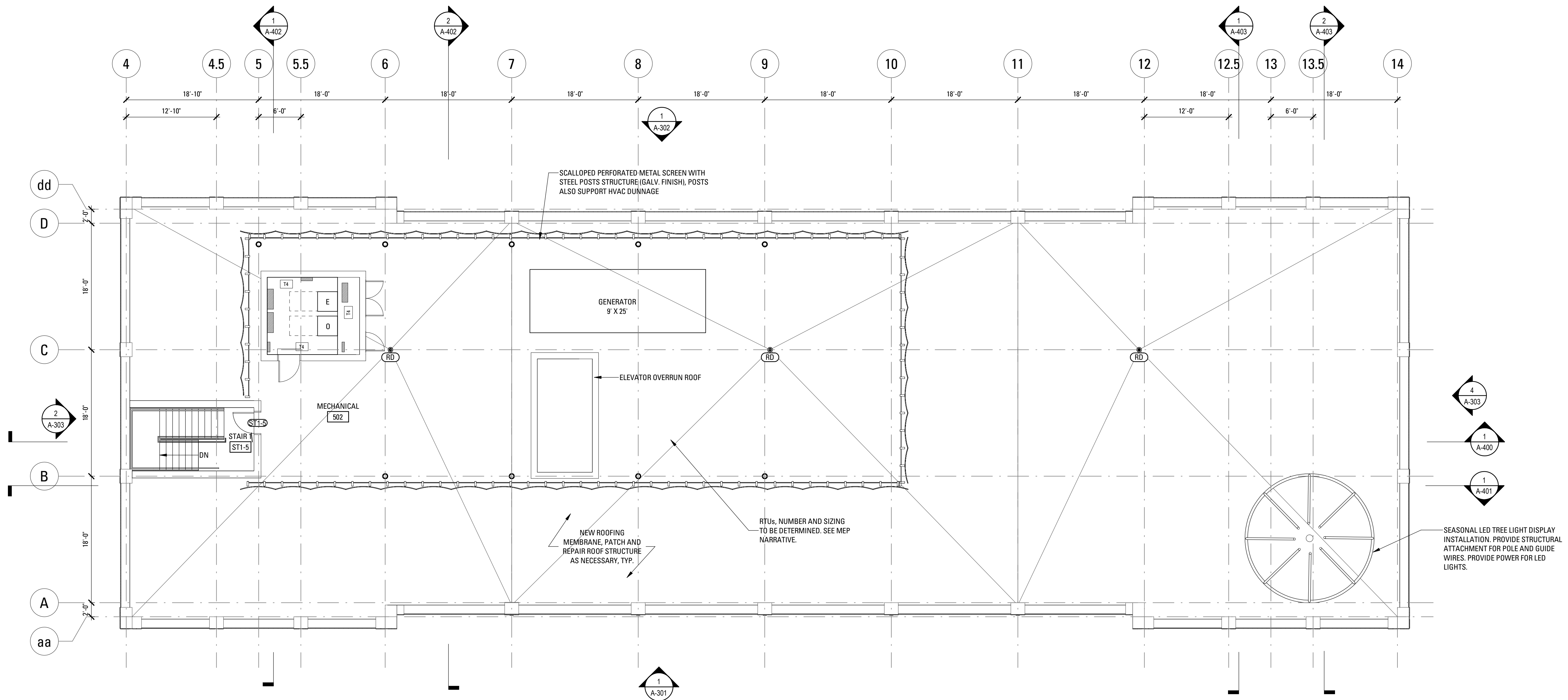
Roux Institute Bean Building
Project # 22.031

Northeastern University - IDEALS
Portland, ME 04103

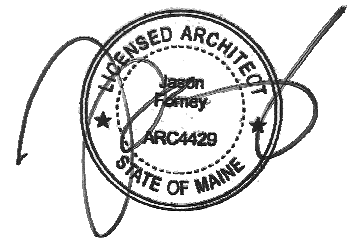
MARCH 25, 2024 REV LAND-USE PERMIT SET

Rev.	Date	Revision Title

FOURTH FLOOR PLAN



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



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Rev.	Date	Revision Title

ROOF PLAN

NOTES

1. ALL PARTITIONS NOT LABELED SHALL BE TYPE 'A'.

2. ALL PARTITIONS SHALL RECEIVE LEVEL 4 FINISH, UNLESS NOTED OTHERWISE.

3. AT WALLS WITH TILE FINISH, SUBSTITUTE TILE BACKER BOARD FOR 5/8" GWB.

4. STAGGER JOINTS WHERE MULTIPLE LAYERS OF GWB ARE REQUIRED.

5. REFER TO LIFE SAFETY SHEETS (IG-1XX) FOR LOCATIONS OF REQUIRED FIRE RATED PARTITIONS.

6. ALL RATED PARTITION ASSEMBLIES TO BE CONTINUOUS TO UNDERSIDE OF RATED STRUCTURE ABOVE.

7. ALL BLOCKING TO BE FIRE RATED.

8. ALL DIMENSIONS ON FLOOR PLANS TO FACE OF PARTITION ASSEMBLY (E.G. FACE OF OUTER LAYER OF GWB), NOT NECESSARILY FACE OF FINISH.

9. FOR EXTERIOR WALLS, SEE NOTES ON ELEVATIONS.

C3r

PARTITION TYPE-GROUP
STUD / CORE THICKNESS
(E.G. '3' = 3 5/8')

MODIFIER:
r=RATED
s=SOUND ATTENUATION BLANKET
t=THERMAL INSULATION
u=RATED WITH SAB

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

PROVIDE CASING BEAD WHERE EXPOSED TO VIEW

CEILING RUNNER

DEFLECTION ALLOWANCE

INSULATION WHERE SCHEDULED BELOW

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD

FLOOR RUNNER

TOP OF SLAB

D SHAFT WALL PARTITION	TYPE	STUD	RATING	TEST NO.	INSUL	STC	WIDTH	UNBRACED HEIGHT LIMIT

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

PROVIDE CASING BEAD WHERE EXPOSED TO VIEW

CEILING RUNNER

DEFLECTION ALLOWANCE

INSULATION WHERE SCHEDULED BELOW

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD

FLOOR RUNNER

TOP OF SLAB

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

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

DEFLECTION ALLOWANCE

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD

FLOOR RUNNER

TOP OF SLAB

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

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

PROVIDE CASING BEAD WHERE EXPOSED TO VIEW

CEILING RUNNER

DEFLECTION ALLOWANCE

INSULATION WHERE SCHEDULED BELOW

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD

FLOOR RUNNER

TOP OF SLAB

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

HEAD

CEILING

PLAN

BASE

UNDERSIDE OF STRUCTURE

PROVIDE CASING BEAD WHERE EXPOSED TO VIEW

CEILING RUNNER

DEFLECTION ALLOWANCE

INSULATION WHERE SCHEDULED BELOW

SUSPENDED CEILING WHERE SCHEDULED

METAL STUDS

5/8" GYPSUM BOARD

FLOOR RUNNER

TOP OF SLAB

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

PROJECT NORTH

TRUE NORTH

SEAL

PLANNING & URBAN DEVELOPMENT

STATE OF MAINE

Roux Institute Bean Building

Project # 22.031

Northeastern University - IDEALS

Portland, ME 04103

MARCH 25, 2024 REV

LAND-USE PERMIT SET

PARTITION TYPES

Rev.

Date

Revision Title

A-900

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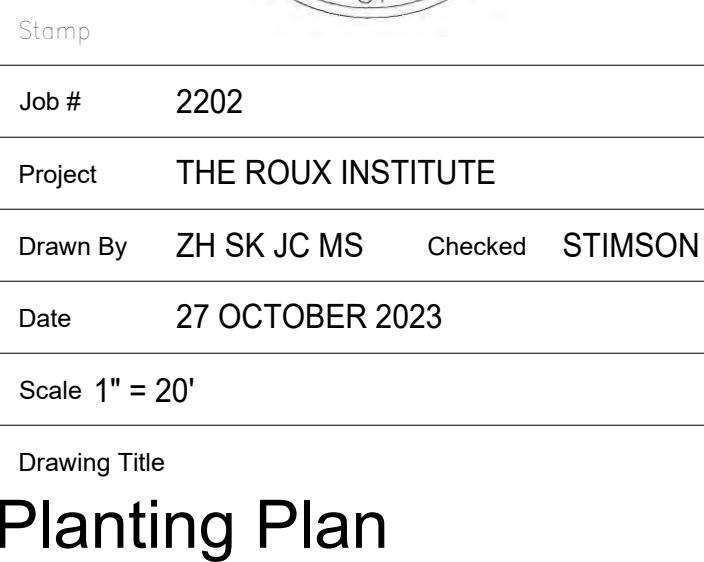


Architects and Planners
1050 Massachusetts Avenue
Cambridge, MA 02138
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PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No: **HP9R-002723-2023**
Public Hearing Date: **4/17/2024**
Approved Drawings Date: **4/18/2024**

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Job #	2202		
Project	THE ROUX INSTITUTE		
Drawn By	ZH SK JC MS	Checked	STIMSON
Date	27 OCTOBER 2023		
Scale	1" = 20'		
Drawing Title			
Planting Plan			

Page 100



1) Materials Delivery, Storage, and Handling:

- a) General:
 - i) Deliver materials only after preparation for on-site seeding of the meadow seeding area and adjacent areas has been completed and accepted.
 - ii) Prohibit materials only after preparation for on-site seeding of the meadow seeding area and adjacent areas has been completed and accepted.
 - iii) Prohibit storage of any cement or materials on the areas to be seeded once the final mowing prior to seeding has occurred.
- b) Seed:
 - i) Seed shall be stored at temperatures between 40- and 60-degrees F and with a relative humidity of between 25-60%.
 - ii) Protect seed from drying out, becoming moist or wet, overheating, and/or from contamination during delivery. Seed that has become wet or moldy shall not be accepted.
 - iii) Transport temperature shall not exceed 105 F at any time. If transport from cold storage to areas greater than 100 F, seed must be kept under storage temperatures and relative humidity described above.

- Materials Delivery, Storage, and Handling:**
- a) Deliver materials only after preparation for on-site seeding of the meadow seeding area and adjacent areas has been completed and accepted.
 - b) Prohibit materials only after preparation for on-site seeding of the meadow seeding area and adjacent areas has been completed and accepted.
 - c) Prohibit storage of any equipment or materials on the area to be seeded once the final grading/plowing prior to seeding has occurred.
- Seed:**
- a) Seed shall be stored at temperatures between 40° and 40-degrees F and with a relative humidity of less than 65%.
 - b) Protect seed from drying out, becoming moldy or wet, overheating, and/or from contamination during delivery. Seed has become wet or moldy shall not be accepted.
 - c) Transport temperature shall not exceed 100°F at any time. If transit from cold storage to transport is greater than 10 days, seed must be kept under storage temperatures and relative humidity described above.
- Installation/Seeding:**
- a) Work shall only within seasonal limitations for proper seeding. There are optimal times for rapid establishment of optimal ground cover, and suppression of weeds.
 - b) Permanent meadow seeding shall be shown between July 1 – Aug. 15, Nov. 15 – Dec. 15.
 - c) Seeding shall begin close to August 1 and August 31, use 25% more seed per unit area and expect more weed management.
 - d) If seeding occurs between October 1 and January 31, seed must be done when there is no snow on the ground.
- Site Preparation/Seeding:**
- a) Prior to seeding, the site must be inspected by the Landscape Architect, Meadow Specialist, and Meadow Installer to ensure that weed control is acceptable, seed bed is in the appropriate condition for seeding, and that the seed has been correctly determined.
 - b) If it is determined that conditions are not acceptable for seeding, the unacceptable areas must be mitigated and re-inspected by the Landscape Architect and Meadow Consultant prior to seeding.
- Seeding and Meadow Acceptance:**
- a) If site preparation begins starts and seeding does not occur within proper seeding windows, the Owner shall slow or make a cover crop to protect and stabilize meadow areas until the next occurring seeding window.
 - b) The Landscape Architect and Meadow Consultant must inspect site prior to install and provide site preparation acceptance.
 - c) If the seed is not acceptable for seeding, seeding, and otherwise providing all labor and materials necessary to secure the establishment of acceptable vegetative layer.
 - d) After seeding, the site must be inspected by the Landscape Architect and the Meadow Consultant to ensure that seeding has been completed as per the seeding plan.
 - e) Meadow acceptance occurs a minimum of 120 days from completion of final meadow seeding phase and between May and September
 - f) Meadow acceptance shall consist of stand of meadow which is defined to mean a uniform coverage with well established, dense stands of plants that meet the following criteria: a minimum of 8 thriving desirable species per square foot (excluding nurse crop), no bare soil more than 30" maximum, any ground cover, no more than 10% of the meadow is bare, and free
- a) In the first growing season seeded vegetation should not be allowed to exceed 12" in height.
 - b) As vegetation approaches 12" in the meadow, mow or cut all growth to approximately 4-6" high (approximately once per month during the growing season).
 - c) Use flail or rotary mowing to cut the meadow, but will stop deep ground growth.
 - d) Side bar type mowers that cut at the base of vegetation and drop plant material should not be used as the intent of plant material can inhibit seed development.
 - e) In locations inaccessible to a mower (level areas, steep slopes, etc.), using hand trim vegetation to the specified height.
 - f) Areas with plants should not be mown. Areas should be weeded by hand or with small mechanical equipment where appropriate. Mower in these areas to be completed by meadow installer.
 - g) Do not irrigate seeded meadow areas unless required for planted vegetation, in which case irrigation should be directed at planted vegetation and not on seeded areas, to the extent possible.
 - h) Mow entire meadow one time to height of 4" in March/April with a flail mower.
 - i) Do not mow lower than 4". String trim areas inaccessible to mower.
 - j) Spot treat weeds in red areas (spray, pull, spray, pull).
 - k) Maintenance contractors shall not blow leaves or other debris in the direction of seeded meadows or within seeded meadows.
 - l) Conduct a minimum of two (2) annual meadow checks by a meadow expert.
- Restoration:**
- a) If a meadow is damaged, remove damaged materials if necessary. Restore area to original grades and reestablish meadow as established following the establishment/transition time frame.
 - b) Request Landscape Architect approval prior to beginning repairs.
 - c) If a meadow exhibits unsatisfactory growth, perform soil testing for chemical properties, compaction, and infiltration.
 - d) Adhere to Landscape Architect's recommended remediation.
 - e) Remediation may include additional weed control or re-seeding.
- Re-seeding:**
- a) Re-seeding shall be performed at the request of the Landscape Architect.
 - b) Re-seeding shall be required if the following performance is poor, dead spots are apparent, or other unsuitable conditions are present.
 - c) Work shall be performed according to the installation calendar above. Work outside this window shall be at the discretion of the Meadow Consultant.
 - d) Cut or trim vegetation to maximum of 2" prior to re-seeding. Remove cut vegetation from the meadow.
 - e) When re-seeding, follow the seeding process outlined above.
 - f) When re-seeding areas where erosion control is in place, apply seed mixture starting at the top of the erosion control and work down the slope. Seed mixture shall be applied and mixed down through the erosion control matting towards soil contact. 1 hand sow seed/mix/seed down into the areas between the cut vegetation.
- Warranty and Management**
- a) Begin management practice immediately after seeding is complete for a given area.
 - b) Meadow acceptance occurs a minimum of 120 days from completion of final meadow seeding phase and between May and September
 - c) Meadow shall warranty and maintain the meadow for two years following meadow acceptance.



SHRUBS		AVG SIZE	SPACING	QTY	AREA
SH	 Shrub (See SHRUBS below for ground plane species list)	2 GAL	48" OC	3,325	53,080 SF
PERENNIALS		AVG SIZE	SPACING	QTY	AREA
P	 Perennials - container (See PERENNIALS below for ground plane species list)	1 OT	30" OC	4,396	26,256 SF
MP	 Perennials - plug (See PERENNIALS below for ground plane species list)	2" Plug	18" o.c.	45,753	89,360 SF
LAWN		AREA			
L	 Lawn sod	41,368 SF			
SEEDING AREAS		SIZE	SPACING	AREA	REMARKS
M3	 Perimeter Meadow	SEED		17,307 SF	
M1	 Upland Meadow	SEED		92,555 SF	
M2	 Wet Meadow	SEED		18,214 SF	

NOTE: Tree caliper sizes listed are intended to depict the average size of all trees installed. Exact installed sizes may vary.

SHRUBS

[illegible][illegible]

- [illegible]



Architects and Planners

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[illegible]

Stamp

Job #	2202
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Project THE ROUX INSTITUTE

Drawn By ZH SK JC MS Checked STIMSON

Date 27 OCTOBER 2023

Scale as noted

Drawing Title

Plant Schedules and

Planting Details

Planting Details

1. *Journal of the American Medical Association*, 2000; 284: 2561-2566.

1402

24.02

Hardscape Materials Plan | within historic designation

Precast Concrete Pavers

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

P6

P7

Granite Pavers

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

P4

Monolithic Granite Blocks

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

W5



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

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Preservation Staff: Evan Schueckler

BEAN BUILDING

TD

PIER

Granite Cobbles

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

P10

LANDMARK DESIGNATION BOUNDARY

Monolithic Granite Stairs

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

S1

COVE

Bituminous Paving

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

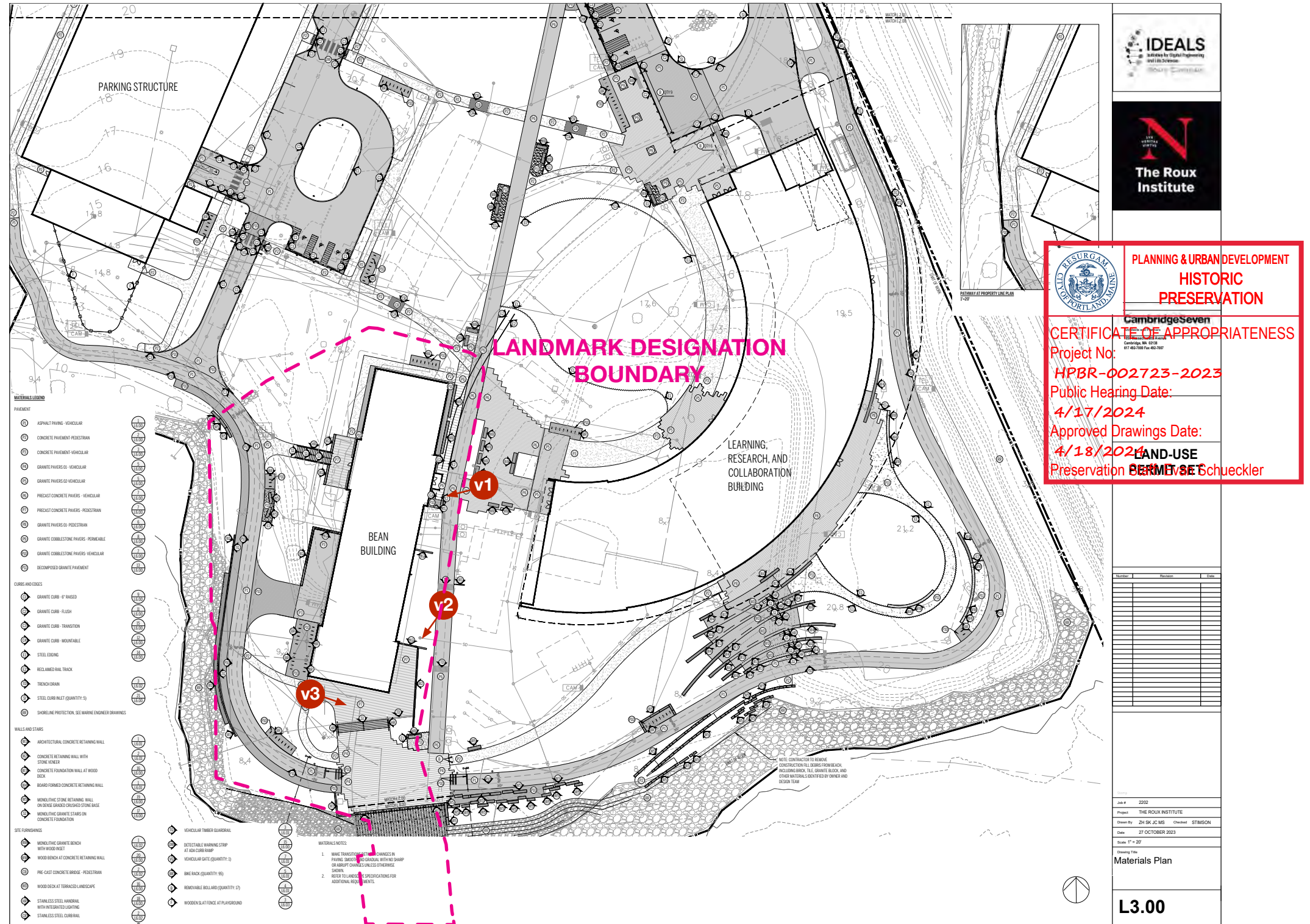
P1

TD

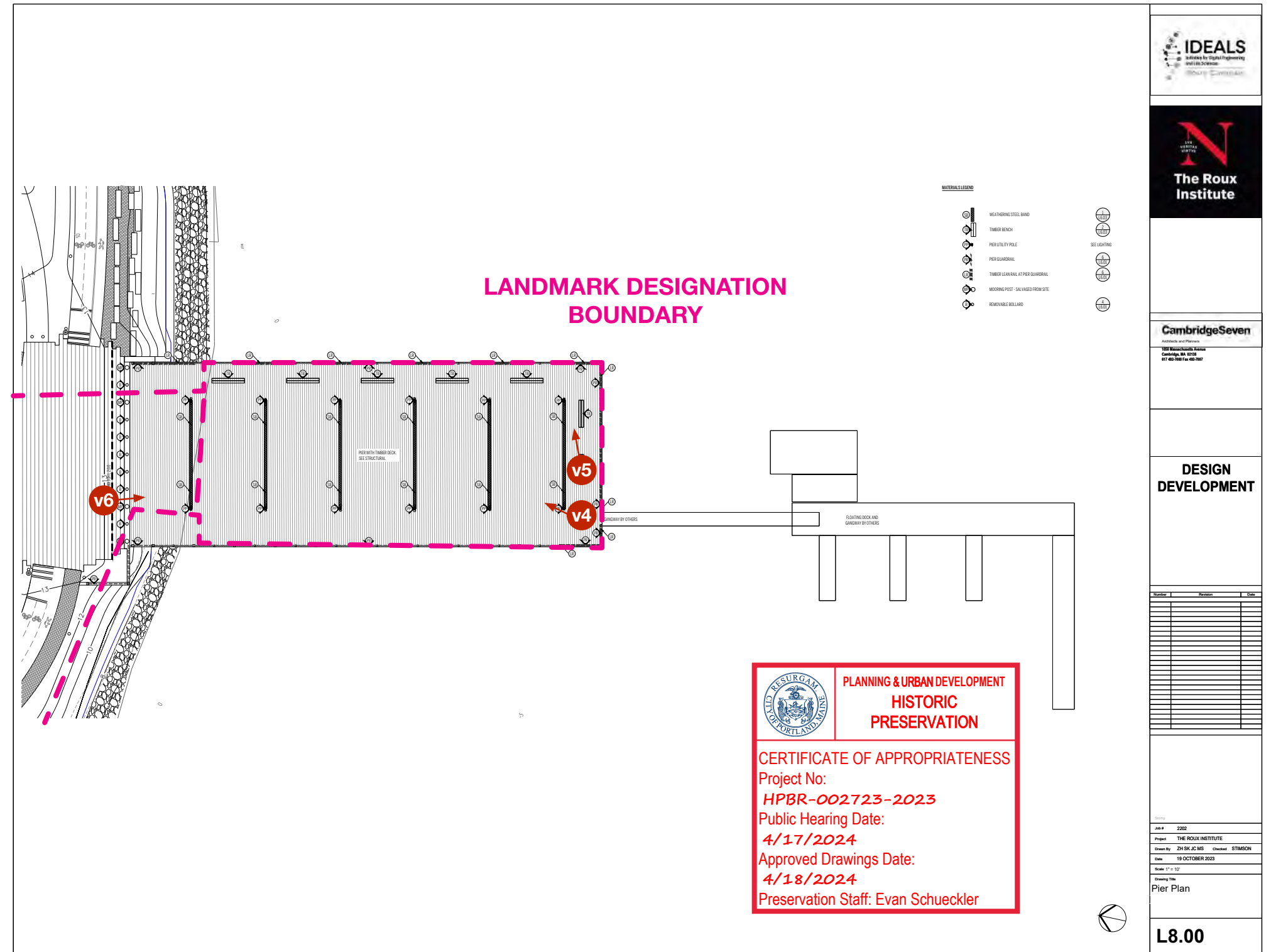
Timber Decking

- Primary surface of pier with ties to historic pier construction

Materials Plan | Upland



Materials Plan | Pier



Burnham & Morrill "Bean Building"

Specification Notes for Exterior Brick and Concrete Restoration

Preliminary Design Development

March 2024

Brick Spandrels

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

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

Decorative Brick

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

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

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

Concrete Columns and Beams

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

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



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

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

Concrete Windowsills

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

Concrete Water Table and Exterior Walls

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

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Project Site

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View from the arrival motor court looking toward the Bean Building



View of the south plaza



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View from the promenade looking toward the main entrance



View of the north/west elevations looking toward the water



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View from The Round looking toward the east elevation



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



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View of the Pier and south plaza



View from the promenade looking toward the LRC and Bean Building



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



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

Interpretive Approach

Roux Institute Portland

March 29, 2024

IDEALS | Northeastern University
CambridgeSeven | Bruner Cott | Stimson



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Interpretive Site Plan | upper plaza to pier



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- A Railroad Track & Buffer Stop**
 - Historic tracks are flush to grade and tight to adjacent paving where part of pedestrian surface.
 - Tracks and cart stop are displayed outside entrance to Bean building.
- B Viewfinder Kiosk**
 - Viewfinder post displays historic photograph from actual vantage point.
- C Commemoration & Map**
 - Granite post used as interpretive marker with overall map of path and commemorative messaging
- D Mooring Bollards & Cleats**
 - Historic mounting locations are under consideration. The final location is and are being studied for coordination with present-day pier functions.
 - No actual use in mooring boats but can be used for traffic calming, pedestrian separation and as artifact display.
- E Pier Decking Inlay**
 - Flush metal banding loosely indicates building bays, layout and volume, but does not attempt to replicate actual features.
- F Pier Light Poles**
 - Layout to allude to the original Building volume and size

Original Building Plans | ground floor plan & details

Pier Decking Inlay

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

E

structural system & inlay



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Mooring Bollards & Cleats

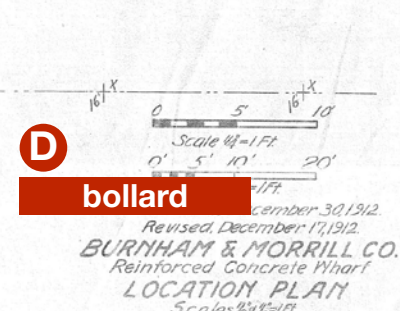
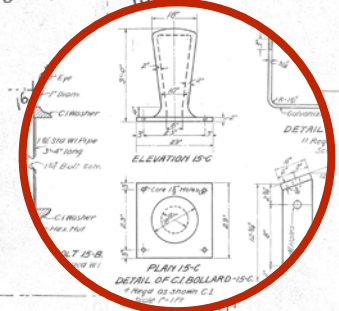
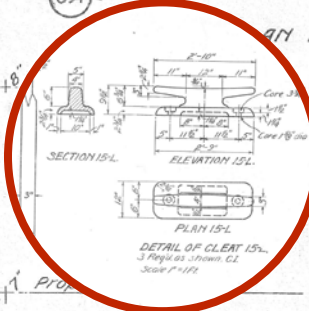
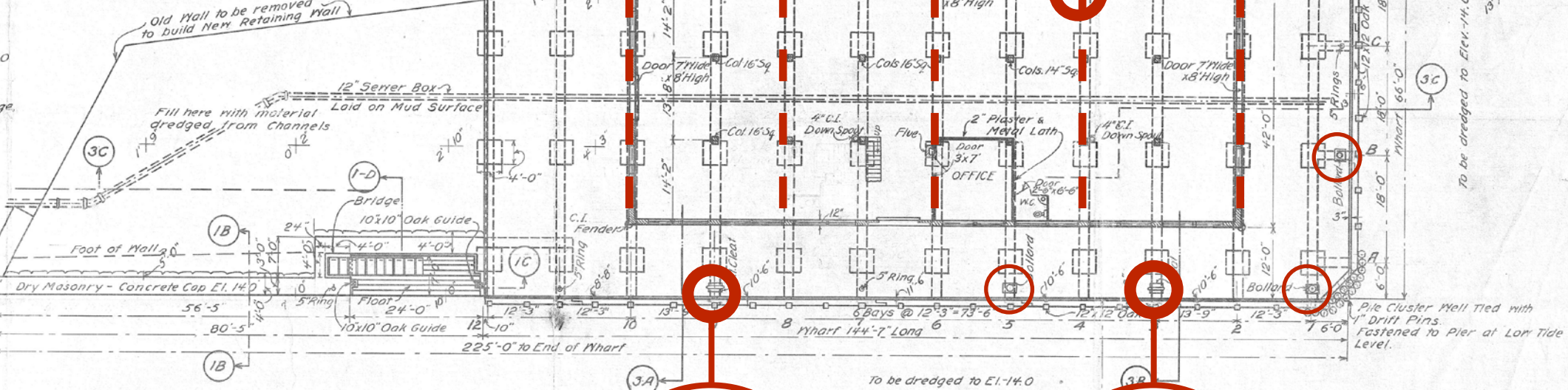
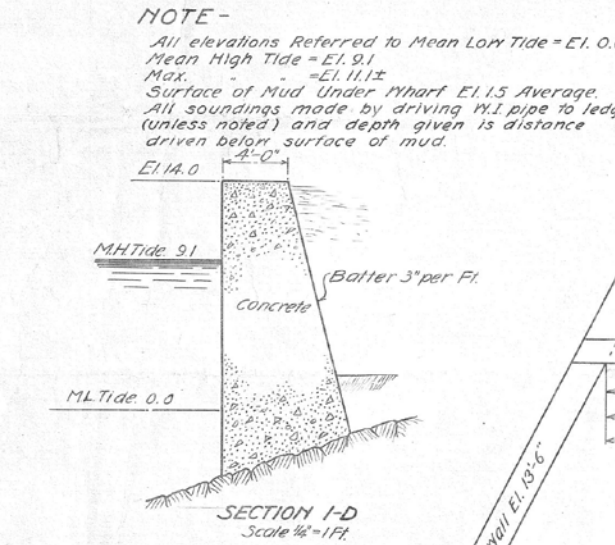
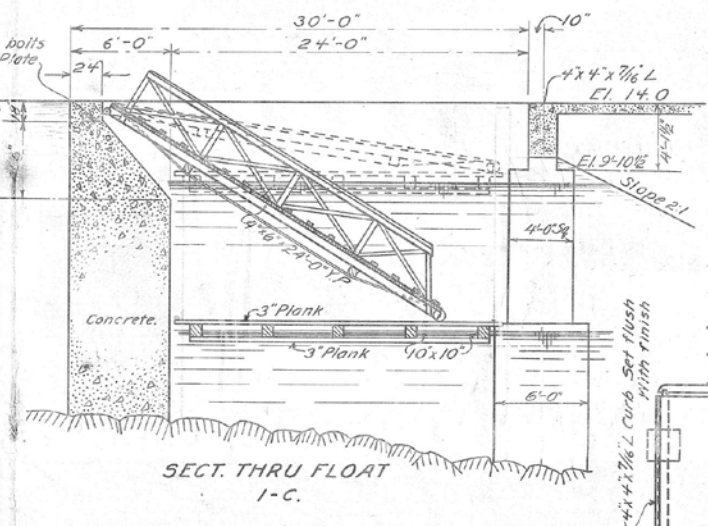
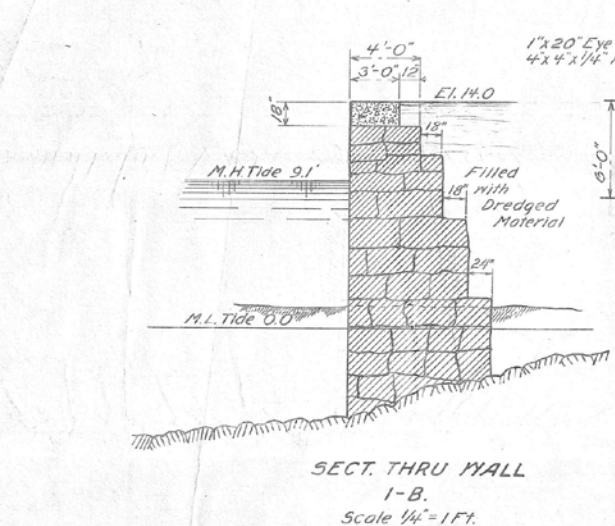
- Historic mounting locations are under consideration. The final location is and are being studied for coordination with present-day pier functions.
- No actual use in mooring boats but can be used for traffic calming, pedestrian separation and as artifact display.

D

cleat

D

bollard



Pole Arrangement | view from gangway



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Pier & Lower Plaza | overview



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Pier & Lower Plaza | overview

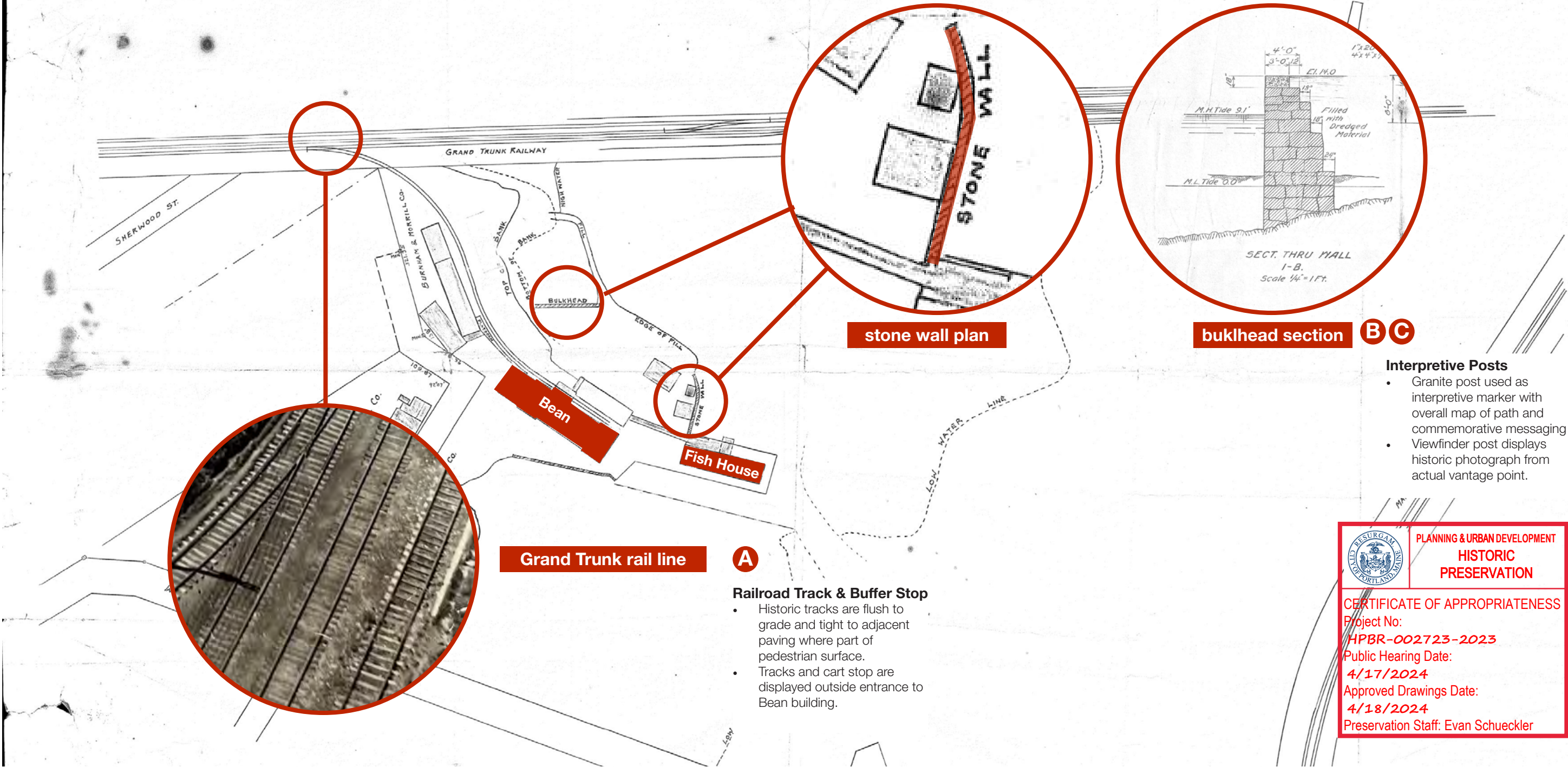


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Landside Site Elements | railroad and stone wall landscape artifacts



Map and Commemoration | view from north side of pier plaza



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



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commemorative
text



site map

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



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Map | front elevation details with potential text and imagery

map and text will meet accessibility requirements



monolithic salvaged granite blocks from the site

4'-6" width

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

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

t2 Interpretive Text Draft Copy location 2

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



t3 Interpretive Text Draft Copy location 3

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

t1 Interpretive Text Draft Copy location 1

Maine's coastline long supported small clusters of fisherman's shacks to load and unload dories and salt codfish for market. Late in the 19th century, Burnham & Morrill collected seafood and centralized its preservation and packaging with industrialized canning and distribution via rail. The 1913 construction of the East Deering cannery complex included a new two-story wharf building in the new Daylight Factory style for lifting fish off boats to sort and clean before cooking and canning in the main building next door.



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

5'-5" height to top of granite

2'-4" height to top of map



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Map | side elevation details with potential text and imagery

map and text will meet
accessibility requirements



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

monolithic salvaged granite blocks from the site



2'-0" width



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

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

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

5'-5" height to top of granite
2'-4" height to top of map

Viewfinder | view from south side of pier plaza



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Viewfinder | elevation details with potential text and imagery

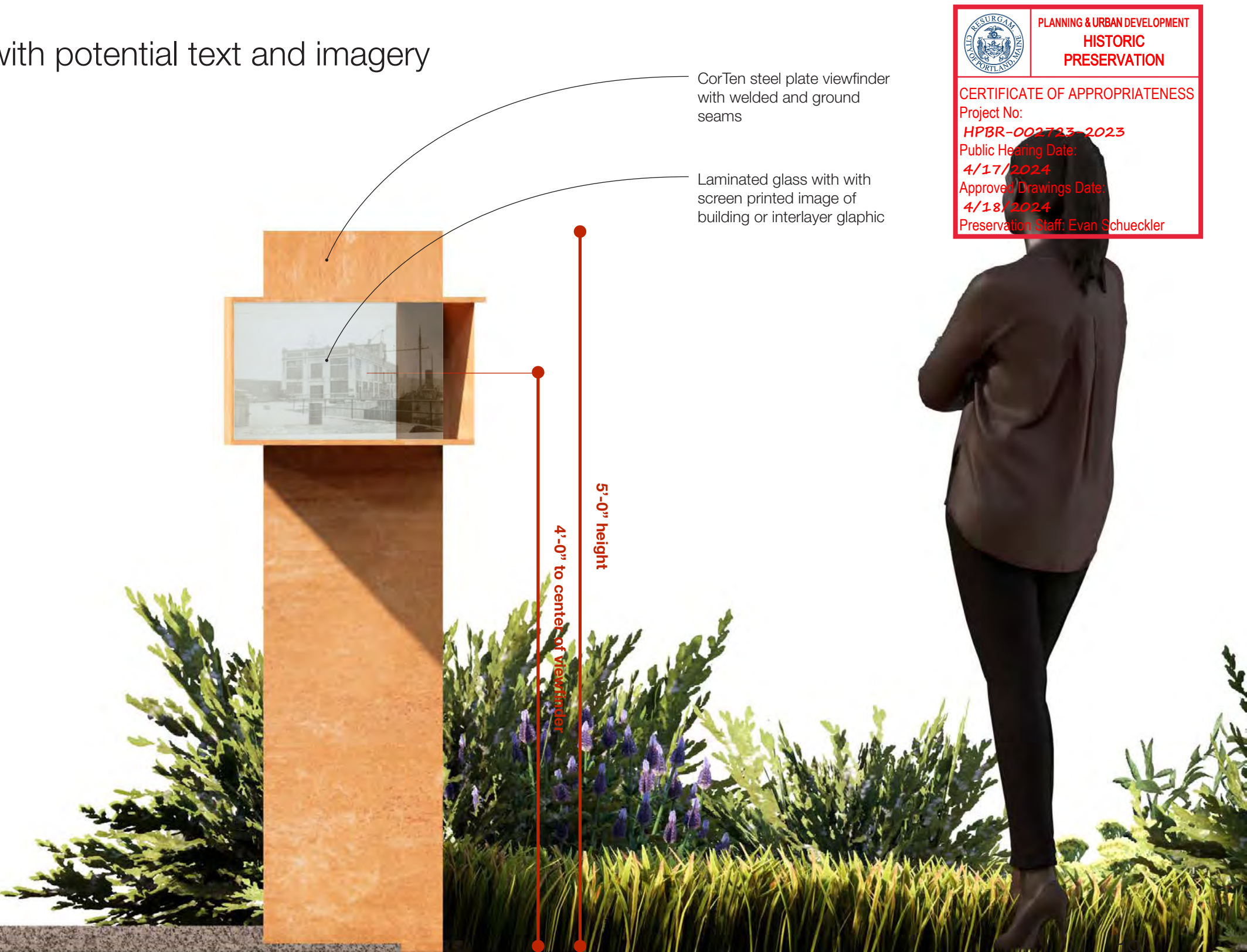
viewfinder and text will meet
accessibility requirements



Interpretive Text Draft Copy

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

Text Location:
bottom horizontal plate inside viewfinder on glass
panel



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Lower Plaza | view to the East



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Promenade and Lower Plaza | looking Southeast



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Railroad Tracks and Buffer Stop | view from promenade



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A
buffer stop

P10
reclaimed cobbles

A
railroad
tracks

Railroad Tracks and Buffer Stop | view from promenade



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Interpretive Summary | view of pier, plaza and promenade



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F



E



D



B



C



A

