

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, June 2, 2021, 5:00 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Jun 2, 2021 05:00 PM Eastern Time (US and Canada)

Topic: ZOOM Link - Historic Preservation Board Workshop and Public Hearing 06/02/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81746366628>

Or One tap mobile :

US: +13017158592,,81746366628# or +13126266799,,81746366628#

Or Telephone:

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 817 4636 6628

International numbers available: <https://us02web.zoom.us/j/81746366628>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotePUD>

Public comments will be taken for each item on the agenda and written comments should be submitted to planningboard@portlandmaine.gov or hp@portlandmaine.gov

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 26, 2021**

- i. Certificate of Appropriateness for Stormwater Treatment Installations; Western Promenade in the Vicinity of Western Cemetery, City of Portland Department of Public Works, Applicant. The Board voted 6-0 (Turk absent) to approve the application subject to conditions.
- ii. Certificate of Appropriateness for Site Alterations; Deering Oaks; City of Portland Department of Parks, Recreation and Facilities, Applicant. The Board voted 6-0 (Turk absent) to approve the application subject to conditions.
- iii. Finding of Proposed Replacement Construction is Conformance with Historic Preservation Ordinance New Construction Standards as Required under Munjoy Hill Neighborhood Conservation Ordinance Demolition Requirements; 43 Howard Street; Ryan Walker and Alissa Parker-Walker, Applicants. The Board found, by a vote of 6-0 (Turk absent) that the new construction proposal for 43 Howard Street is consistent with the historic preservation ordinance's new construction standards.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 P.M.

- i. Certificate of Appropriateness for Exterior Alterations; 116 Clark Street; Paul Levandowski, Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Comprehensive Program of Exterior Rehabilitation, including Alterations and Additions; 144 State Street; New Height Redfern, LLC., Applicant.
- ii. Preliminary Review of Proposed Comprehensive Program of Exterior Rehabilitation, including Alterations and Additions; 477 Congress Street; Fathom Companies, Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
116 CLARK STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: May 28, 2021
RE: June 2, 2021 **PUBLIC HEARING – Review of Proposed Window
Alterations – Application HPBR-001623-2021**

Address: 116 Clark Street
Applicant: Paul Lewandowski and Mary Zwolinski
Project Architect: Paul Lewandowski

A legal ad giving notice of the public hearing was published in the Portland Press Herald on May 27, 2021. Notices were sent to 34 neighboring property owners within 100' of the subject property. A sign announcing the June 2, 2021 meeting was posted at the property on May 26.

Introduction

Architect Paul Lewandowski has applied for a Certificate of Appropriateness to alter five windows at the home he owns with Mary Zwolinski at 116 Clark Street, in the West End Historic District. The brick home was built in 1861 and is now a two-family residence. It was added to West End Historic District in 1997 when district boundaries were revised.

Proposed alterations to three windows on the north side (right, as viewed from Clark Street) involve changing the size of two original masonry openings, and one smaller window that was a later modification. On the other side of the house Mr. Lewandowski proposes to replace two windows that like all the windows in the building, had been previously replaced with white vinyl insert windows. Mr. Lewandowski and staff differed on the solution for shrinking the original openings on the north side, which prompted this Board review. Because of the limited scope of the review and proposed work, staff scheduled a public hearing for the first appearance of the application on a Board agenda.

Mr. Lewandowski has supplied a cover letter describing the proposal, elevation drawings of the north side showing the changes to the opening sizes, detail drawings of the window installation,

a photo of the existing north face, and product information on the proposed windows. Staff has added some recent photos, and the 1924 tax photo of the subject property.

Subject Property

Known in the property description as the George Tibbetts Residence, 116 Clark Street is described as a transitional Greek Revival / Italianate building. Despite significant window changes, a great deal of original character is still clearly expressed by the form, the front bay, arched openings, the entrance hood, and the restored verge boards. Most of the windows have shallow arched headers, while the attic and the front, single-story bay had full round-top sash in 1924.

In the 1924 tax photo, only south and east (front) sides are visible. To the north, a low, commercial garage addition to 118 Clark (a.k.a. 240 Spring Street) came very close to the property line and to the subject property. For some time the north side has been quite exposed, because it abuts the parking associated with the modern housing on Spring Street.

Today all of the original double hung windows have been replaced with white, rectangular vinyl replacement inserts, arches have been infilled with flat panels, the bay has rectangular transoms, and the attic has a Palladian transom. Original window openings appeared to all have granite sills in 1924 though it is hard to be certain. On the southeast (left) side of the house, and the front, the granite was replaced by brick at some point in the past. Only the front face has shutters, on the second floor and attic levels. The windows on the two sides of the house have casing that has been wrapped with painted metal; staff does not know whether brick mold exists underneath.

Proposed Window Alterations

Please refer to Mr. Lewandowski's summary letter. He has also provided product information on the Marvin Elevate windows, and some drawings to show details of the installation. Staff notes:

- The three new windows on the north side are proposed as casements with faux meeting rails to imitate 1/1 double-hungs. The applicant is proposing to shorten the two original openings by raising the granite sills, because they are over kitchen counters.
- The Marvin Elevate windows have a fiberglass exterior. They have been approved by staff in some renovation projects, particularly when the windows being replaced are already non-wood replacements themselves.
- As described by Mr. Lewandowski and as shown in his detail drawings, the new windows are designed to fill the masonry opening as completely as possible, with the original jamb to be removed, and a minimal flat frame at the edge (about 1-1/4",) with no traditional brick mold.
- Staff is uncertain at this writing of the dimension of the SDL mock meeting rail on the three proposed casement windows.
- Mr. Lewandowski proposes that the new windows be white, to be consistent with other windows at the house – many of which are the vinyl replacement windows.

Staff Comments

Staff's primary reason for making this application a Board review revolves around the question of altering the original window openings on the north side. Mr. Lewandowski proposes to erase the original size of two openings by raising the granite sills and carefully filling in the opening with matching brick. On several occasions, a design suggestion suggested by staff and Board for cases in which the applicant wants to shorten original openings has been to maintain the original sill location, and install a finished infill panel below the shorter window. (See attachment 6 for an example.) Since the applicant would rather shorten the opening and fill in the wall with matching materials and staff was not comfortable with an administrative approval, the public hearing on June 2 is the result.

While there are a number of lesser questions about windows and installation details, the initial question for the Board is how to treat the installation of shorter windows. There are methods for creating a coexistence that maintain tall old windows while accommodating 36" high kitchen counters on the interior, but they can be awkward on the interior. Staff believes that preserving the memory of the original opening with a finished exterior panel is a workable compromise that comes reasonably close to meeting the Standards for Alteration of Historic Buildings.

A number of other considerations occur to staff:

- Casement windows are commonly used over kitchen counters because they are easier to operate, but double-hung windows would result in less of a visual change.
- The three north windows are towards the rear of the side elevation, and the owners have planted small trees on the side of the building, partially obscuring the wall and windows when in leaf.
- The proposal for the north side will improve the small middle window, which was a poorly executed later addition, and add consistency to the first-floor fenestration.
- The proposed first floor windows appear to be shorter than the existing original second floor windows.
- The proposed treatment for the north windows – raising the existing granite sills, and adding a third might be considered to be creating the impression that the original windows were that short.
- Staff believes that infill panels for the original windows would be a more reversible solution than the proposed masonry modifications.
- For the windows on both sides, the existing casing is flat, square cornered, painted metal. It is unclear whether the new windows will be set back in the brick opening by the same dimension as the existing frame, but staff believes they should be. The proposed flat trim appears to be in almost the same plane as the new window frame, and no traditional brick mold is proposed. It is unclear what is underneath the metal panning that wraps the existing exterior casing.
- Staff suggested that the high contrast of the white windows and dark trim makes them stand out, and serves as a reminder that replacement windows were installed some time ago. In the interest of consistency, Mr. Lewandowski is choosing white.

Staff has raised some issues that could be resolved through working directly with the applicant / owner / architect, and so while the Board is welcome to offer guidance on a number of details, staff urges the Board to focus on the most important question: whether to approve the proposed masonry alterations as the solution for the shorter north windows. This is a relatively minor review compared to many recent, much larger projects, and staff can work out details of installation if the Board is comfortable with deciding the larger questions of design approach and delegating to staff after providing guidance.

Applicable Standards for Review:

(1) Every reasonable effort shall be made to provide a compatible use for the 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.

(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.

(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.

(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

(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.

(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 archeological 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.

(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.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the June 2, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 116 Clark Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Architect's summary letter
2. Architect's elevations
3. Architect's detail drawings
4. Architect's photo of north side
5. Staff photos of existing conditions
6. Staff photo of 119 Chadwick Street – panel infill
7. Product information
8. 1924 tax photo

Historic Preservation Department
City of Portland, Maine

5-17-21

Re: 116 Clark Street - HPAR-001623-2021

This project is window replacement at 116 Clark Street

The exterior work will include the following:

- Replacement of Windows.
 - 5 windows will be replaced.
 - Two double hung windows on the south side will match existing. The vinyl replacement windows will be removed along with the remaining frame and new windows will be installed in the masonry opening.
 - Two double hung windows on the north side will be replaced. The existing vinyl replacement windows will be removed with the remained frame to the masonry opening. The existing granite sill will be raised and infilled with brick below to allow for a 36" counter on the interior.
 - One small double hung vinyl window on the north side will be removed, the masonry opening will be enlarged to match the size of the other two windows. A new granite sill and brick arch will be added.

We submit this application for your review and approval.

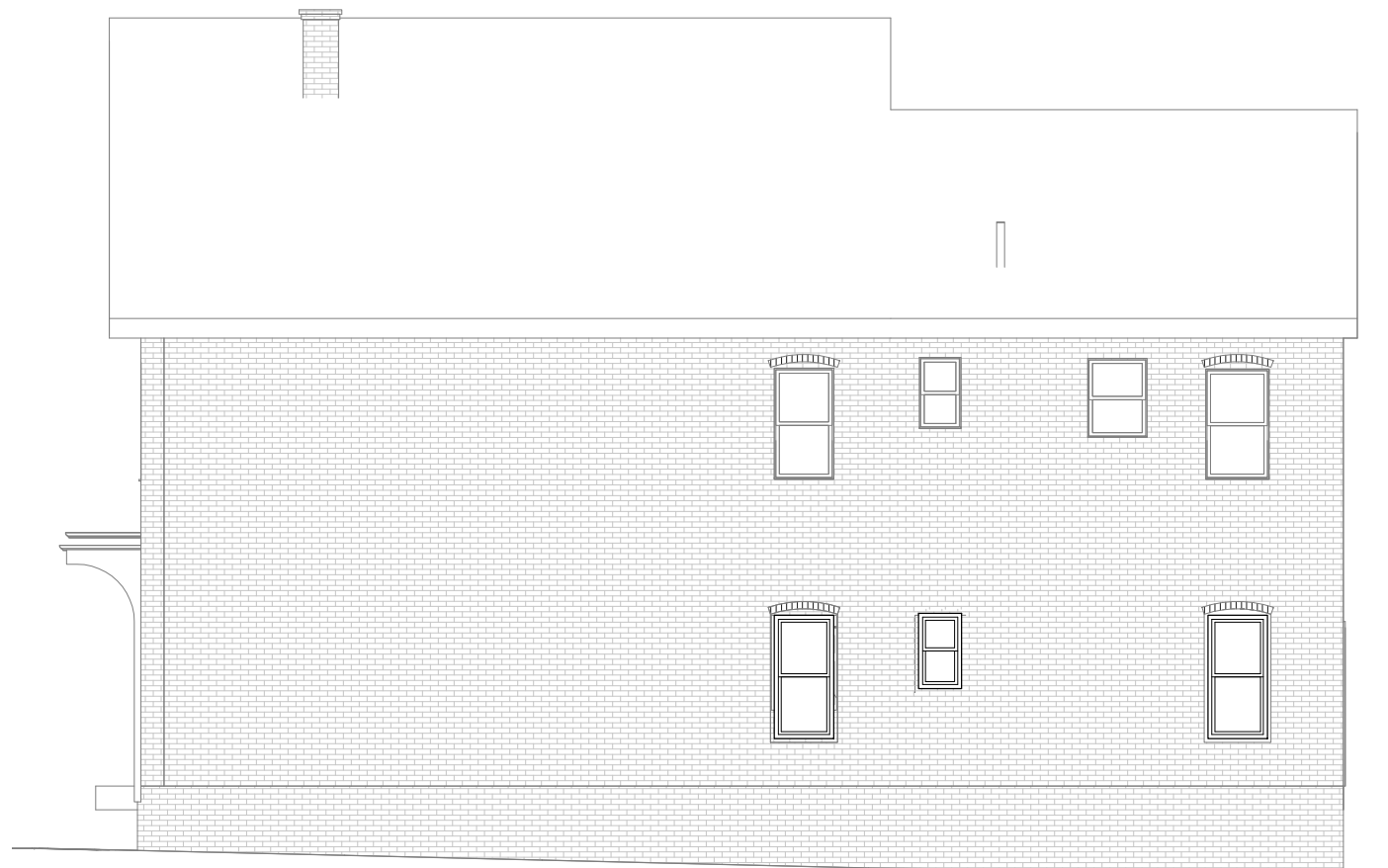
Sincerely,

Paul Lewandowski IIDA AIA

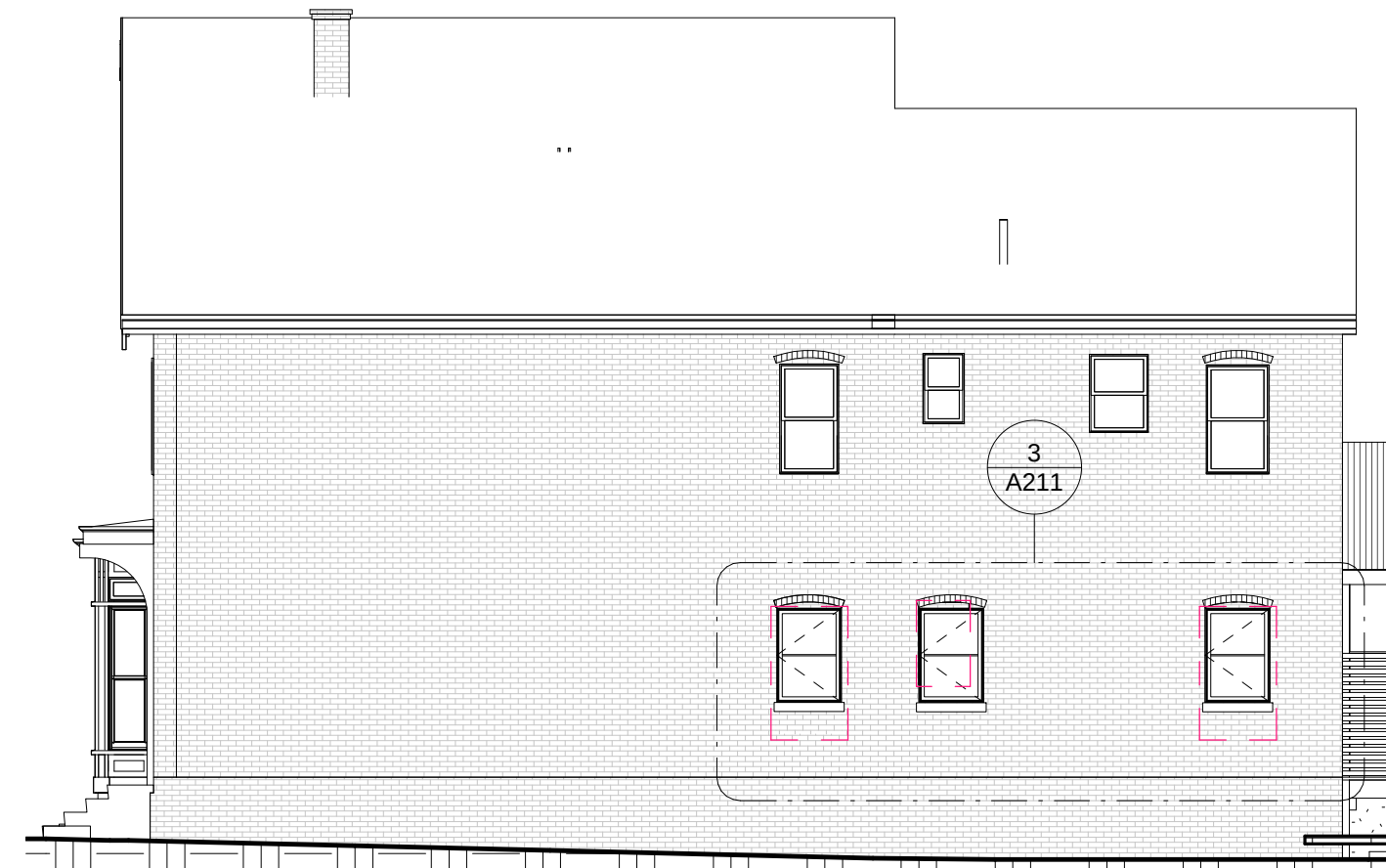


Paul Designs Project pllc

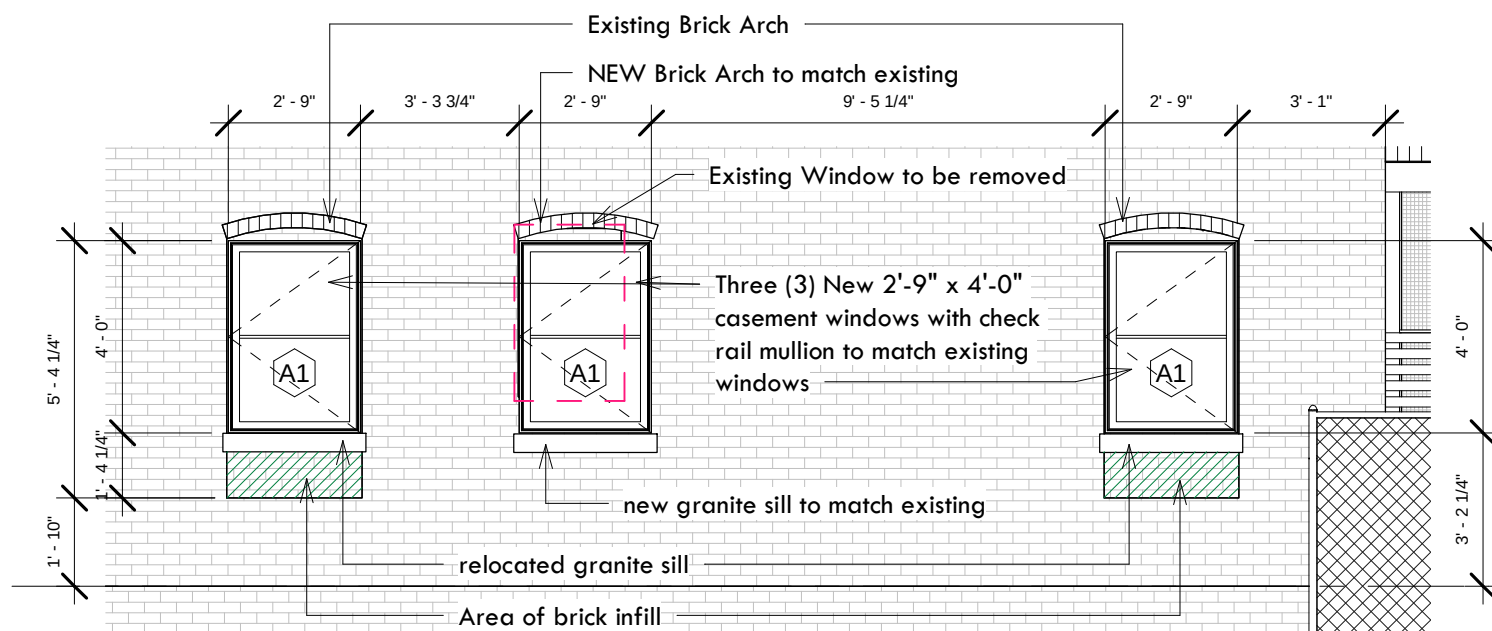
142 High Street, Suite 623
Portland, ME 04101
207.318.0257
prl@pauldesignsproject.com



① Elevation - North Elevation - Existing
1/8" = 1'-0"



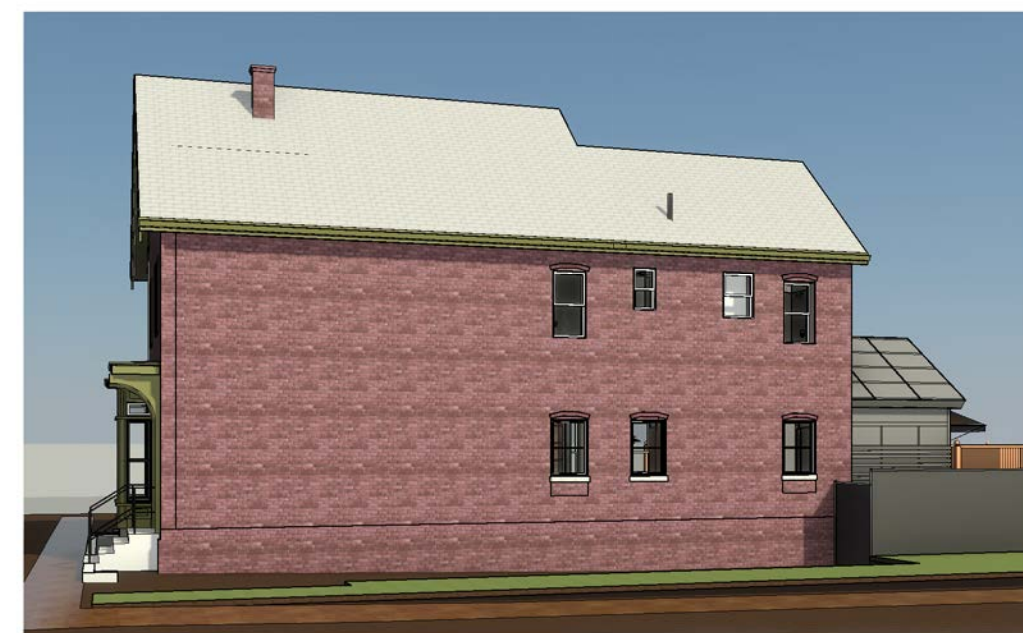
② Elevation - North Elevation - New
1/8" = 1'-0"



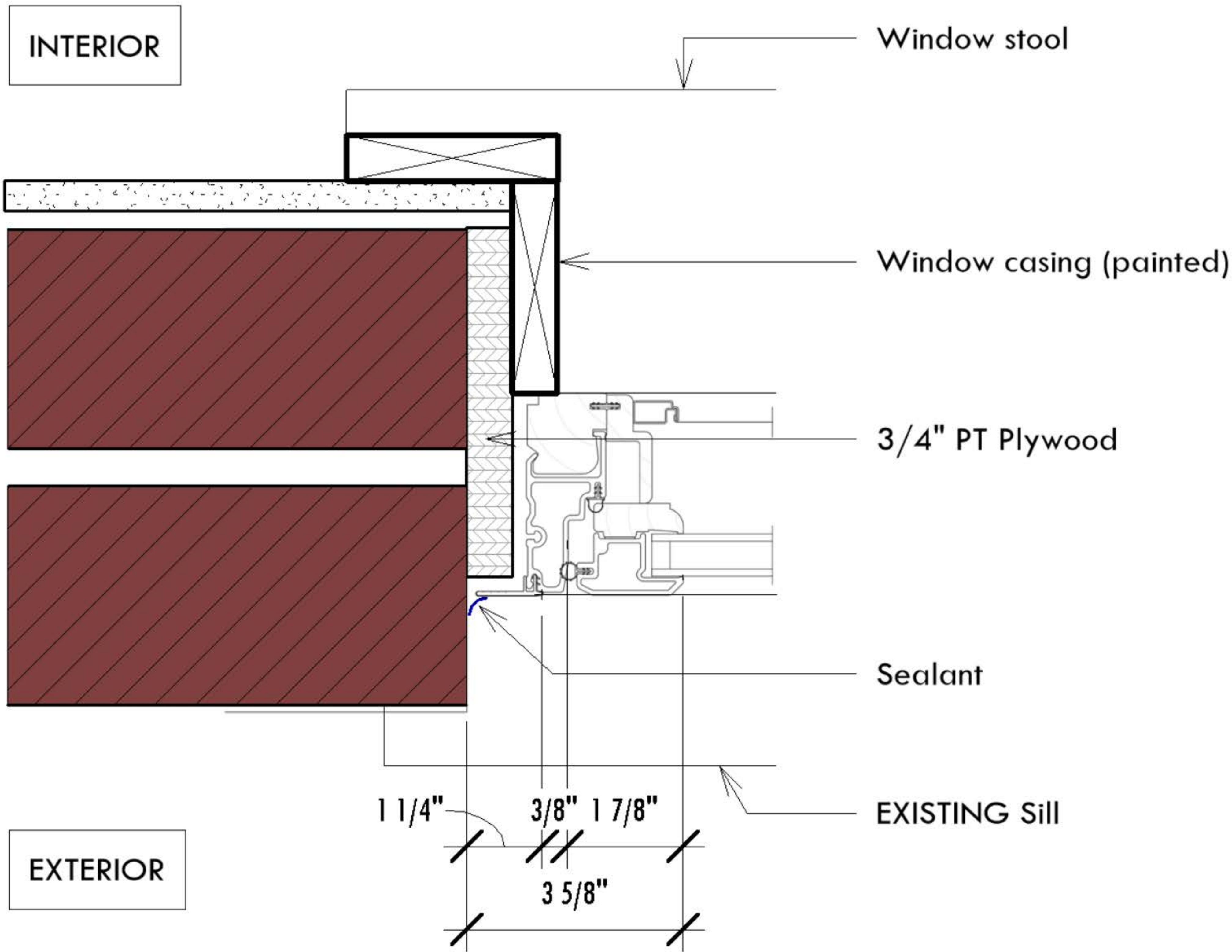
WINDOW A1
Marvin Essential Casement
-or-
Pella Impervia Casement

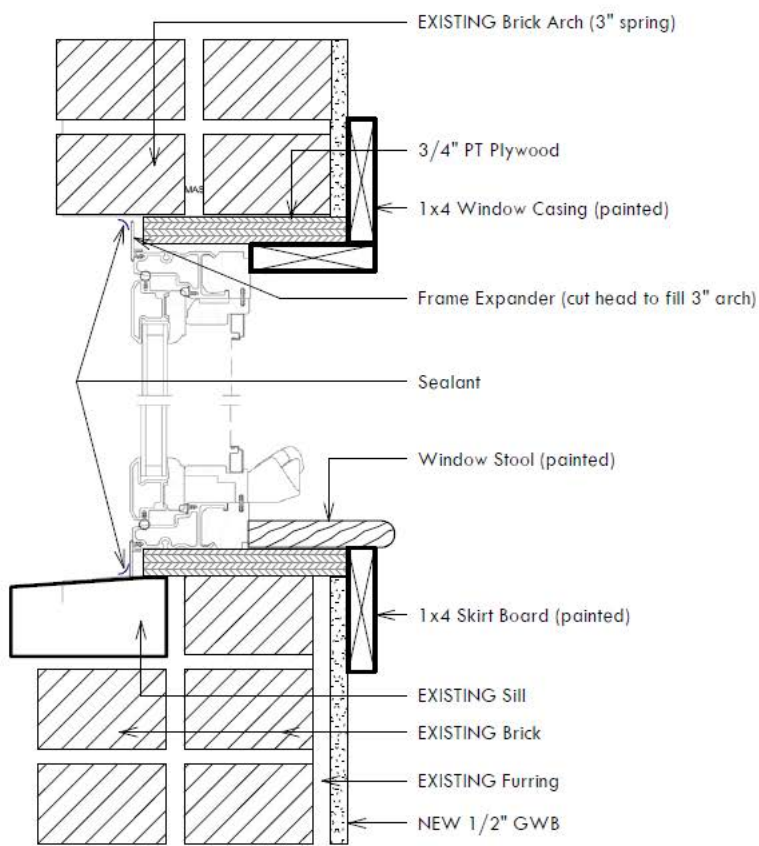
01 Ground Floor
0"

③ Elevation - North Elevation - New - Detail
1/4" = 1'-0"

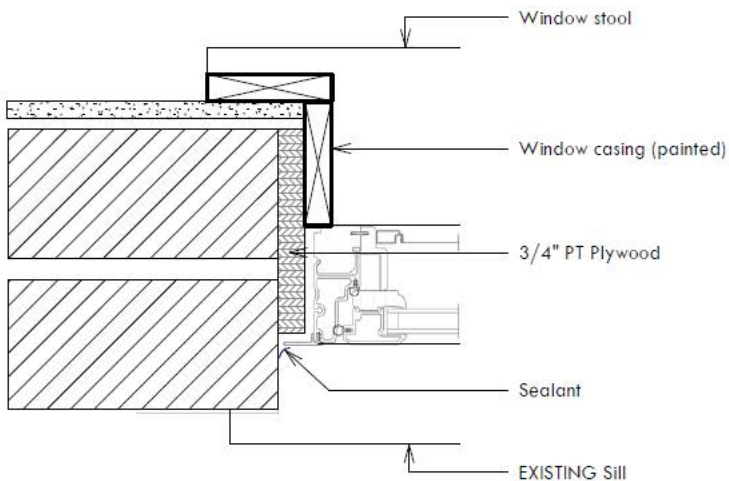


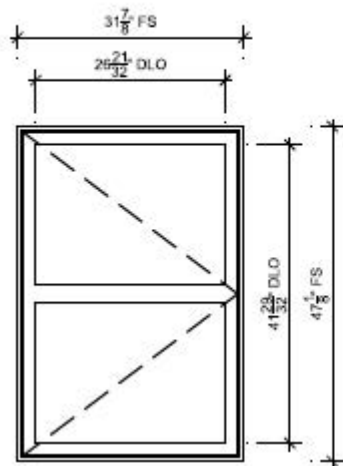
④ View - North Facade





-Sill Detail

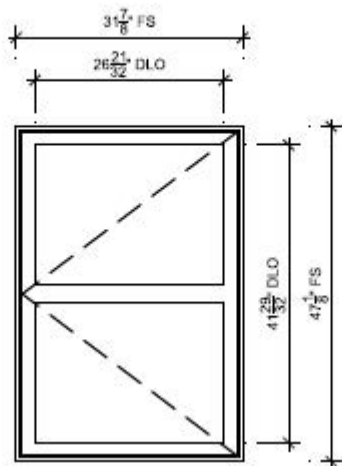




ELCA - 31.875 X CN47

SCALE: 3/4" = 1'-0"

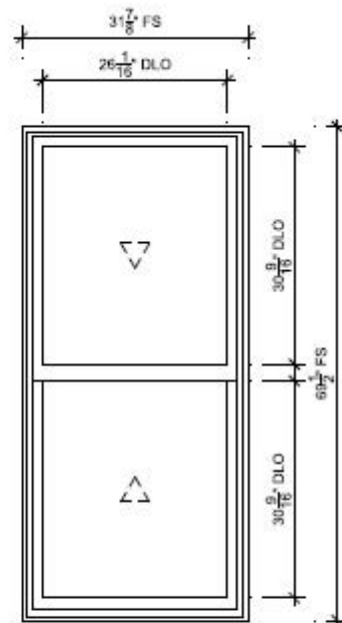
-  Head
-  Jamb
-  Jamb
-  Sill
-  Simulated Rail



ELCA - 31.875 X CN47

SCALE: 3/4" = 1'-0"

-  Head
-  Jamb
-  Jamb
-  Sill
-  Simulated Rail



ELDH - 31.875 X 69.5

SCALE: 3/4" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Check Rail















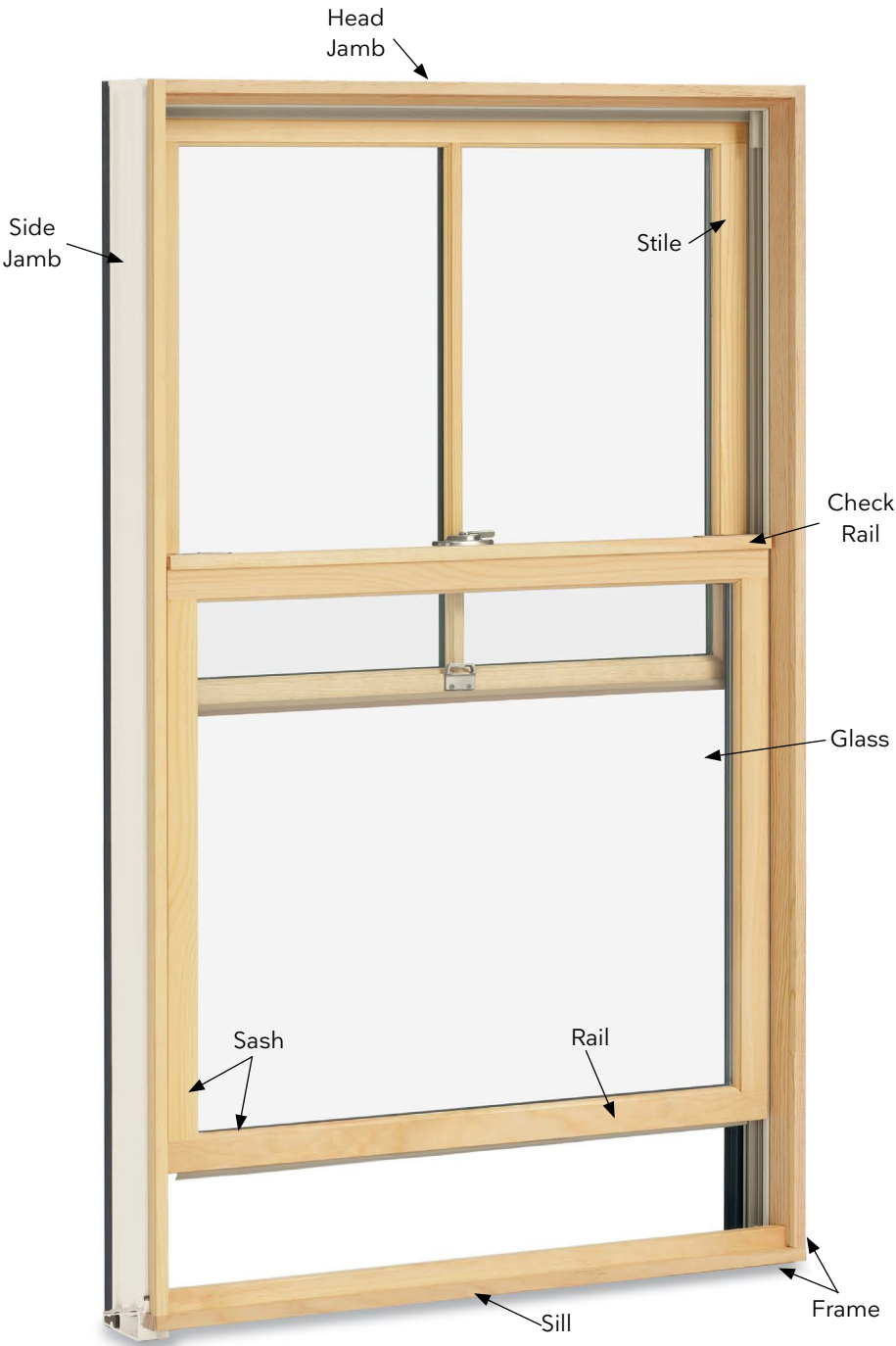
ELEVATE + ESSENTIAL

MARVIN ELEVATE™ COLLECTION | MARVIN ESSENTIAL™ COLLECTION



Window Part Identification

In the following pages you'll find operation and maintenance information on Marvin® window products. Refer to the product illustrations for the names of your particular windows, and use the illustration below to help identify window components.



Window Products



Casement



Awning



Double Hung



Glider



Polygon



Round Top

Glass

Condensation

Before reading this section, pour yourself a nice tall glass of ice water. During cold winters, there is a large temperature difference between the interior and exterior of your home. When the temperature drops outdoors, the glass on your windows tend to have a lower surface temperature than other surfaces in your home and is the first place that you'll notice condensation in your home. This is not due to any defect in your window or door, it's simply a sign of needing to reduce the humidity in your home.

Warm air is capable of holding more moisture than cool air. As warm vapor-filled air comes in contact with a cool surface it loses its ability to hold moisture. When moisture-laden air reaches its dew point, moisture condenses on the nearest cool surface. Generally the most obvious surfaces in your home where you'll notice condensation are on your windows or the glass of ice water sitting in front of you.

Condensation on your windows is an unsightly problem. The last thing you want is a fog blocking the view. But the problem goes deeper than that-if condensation is a chronic occurrence in your home, chances are that you have excessive humidity. If water is accumulating on glass, chances are it is accumulating on other harder to see surfaces such as wall and roof cavities. If left uncontrolled, excess moisture can have serious consequences, including:

- Mold or mildew
- Wood rot and warping
- Roof ice build-up
- Damp, ineffective insulation
- Discolored, blistered or bubbling paint
- Damaging moisture inside walls and attic

Excessive interior humidity is more likely to occur in newer or recently remodeled homes with tight, energy efficient construction, causing a build up of moisture to the interior. Information on excessive humidity and how to reduce condensation on your windows can be found on the Internet by searching for "window condensation".

Mildew Removal



Warning:

To prevent personal injury during mildew removal, always wear protective eyewear, skin protection, and keep the area well ventilated.

Exterior Mildew

Mildew thrives in warm, moist environments and will grow best under these conditions. However mildew can grow to some degree under most climatic conditions. Mildew growth is usually brown or black in color and, for this reason, may be mistaken for dirt on the exterior of your window or door.

Exterior mildew may be removed with an approved cleaning solution found at marvin.com/cleaning applied with a soft bristle brush using medium pressure. Rinse the finish well with clear water after cleaning. Make sure the area is clean and reapply if the discoloration persists.

Note: Stronger concentrations of cleaner may damage the exterior surface or finish.

Interior Mildew

If your home has excessive interior moisture, you may experience some discoloration on building materials in various parts of your home, including the lower portions of your windows or doors. This discoloration may be the result of mildew growth and can be removed with an approved cleaning solution found at marvin.com/cleaning. Wear protective eyewear and skin protection, and keep the area well ventilated. Make sure the surface is clean and reapply if the discoloration persists.

Note: In some cases where the interior finish has been damaged it may be necessary to refinish the damaged area.

Casement

Operation and Maintenance

The roto-gear is the operating mechanism that crank to open and close casement and awning windows. Casement locks seal the window tightly closed. Excessive cranking when closing window does not improve the seal and may damage roto-gear.

Roto-gears should be lubricated once a year with white lithium grease (available at any hardware store) to keep operation smooth. The hinge joints and locking mechanism should be lubricated on occasion with a silicone based spray. Be sure to clean off all dirt, debris or sand before lubricating.



Caution:

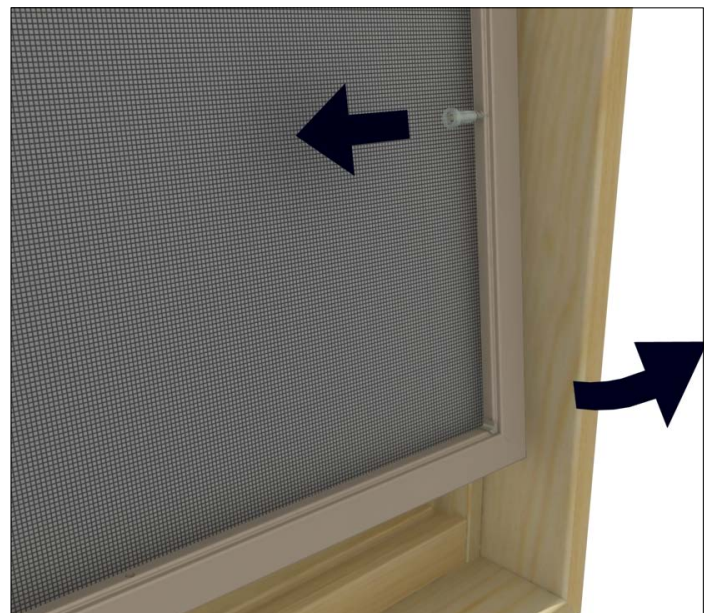
Excessive lubrication may cause damage to the window's finish. Make sure that any excess is immediately removed.



The sash tracks should be occasionally cleaned out with a soft bristle brush. If the casement window is less than 24 1/4" (622 mm) in width, roto-gear arms and assembly may differ from those shown.

Removing and Installing the Screen

To remove casement/awning screen, grasp screen plungers. Pull plungers to release. Tilt screen toward you, and lift screen from channel. To install casement/awning screen, reverse above procedure.



Double Hung

Operation and Maintenance

Periodically clean the jamb liners where the sash slides. Keep them dirt and grease free by washing with a gentle dish detergent. Check the exterior caulking on your double hung windows annually.

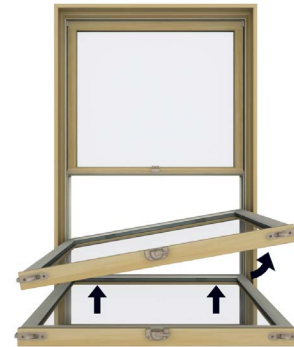
How to Tilt Double Hung Sash (for ease of cleaning)

1. To tilt the bottom sash inward, unlock and raise the sash about 3" (76 mm). Grasp both tilt latches (found on the check rail), slide inward and tilt the sash toward you to a horizontal position. See illustrations below.
2. To tilt the top sash inward, lower the sash about 6" (152 mm). Grasp both tilt latches (found on the top rail), slide inward and tilt the sash toward you to a horizontal position. See illustrations below.



How to Remove the Double Hung Sash

1. To completely remove the sash from the frame, hold the sash at 90 degrees to the frame as shown. Release the sash pivot pins from the clutch assemblies by first raising the entire sash 1"- 2" (25-51 mm). Then raise just one side of the sash further until the sash pivot pins clear the jambs, remove to interior.



Installing a Double Hung Sash

1. To install the top sash, hold the sash horizontally at 90 degrees to the frame. Guide the sash pivot pins into the exterior sash track on the jambs above the clutch assemblies, lower both sash pins onto the clutch cams making sure the bottom of the sash is level when pins are completely engaged. Slide each tilt latch release toward the center of the unit and gently ease the sash into position. Release each latch into the exterior sash track, lower the sash slightly then raise to the fully closed position. Check operation of sash.
2. To install the bottom sash repeat the installation procedure used for installing the top sash. Utilize the interior sash track and lower sash into the closed position, check operation of sash and lock.



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

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HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
144 & 148 STATE STREET
MERCY HOSPITAL & MORRISON HOUSE

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: May 26, 2021
RE: June 2, 2021 **WORKSHOP – Preliminary Review of Proposed Comprehensive Rehabilitation Program, including Alterations & Additions**

Address: 144 State Street (Mercy Hospital)
 148 State Street (Morrison House)

Applicant: New Height Redfern LLC.

Project Architect: Ryan Senatore

Historic Preservation Consultant: Scott Hanson, MacRostie Historic Advisors

Introduction

Representatives of New Height Redfern LLC and project architect Ryan Senatore have requested a preliminary workshop to introduce a comprehensive program of repairs, alterations and additions associated with the adaptive reuse of the former Mercy Hospital building at 144 State Street and the historic Morrison House (also part of Mercy's former campus) immediately north of the hospital at 148 State Street. Both buildings are being converted to housing and the Mercy building will also accommodate commercial uses (on the rear of the building and accessed from a shared drive/pedestrian way), as well as an outpatient Mercy clinic.

The development team will be seeking historic tax credits for the rehabilitation of the buildings and have retained the services of preservation consultant Scott Hanson of MacRostie Historic Advisors to complete the HTC application and advise on compliance with National Park Service requirements. Note that the application has not yet been submitted to the Maine Historic Preservation Commission for preliminary review and comment. As such, the enclosed plans do not necessarily reflect the input of MHPC or NPS with respect to the project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Enclosed for the Board's review are separate sets of plans, elevations and renderings for the Mercy Hospital building and for the Morrison House. This report will address each building separately as well. As you will note, the applicant's submission for each project, particularly the Mercy project, is extensive. Staff suggests that Board members scroll down through the applicant's drawings and begin their review with the renderings in order to get an overview of the proposed program of alterations before reviewing details.

Note: the applicant has provided site plans, specifications and renderings for their proposed program of site improvements, including the woonerf that will serve all of the rehabilitated and new buildings bound by State, Spring and Winter Streets. While the materials are being forwarded at this time for general reference purposes, the site improvements will not be discussed at this first workshop. The Board will have an opportunity to review and discuss the site improvements at a future workshop

Mercy Hospital

Building History, Additions

Mercy Hospital was constructed in 1943 and was commissioned by the Sisters of Mercy. (The Sisters of Mercy had operated a smaller facility at the corner of State and Congress since 1918.) In 1952, the hospital was substantially enlarged with the construction of an eight-story wing. In 1982, another major renovation and expansion project was undertaken off the rear (west) elevation, including an emergency room addition. Less than twenty years later it was determined that a larger site was needed and many of the hospital's functions were moved to a forty-acre site on the Fore River near the southwest corner of the city.

The hospital building is an imposing brick block which is substantially taller (75') and wider than any of its neighbors on State Street. A projecting 3-bay center section rises the full height of the building and is surmounted by a stepped gable featuring religious iconography. Flanking the center section are two long wings. The south wing is seven stories tall and the north wing is six stories tall. Three granite beltcourses provide horizontal delineation across the façade. Decorative horizontal brick banding also provides interest on the lower floors. The front entry is surmounted by a semi-circular arch with ornamentation beneath a projecting hood. Stone panels flank the entry. The building is elevated above the street. Two sets of shallow steps lead up the embankment to a wide landing in front of the main entrance. Two deep window wells are located in front of the two wings, where windows provide light to basement level rooms. This lowest section of the building is obscured from view from the street behind landscaping.

The building has had numerous incremental alterations and additions over time, in addition to the major additions described above. While those on the rear and rooftop, including

the addition of mechanicals and ductwork, are most obvious, the principal elevations have been altered as well with the bricking-in of window openings, replacement of windows and replacement of entry doors.

Proposed Scope of Work

Much of the work proposed for the principal street-facing elevations of the hospital can be characterized as repair or replacement-in kind. The project also calls for a number of alterations and additions these elevations, however.

Front and side elevations

- Replacement of front entry doors with full-light aluminum-frame doors and transom
- Replacement of existing windows with single-hung, offset one-over-one aluminum windows
- Reopening of bricked-in window openings
- Widening of the main entry stairs and landing
- Installation of heat pumps at the basement level on the front elevation

Roof

- Construction of a rooftop addition above north end and west wing of the building
- Recladding of existing rooftop additions
- Installation of heat pumps on most roof sections (see enclosed aerial renderings and roof plans)

Rear elevations, south elevation of west wing

The most significant interventions are proposed for the rear of the building. Here, the main block of the hospital intersects with a large west-facing wing, forming an inside corner where the main entrance to the apartments is proposed to be located. Also proposed for the rear elevation are a series of commercial spaces as well as the entrance to Mercy's outpatient clinic. These elements, together with the introduction of a shared woonerf that will serve all of the new and renovated buildings on the former Mercy property, will elevate the significance of this rear elevation to a "principal" elevation. Specific alterations and additions include:

- Removal of the existing emergency room addition and other accretions, with the exception of the historic three-story building section immediately abutting Spring Street.
- Construction of a single-story commercial addition that wraps the inside rear corner of the building. This addition will accommodate a series of retail spaces marked by individual entries and blade signs. The main entrance to the apartments is located at the inside corner itself. The entrance will be accentuated by being taller than the surrounding single-story addition and will be further highlighted by a projecting canopy.

As Mr. Senatore notes in his cover letter, the treatment of this addition is clearly contemporary, but draws inspiration from the color palette and architectural organization of the hospital. Proposed are full-length windows surrounded by corten metal siding, with a base of precast concrete and a metal clad roof cornice. It appears that a green roof is proposed over this one-story addition.

- On the west elevation of the historic three-story ell, which will be exposed with the removal of the emergency room addition, a window and door treatment similar to that of the new addition is proposed on the ground floor level. A wide projecting canopy is proposed to mark the entrance to the clinic. The upper floor windows will continue the pattern of the south elevation.

Preliminary Staff Comments

The proposed addition off the rear of the building appears to be well considered and generally compatible with the character of the hospital. The incorporation of floor-to-ceiling windows and alternative wall cladding material (corten is proposed) will distinguish the addition as a clearly contemporary intervention, as required under the ordinance. While corten is an interesting material choice and one evocative of a more industrial design vocabulary, its coloration would be compatible with the surrounding brick. The Board will likely want to confirm whether consideration has been given to the potential corten steel to stain the ground plane.

The visibility and visual impact of the proposed heatpumps, which are to be installed on all the roof planes will need to be carefully assessed. While the appearance of heatpumps, and rooftop mechanicals in general, have come to be fairly standard in commercial settings, their introduction on a formal, highly significant streetscape like State Street requires a high level of sensitivity. The renderings suggest that the heatpumps will have limited visibility—at least along State. This needs to be confirmed. Visibility from Winter and Spring should also be considered. The Board may wish to inquire whether screening has been explored.

Morrison House

Building History, Alterations & Additions

The Morrison House (more accurately known as the Warren-Emery-Morrison House) is today the product of several rounds of exterior additions and remodeling. The building was originally constructed between 1828 and 1833 as a three-story Federal style brick mansion. Consistent with the Federal style, the building was simple and square in its massing with six-over-six windows typical of the period. In 1883, the building was updated with Italianate additions designed by then-partners Francis Fassett and John Calvin Stevens. As part of the 1883 renovation, the overhanging cornice, second-story façade bay

window, central roof dormer and cupola were added. The ground floor entry portico is a later Colonial Revival addition and is highlighted by the use of polished marble for the columns and pilasters. According to available documentation, it appears that all of the windows were replaced in conjunction with that project as well. The replacement windows featured an unusual 3-over-3 light configuration. More recently (but prior to the area being designated a historic district) the front entrance door was replaced with a standard aluminum storefront system and the windows were replaced with vinyl multi-lite units. The first-floor windows, which are taller, include added transoms to fill the taller openings.

Proposed Scope of Work

The Morrison House is proposed to be converted to 8 units of housing. The scope of work is focused primarily on rehabilitation of the existing building envelope, including masonry repairs and replacement-in-kind of deteriorated trim. Alterations include:

- replacement of the existing windows
- reopening of bricked-in window openings
- removal of fire escapes at rear of building
- replacement of the front entry doors with doors to match documented design of historic doors (but in an offset configuration to meet code)
- replacement of handicap ramp and stairs off the rear ell (south side)
- installation of heat pumps on the roof of the building's rear ell (north roof plane) and on the rear elevation

Preliminary Staff Comments

The proposal to replace the front entry doors (currently standard aluminum commercial doors) with custom doors based on historic documentation is a welcome change, as is the proposal to reopen some of the previously bricked-in window openings. The ramp and replacement stairs, which are located off the rear ell will not affect the most prominent views of the building and appear compatible with the existing structure.

Two aspects of the proposed rehabilitation warrant additional consideration—in particular, the proposed replacement window selection. The proposed elevations show one-over-one replacement windows. Staff understands from consultant Scott Hanson that this window selection was made, in part, in response to the complicated window history of this building. Undoubtedly, the building's original windows—before the 1883 renovation and Colonial Revival renovation—were six-over-six sash with 5/8" muntins, characteristic of the Federal style. It is not clear if the bulk of the original sash remained unchanged when the Italianate additions were introduced in 1883 or whether all of the windows were changed out as part of that renovation. We do know that the building featured three-over-three windows in 1924 when the tax photo was taken. Presumably, these windows were installed when the Colonial Revival front entry portico was introduced in the early 1900's. Examples of three-over-three windows are rare in Portland and often associated with Prairie style architecture. These three-over-three windows, in turn, were replaced with the current multi-lite vinyl units.

Given the fact that the only available historic photodocumentation shows three-over-three windows, a reasonable direction would be to install three-over-three replacement sash. Staff understands that windows of this configuration would be considerably more costly than other, standard window options. Given cost considerations, the fact that the building exhibits several architectural layers from various stylistic periods, the fact that historic windows of any style have long since been removed, the applicants have elected to propose a one-over-one sash. While staff appreciates the fact that there is no clear solution in terms of window selection, the proposed one-over-one windows appear lacking in architectural detail or interest, particularly on a historic structure of this status. In staff's view, one-over-one windows diminish the historic character of the structure. There is documentation for three-over-three windows on this building and, although unusual, would provide a level of detail and interest lacking in the current window replacement choice.

The other aspect of the proposal Board members are encouraged to give careful attention to is the installation of heat pumps on the north slope of the rear ell's gabled roof. The Board will want more information about the visibility of these pumps from the street and whether alternative locations have been explored. It is unfortunate, as well, that heat pumps on the rear wall will face the shared woonerf.

Applicable Ordinance Review Standards (from Standards for Review of Alterations)

- (1) *Every reasonable effort shall be made to provide a compatible use for the 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.*
- (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.*
- (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.*
- (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.*
- (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 archeological 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.

Attachments:

1. Cover letter for Mercy Hospital project
2. Historic view of Mercy Hospital
3. Mercy Hospital plans, elevations and renderings
4. Cover letter for Morrison House project
5. Historic view of Morrison House
6. Morrison House plans, elevations and renderings
7. Site plans and details for woonerf, other site improvements

February 3, 2021

Deb Andrews
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: Mercy Hospital Renovation - Design Narrative

The proposed renovation of Mercy Hospital and the adjacent Morrison House is a mixed use project that will add 162 residential apartments to the City of Portland. Seventeen of those units will be affordable housing units located within the main Hospital building. The project also includes an outpatient clinic for Mercy as well as commercial tenant spaces and a self storage facility.

The project is located within the West End Historic District and the project will be renovated in accordance with the National Park Service's Historic Preservation Standards and Guidelines.

The modifications to the existing structure include removal of most of the 1980's addition that faces the Winter Street and Spring Street. The projects exterior scope of work includes replacement of existing windows, rebuilding the exterior walls where the addition will be removed and a new constriction addition to the building.

The addition is a new entry to the apartment uses that faces the new Woonerf on the Southwest elevation of the building. The addition is a contemporary design that differentiates itself from the historic building but is inspired by design elements that exist on the historic structure. The addition has a crisp and clean design with glass and metal siding, with a base of precast concrete to recall the cast stone detailing of the historic building. The roof of the addition has a thin in profile with overhang and clad in metal to relate to the existing entry canopy on Spring Street. We have also created surrounds of the new entries utilizing cast stone in contemporary geometry but are inspired by the cast stone surround language at the historic entries. The glass facades have a rhythm of vertical joints that reflect the historic masonry opening rhythm that existing

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

in their place as well as the historic windows that are above them beyond.

We look forward to discussing the project at the upcoming Planning Board workshop.

Sincerely,



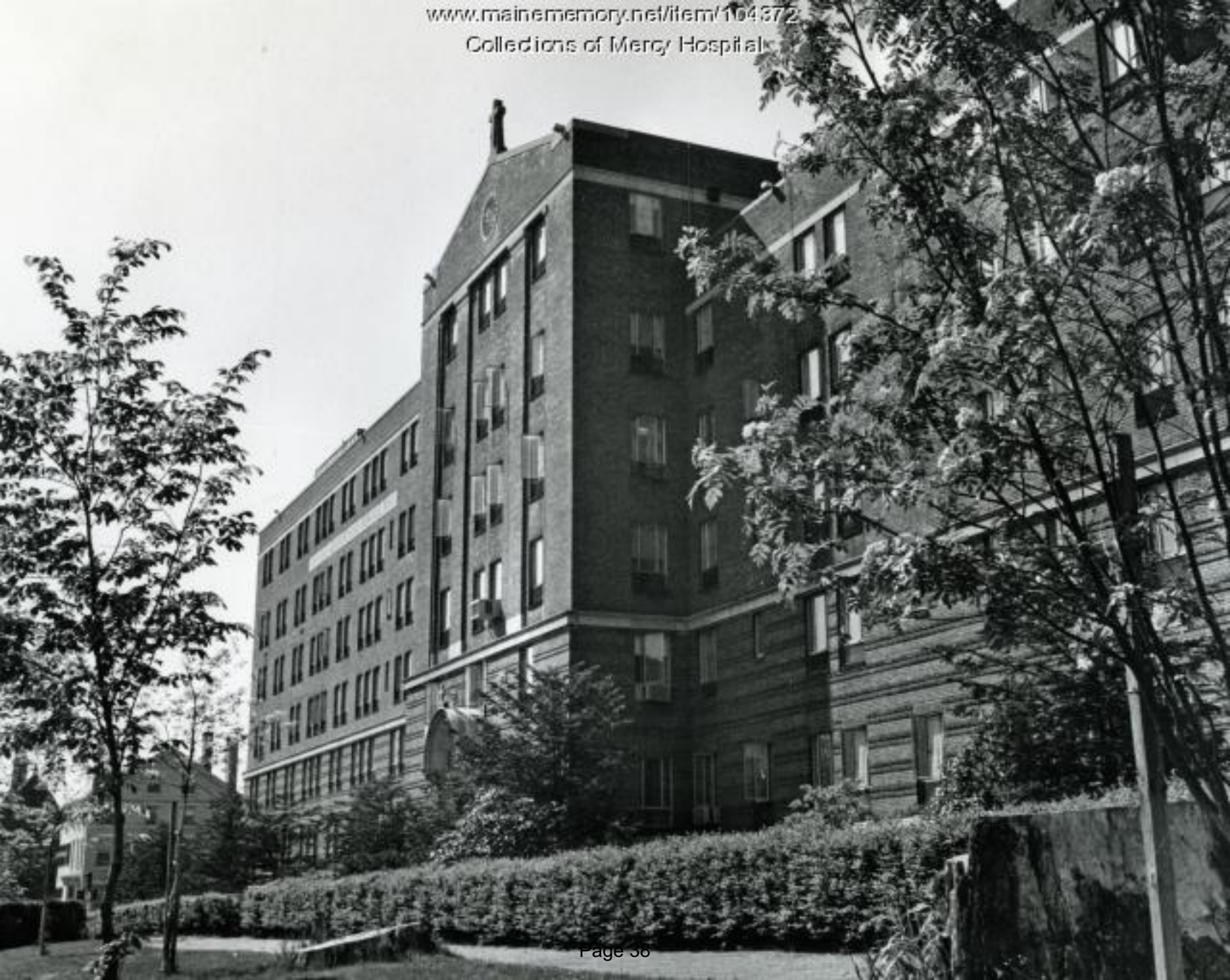
Ryan Senatore, AIA LEED AP

Principal

207-747-5159

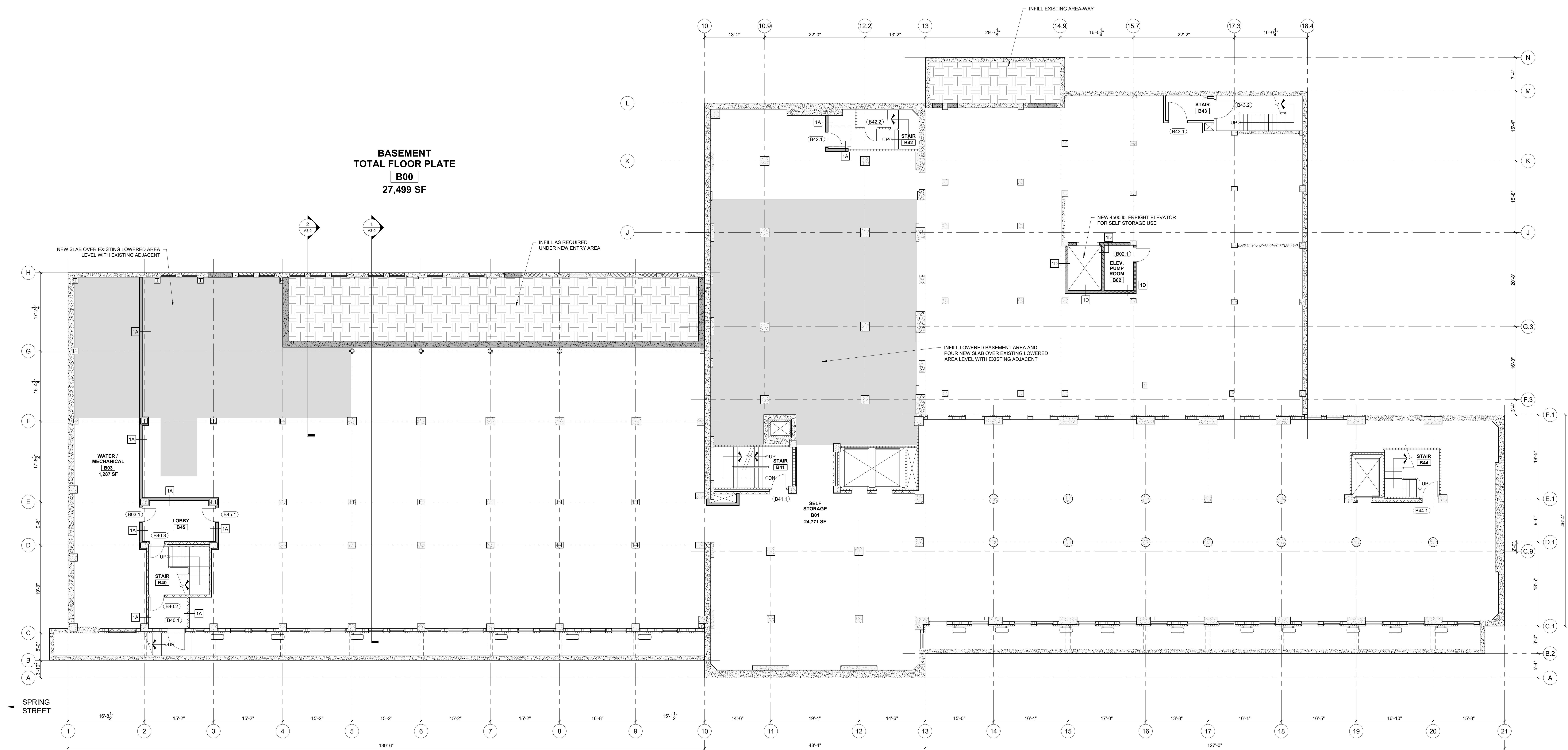
senatorearchitecture.com

ryan@senatorearchitecture.com

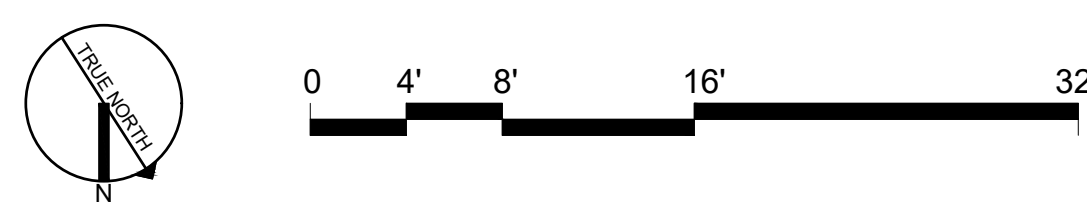


RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021



STATE STREET



REDFERN PROPERTIES

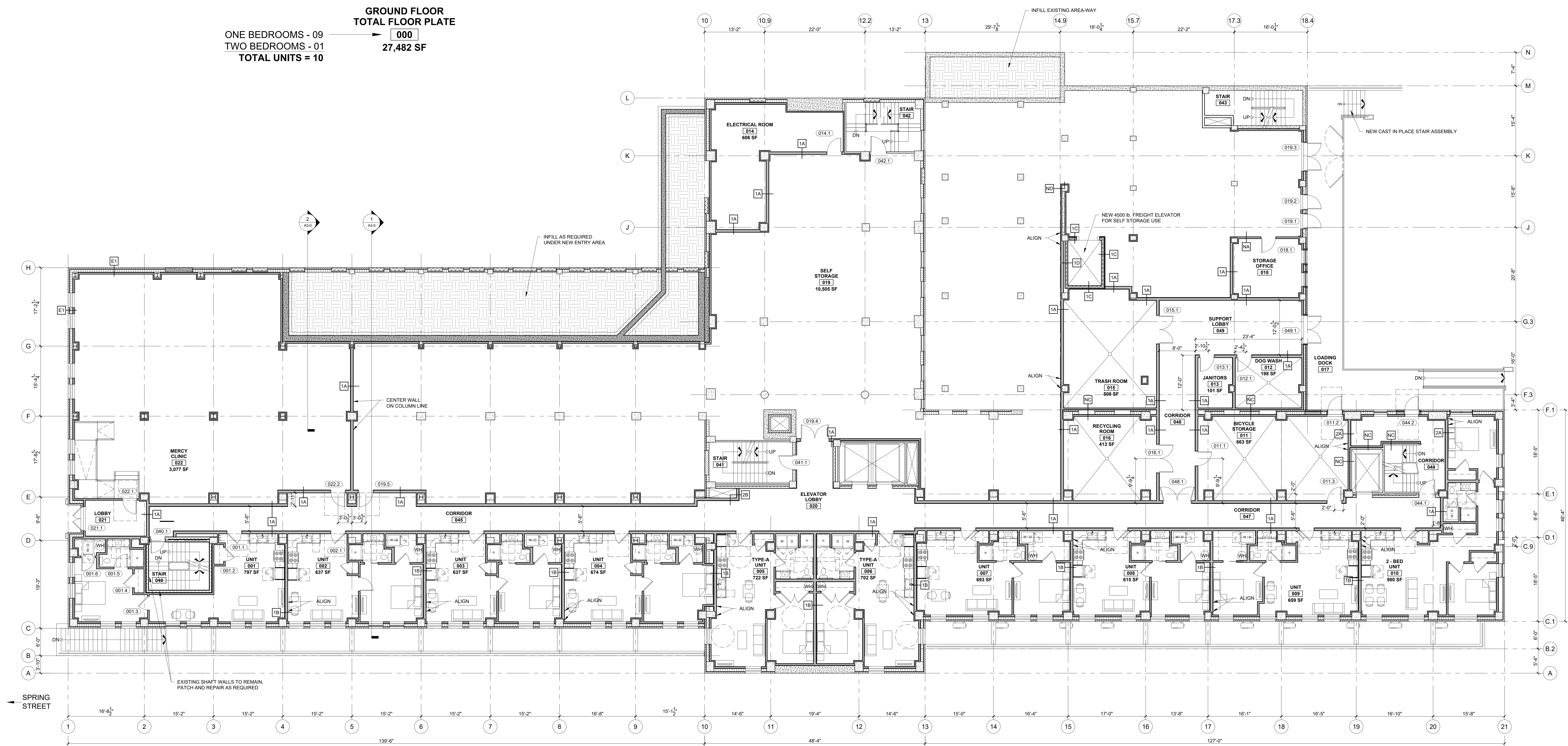
1 PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

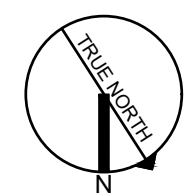
RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021



REDFERN PROPERTIES

1 PROPOSED GROUND FLOOR PLAN
18" = 1' 0"



0 4' 8' 16' 32'

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

APRIL 29, 2021



REDFERN  PROPERTIES

1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

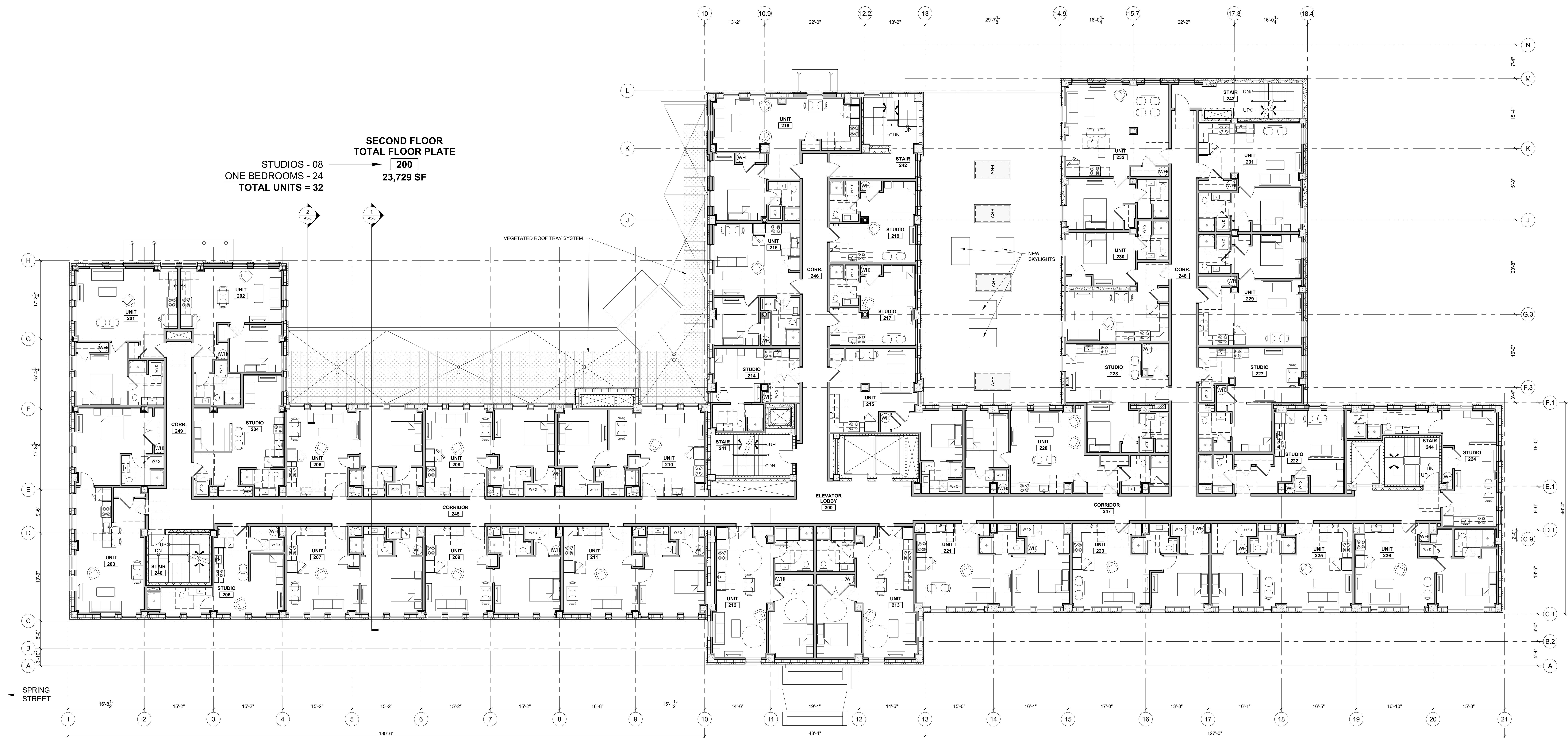
RYAN SENATORE **ARCHITECTURE**

32'

PROGRESS PRINT ONLY
Not for Construction

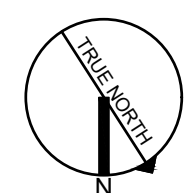
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PORTLAND, MAINE

APRIL 29, 2021



SECOND FLOOR
TOTAL FLOOR PLATE
200
23,729 SF
STUDIOS - 08
ONE BEDROOMS - 24
TOTAL UNITS = 32

STATE STREET



0 4' 8' 16' 32'



REDFERN PROPERTIES

1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

APRIL 29, 2021



1 PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

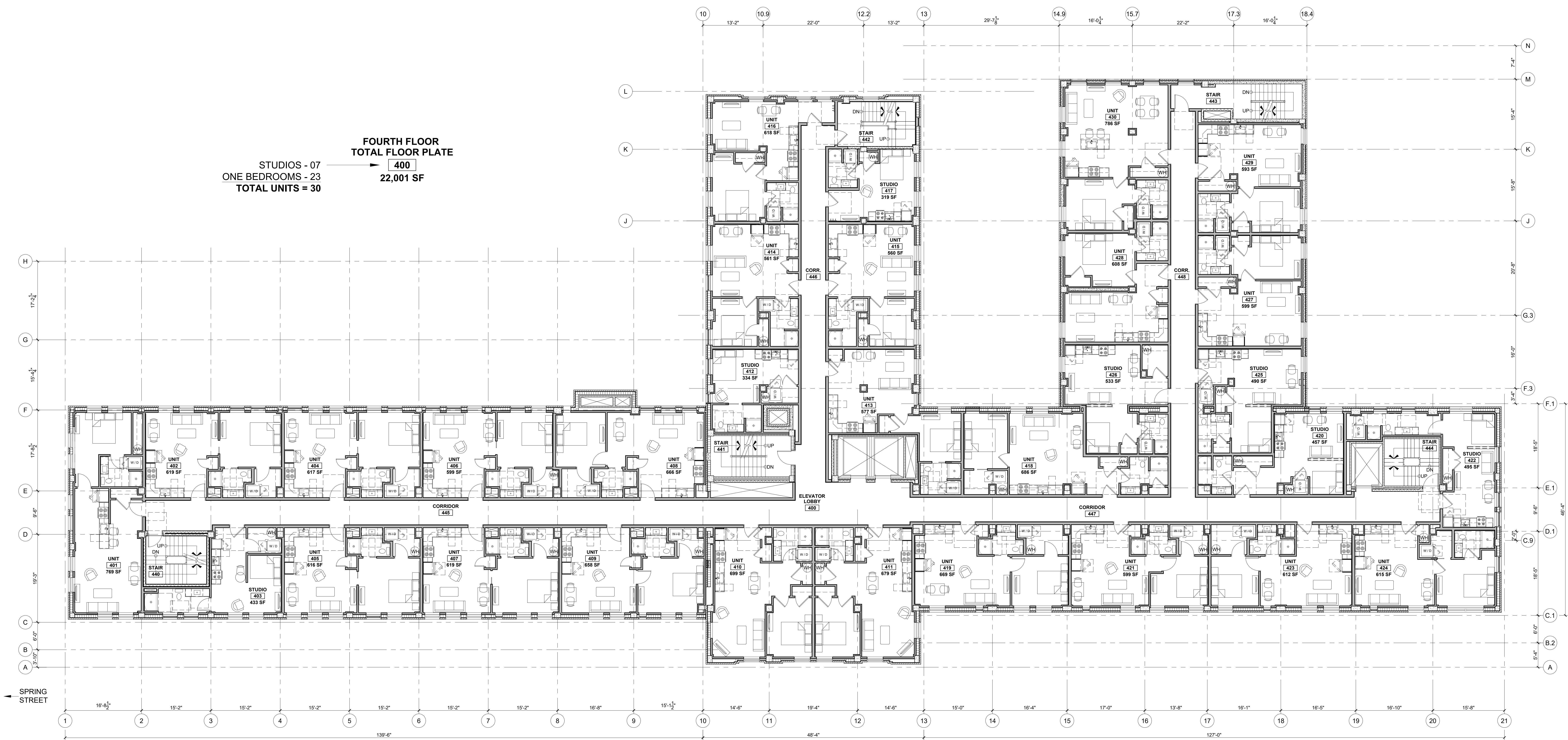
32'

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

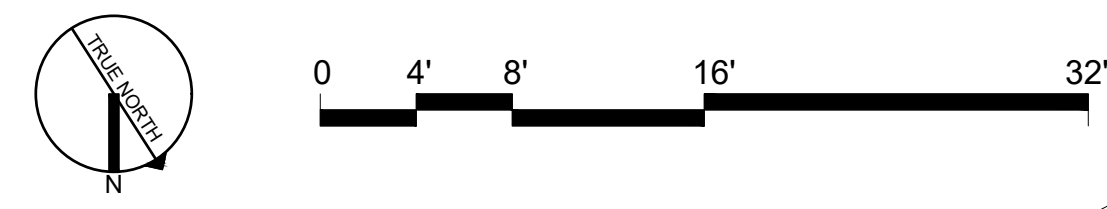
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APRIL 29, 2021



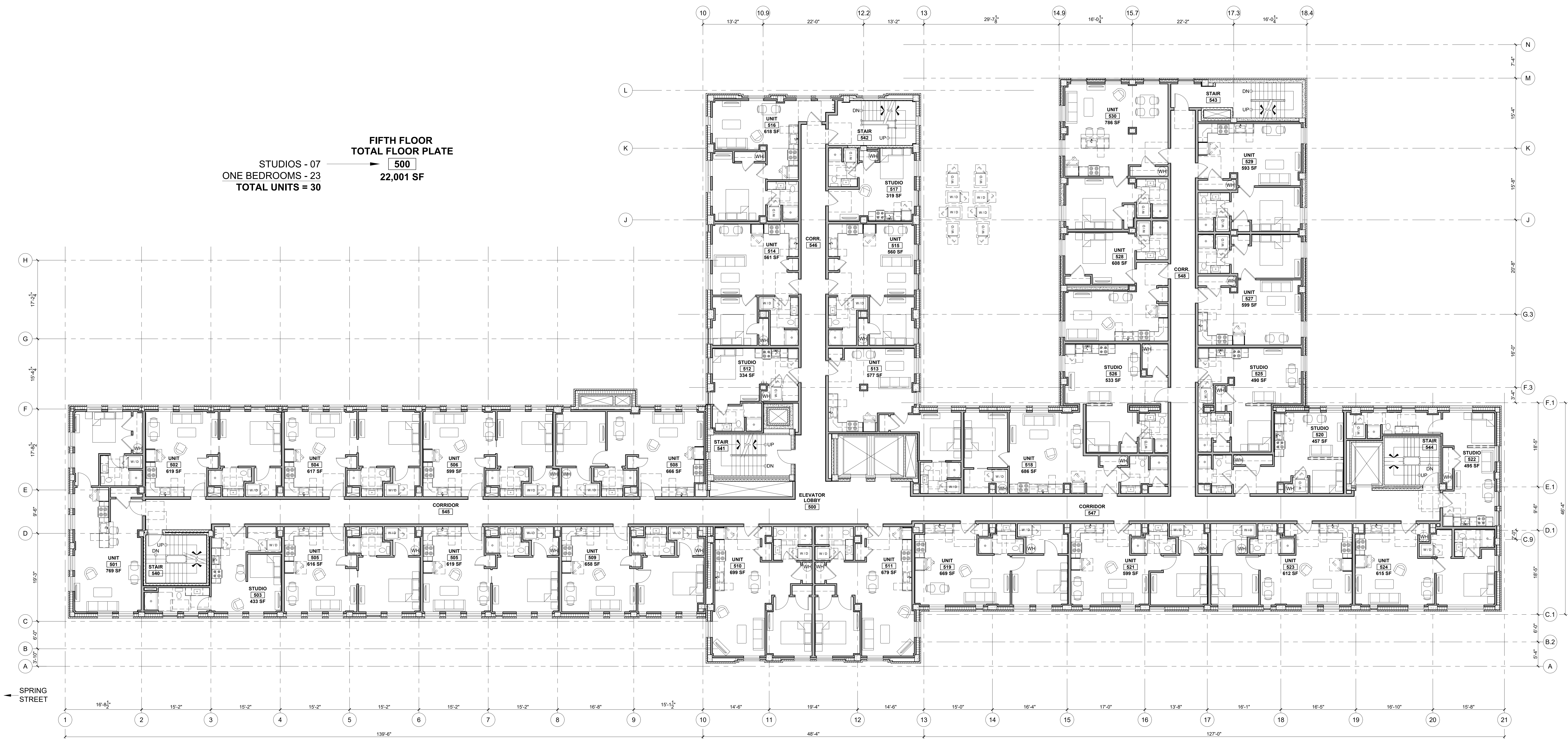
FOURTH FLOOR
TOTAL FLOOR PLATE
400
22,001 SF
STUDIOS - 07
ONE BEDROOMS - 23
TOTAL UNITS = 30

STATE STREET

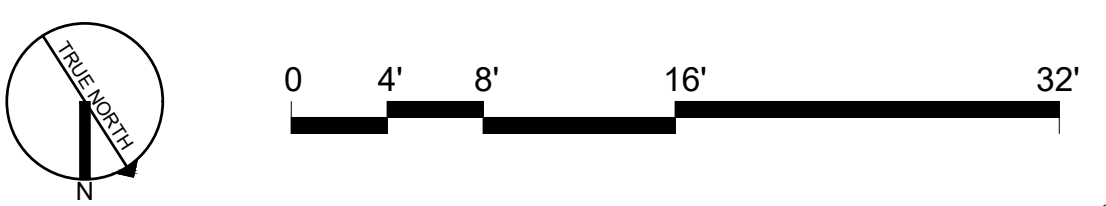


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STATE STREET



REDFERN PROPERTIES

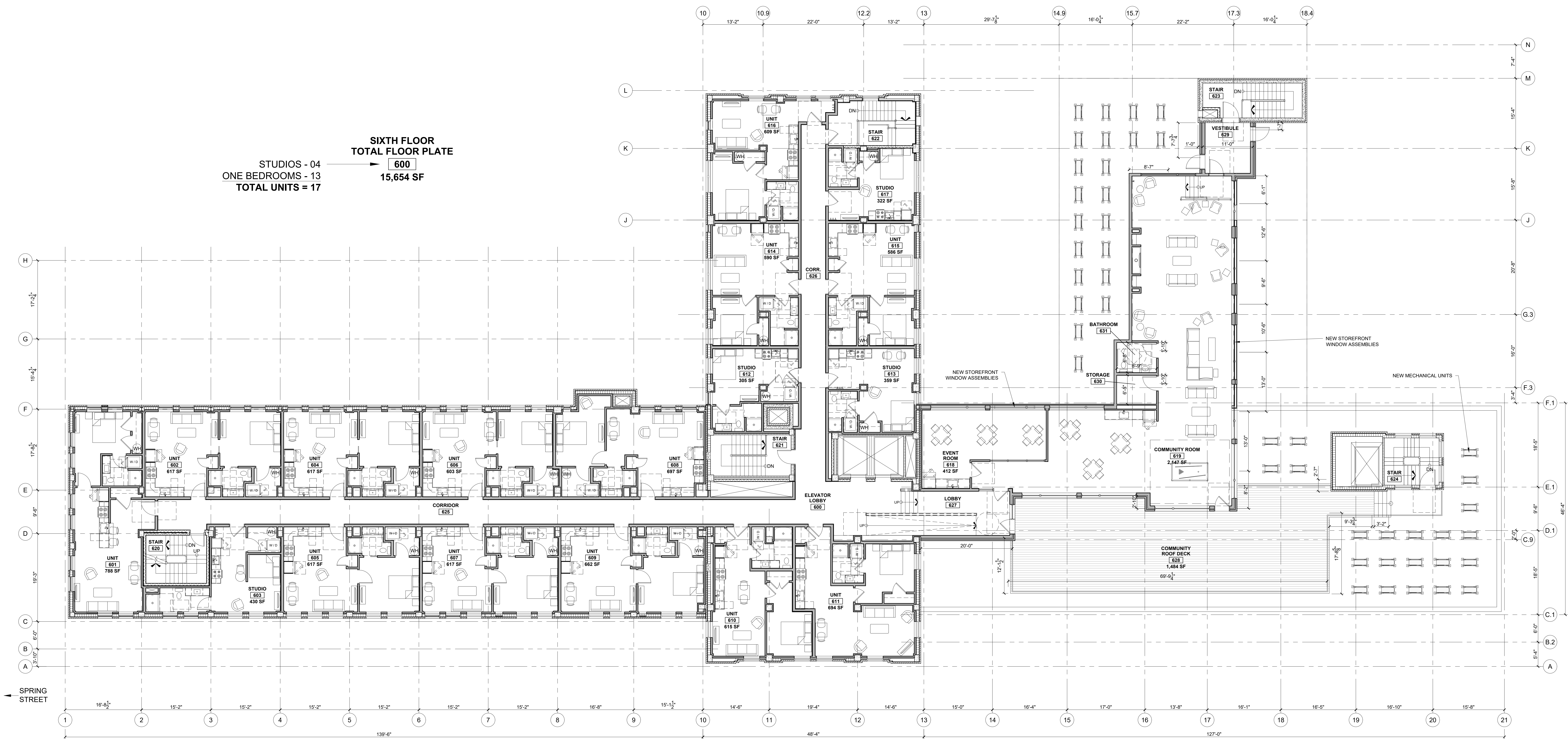
1 PROPOSED FIFTH FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

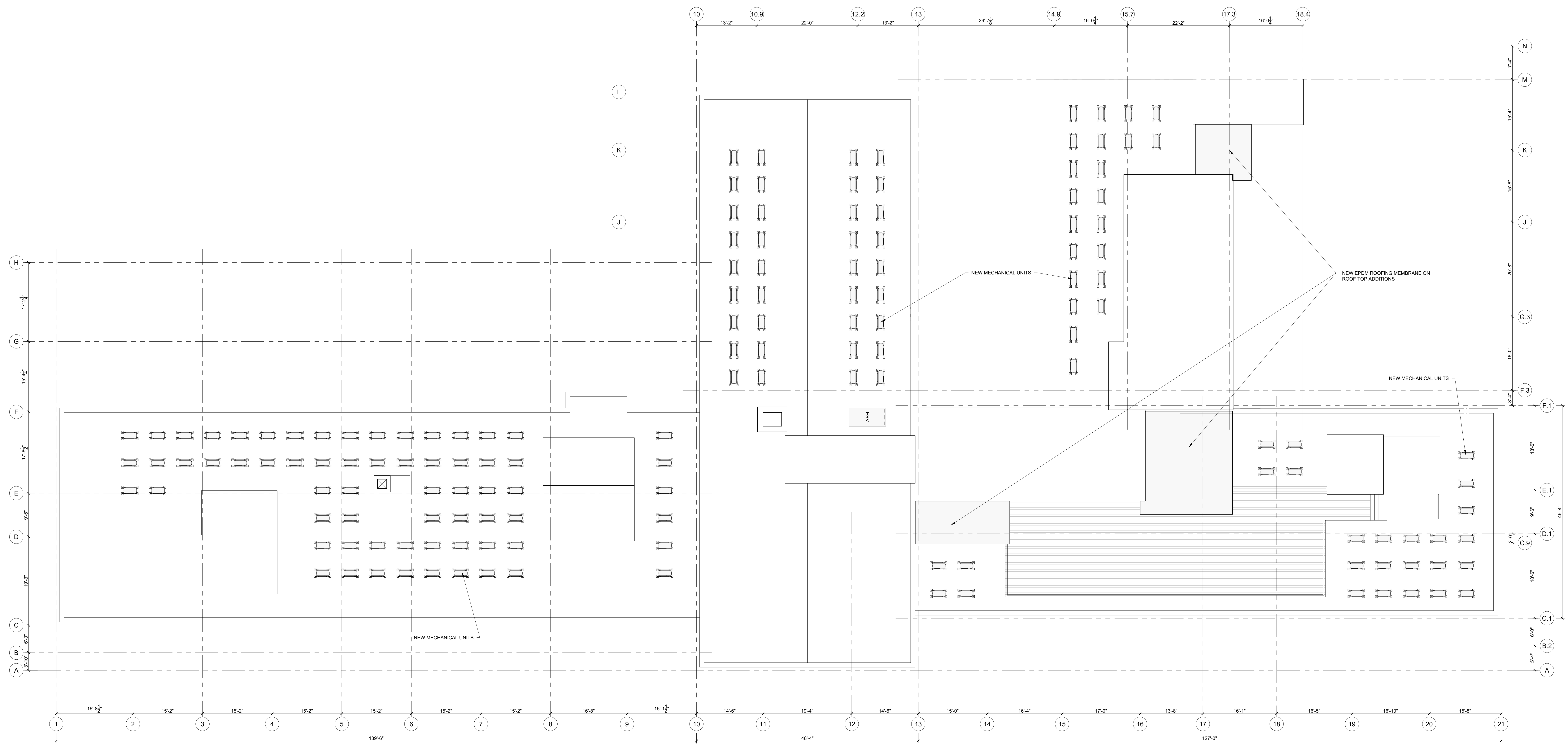
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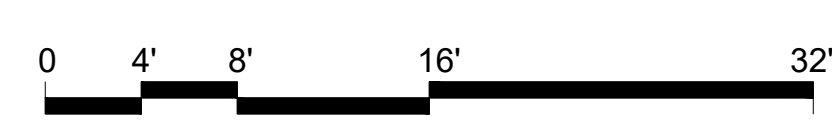
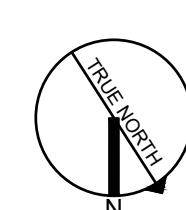
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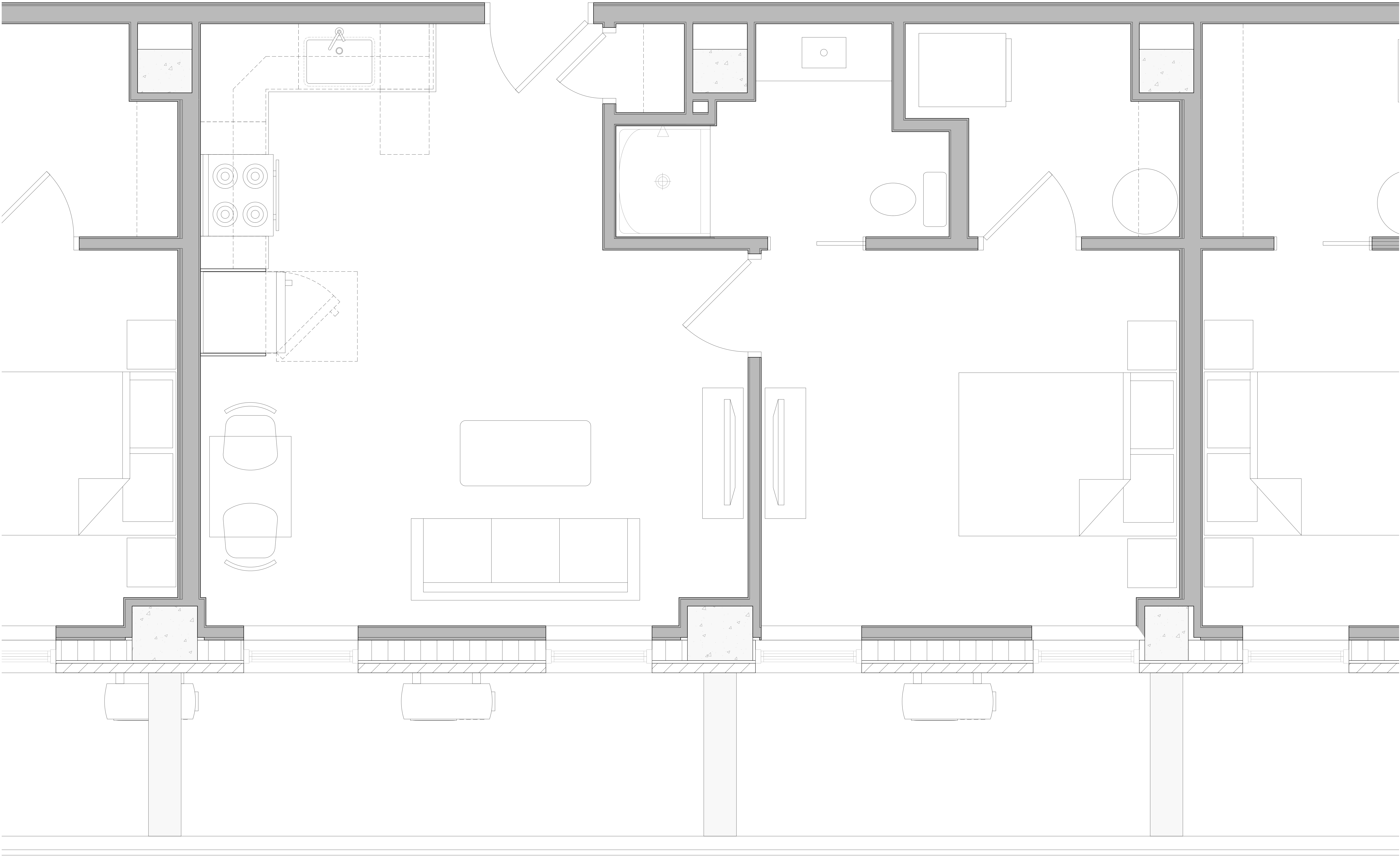




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1 TYPICAL UNIT LAYOUT
1/8" = 1'-0"

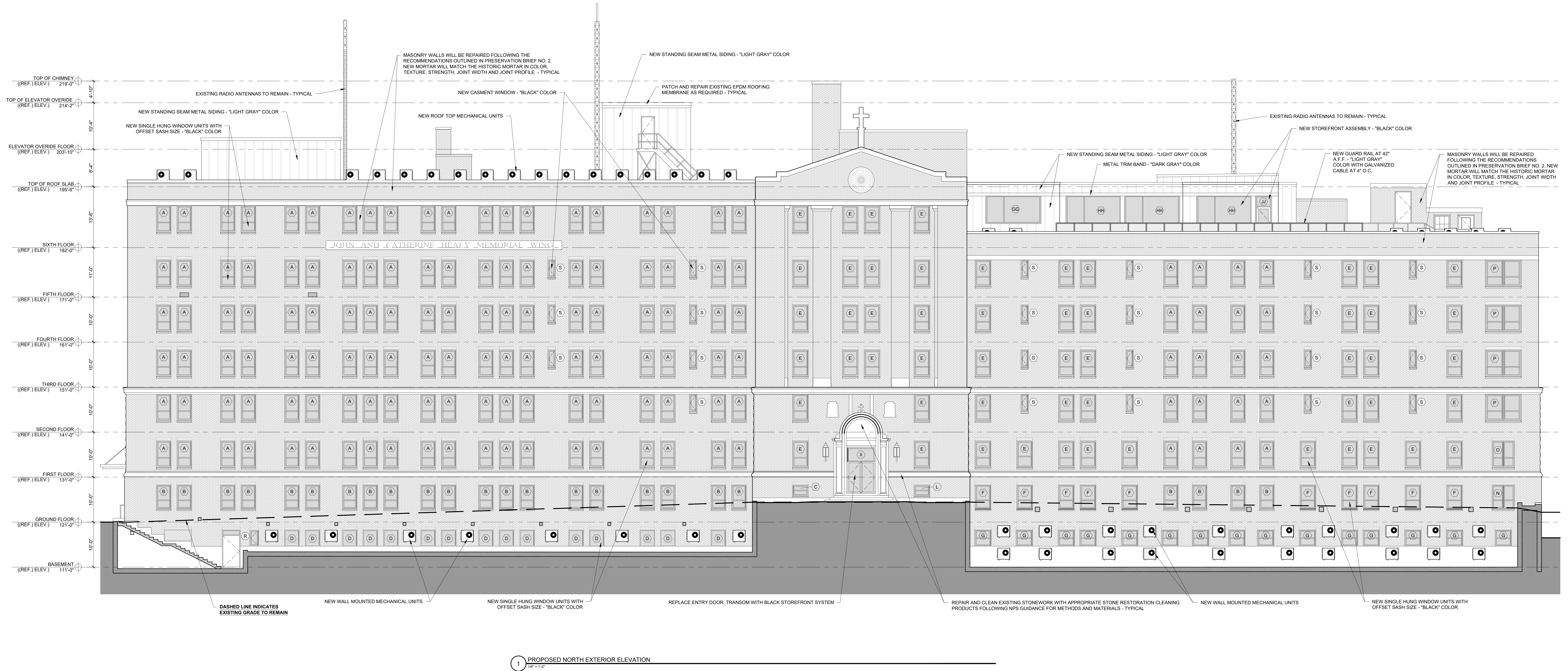


RYAN SENATORE **ARCHITECTURE**

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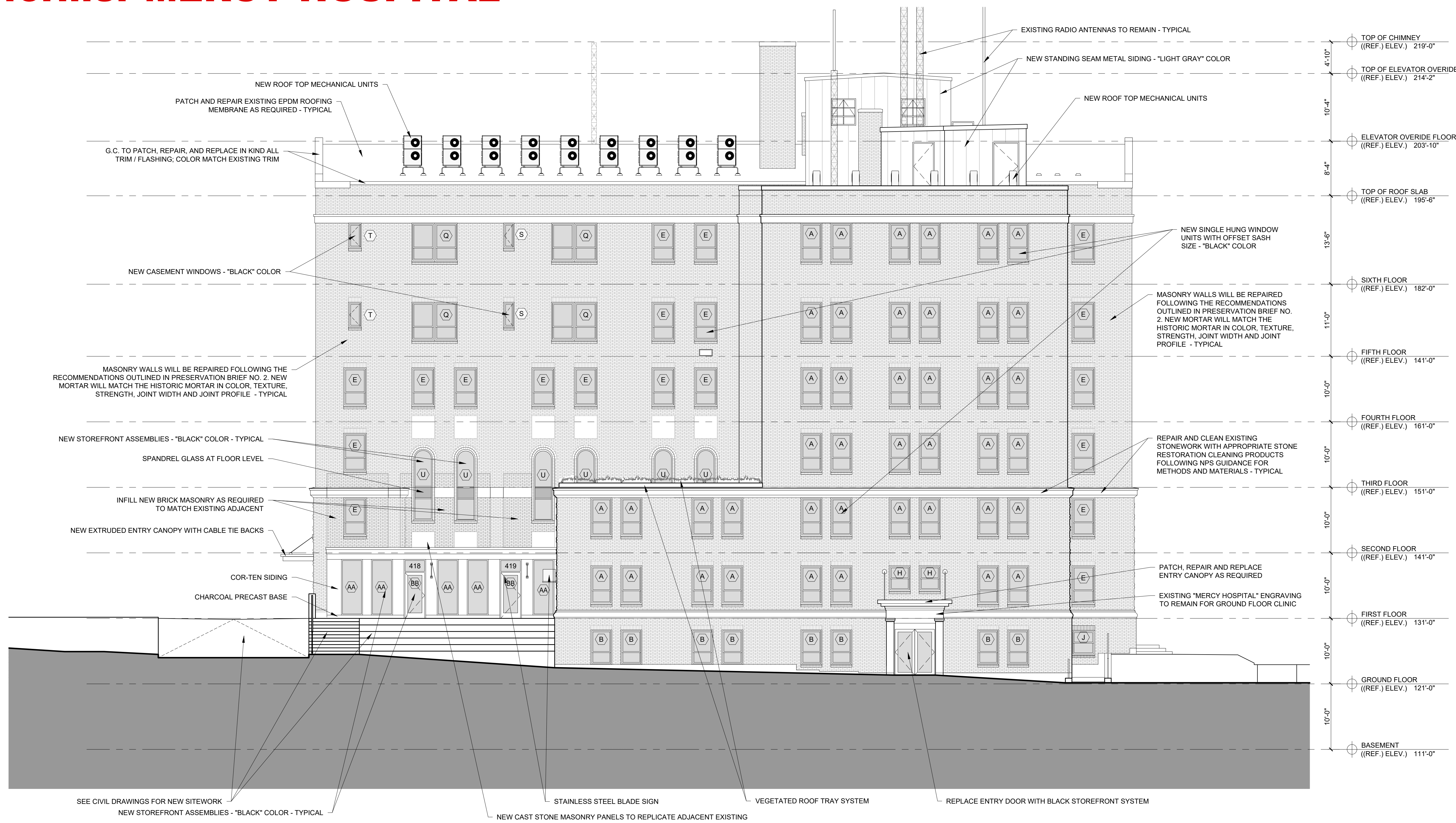
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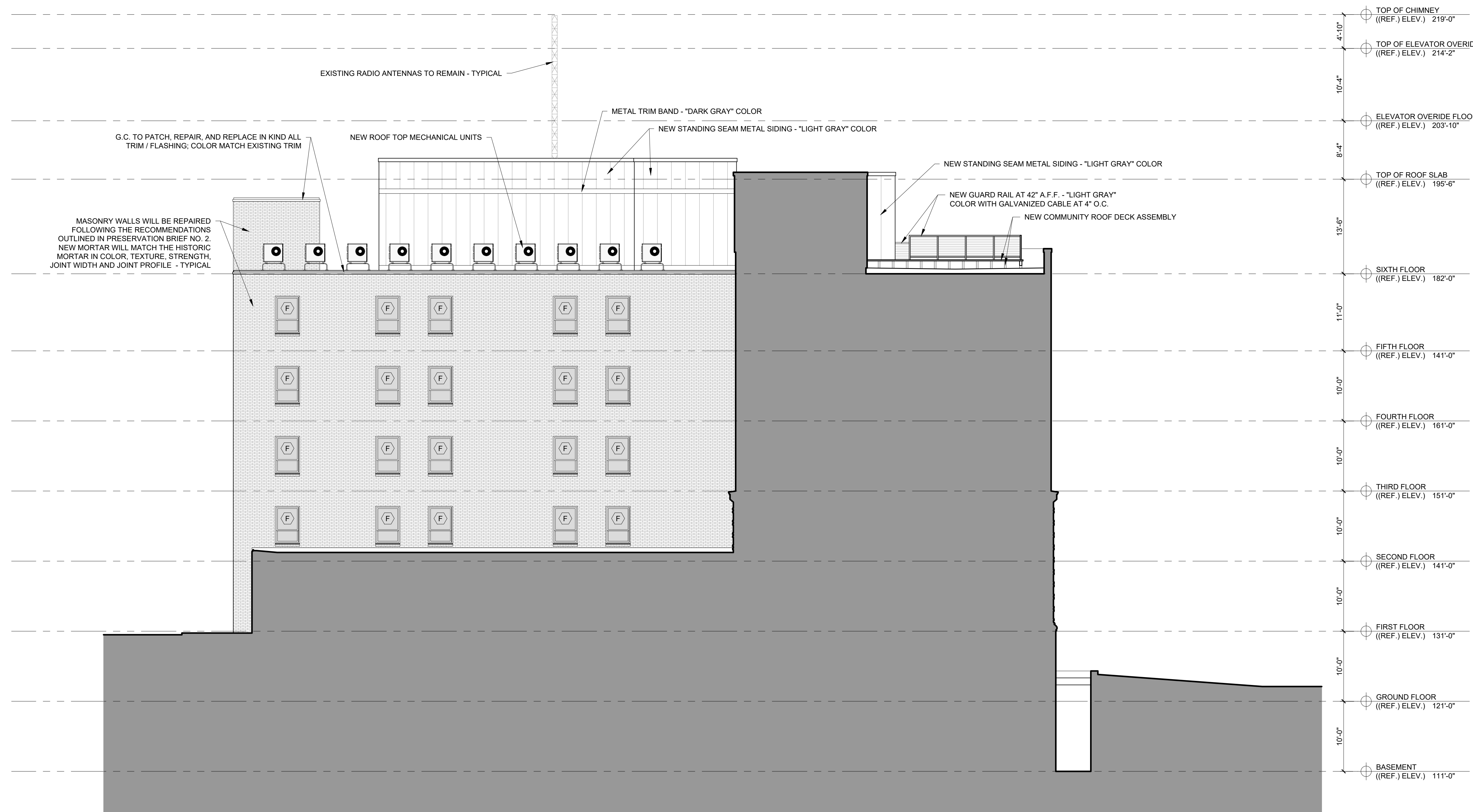


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1 PROPOSED EAST EXTERIOR ELEVATION
1/8" = 1'-0"



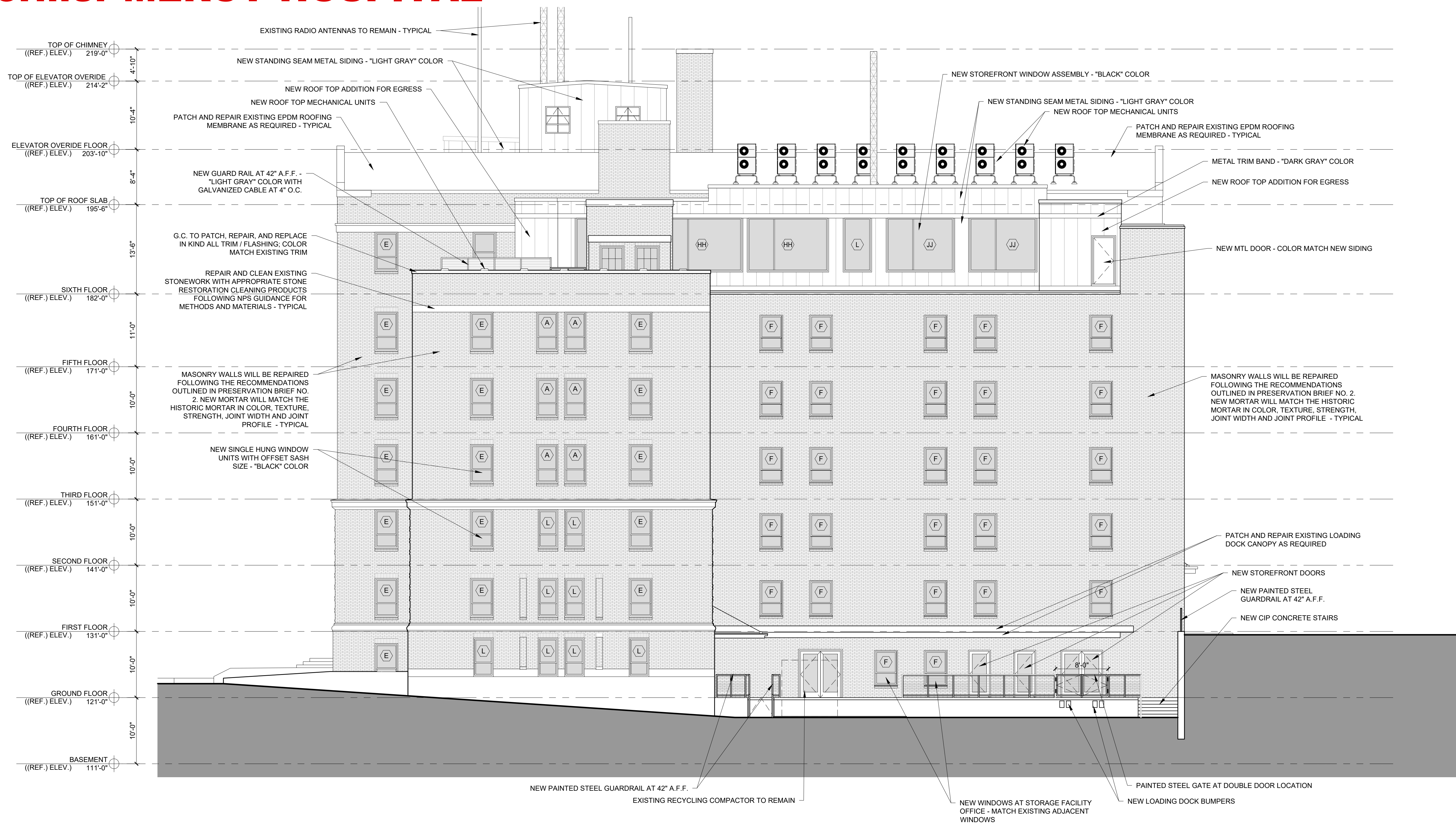
2 PROPOSED EAST EXTERIOR ELEVATION (CUT THROUGH FIRST FLOOR 1982 ADDITION)
1/8" = 1'-0"

APRIL 29, 2021

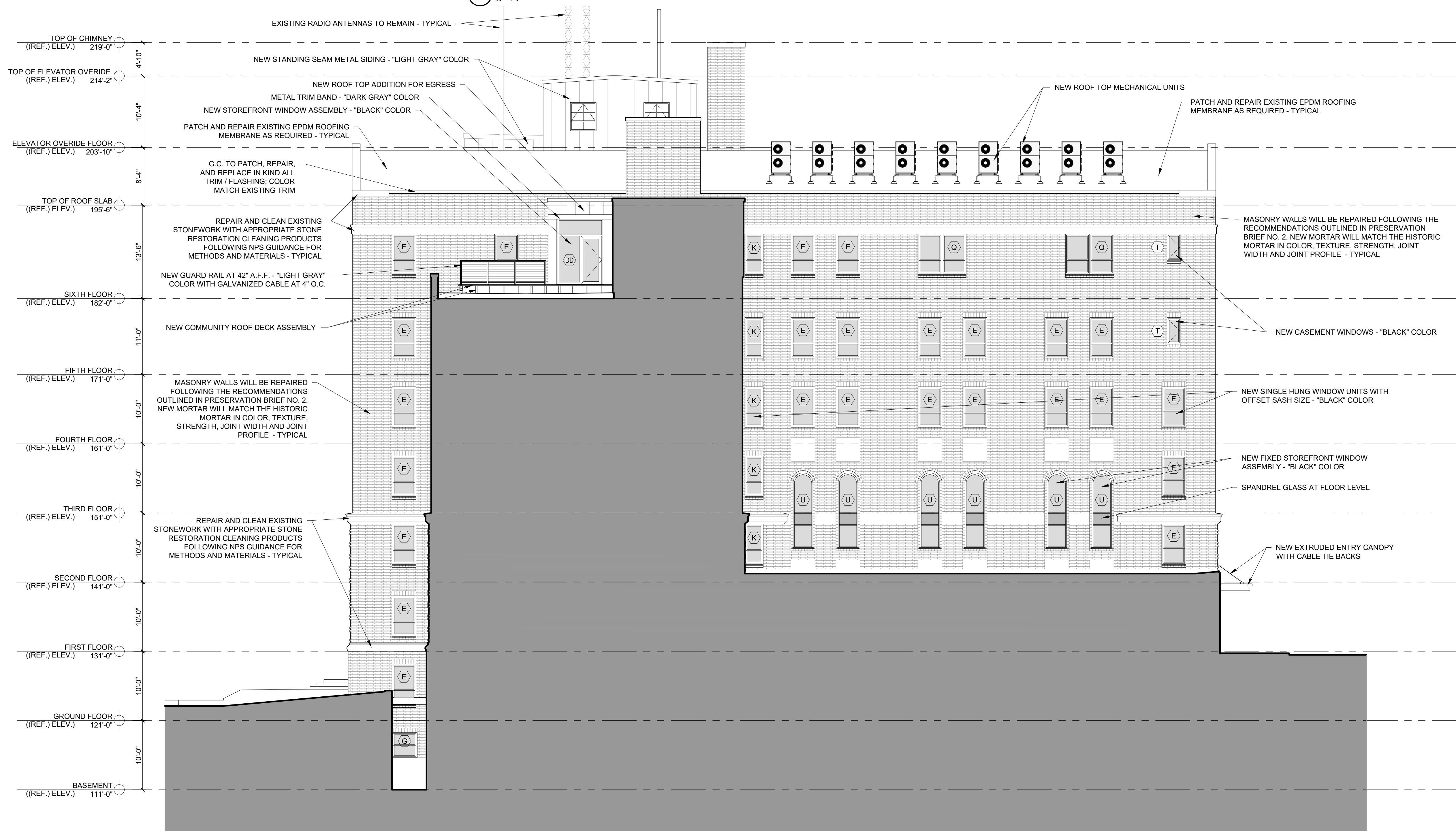


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1 PROPOSED WEST EXTERIOR ELEVATION
1/8" = 1'-0"



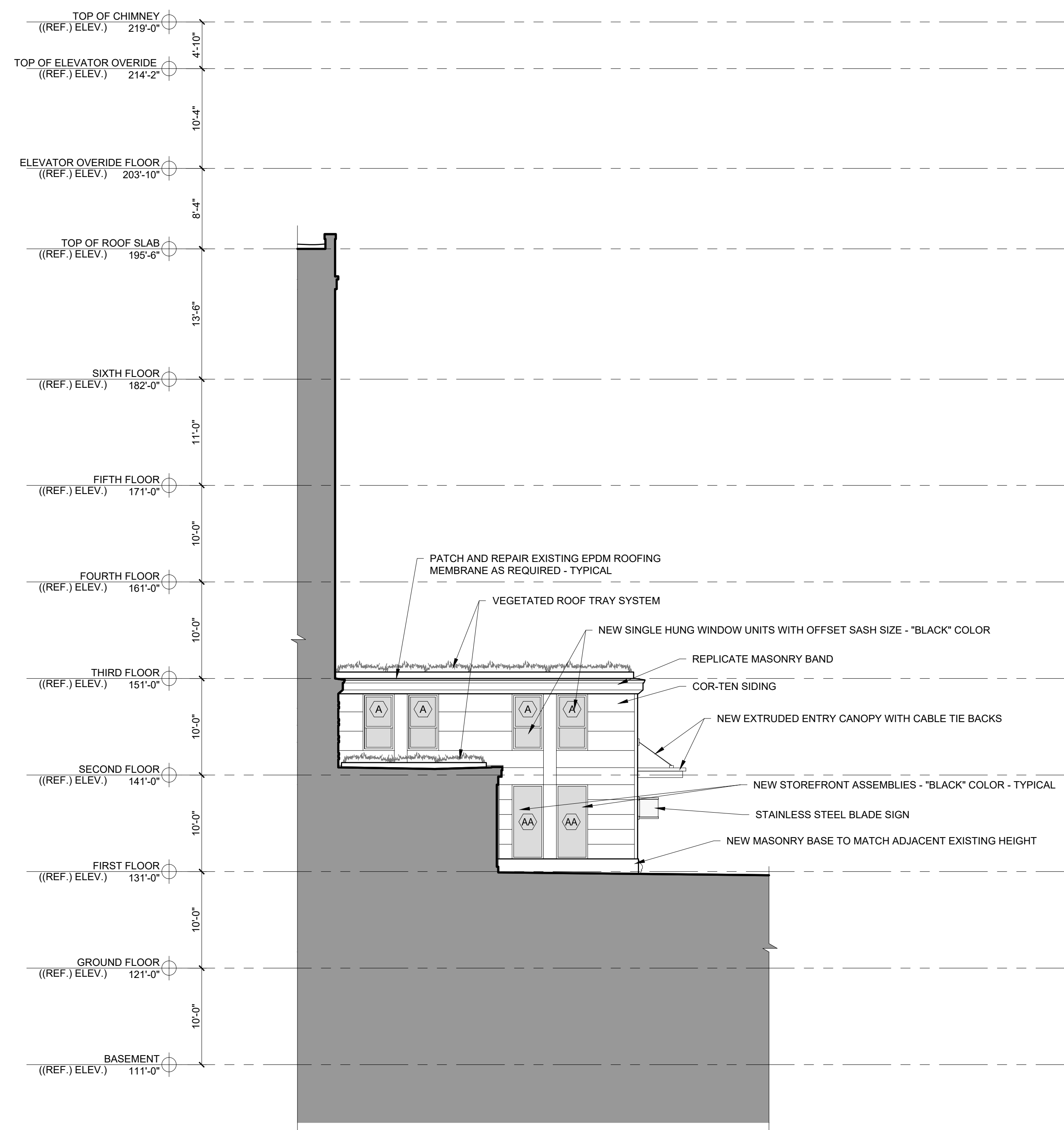
2 PROPOSED EAST EXTERIOR ELEVATION (CUT THROUGH FIRST FLOOR 1982 ADDITION)
1/8" = 1'-0"

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APRIL 29, 2021



1 PROPOSED EAST EXTERIOR ELEVATION (CUT THROUGH NEW ADDITION / COURTYARD)



2 PROPOSED WEST EXTERIOR ELEVATION (CUT THROUGH NEW ADDITION / COURTYARD)

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1 PROPOSED NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

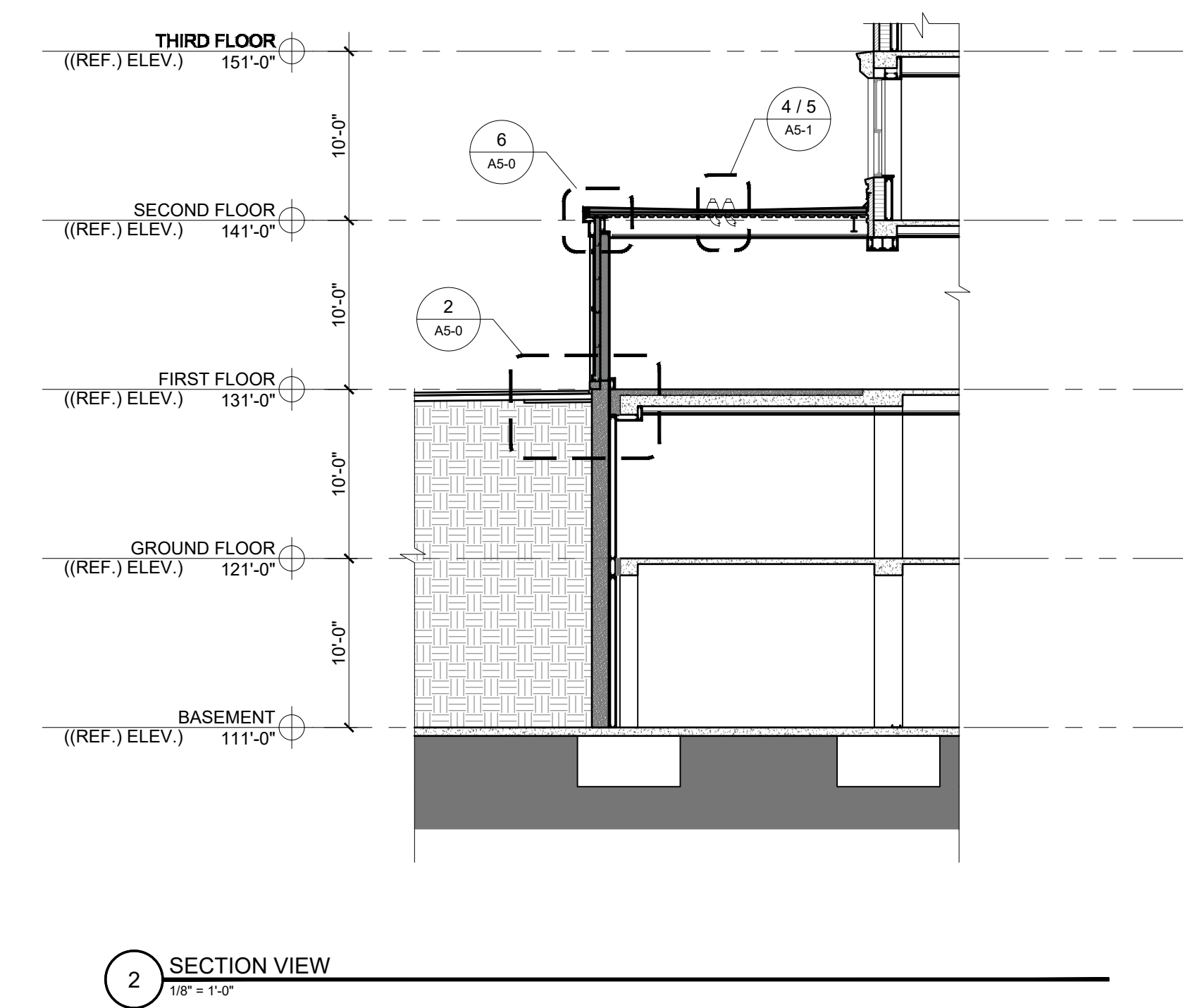
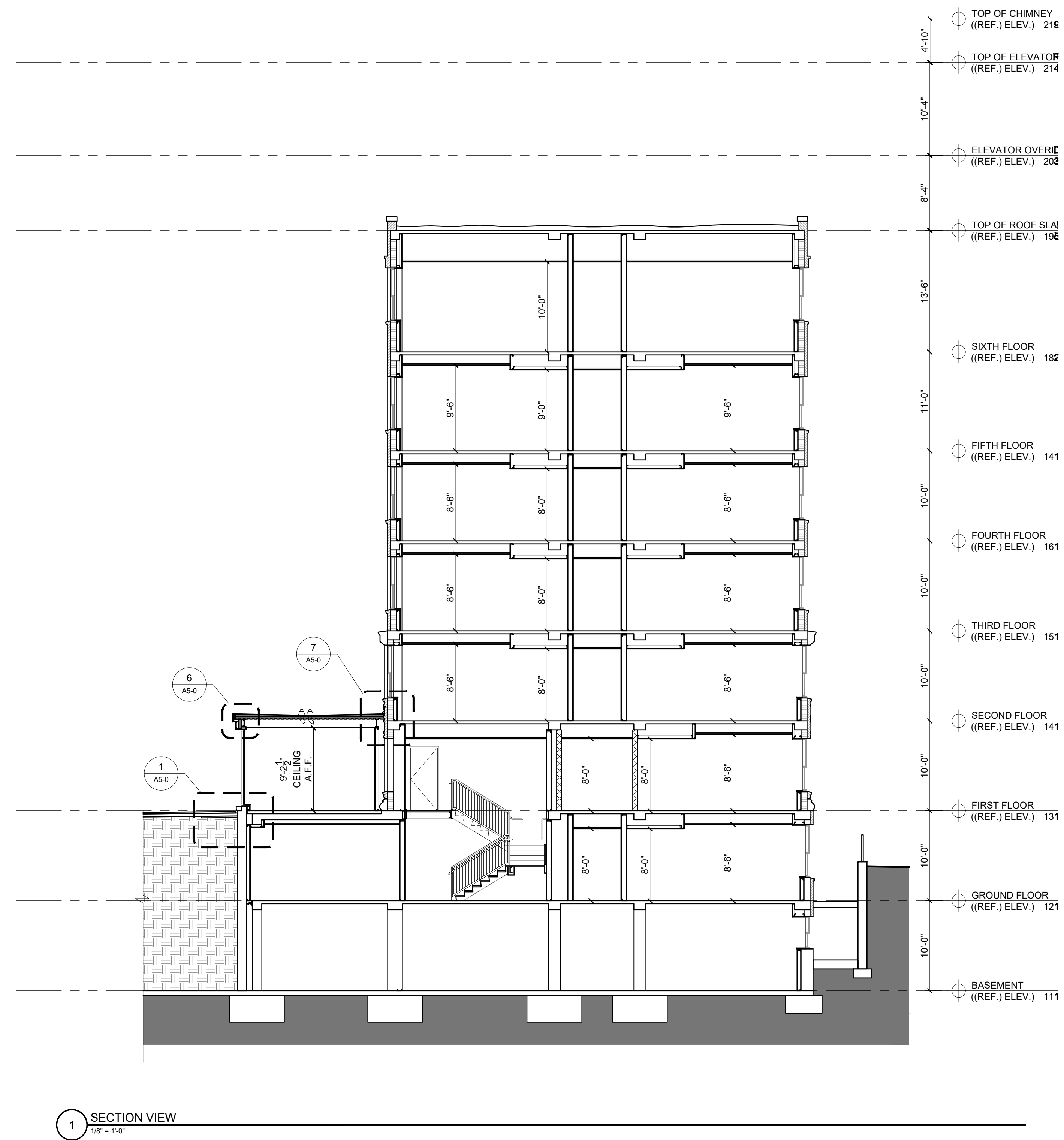
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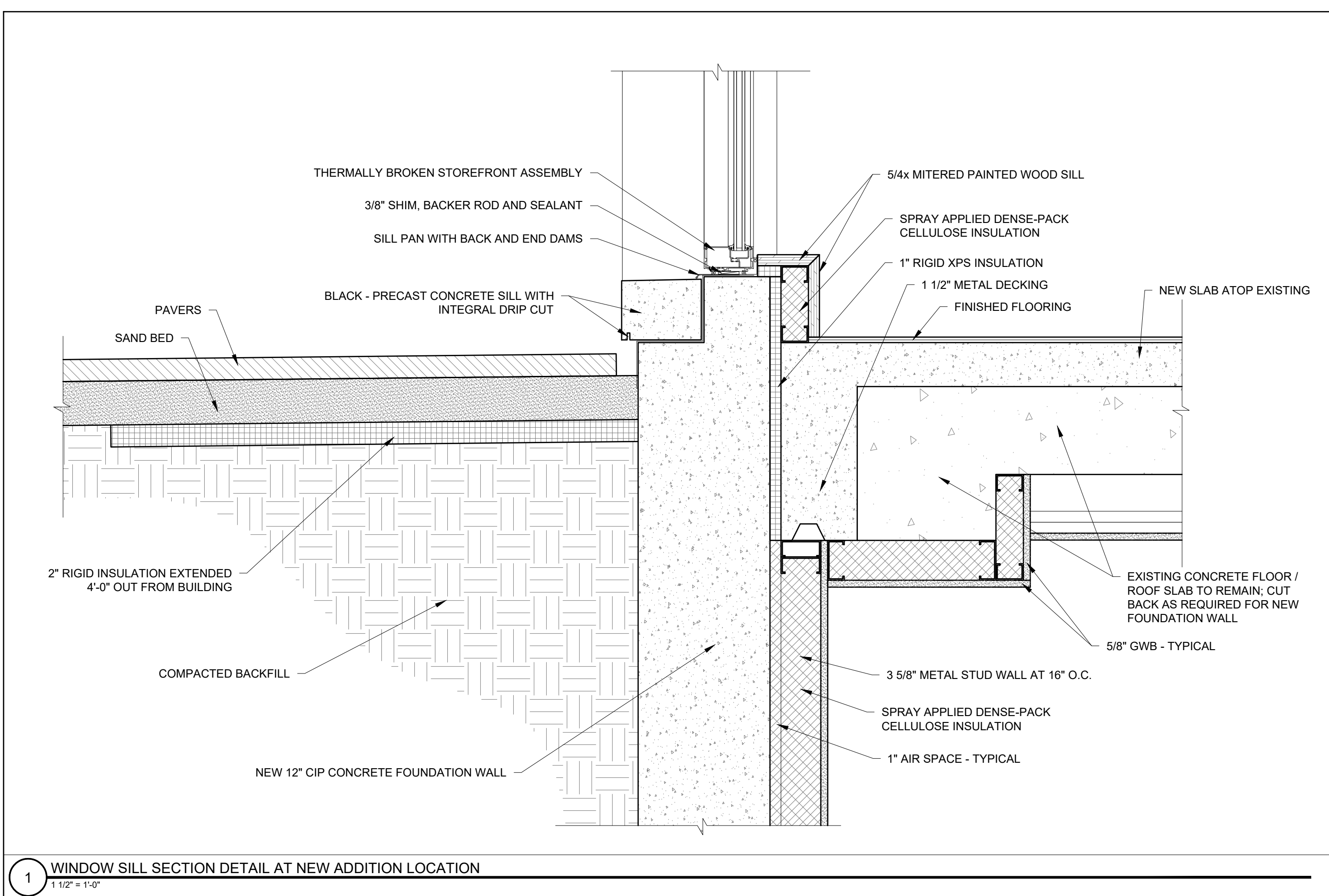
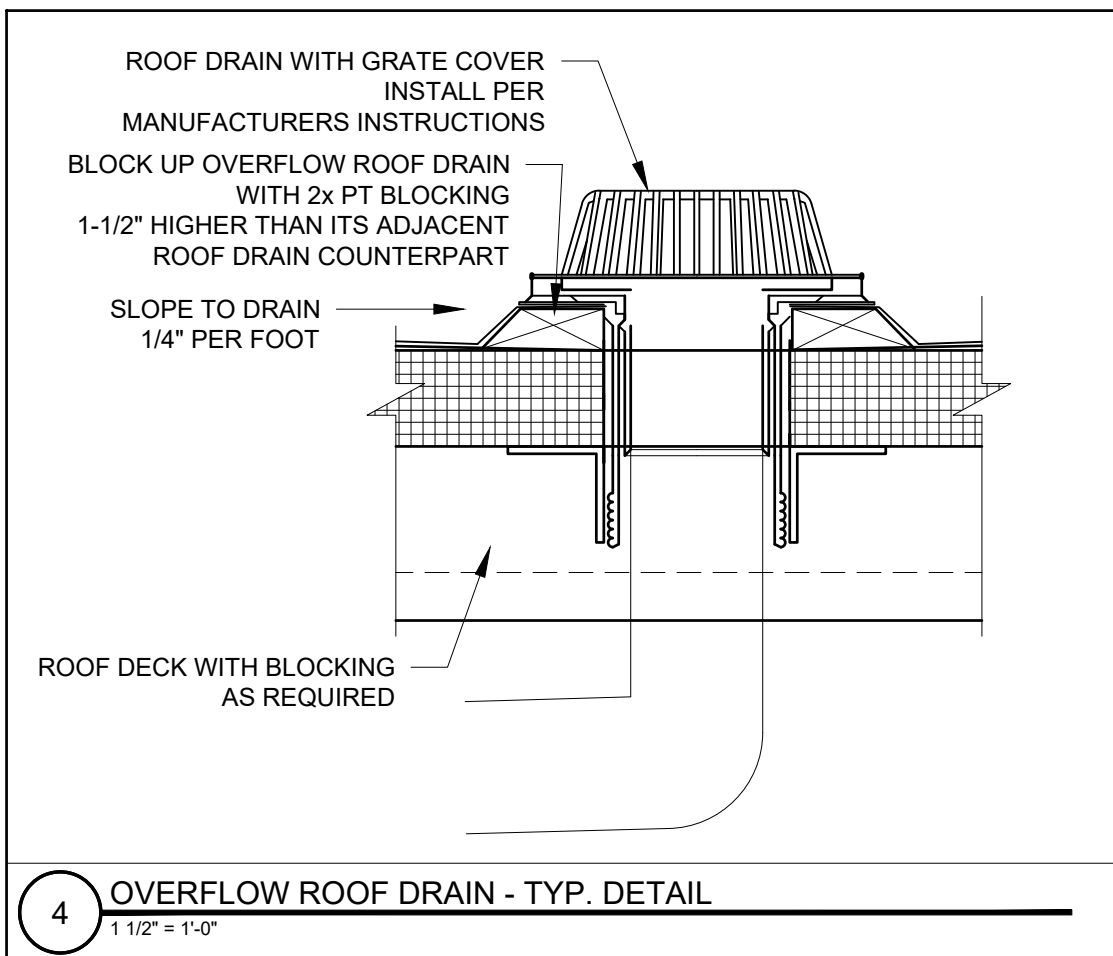
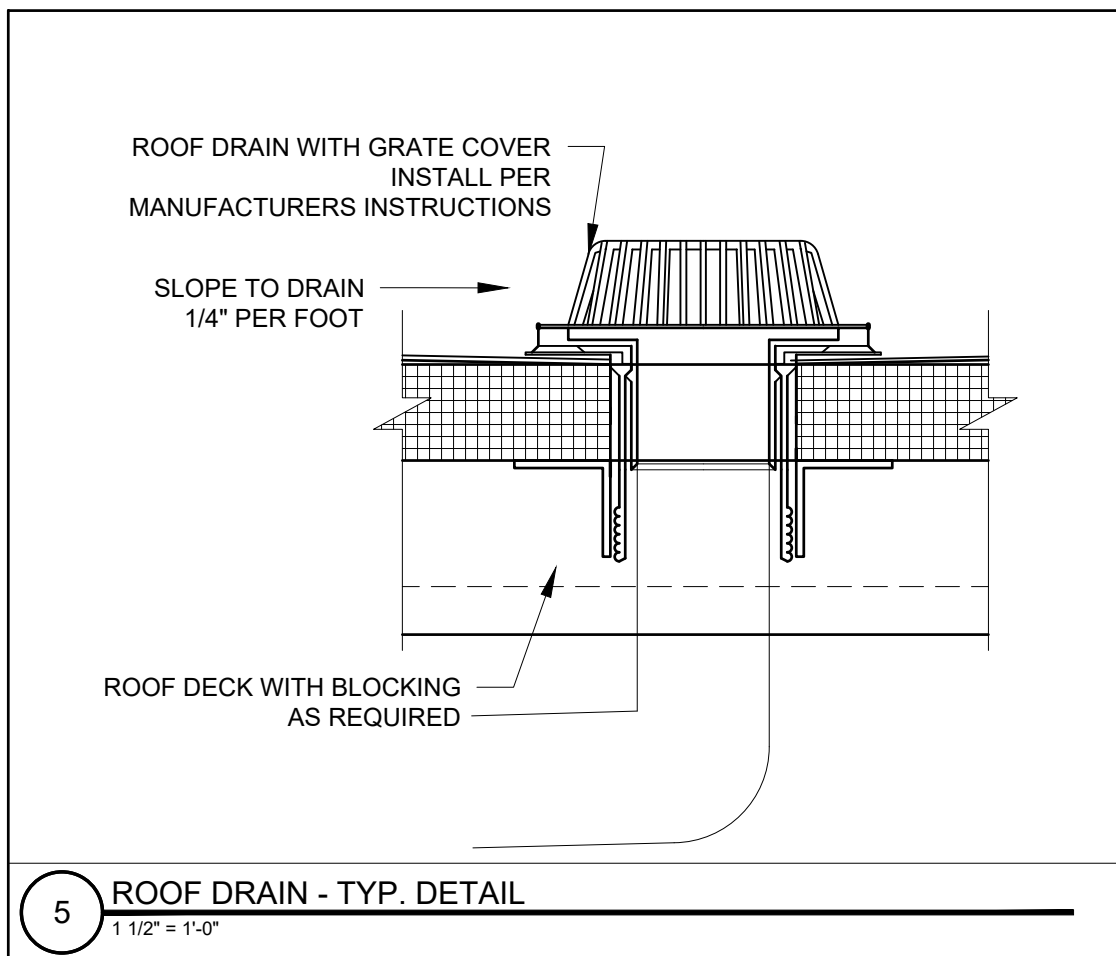
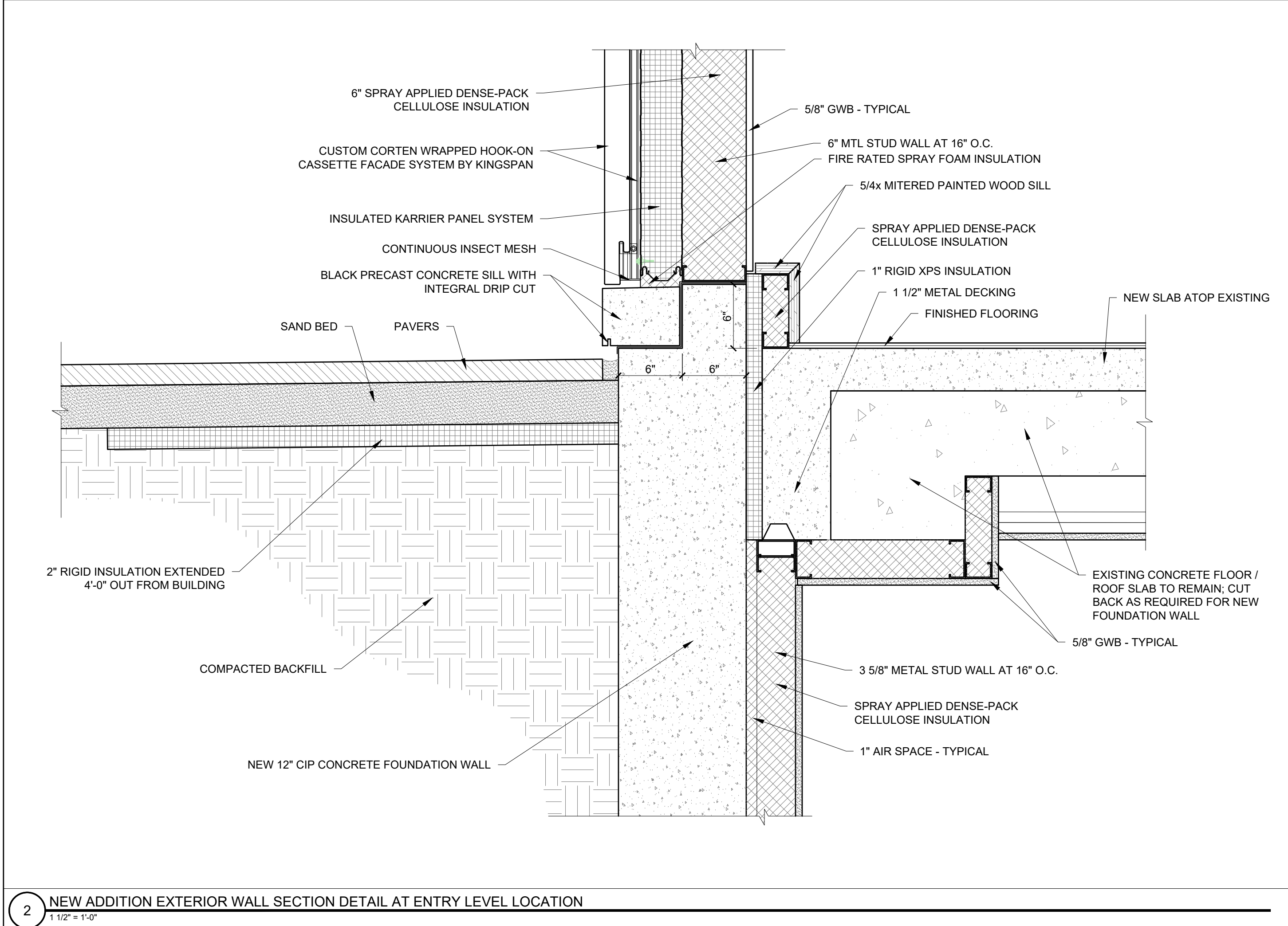
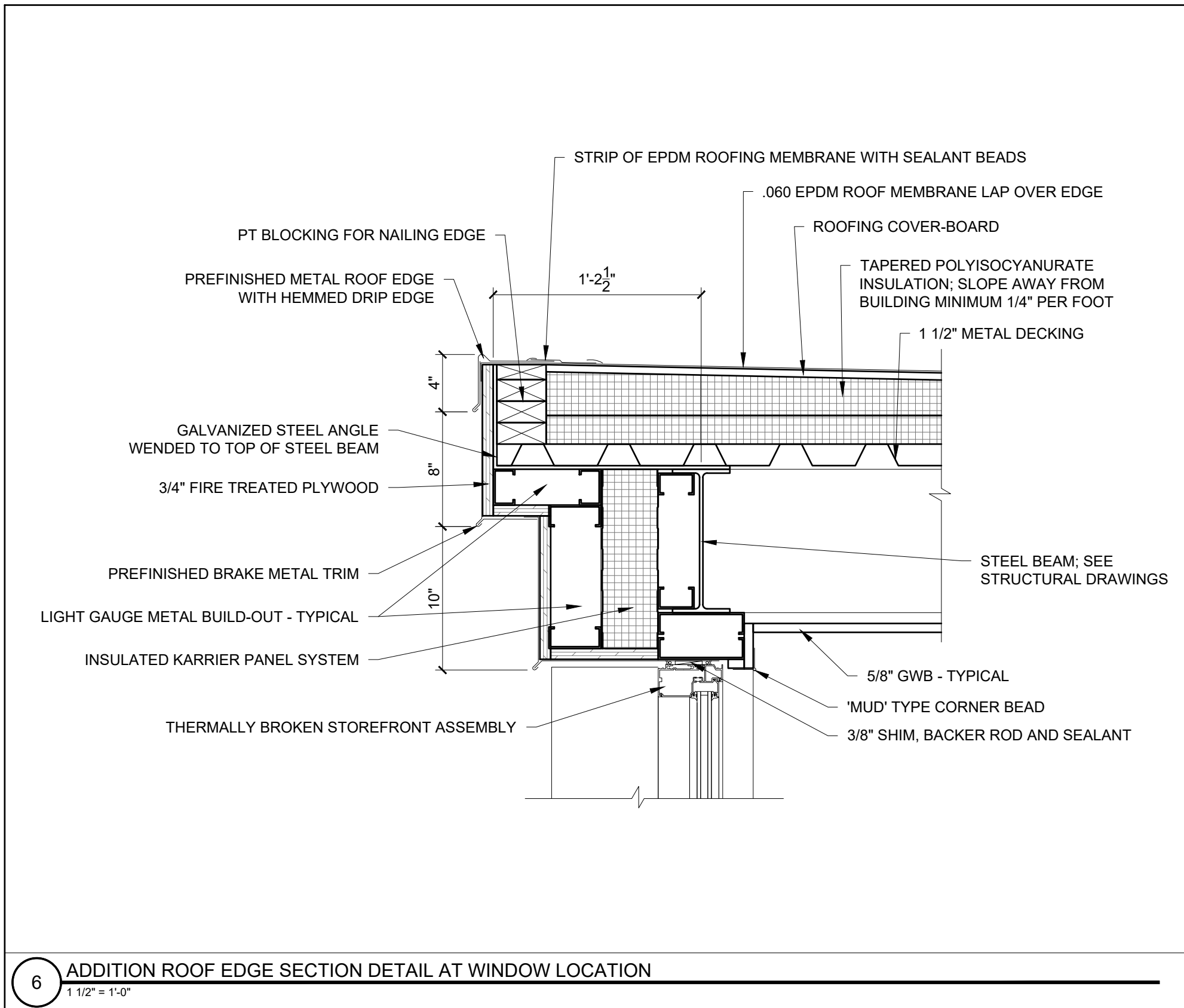
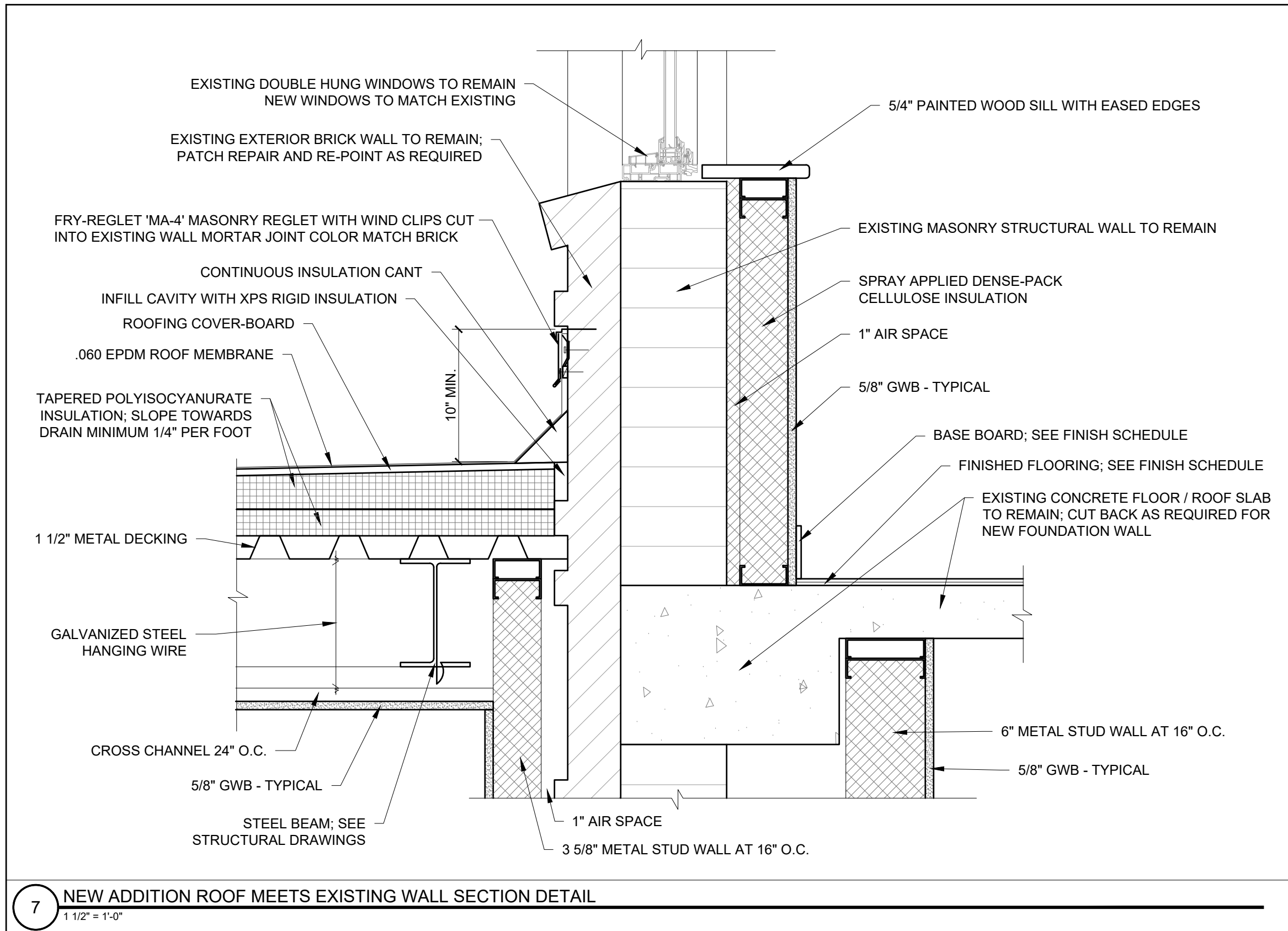
RESIDENCES at the former MERCY HOSPITAL PORTLAND, MAINE

APRIL 29, 2021



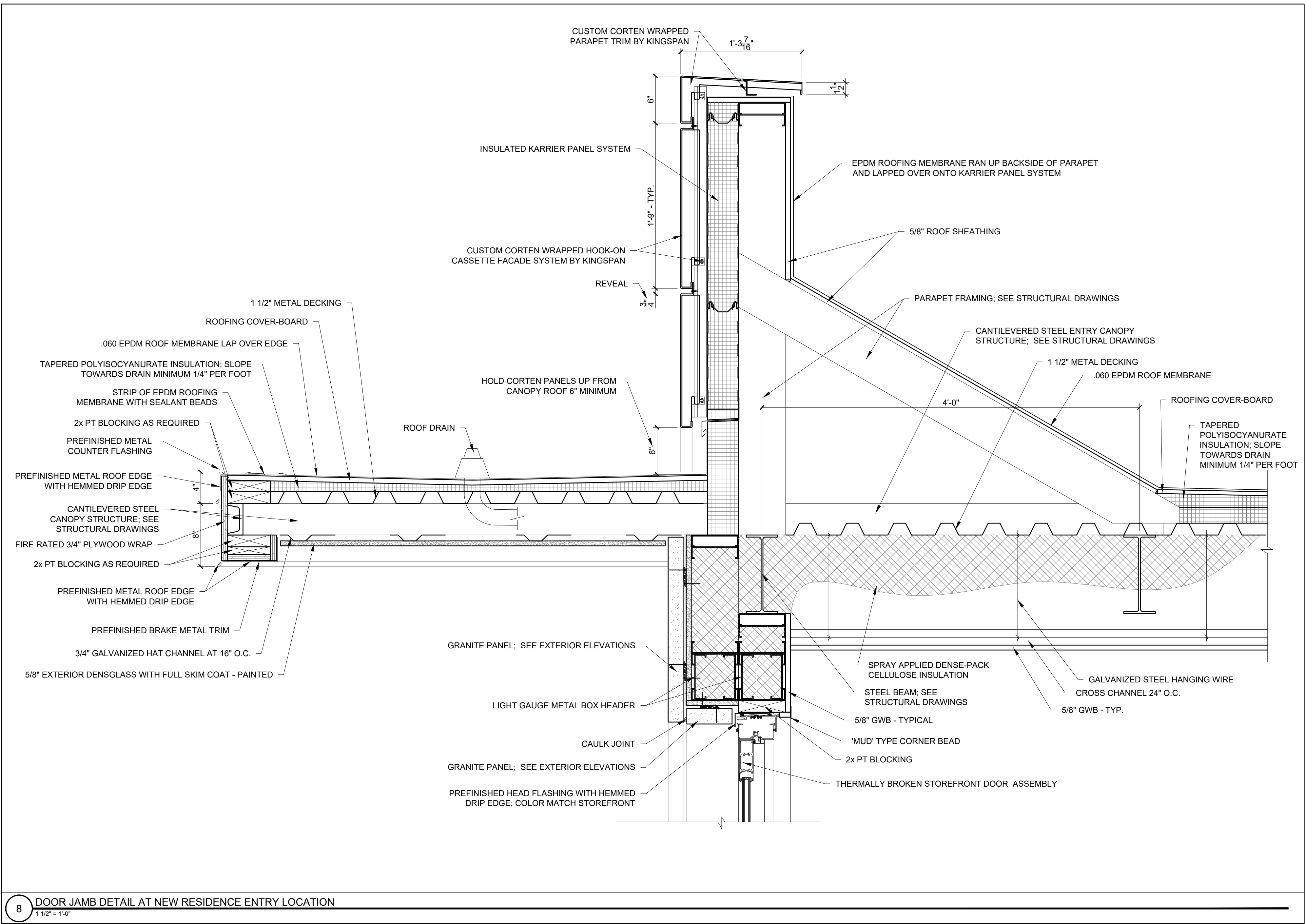
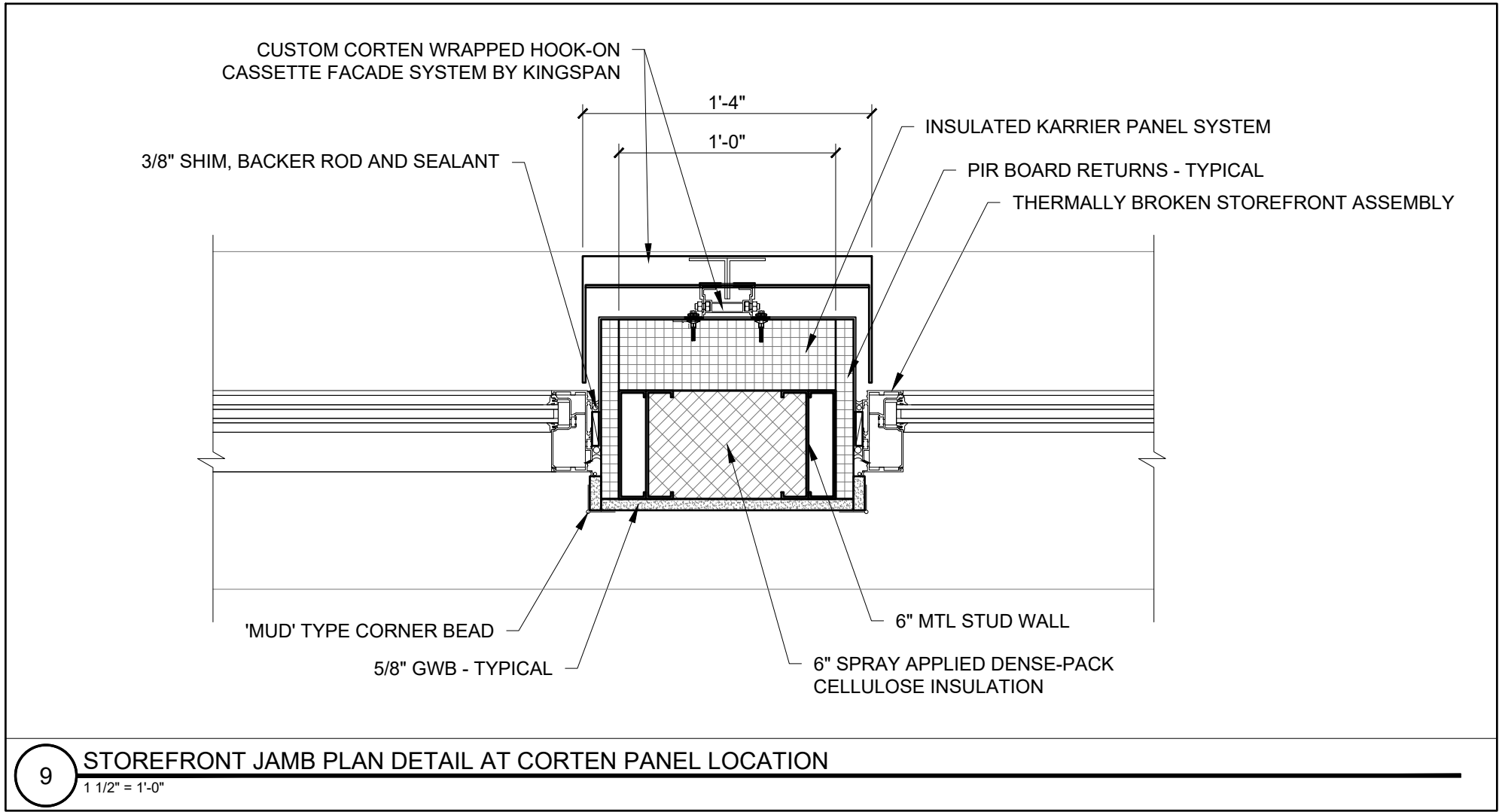
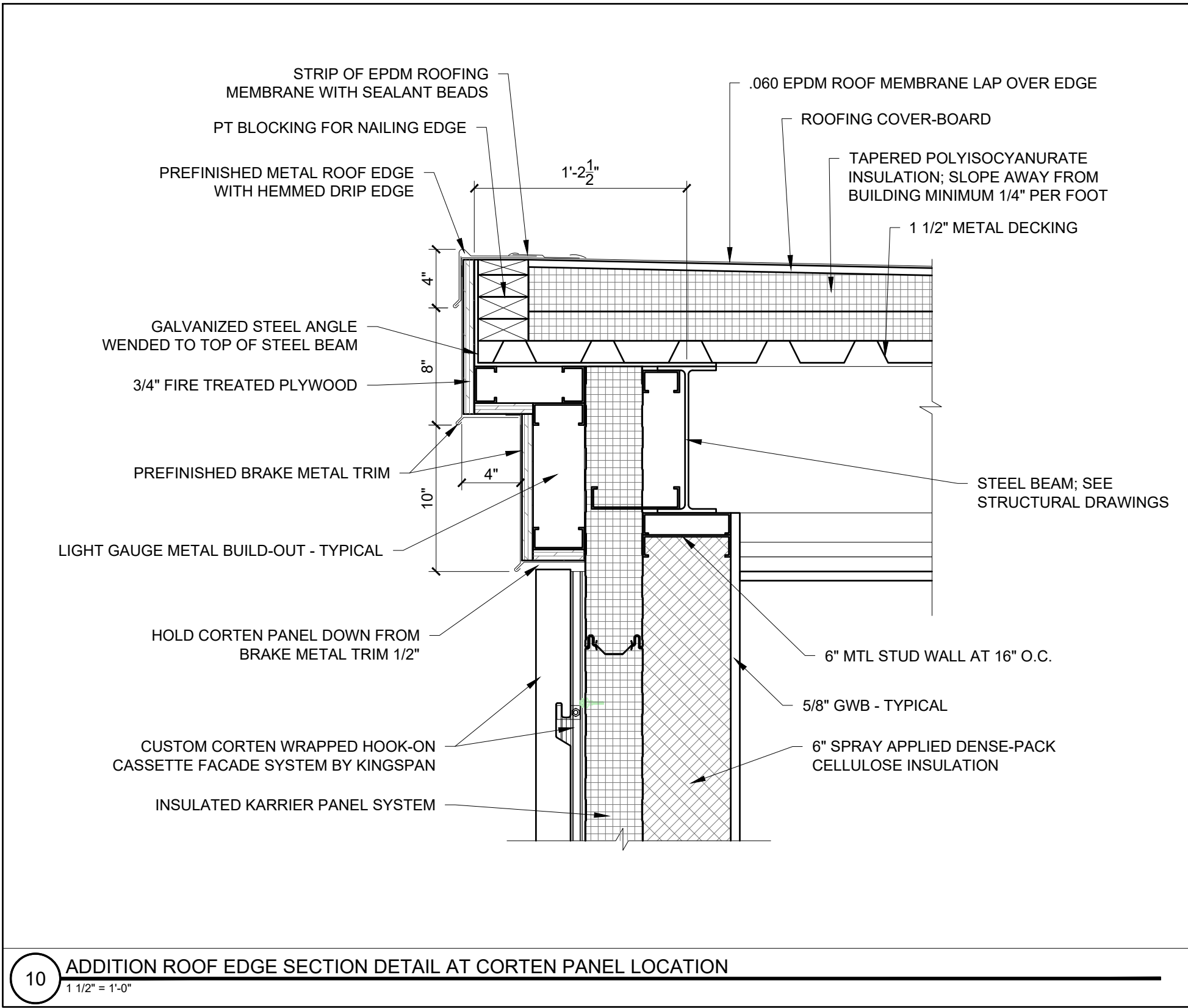
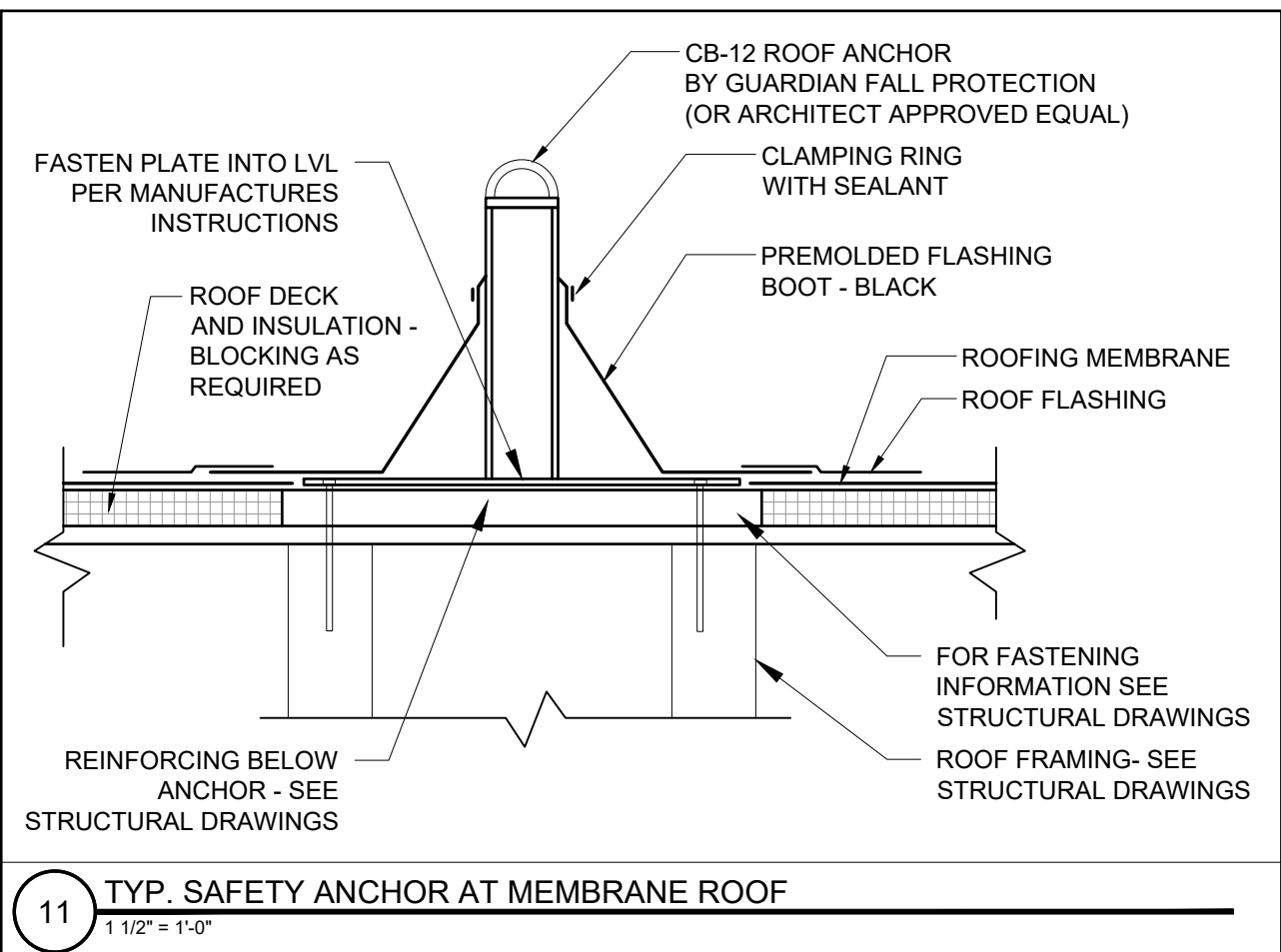
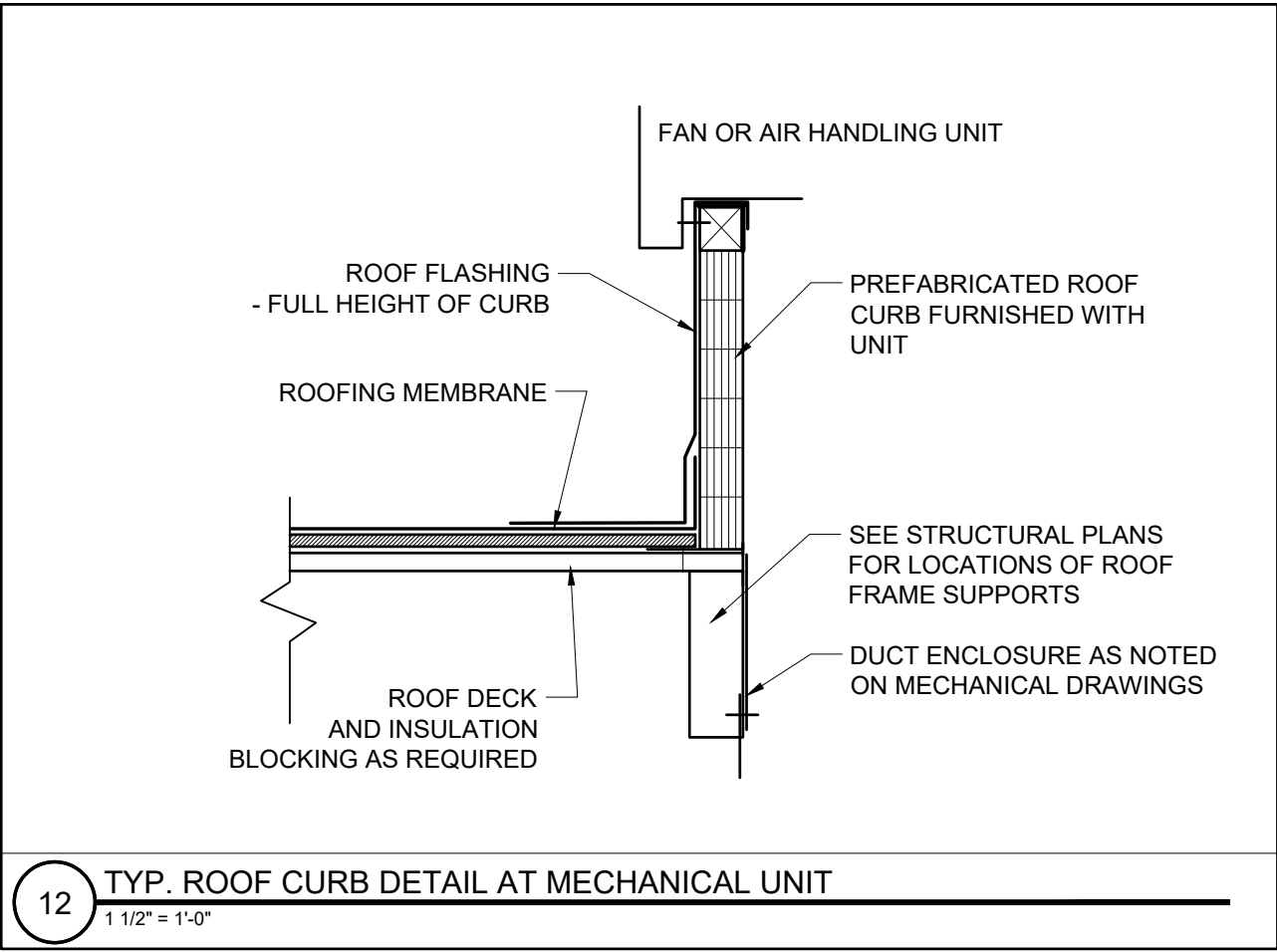
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APRIL 29, 2021



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APRIL 29, 2021

EXISTING



PROPOSED



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EXISTING



PROPOSED



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EXISTING



PROPOSED



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EXISTING



PROPOSED



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EXISTING



PROPOSED



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APRIL 29, 2021



2 ARIAL VIEW LOOKING NORTH
NTS



1 ARIAL VIEW LOOKING SOUTH
NTS

RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021



2 VIEW LOOKING NORTH FROM COURTYARD
RTS



1 VIEW LOOKING EAST FROM COURTYARD
RTS

RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021



1 VIEW LOOKING WEST FROM THE CORNER OF SPRING ST. AND STATE ST.
KTS



2 VIEW LOOKING SOUTH FROM STATE ST.
KTS



3 VIEW LOOKING SOUTH FROM ST. LUKE'S CATHEDRAL
KTS



4 VIEW LOOKING SOUTH-WEST FROM ST. LUKE'S CATHEDRAL
KTS

RESIDENCES at the former MERCY HOSPITAL

PORTLAND, MAINE

APRIL 29, 2021



1 VIEW LOOKING EAST FROM THE PORTLAND CLUB



2 VIEW LOOKING EAST FROM WINTER ST.



3 VIEW LOOKING NORTH EAST FROM WINTER ST.



4 VIEW LOOKING NORTH / NORTH-WEST FROM WINTER ST.

RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021



1 VIEW LOOKING NORTH-EAST FROM EMERGENCY ROOM ROOF
KTS



2 VIEW LOOKING EAST FROM THE PORTLAND CLUB
KTS



3 VIEW LOOKING SOUTH FROM MORRISON HOUSE PATIO
KTS



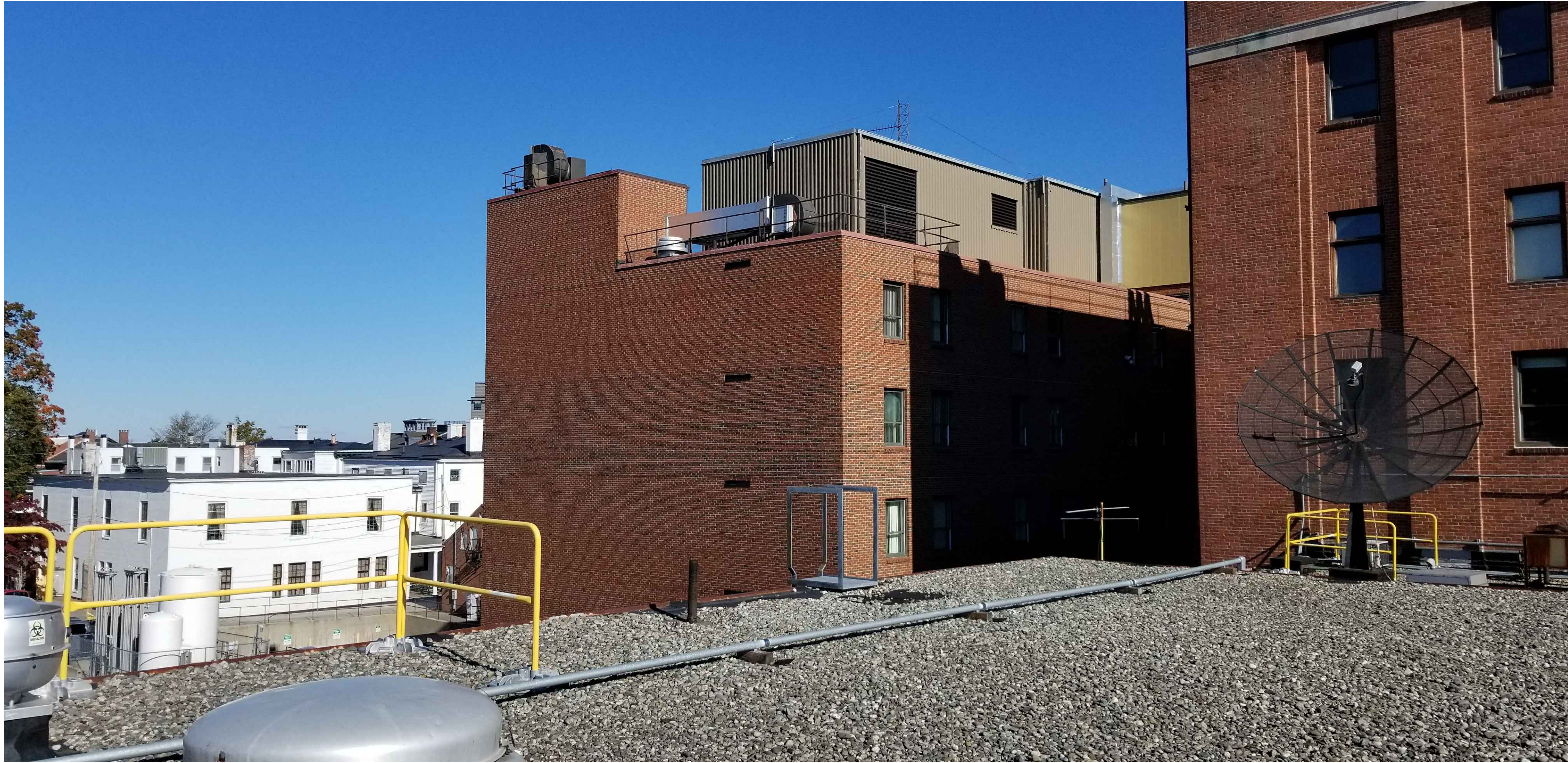
4 VIEW LOOKING EAST FROM LOADING DOCK AREA
KTS

RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021



1 VIEW LOOKING NORTH / NORTH EAST FROM EMERGENCY ROOM ROOF
KTS



2 VIEW LOOKING NORTH FROM EMERGENCY ROOM ROOF
KTS



3 VIEW LOOKING NORTH FROM EMERGENCY ROOM ROOF
KTS



4 VIEW LOOKING NORTH EAST FROM EMERGENCY ROOM ROOF
KTS

RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021



1 VIEW LOOKING SOUTH-WEST FROM THE CORNER OF SPRING ST. AND STATE ST.
N.T.S.



2 VIEW LOOKING WEST FROM THE CORNER OF SPRING ST. AND STATE ST.
N.T.S.



3 VIEW LOOKING NORTH-EAST FROM LOADING DOCK AREA
N.T.S.



4 VIEW LOOKING EAST FROM LOADING DOCK AREA
N.T.S.

May 27, 2021

Deb Andrews
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: Morrison House Renovation - Design Narrative

The Morrison House will be renovated from office space into 8 residential apartments. The project has relatively minor exterior alterations, these include replacement of windows, repair and or replacement in kind of exterior trim, masonry repair, and reopening of previously infilled masonry openings.

The project is located within the West End Historic District and the project will be renovated in accordance with the National Park Service's Historic Preservation Standards and Guidelines.

We look forward to discussing the project at the upcoming Planning Board workshop.

Sincerely,



Ryan Senatore, AIA LEED AP
Principal

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

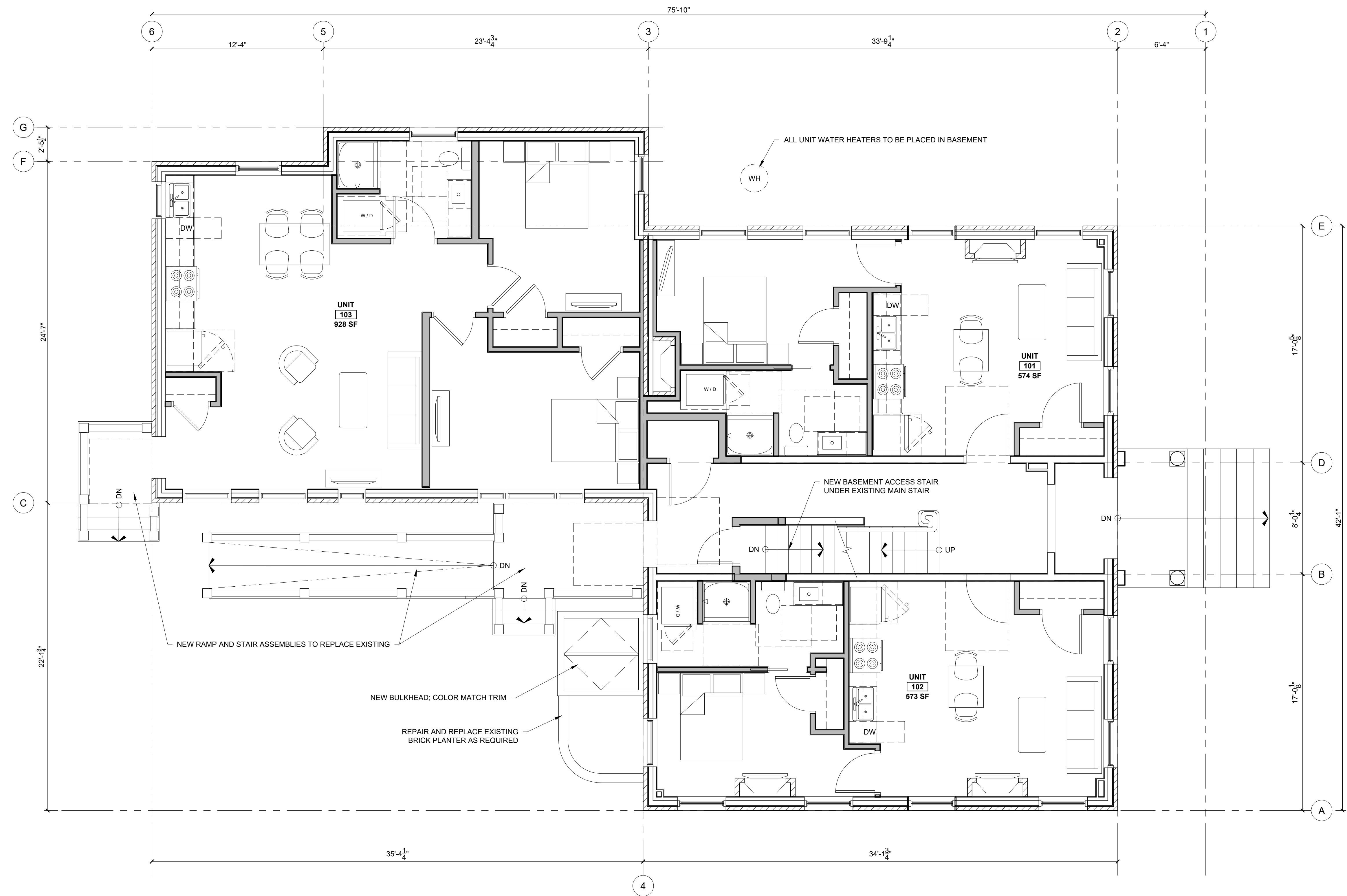
500 Congress Street, Suite 2

Portland, Maine 04101



MORRISON HOUSE RENOVATION
PORTLAND, MAINE

APRIL 29, 2021



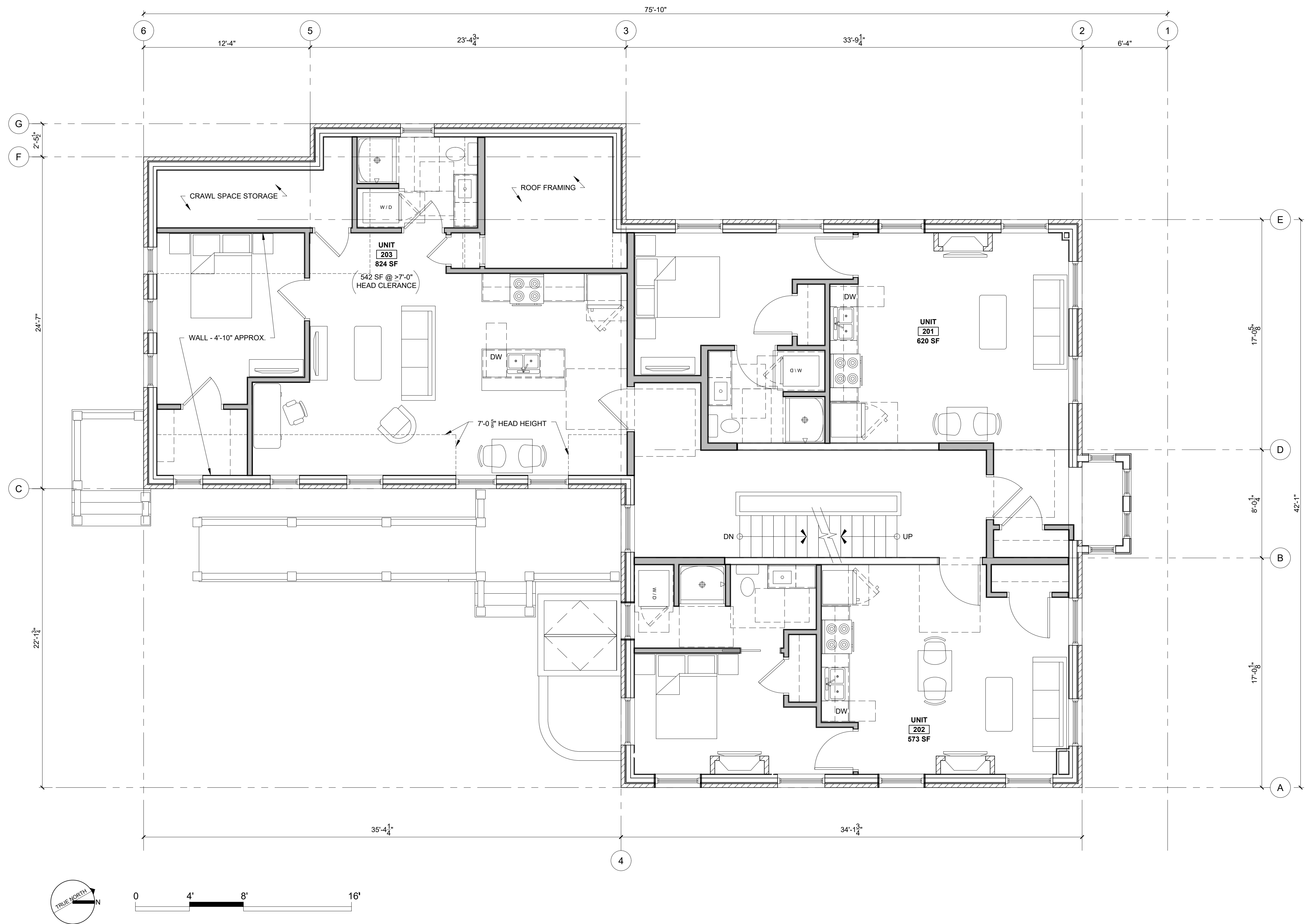
RYAN SENATORE **ARCHITECTURE**

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MORRISON HOUSE RENOVATION

PORTLAND, MAINE

APRIL 29, 2021



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

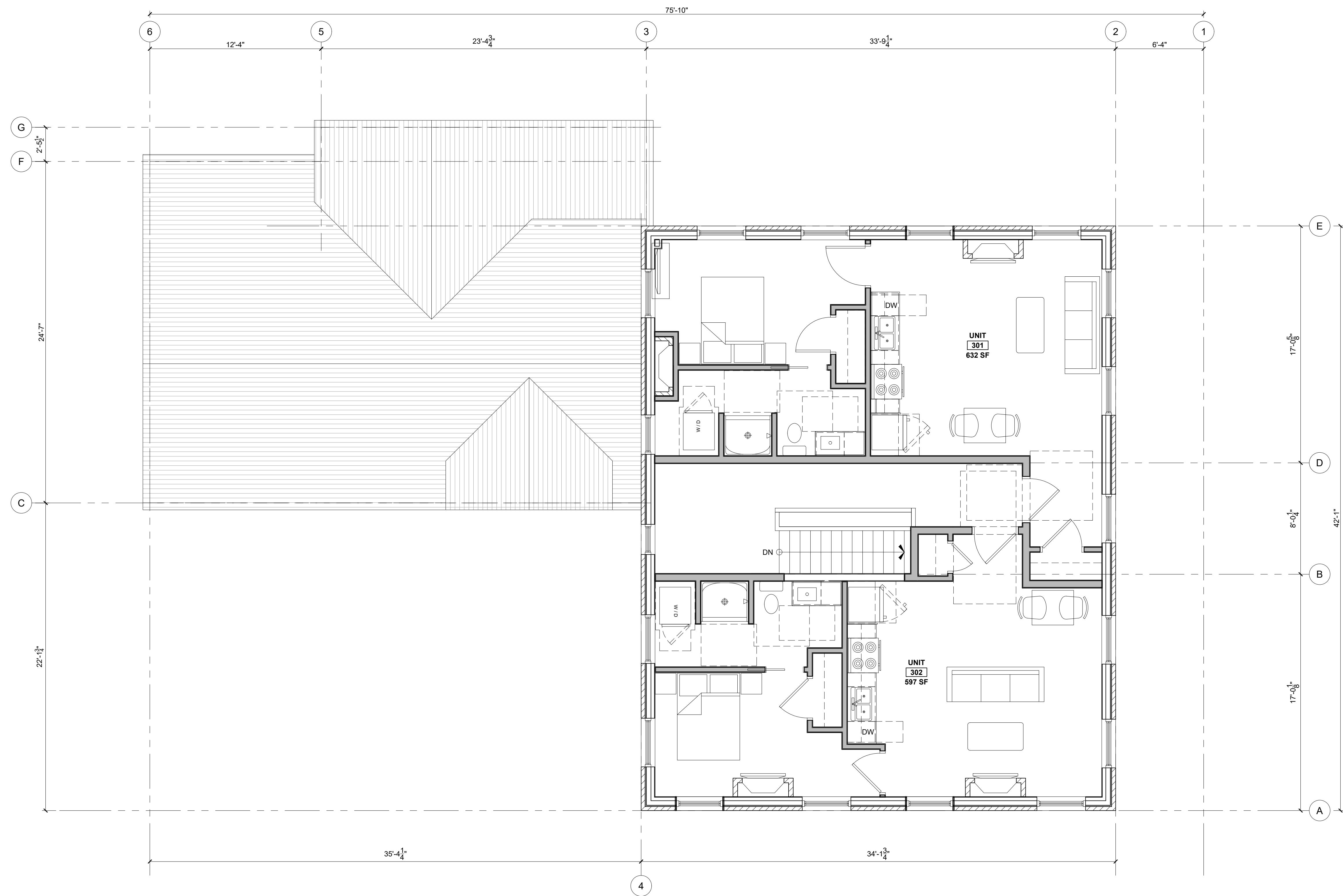


RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction

MORRISON HOUSE RENOVATION
PORTLAND, MAINE

APRIL 29, 2021



1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



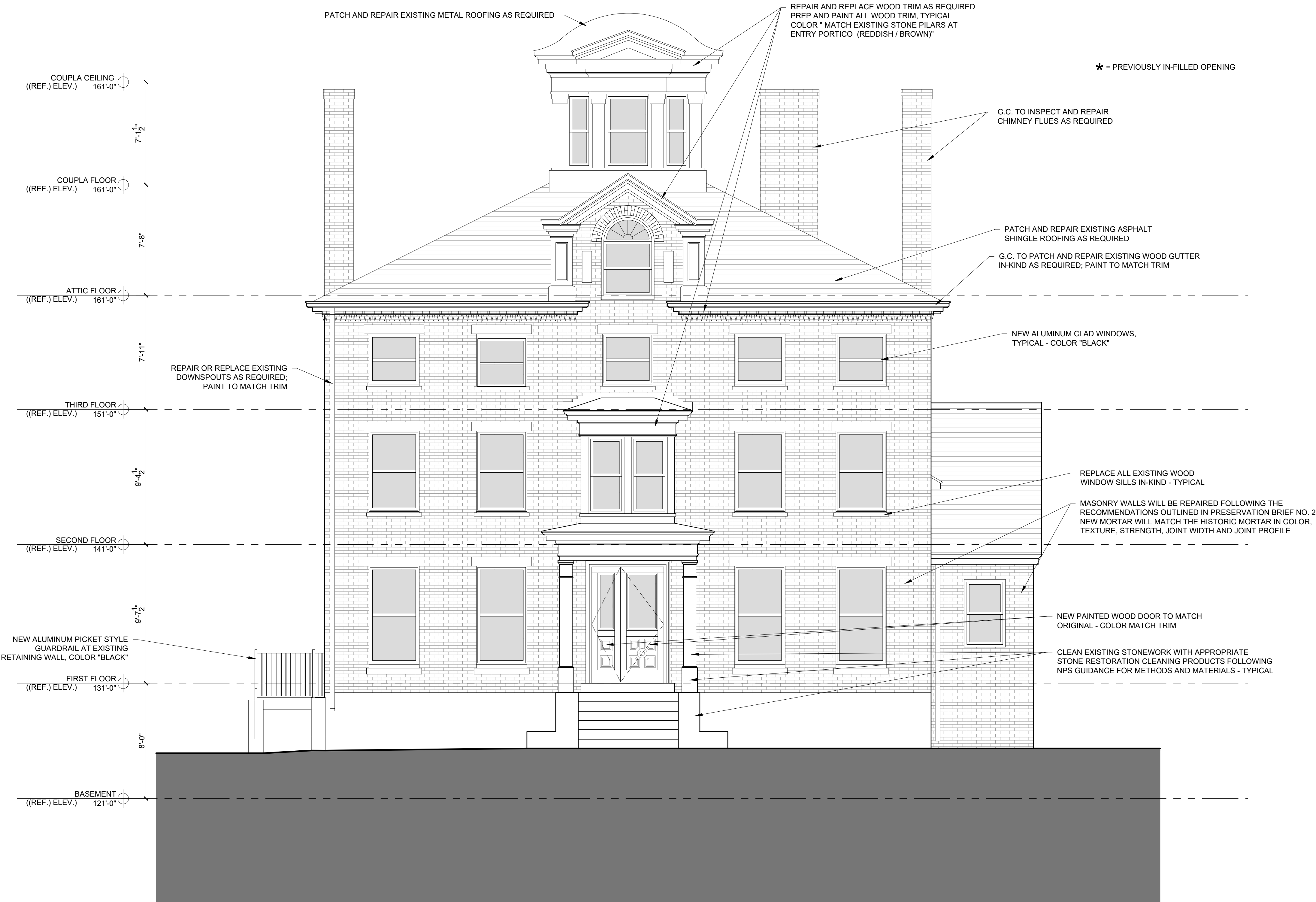
RYAN SENATORE **ARCHITECTURE**

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MORRISON HOUSE RENOVATION

PORTLAND, MAINE

APRIL 29, 2021



1 PROPOSED NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



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MORRISON HOUSE RENOVATION

PORTLAND, MAINE

APRIL 29, 2021



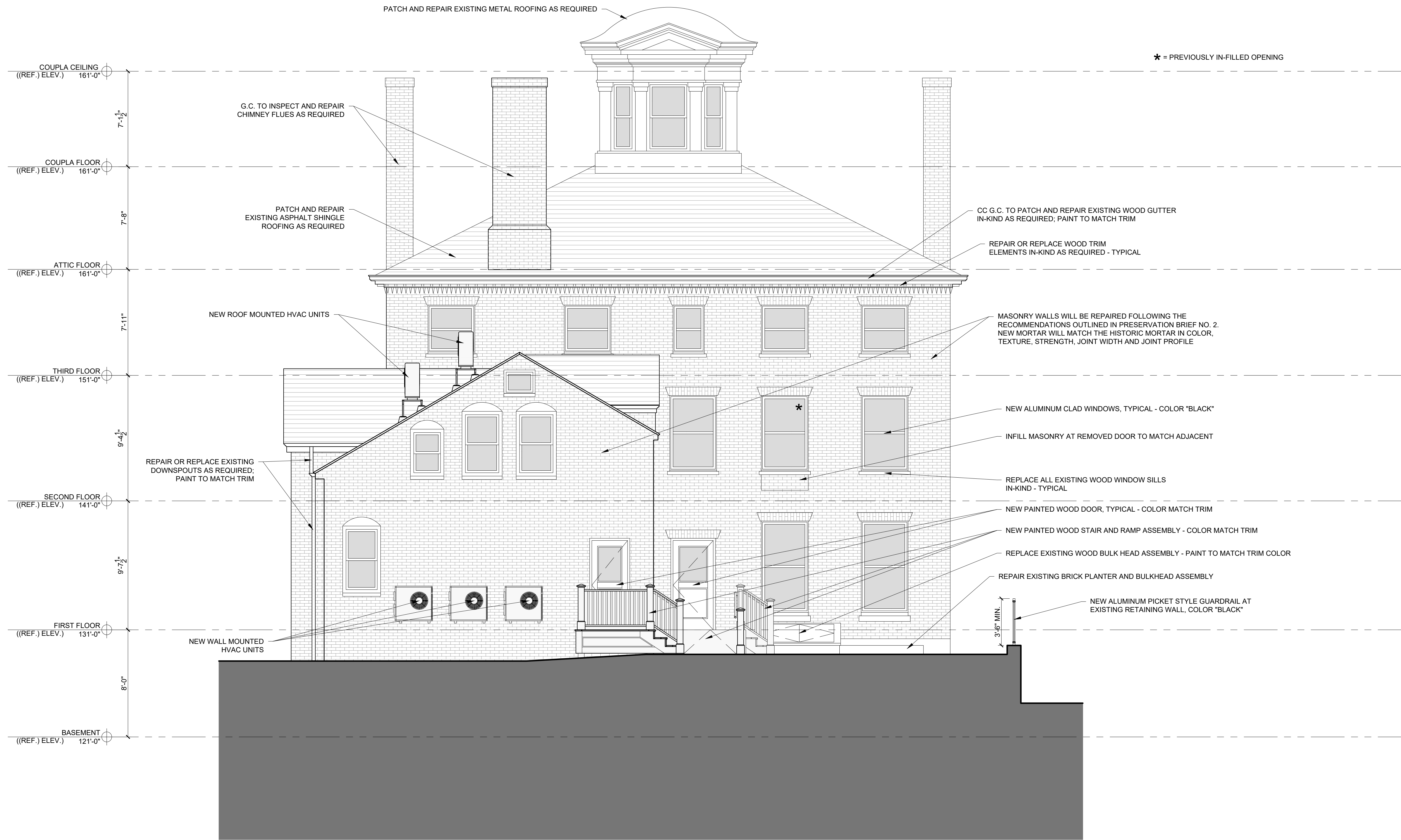
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MORRISON HOUSE RENOVATION

PORTLAND, MAINE

APRIL 29, 2021



1 PROPOSED SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

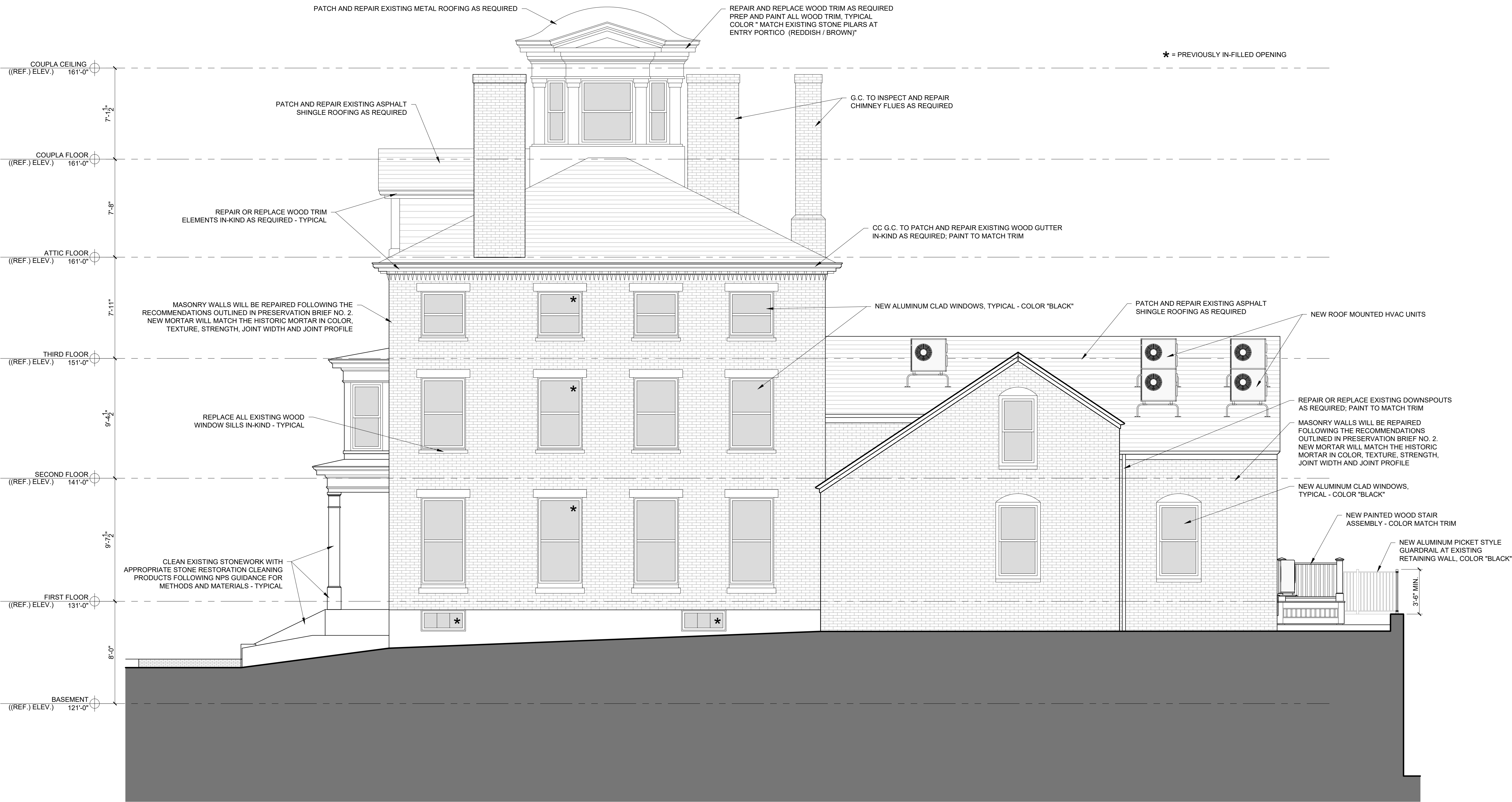


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MORRISON HOUSE RENOVATION
PORTLAND, MAINE

APRIL 29, 2021



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MORRISON HOUSE RENOVATION
PORTLAND, MAINE

APRIL 29, 2021



1 VIEW LOOKING NORTH EAST - EXISTING CONDITIONS



1 VIEW LOOKING SOUTH-WEST - EXISTING CONDITIONS



1 VIEW LOOKING EAST - EXISTING CONDITIONS



1 VIEW LOOKING NORTH - EXISTING CONDITIONS

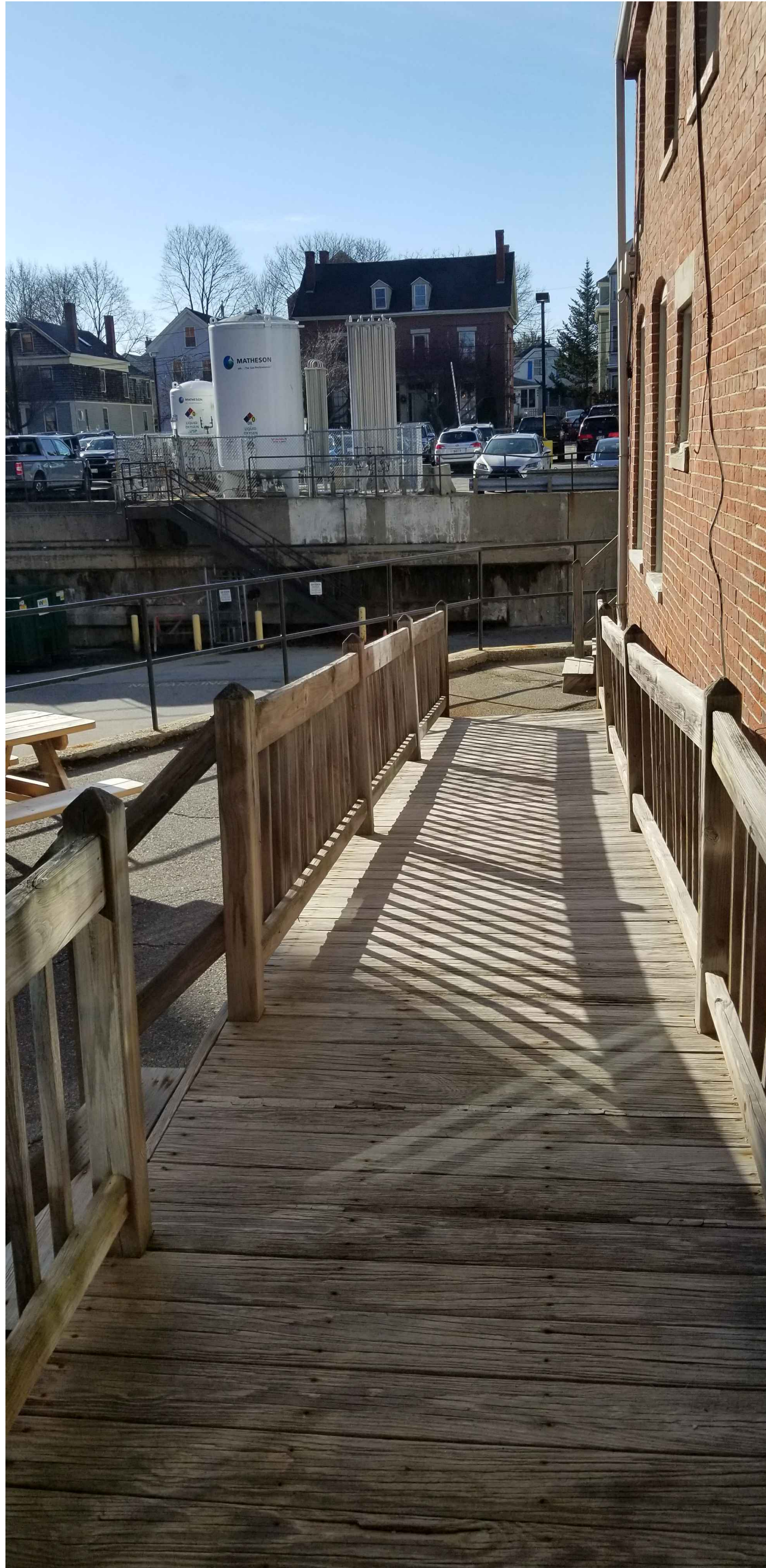


PROGRESS PRINT ONLY
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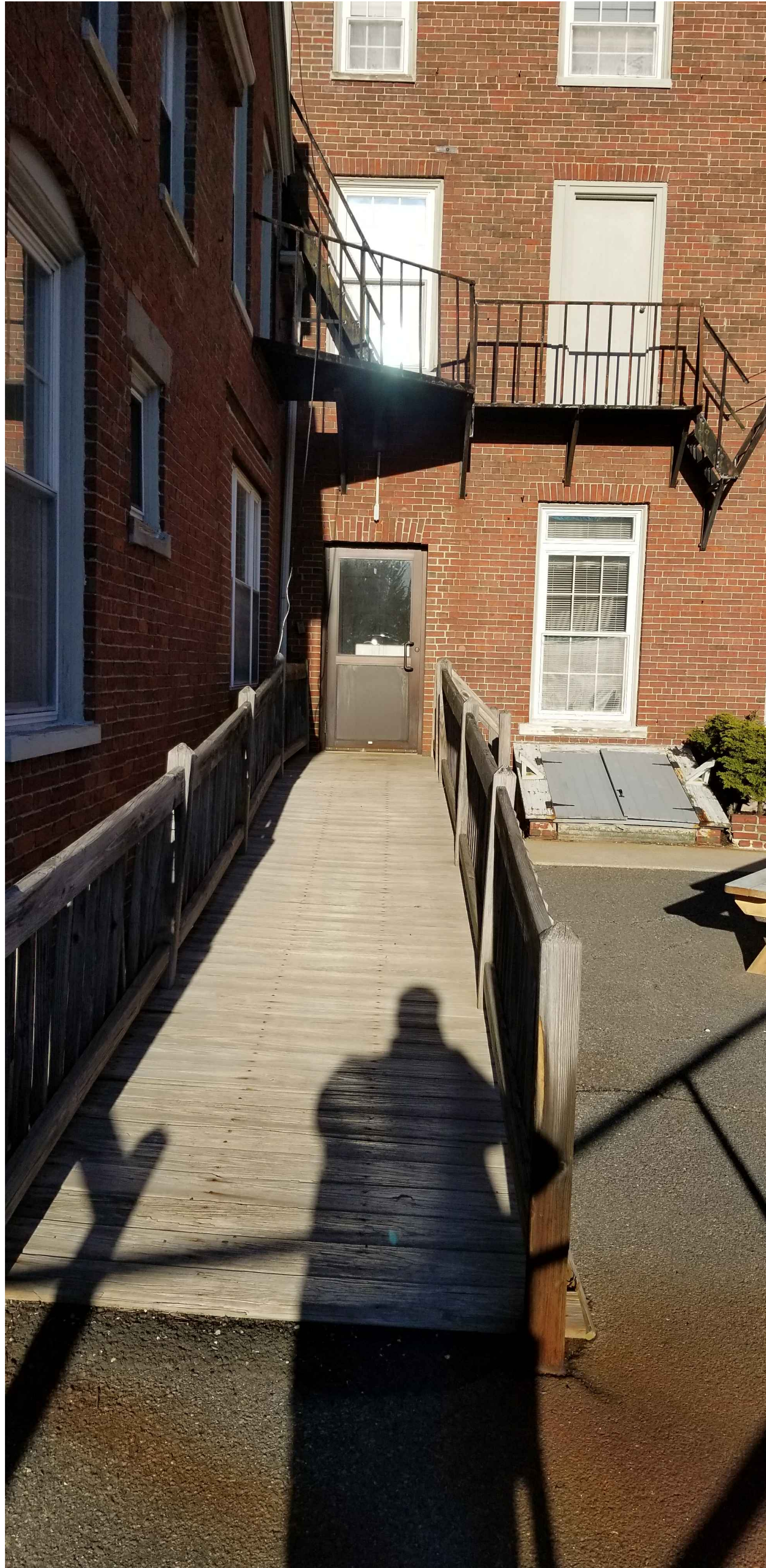
RYAN SENATORE **ARCHITECTURE**

MORRISON HOUSE RENOVATION
PORTLAND, MAINE

APRIL 29, 2021



1 VIEW FROM INTERIOR LOOKING SOUTH - EXISTING CONDITIONS



1 VIEW FROM PATIO LOOKING NORTH - EXISTING CONDITIONS

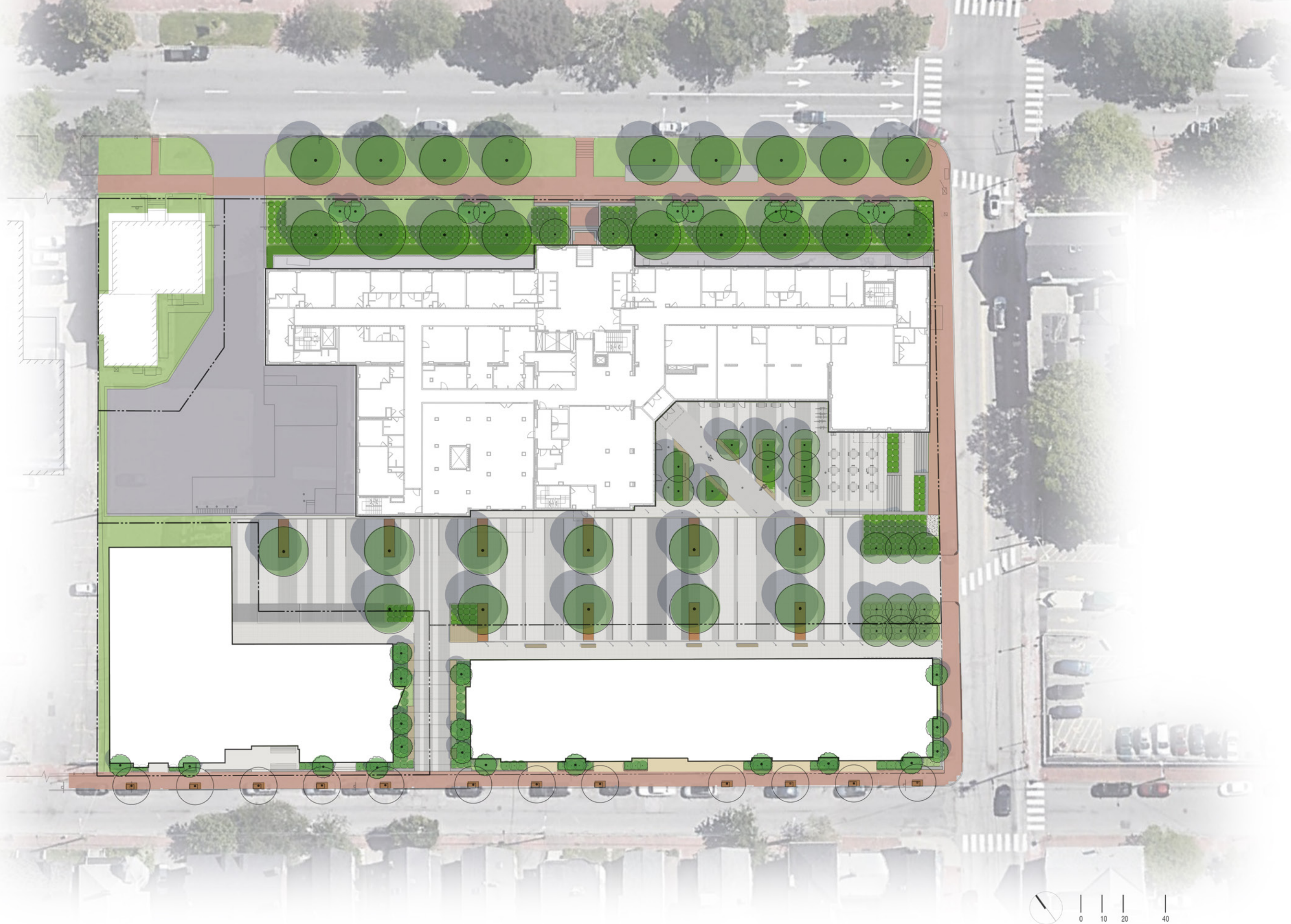


1 VIEW FROM PATIO LOOKING NORTH WEST - EXISTING CONDITIONS



RYAN SENATORE ARCHITECTURE

PROGRESS PRINT ONLY
Not for Construction









STREET LIFE - OPEN BOLLARD
FINISH: CORTEN



STREET LIFE - SOLID BICYCLE RACK
FINISH: CORTEN



STREET LIFE - SOLID EDGE SYSTEM
FINISH: CORTEN



STREET LIFE - TREE GRILLE
FINISH: CORTEN, PATTERN: TBD



LIGHTING - SWANEY 'KIM LIGHTING 'KICK
MEDIUM, MEDIUM GRAY



PAVING & TREADS - TECHO-BLOC INDUSTRIA/UNILOCK
PROMENADE PLANK, FRESHWATER PEARL GRANITE



STREET LIFE SLIM BIN











HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
477 CONGRESS STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: May 28, 2021
RE: June 2, 2021 **WORKSHOP – Preliminary Review of Proposed Comprehensive Rehabilitation Program, including Alterations & Additions**

Address: 477 Congress Street (Time & Temperature Building)
T&T building complex includes four separate, but joined, structures:
477 Congress, 481 Congress, 10-20 Preble and 22 Preble

Applicant: T.T. Maine Venture LLC., owner
represented by Fathom Companies

Project Architect: David Lloyd, Archetype Architects

Historic Preservation Consultant: Scott Hanson, MacRostie Historic Advisors

Introduction

Architect David Lloyd and Fathom Companies, representing the new owners of the Time & Temperature Building at 477 Congress Street, have requested a preliminary workshop to introduce a comprehensive program of repairs, alterations and additions associated with the adaptive reuse of the commercial building located at the northwest corner of Congress and Preble Streets. Plans call for the conversion of the building into a 186-room hotel that includes meeting and banquet rooms, a restaurant, retail and a rooftop bar.

The Time & Temperature building is more appropriately identified as a *building complex*, as it is comprised of four historic structures that were functionally combined and physically connected when the Chapman Building at the corner (the newest of the four structures and the one typically identified as the T&T building) was constructed in 1924. The four components of the complex include the Chapman Building at 477 Congress, the Preble House Building at 481 Congress, 10-20 Preble Street, and the former B. F. Keith Theatre at 22 Preble.

The development team will be seeking historic tax credits for the rehabilitation of the complex and have retained the services of preservation consultant Scott Hanson of MacRostie Historic Advisors to complete the HTC application and advise on compliance with National Park Service requirements. Note that the application has not yet been submitted to the Maine Historic Preservation Commission for preliminary review and comment. As such, the enclosed plans do not necessarily reflect the input or approval of MHPC or NPS with respect to the project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Enclosed for the Board's review is the Part I Historic Tax Credit certification application to the National Park. This is provided as it includes a written description of each structure, a history of the complex and a statement of the Time and Temperature Building's significance (see ATTACHMENT 1). Also enclosed are historic views of the buildings (ATTACHMENT 2) and a cover letter provided by project architect David Lloyd that summarizes the major elements of the planned rehabilitation (ATTACHMENT 3.) A number of renderings have been provided along with plans and elevations in ATTACHMENT 4.

History and Architectural Description

Please see ATTACHMENT 1 for detailed information about the history of the individual historic resources that comprise the Time & Temperature Building, as well as building descriptions for each. While not pertinent to the Board's review, the document also describes the unique retail arcade that was built within the ground floor, a significant portion of which is still extant.

Note that the building descriptions make note of the alterations made to exteriors of each structure.

Given the detailed nature of this document, there is no reason to repeat the information here. Staff suggests that Board members read the statement of significance and history of the complex first, which begins on page 6 of the document.

Scope of Exterior Work

To more easily review the proposed alterations against existing conditions, the packet has been organized to include a current photo of the area shown in the accompanying elevation. Also, in Mr. Lloyd's cover letter, for each of the proposed alterations, he references the applicable drawing.

The project calls for a comprehensive program of masonry repairs on all of the brick buildings within the complex.

Window repair/replacement will be as follows:

- At 477 Congress (Chapman Building), the upper floor windows are to be replaced and the large, two-story windows at the second and third floor levels are to be evaluated for repair or replacement in kind.
- At 481 Congress, the upper floor sash is to be replaced as well and the larger storefront windows to be new painted mahogany framed windows.
- At 22 Preble (Keith Theatre building), existing historic sash are to be refurbished.
- At 10-20 Preble Street, the upper floor sash—many of them replacements—are likely to remain.

Ground floor/storefront treatments are as follows:

- At 477 Congress, the paint on the granite base is to be removed. New “bronzed aluminum” frame windows will be installed in the existing openings. At the west end of the Congress Street elevation, new full-lite, wood-frame doors are proposed to be installed. At the east end, a new door opening, with matching full-lite wood door is proposed to serve a retail space in this location. Light fixtures are shown flanking the main entrance and double-door entrance at the west end of this ground floor façade.

At the main entrance to the Chapman building, new wood and glass double entry doors are proposed (the cover letter describes them as bronze and glass) and the masonry surround, which is surmounted by a masonry eagle, is to remain. Three flagpoles are proposed to be installed above the entry. In front of this entrance, a freestanding metal canopy is proposed. As shown in the renderings, the entry canopy extends the full depth of the sidewalk and is supported by four posts. The canopy fascia features a decorative detail as well as an internally illuminated address and sign for the hotel. (Note that this element does not appear to be fully detailed at this time and is shown primarily in the renderings.)

- At 481 Congress, new painted mahogany doors and windows are proposed.
- At 10-20 Preble, the existing storefronts are to be replaced with new wood framed storefront windows and entry doors. Opaque Hardie panels are shown above the storefronts above.
- At the former Keith Theatre (22 Preble), the existing multi-lite storefront windows are to be restored or replaced in kind (or a combination thereof), based on the level of deterioration. Here, two sets of aluminum frame, full lite double doors are proposed.

Redesign of Chapman Building’s two-story rooftop addition

The two-story rooftop addition to 477 Congress, which was constructed in 1962 and remodeled in 1986-87, will be redesigned. The exterior is currently clad in Dryvit. Plans call for the removal of the entire façade and replacement with a fiberglass cornice and two-story pilasters with an infill of curtainwall between the pilasters. Horizontal spandrel glass panels will divide the two-story curtainwall

openings. The composition of the top floors aligns with the general composition of the lower floors.

Also note that the roof cornice of the historic structure, which was removed at some point, is to be recreated in fiberglass.

Stair/Elevator Tower Addition

On the north elevation of the Chapman Building, a new egress stair/elevator tower is proposed to be constructed. The tower is set back one bay from the Preble Street elevation and is proposed to be clad in a brick similar in color to the main building. A letter from the Maine Historic Preservation Commission is enclosed that addresses this element of the project.

Signage

In addition to signage incorporated in the proposed entrance canopy, the elevations and renderings show two tall blade signs—one at the corner of Congress and Preble, hung between the second and third floor levels, and another in front of the large divided-lite arched window above the former Keith Theatre entrance on Preble. There is no indication of other individual signs for retail tenants.

Time & Temp Sign, Mechanicals

Although the cover letter indicates that the iconic sign atop the building is to be refurbished, no additional details for this element have been provided with this preliminary submission. Similarly, any proposed mechanicals are not shown. Note also that the project description includes reference to a rooftop bar. Staff doesn't know whether the bar is to be within the rooftop addition or atop that addition, on the roof.

Preliminary Staff Comments

Although the applicant's plans have not yet been submitted for formal review by the Maine Historic Preservation Commission and National Park Service in conjunction with their application for historic tax credits, it's clear that much of the exterior work has been planned to comply with the Secretary of the Interior Standards for Rehabilitation. Where historic features or materials remain, plans call for their repair or replacement-in-kind. Where there is documentation available to guide an accurate recreation of a specific missing feature, that option has been pursued in several instances. It should be noted that where an original feature has been replaced in the past, recreation of the original is not necessarily required. The option of replacement with a contemporary but compatible feature is allowed (as with the proposed storefront replacements on Preble Street).

The aspects of the proposal that are likely to prompt the most discussion are the proposed redesign of the two-story rooftop addition, the proposed entrance canopy, and signage, as these are new added features and ones where an appropriate design solution is subject to more scrutiny or interpretation.

Regarding the proposed rooftop addition redesign, the Board will need to determine whether the proposed design direction, which creates a singular expression that is two stories tall, is compatible and sufficiently deferential to the original historic structure. In evaluating the design proposal, staff notes that the elevations and the renderings give different impressions of the overall appearance and visual impact of this element.

With respect to the proposed entrance canopy, staff understands that the inclusion of a canopy at a hotel's main entrance is a fairly standard amenity and that historically, there was a large projecting canopy on the front façade of this building (albeit in front of the entrance doors west of the main entrance). The challenge here is how to introduce a major new feature in front of an important original architectural element on the front façade without unduly obscuring or impacting that feature. A question for consideration is whether the project architect has explored a more transparent canopy that would allow views of the original door surround behind. The Board might also wish to discuss details of the proposed design, such as materials, post design, extent of the canopy, etc.

With respect to signage, the preliminary submission does not include details or specifications for the signs at this point, but the elevations and renderings do indicate the general scale and placement of signs. The Board might wish to give early feedback about the proposed approach and also inquire whether there will be additional signage for retail tenants, etc.

Applicable Ordinance Review Standards (from Standards for Review of Alterations)

- (1) *Every reasonable effort shall be made to provide a compatible use for the 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.*
- (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.*
- (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.*
- (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.*

- (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 archeological 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.*

Attachments:

1. Part I HTC application, including building history and architectural descriptions
2. Historic photographs
3. Cover letter from project architect
4. Plans, elevations and renderings
5. Letter from MHPC re: elevator/egress stair tower addition

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

5. Description of Physical Appearance:

Setting: The Time and Temperature Building is located in downtown Portland, ME between two primary arterials, Congress Street and Cumberland Avenue. The area immediately surrounding the site is characterized by mid-rise commercial and civic buildings. The Maine Historical Society and National Historic Landmark Wadsworth-Longfellow House is located immediately to the west on the same block.

Site: The subject building sits on a roughly 0.70 acre site at the northwest corner of the intersection of Congress Street and Preble Street. The primary façades of the building front on Congress Street and Preble Street, both of which front public concrete sidewalks. The site is fully built out.

Exterior: The subject building is comprised of four distinct resources: the Chapman Building, the Preble House Building, 10-20 Preble Street, and the B.F. Keith Theater. The following physical description will be defined by the four distinct resources.

The Chapman Building: The granite, terracotta, and buff brick building is a restrained example of the Classical Revival style. When compared to the neighboring Fidelity Trust Building, it is simple in its decorative detail. The Chapman Building in its original configuration exhibited the base, shaft, and capital organization so typical of commercial structures of its period at its primary street-facing south and east elevations. The base is three-stories high and divided into three parts. At the south elevation, the base's centerpiece is a slightly recessed main banking hall entrance, with a stone entablature complete with carved eagle, and grandly scaled windows above and to its sides. The recessed, center three bays above the main entrance on the south elevation are emphasized by four, two-story-high, fluted engaged columns that provide liveliness to the base. They contrast to the simple, modern storefronts on the first floor. A simple cornice caps the base at the third floor. The first story is of granite (now painted gray) and the upper stories of terracotta.

The fourth through tenth floors form the shaft and are simply detailed. On either side, outer bays have stone quoins at their edges and two vertical rows of single windows with double-hung one-over-one sash, separated by a full height pier. The main center section has three bays, each with a pair of double-hung windows separated by a mullion.

A simple cornice with an egg-and-dart design is atop the tenth story and forms the bottom edge of the building's "capital". Two balconies, each supported on four massive brackets, extend the cornice at the two edge bays.

The building "capital" continues as the eleventh and twelfth floors. Windows are separated by pilasters capped by Corinthian capitals. A simple cornice above these capitals was the original

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

top edge of the building but was previously removed when the top two floors were added in 1962.

The north and west elevations of the building are utilitarian, built of buff brick with no ornamentation. On the north elevation, there is an exterior fire escape from the 12th story that is enclosed within aluminum siding.

When they were added in 1962, the thirteenth and fourteenth floors made no attempt to relate to the style, detail or materials of the original building including the fenestration pattern and were constructed of modern curtainwall. In 1986-87, the top two floors were reclad in a stucco coating that was detailed with simplified, stylized classical motifs. New windows were grouped to more closely correspond with original patterns below. The thickness of the new cladding causes the addition to extend beyond the plane of the original building walls.

The exterior retains a large degree of integrity, with modifications to the storefronts at the first floor and removal of the cornice at the roof line as the only notable changes. The original upper story one-over-one wood windows were replaced with similar aluminum one-over-one windows in the 1980's without any noticeable impact to the buildings appearance from the street. The two stories added in 1962 were originally clad with enameled steel or aluminum panels and had larger single-light aluminum framed windows. In the mid-1980's these floors were reclad in dry-vit stucco and the windows replaced with smaller double-hung vinyl units. These floors were added after the district's period of significance (1785-1958) and have been altered since their original construction. A large flashing time and temperature sign on the roof of the vertical addition dates to the 1990's.

Preble House Building: The building has been remodeled several times and presents a variety in stylistic treatment of the street level and upper floors. The street facing south façade was redesigned in 1924 when the building was converted into a bank branch and offices by the Portland Savings Bank. As part of the redesign, the first floor was built out to the sidewalk. The first floor has a stately Beaux-Arts composition of display windows with transoms, framed by stone storefront piers at outer edges and smaller piers at the inner edges. The smaller piers form the frame for the central door, which has carved trim and an entablature featuring decorative garlands and medallions. Above the doors and display windows is a richly detailed stone cornice.

Above and set back from the first floor are the upper three stories of the original building, built of painted brick with simple aluminum double-hung windows and a simple metal cornice. The brick west elevation faces the Henry Wadsworth Longfellow House and Maine Historical Society's Brown Research Library. The south portion of the elevation, closest to Congress Street, is painted to match the brick on the upper stories of the south façade. The rear portion is utilitarian red brick. A light well separates the building into two sections above the first story, which separates the painted and unpainted portions of the wall. Large modern aluminum framed

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

windows light the banking hall with smaller double hung aluminum windows on the remainder of the elevation. The north and east elevations abut adjoining buildings on the first two stories, with utilitarian brick walls above.

10-20 Preble Street: The primary east elevation of the building presents as three sections, two four-story sections and a two-story section to the north. The four-story Italianate painted brick commercial section has segmental arched window lintels on the upper two floors of the primary east facade. The northern four-story section of the building at the street facing east elevation has projecting belt courses between the upper floors and a restrained Italianate cornice in brick. The south four-story section of the east elevation is very plain and unadorned. Large Chicago style windows are located at the second floor, installed c.1920. The two-story red brick section of the building, adjoining the B.F. Keith Theater entrance, has a late 20th century red brick facade, which replaced a two-story 19th century Italianate brick storefront façade. Storefronts at the first floor throughout are modern.

The north and south elevations of this building fully abut other buildings with party walls at the lower floors. The west elevation is exposed at the upper floors, above the rear arcade, and is plain red brick with simple one-over-one aluminum framed windows on both floors.

B.F. Keith Theater: The primary street facing east elevation features a two-story façade that is divided into nearly equal halves. Above the former theater entrance, on the south side, is a grand arch window with a scrolled keystone ornament located at the second-floor level, surrounded with Adamesque stucco ornament, sitting on an entablature supported by round columns with Ionic capitals and flanking flat paneled pilasters with Doric capitals. The entrance is recessed, flanked by painted brick, and has a modern double-leaf glazed door and arched transom with modern wood paneling to the side. The entrance formerly spanned this entire bay, though it was later infilled when the theater was removed and the interior space subdivided.

The north end of the east elevation is more restrained. It has three windows with keystone lintels set in the brick wall on the second floor, above the entablature that continues from the south side of the building, the first-floor has a modern storefront with wood-paneled bulkheads and transom. A brick pilaster with a Doric capital sits on a granite base to the right of the storefront, balancing the more elaborate pilasters at the south side of the façade and at the center, framing the entrance, and carrying the entablature. A bracketed and denticulated cornice topped with a classical balustrade caps the façade. The current paneled design of the recessed entry is a late 20th century treatment, as is the storefront infill on right side of the building.

The secondary north and west elevations are utilitarian in character and are constructed of red brick. The south elevation abuts the adjacent building and is not visible.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

Interior: Similar to the exterior, the interior description of the subject building will be defined by the four separate resources.

The Chapman Building: The interior of the building features retail space located at the first floor, a two-story former banking hall at the second story, and offices at the remaining upper floors. The building is largely vacant. At the first floor along the west elevation is the building's primary entrance that provides access to the elevator lobby. Within the internal vestibule finishes include: flat plaster walls with ornamental plaster pilasters and crown molding, gypsum board ceiling and modern ceramic tile floor. Doors are compatible modern glazed rim doors. To the north is the building's elevator lobby with a bank of three elevators with modern wood surrounds. Finishes within the space include: tile floors, and painted gypsum board walls and ceilings and plaster corbels. Adjacent to the elevator bank is the building's primary stair which is open to the lobby and consists of a metal railing and risers with terrazzo treads. Modern wood-framed storefronts flank the lobby which provides access to a highly altered arcade space that is located within the adjacent building at 10-20 Preble Street. The remainder of the first floor features modern offices with finishes that include: carpet floors, painted gypsum board walls, and acoustic drop tile ceilings.

The second floor features the former two-story banking hall which is accessed by a modern wood communicating stair as the historic stair from the street was previously removed c. 1980. The banking hall space is generally open in design with a balcony located at the second-story perimeter. Finishes of the space are generally reflective of the original construction. A former board room is located at the balcony/third floor level and features wood wall paneling and a fireplace.

The remaining upper floors all feature modern offices with finishes that are reflective of typical tenant turnover. Elevator lobbies on each floor have modern gypsum board and acoustic tile finishes with mail chutes remaining. Floors within the upper floor elevator lobbies are generally carpet with limited areas of terrazzo. Floor plans on the upper floors are inconsistent and are reflective of substantial changes over time. Finishes within corridors and tenant spaces include: vinyl tile and carpet floors, painted gypsum board walls, and acoustic tile/gypsum board drop ceilings. Perimeter walls are generally furred out with modern trim and there are no historic corridors, doors or finishes beyond limited areas of painted wood baseboard and window trim.

Preble House Building: Internally, the first story is self-contained and accessed from the Congress Street door with an internal secondary pass-through to the adjacent Chapman Building. The first floor consists of a large banking hall with a stair, elevator and vault to the rear (north) end. Within the banking hall the finishes including flat plaster and gypsum board walls with marble paneling and pilasters and modern applied wood molding, plaster ceiling beams with inset acoustic tile ceilings and modern ceramic tile and carpet flooring. Columns are finished in

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

marble with modern wood wainscoting that matches the modern teller desk. The upper floors are modern office space consisting of furred out perimeter walls finished in painted gypsum board with modern trim, gypsum board demising walls, suspended acoustic and gypsum board ceilings and carpeted floors. The upper floors have completely modern floor plans and have undergone multiple tenant renovations since the building was converted to office use in the 1920s. A single-leaf pass-through on the upper floors provides access to the elevator lobby within the adjacent Chapman Building.

10-20 Preble Street: Internally, the first floor contains retail spaces with offices located at the upper floors. The first floor contains a heavily modified arcade at the rear of the building, which runs north-south and features replacement storefronts on its east and west perimeters that provide access to the flanking retail spaces. Finishes of the arcade are modern throughout and include: modern vinyl flooring, and painted gypsum board walls and ceiling with modern light fixtures. Small communicating stairs furnish the space due to the slope of the floor. The flanking retail spaces are finished with modern materials, which include: carpet and vinyl tile floors, painted gypsum board walls with modern baseboard, and painted gypsum board and acoustic tile drop ceilings. Formerly a two-story space, a floor level was inserted into the arcade space in the 1980s, altering the volume and character of the space. The commercial spaces fronting Preble Street have modern finishes throughout including: gypsum board walls, suspended acoustic tile ceilings and carpeted floors. A single skylight, which formerly lit the arcade space, is located at the second floor where the arcade was infilled. The south and north ends of the arcade space provide access to the Chapman Building elevator lobby and B.F. Keith lobby, respectively. The offices at the upper floors all contain modern finishes that include: carpet floors, painted gypsum board walls with modern baseboard, and acoustic tile drop ceilings.

B.F. Keith Theater: The primary entrance leads to a long hallway that historically served as the entrance to the theater (theater auditorium no longer extant). The entrance area was previously subdivided with a gypsum board wall and the north side is now utilized for leasable office space. On the interior, cast plaster ornamentation, a stained-glass window, and areas of mosaic tile floor remain in the theater entrance area. The south side functions as a corridor that provides access to the commercial space as well as a non-historic, unrelated modern parking structure to the west with both historic and modern finishes. At the west end of the first floor there is a passage into the arcade that is located within the adjacent building at 10-20 Preble Street.

The second story contains a large commercial space with several smaller rooms to the rear and contains modern finishes including: gypsum board walls, acoustic tile ceiling and commercial tile flooring. An enclosed staircase connects the two floors toward the west end of the building.

At the rear of the building, outside the district boundary, a corridor connects the theater entrance area to the surface parking and parking garage at the corner of Brown Street and Cumberland Avenue. This corridor and vacant space are outside the historic district boundary.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

6. Statement of Significance

Summary

The Time and Temperature Building is comprised of four separate resources, all of which are determined contributing to the Congress Street Historic District. The district was certified by the National Park Service on May 25, 2010. The building was built between 1870 and 1980.

The four components of the complex, the Chapman Building at 477 Congress St., Preble House addition at 481 Congress St., 10-20 Preble St., and the B.F. Keith Theater at 22 Preble Street have been internally connected and functionally related since construction of the Chapman Building (the newest of the buildings) in 1924. The Chapman Building was built on the site of the Preble House hotel, which was originally a Federal style mansion, built c. 1810. A later addition to the Preble House at 481 Congress Street, was left standing and connected internally with the new building with a Beaux Arts storefront added at the first story to relate it to the new building. The existing late 19th century buildings at 10-20 Preble Street and the B.F. Keith Theater entry and lobby were connected to the new building by infilling an alleyway to create a two-story tall arcade lit by skylights. New storefronts in the arcade provided access to the Preble Street shops, in addition to their existing storefronts on the street. Storefronts were also added on the opposite side of the arcade to access new shops in the rear of the surviving portion of the Preble House. The arcade also served as a Congress Street entrance to the B.F. Keith Theater.

History

The history of the building will be defined by each respective individual resource.

The Chapman Building: The fourteen-story Chapman Building (now known as the Time and Temperature Building) was designed as a twelve-story tower by Portland architect Herbert W. Rhodes. The original building was completed in 1924 on a site previously occupied by the Preble House Hotel. The Preble House Hotel began as the Federal style residence of Commodore Edward Preble, designed by Alexander Parris and completed c. 1808, and was expanded several times after conversion to the Preble House Hotel in 1860. The evolution of uses on this site is characteristic of the district, where properties originally developed for residences were later converted to commercial uses and in many cases subsequently demolished and replaced with much larger commercial buildings, as here.

As originally built, the Chapman Building housed the Chapman Bank on the mezzanine level (2nd floor) with retail spaces on the first story. Above the bank were nine stories of commercial office space for lease. The principal Congress Street entrance, located near the center of the south elevation and ornamented with a carved granite eagle over the door, served the bank with a

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

secondary entrance, located within the westernmost bay of the south elevation, serving the elevator lobby to the upper stories and connecting to the retail arcade located within the adjacent building at 10-20 Preble Street. The subject building was the second “skyscraper” built in Maine, the first being the ten-story Fidelity Building just across Preble Street. Both buildings represented the movement of financial institutions from their traditional location near the waterfront to the newly developing commercial center of the city along Congress Street near Monument Square.

Preble House Building: The Preble House Building is a four-story structure that was originally an addition to the Preble House Hotel. The Preble House Hotel grew from the classic Federal style three-story brick mansion of Commodore Edward Preble. Designed by Alexander Parris, it was built between 1806-08. Converted to a hotel in 1860, it eventually gained a fourth floor as well as a four-bay addition to the east and a three-bay addition to the west. 481 Congress Street is the three-bay addition on the west. After 1906, the west end of the first floor was utilized as a secondary entrance to B.F. Keith’s vaudeville theater, which stood to the north of the building, with its primary entrance from Preble Street. The upper stories were primarily used for professional office space after the removal of the remainder of the hotel building. A branch office of the Portland Savings Bank was established on the first floor in 1906. In 1924, the bank undertook a renovation of the building and moving its administrative offices into the building; these occupied the upper floors. The entire first floor was renovated for use as the bank’s primary banking hall. As part of this renovation, the first floor was expanded southward to the Congress Street sidewalk and finished with a new, Beaux-Arts façade typical of bank design of the period. In the mid-20th century, the first floor was remodeled for use as a banking hall.

The building continued in use as the offices and banking hall for Portland Savings Bank, though the offices were later leased to tenants during the mid-late 20th century. Following a series of banking mergers, the first floor banking hall was later branded as a People’s Savings Bank branch during the 1980s, Banknorth branch during the 1990s and as a TD Bank branch since the mid-2000s, all dating to the lineage of Portland Savings Bank.

10-20 Preble Street: This two and four-story Italianate style commercial building is typical of downtown commercial structures of the period with storefronts on the first floor and office or warehouse spaces above. The two-story red brick section at the north end was historically a storefront with commercial space on the second floor. The rear arcade space was constructed c. 1924 as an addition to the subject building. This is confirmed by the City of Portland 1924 tax record for this property which confirms that the property included the arcade, stores, Preble Street lunch room (1st floor) and remodeled remainder of the building (upper floors). The building is representative of the transition of the Monument Square area from residential to commercial in the second half of the 19th century. One of Portland’s first railroad depots was built at the foot of Preble Street for the York and Cumberland Railroad before 1850, making the street an important artery from the depot to the city’s commercial center in what is now called the Old Port. This was the start of the shift of the commercial center to Congress Street and

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

Monument Square. The Great Fire of 1866, which destroyed the old commercial center entirely, contributed to this movement toward Monument Square.

The building has been utilized for commercial and retail tenants throughout its entire existence through to the present. Typical changes were made to the building as it was updated for tenants, most notably the installation of Chicago-style windows on the second floors in the 1920s, periodic installation of new storefronts and a new façade at the two-story section. The rear arcade addition was constructed in the 1920s but did not alter the historic appearance of the block on its primary Preble Street elevation. The red brick main elevation was later painted white during the latter half of the 20th century.

B.F. Keith Theater: The surviving portion of the B.F. Keith Theater is the former main entrance area. The large theater auditorium it served was located at the center of the block and was demolished in 1965. That space is now a surface parking lot and adjacent parking structure which are located outside of the district boundary. Adjacent to the theater entrance, a storefront opened into the retail space. Following the demolition of the theater, the entrance area was converted into retail space and utilized as an entrance to the modern parking area. Many of the historic finishes were retained.

The B.F. Keith Theater was one of several vaudeville theaters built in the district in the early 20th century, when the area was the heart of Maine's most urban environment. Only one theater survives intact in the district, the State, built in 1929 just west of Congress Square.

The B.F. Keith Theater chain stretched across the U.S. with more than 30 theaters by 1909. Through mergers, the chain eventually owned or controlled more than 700 theaters in the U.S. and Canada. Like many vaudeville theaters, the B.F. Keith Theater in Portland eventually was converted to a movie theater and renamed the Civic.

The theater's architect, Francis A. Fassett, was one of Portland's most important architects of the late 19th and early 20th century. Although the theater space itself no longer stands, the Preble Street façade is clearly a theater façade (in spite of the removal of the marquee) and is the only surviving theater façade by Fassett.

Conclusion

All portions of the Time and Temperature Building complex contribute to the Congress Street Historic District (NR 2010). The buildings of the complex serve as examples of the development and architectural history for which the district is significant.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

Bibliography

“Congress Street Historic District,” National Register of Historic Places. 25 May 2010.

DRAFT

HISTORIC PRESERVATION CERTIFICATION APPLICATION

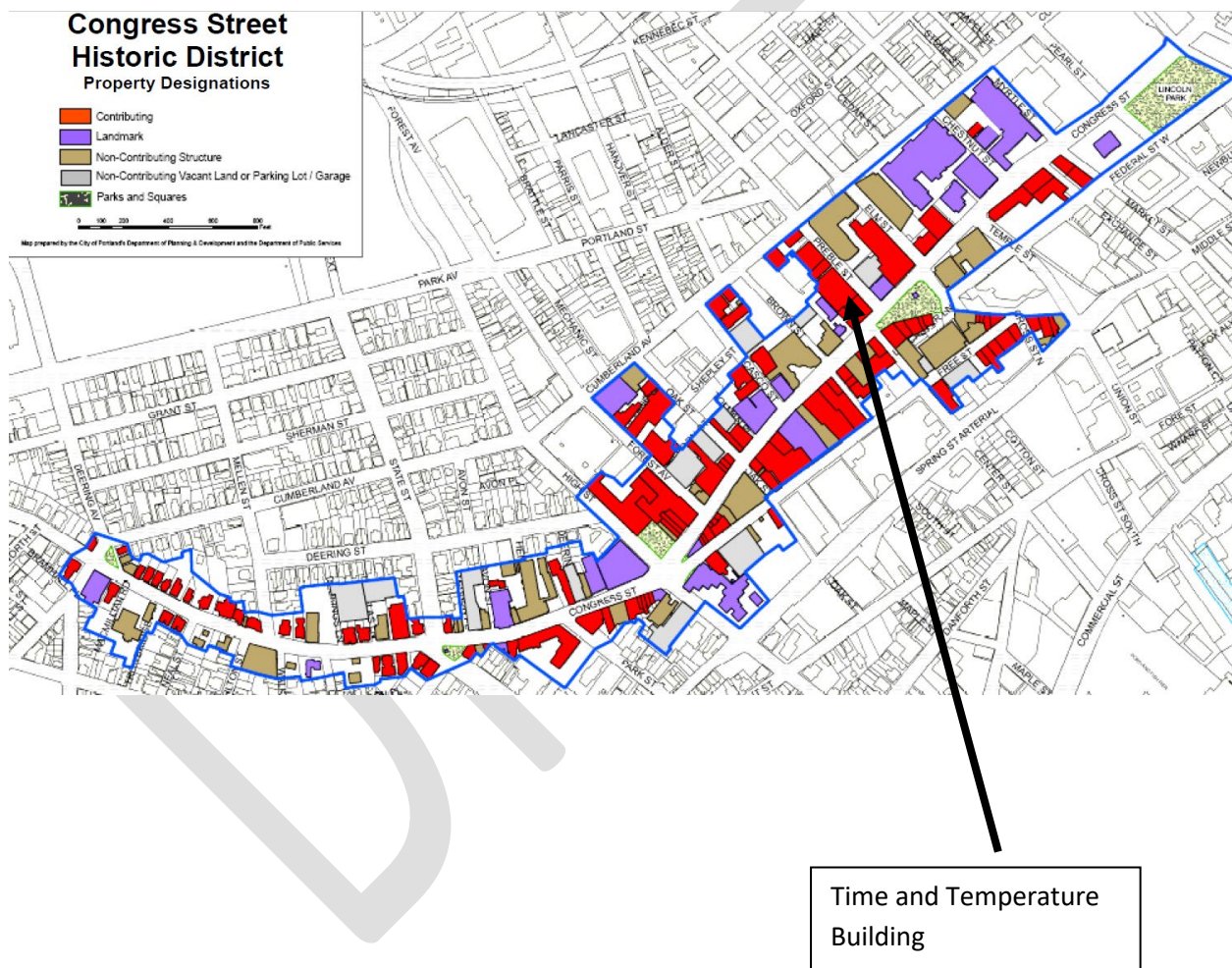
PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME



Appendix A: NR District Map



HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for 10-20 Preble Street

Monument Square	28	Emerson Clapp Building	Contributing
Monument Square	50 (474 Congress St.)	Lancaster Building	Contributing
Oak Street	44-50	Frye Building	Contributing
Oak Street	47-55 (51)	The Everett Chambers/Hotel Everett	Contributing
Oak Street	57		Non-Contributing
Oak Street	70-82	Parking Lot	Non-Contributing
Oak Street	104-106	Tennessee Hotel Building	Contributing
Preble Street	7	Parking Lot	Non-Contributing
Preble Street	10-20		Contributing
Preble Street	15-23	Parking Lot	Non-Contributing
Preble Street	22	B. F. Keith Theater	Contributing
Preble Street	24	Potter Building	Contributing
Preble Street	26-34	Wadsworth Building	Contributing
Preble Street	36-40		Contributing
Spring Street	97	Charles O. Clapp House	Landmark
Spring Street	103	McLellan-Sweat Mansion - PMA	Landmark
Spring Street	103 (rear)	Sweat Memorial Galleries - PMA	Landmark
Spring St	73-93 (24-30 Oak St.)	Vacant Land	Non-Contributing
State Street	186-188		Contributing
State Street	190-192		Contributing
Tolman Place		Parking Lot	Non-Contributing

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

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District Inventory for the B.F. Keith Theater

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Monument Square	50 (474 Congress St.)	Lancaster Building	Contributing
Oak Street	44-50	Frye Building	Contributing
Oak Street	47-55 (51)	The Everett Chambers/Hotel Everett	Contributing
Oak Street	57		Non-Contributing
Oak Street	70-82	Parking Lot	Non-Contributing
Oak Street	104-106	Tennessee Hotel Building	Contributing
Preble Street	7	Parking Lot	Non-Contributing
Preble Street	10-20		Contributing
Preble Street	15-23	Parking Lot	Non-Contributing
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HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for the Chapman Building

Congress Street	396	Post Office Square (Building 1)	Contributing
Congress Street	400	Post Office Square (Building 2)	Contributing
Congress Street	415	Masonic Building	Landmark
Congress Street	423-433	First Parish Church	Landmark
Congress Street	431-441	The Metropolitan Building	Contributing
Congress Street	443-449	Clapp Memorial Building	Landmark
Congress Street	451-459	Portland Public Library	Contributing
Congress Street	465-467	Fidelity Trust Building	Landmark
Congress Street	474	Lancaster Block	Contributing
Congress Street	475-477	Chapman Building (Time & Temp Bldg.)	Contributing
Congress Street	480-482 (128-136 Center St.)	Kamber Building	Contributing
Congress Street	480 1/2 (sidewalk)	Bus Shelter	Non-Contributing
Congress Street	479-481	Preble House Building	Contributing
Congress Street	482-484 (114-126 Center St.)	Congress St. façade only (not Center St. façade)	Non-Contributing
Congress Street	483-485	Longfellow House and M.H.S. Library	Landmark
Congress Street	486-488		Contributing
Congress Street	489-495 (27-39 Brown St.)		Non-Contributing
Congress Street	490 and 492	Kimball Court	Non-Contributing
Congress Street	496-498	Beaver Block	Contributing
Congress Street	499-513 (511)	Maine Savings Plaza	Non-Contributing
Congress Street	500		Contributing
Congress Street	504-506		Contributing
Congress Street	508-514 (510)	W.T. Grant Building	Contributing
Congress Street	516-518		Non-Contributing
Congress Street	515-519	Charitable Mechanics Hall Building	Landmark
Congress Street	522-528	Porteous Building/Miller Building	Landmark
Congress Street	523-543	J.B. Brown Memorial Building	Landmark
Congress Street	536-538	Durant Block	Contributing
Congress Street	542	F.W. Woolworth Building	Contributing
Congress Street	541-549		Contributing
Congress Street	550	Asa Hanson Heirs Block	Contributing
Congress Street	551	Lerner Shoe Block	Contributing
Congress Street	553	Benjamin Larrabee Heirs Block	Contributing

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for the Preble House Building

Congress Street	396	Post Office Square (Building 1)	Contributing
Congress Street	400	Post Office Square (Building 2)	Contributing
Congress Street	415	Masonic Building	Landmark
Congress Street	423-433	First Parish Church	Landmark
Congress Street	431-441	The Metropolitan Building	Contributing
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Congress Street	451-459	Portland Public Library	Contributing
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Congress Street	474	Lancaster Block	Contributing
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Congress Street	480-482 (128-136 Center St.)	Kamber Building	Contributing
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Congress Street	482-484 (114-126 Center St.)	Congress St. facade only (not Center St. facade)	Non-Contributing
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Congress Street	542	F.W. Woolworth Building	Contributing
Congress Street	541-549		Contributing
Congress Street	550	Asa Hanson Heirs Block	Contributing
Congress Street	551	Lerner Shoe Block	Contributing
Congress Street	553	Benjamin Larrabee Heirs Block	Contributing



10-20 Preble Street



22 Preble

www.mainmemory.net/item/28869
Collections of Seashore Trolley Museum

14:—Monument Square, showing Skyscrapers, Portland, Me.



477 Congress

www.mainmemory.net/item/47439
Collections of City of Portland - Planning & Development





c. 1970



Undated view of arcade

A R C H I T E C T U R E

May 24, 2021

RE: Time & Temperature Building

Dear Deb,

We are presently in the Schematic Design Phase of the renovation of the Time and Temperature Building. The entire complex starts at 479 Congress St., the former TD North Bank, runs easterly along Congress St. and down northerly to 22 Preble St. The project will receive Historic Tax Credits and as such will be reviewed by the Maine Historic Commission and the National Park Service. I am also pleased to say that our Historical Consultant is Scott Hanson. The finish product will include up to 186 hotel rooms, meeting and banquet rooms, a restaurant, some retail, and a rooftop bar. Following is a brief summary of the exterior renovations starting at 479 Congress St., moving easterly down Congress St. then northerly down to 22 Preble St.

1. 481 Congress ST. Circa 1922, former TD Bank, DWG A4.28, new storefronts built in mahogany and painted will flank a new painted wood entry door replacing aluminum storefronts and door.
2. 477 Congress St., DWG A4.29 existing arcade entry doors, replaced with painted wood doors.
3. 475 Congress St. circa 1923 , Dwg A4.29 is the tower. The original bank entry abandoned for many years and replaced with the aluminum door will be replaced with a bronze and glass door and freestanding canopy, above the door's flags will be placed. Original entry did show a single American flag above door. Also, along this elevation new storefront windows will be installed in existing MO, with a bronzed aluminum frame. We have also shown a new door to the "grab and go" shop which will be open to hotel guests and passersby. Note historically the base of this building did have retail stores. The granite base which is painted will have paint removed
4. On the second and 3rd floors of this façade, which runs along Congress and down Preble, the large windows have a steel frame which will be repaired and a central ornamental panel which will be reconditioned. DWGS A4.29 & A4.32.
5. Moving northerly down Preble St. DWG A3.32 has similar conditions as mentioned in item 3. Along the façade 4 bays that are currently solid with vents and a narrow stairway will receive large store front windows to match the neighboring bays.
6. Continuing down Preble St, DWG A4.33 shows existing storefronts in poor condition which will be rebuilt in wood and painted. The painted brick will be repainted. Above the storefronts on the second floor the large, fixed windows with flanking double hungs will be repaired and painted. The double hungs, which are aluminum will be replaced with wood double hungs.
7. DWG A4.34 shows new wood painted storefronts, all existing storefronts replaced, the entry to 22 Preble St. will receive a new canopy and signage above a reflection of what was there historically. The windows above on the second floor will be reconditioned.
8. All masonry will be field verified for soundness and repointed or repaired as necessary, Exterior materials include painted brick, unpainted brick, limestone, and granite.

A R C H E T Y P E

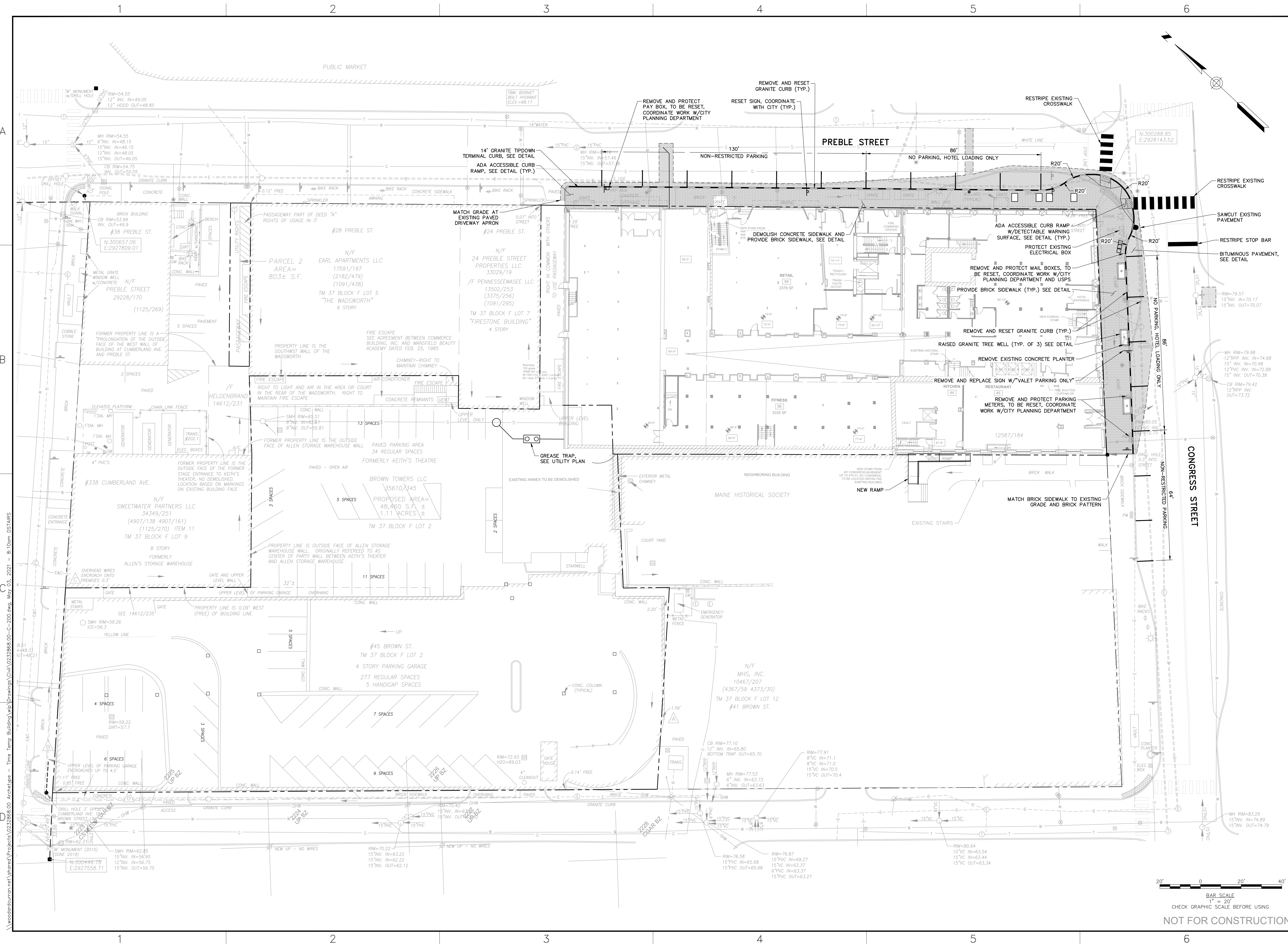
9. The main tower circa 1923 had a two-story addition placed on the building in 1963. It was clad in a painted metal panel, sometime in the 1980's Dryvit was applied to the metal panels. This entire façade will be removed and replaced with a fiberglass cornice and pilasters with an infill of curtain wall between the pilasters. The cornice and pilasters will reflect the original cornice and the pilasters are lined up with pilasters from below. See DWG A4.21
10. On the northern end of the tower a new elevator and fire egress stair will be added to bring the building up to code. It will be clad in a brick similar in color to the adjacent bricks. See DWG A4.22 and it's section on 5/A7.02.
11. See attached narrative of the evolution of the block provided by Scott Hanson.
12. A copy of the Part One HTC is attached.
13. Letter and response from Mike Johnson attached.
14. Archetype has included existing conditions photos on drawings for reference.
15. Exterior renderings are provided by Archetype.

We are very pleased to submit these preliminary drawings to the board for their consideration and discussion.

Respectfully,



David Lloyd
Maine Licensed Architect #936



41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

COMMITMENT & INTEGRITY DRIVE RESULTS

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DESIGNED BY: ANL
DRAWN BY: JEC

CHECKED BY: DBS
DATE: 02/28/2024

OVERALL SITE PLAN

477 CONGRESS HOTEL
PORTLAND, MAINE

TT MAINE VENTURE, LLC
3100 MCKINNON STREET, SUITE 250
DALLAS, TX 75201

JOB NO.: 0232868.00
DATE: MAY 21, 2021
SCALE: 1" = 20'
SHEET: 2 OF 7

C-200

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C-201



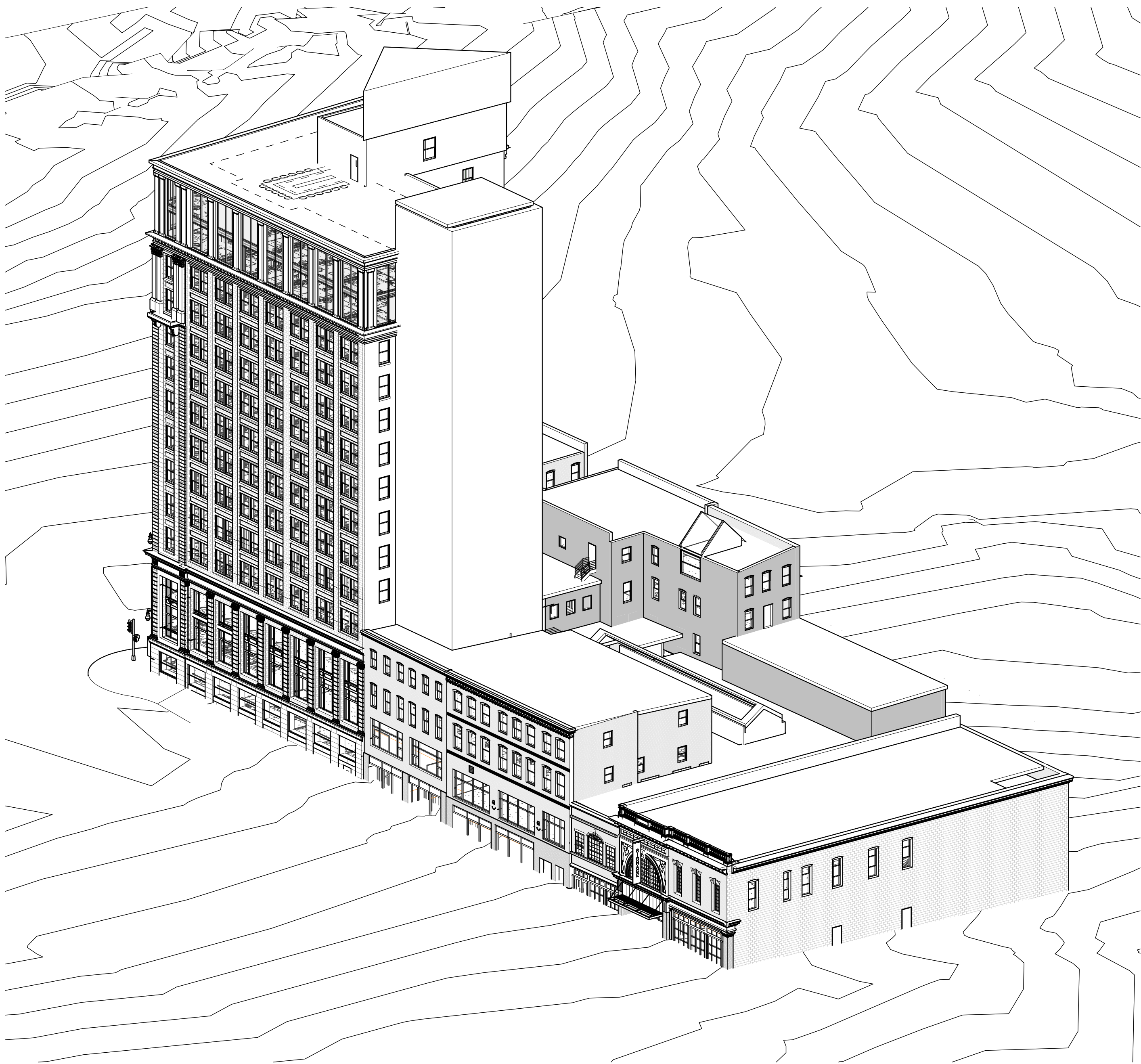
FRONT OF TOWER VIEW



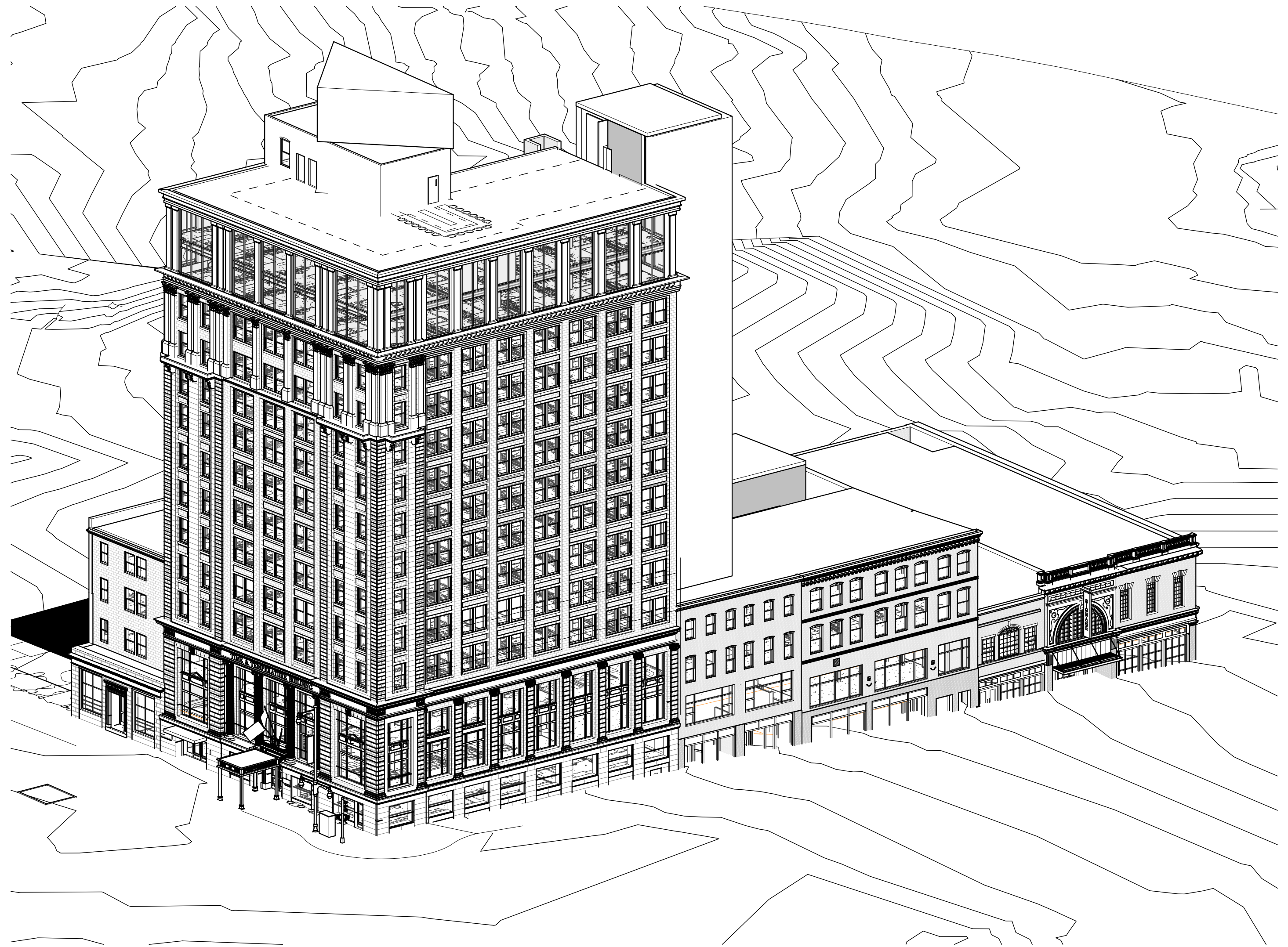
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				Consultant:			
		Architect:		ARCHETYPE ARCHITECTS		48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
		Project:		TIME & TEMPERATURE HOTEL		477 Congress Street Portland, Maine	
		Revisions:					
Date:		Scale:					
24 MAY, 2021						RENDERINGS	
						A1.18	







1 | Axonometric



2 | Axonometric 2

Prepared For:
PRESIDIUM

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: **TIME &
TEMPERATURE
HOTEL**
477 Congress Street
Portland, Maine

Revisions:

Scale:

Date:
24 MAY, 2021

3D EXTERIOR VIEWS

G0.02



1 | THEATER VIEW



2 | PREBLE VIEW



3 | BANK VIEW



4 | CONGRESS-PREBLE VIEW

Prepared For:
PRESIDIUM

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: **TIME &
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Revisions:

Scale:

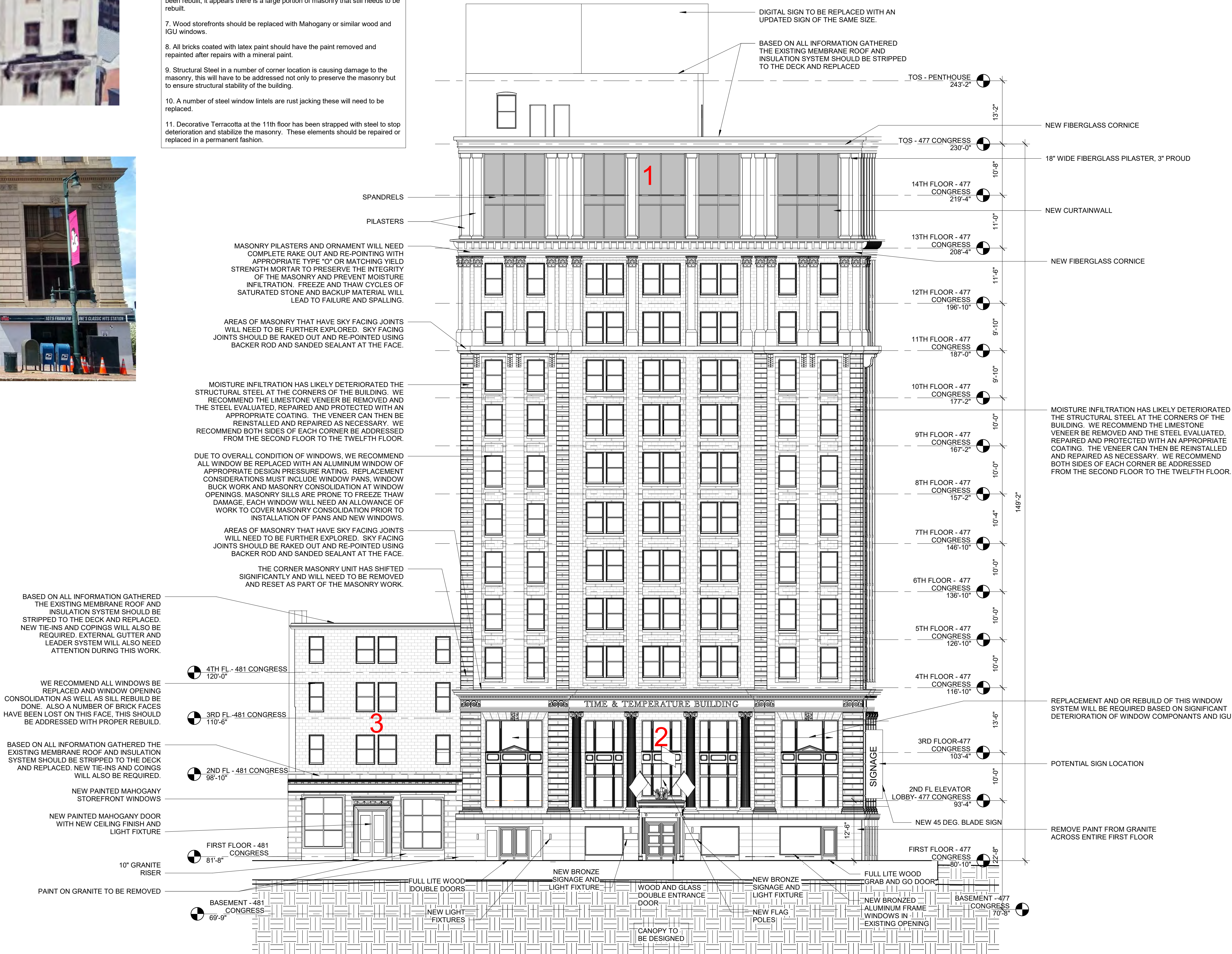
Date:
24 MAY, 2021

VIEWS

G0.03



- Preliminary General Notes:**
1. Terracotta cladding is difficult to work with and expensive to replace. Skilled masons must be used to ensure existing pieces are protected and new work is placed properly. We recommend existing TC be sent to the two leading manufacturers as soon as possible for replication ability in finish, and deliverable schedules.
 2. All masonry joints in the lower Terracotta to be raked out and repointed with special attention given to window sills and decorative ornament.
 3. A large portion of the brick masonry will need the mortar joints raked out and repointed.
 4. Replace all EPDM roofs complete to deck.
 5. Replace all windows allowing for work at each window for consolidation. Brick window sills and coursing under sills will need rebuild in most areas.
 6. A large portion of the brick masonry directly below the EIFS overstory has been rebuilt, it appears there is a large portion of masonry that still needs to be rebuilt.
 7. Wood storefronts should be replaced with Mahogany or similar wood and IGU windows.
 8. All bricks coated with latex paint should have the paint removed and repainted after repairs with a mineral paint.
 9. Structural Steel in a number of corner location is causing damage to the masonry, this will have to be addressed not only to preserve the masonry but to ensure structural stability of the building.
 10. A number of steel window lintels are rust jacking these will need to be replaced.
 11. Decorative Terracotta at the 11th floor has been strapped with steel to stop deterioration and stabilize the masonry. These elements should be repaired or replaced in a permanent fashion.



2 | CONGRESS ST - ELEVATION - NEW
3/32" = 1'-0"

Prepared For:

PRESIDIUM

Consultant:

Architect:

Project: TIME & TEMPERATURE HOTEL

Revisions:

Date: 24 MAY, 2021

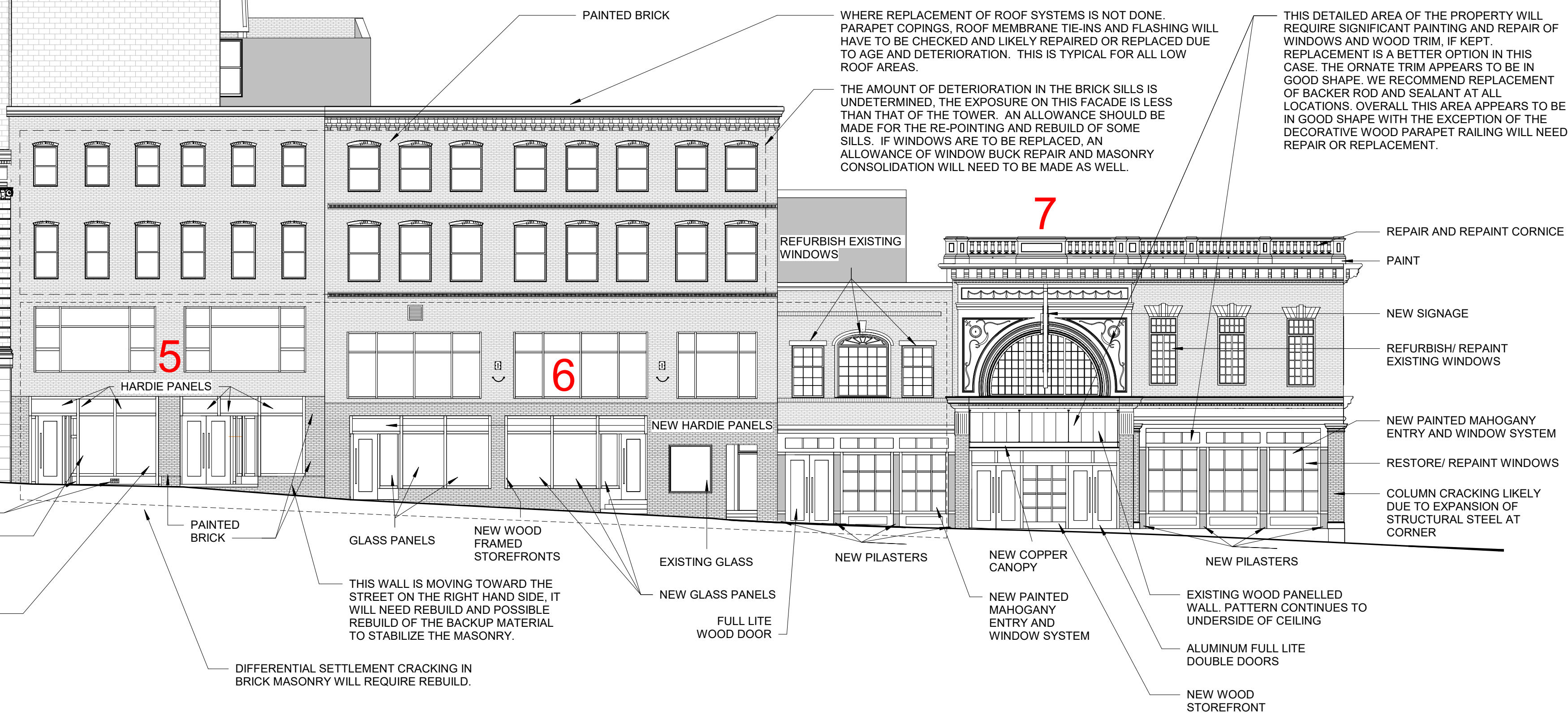
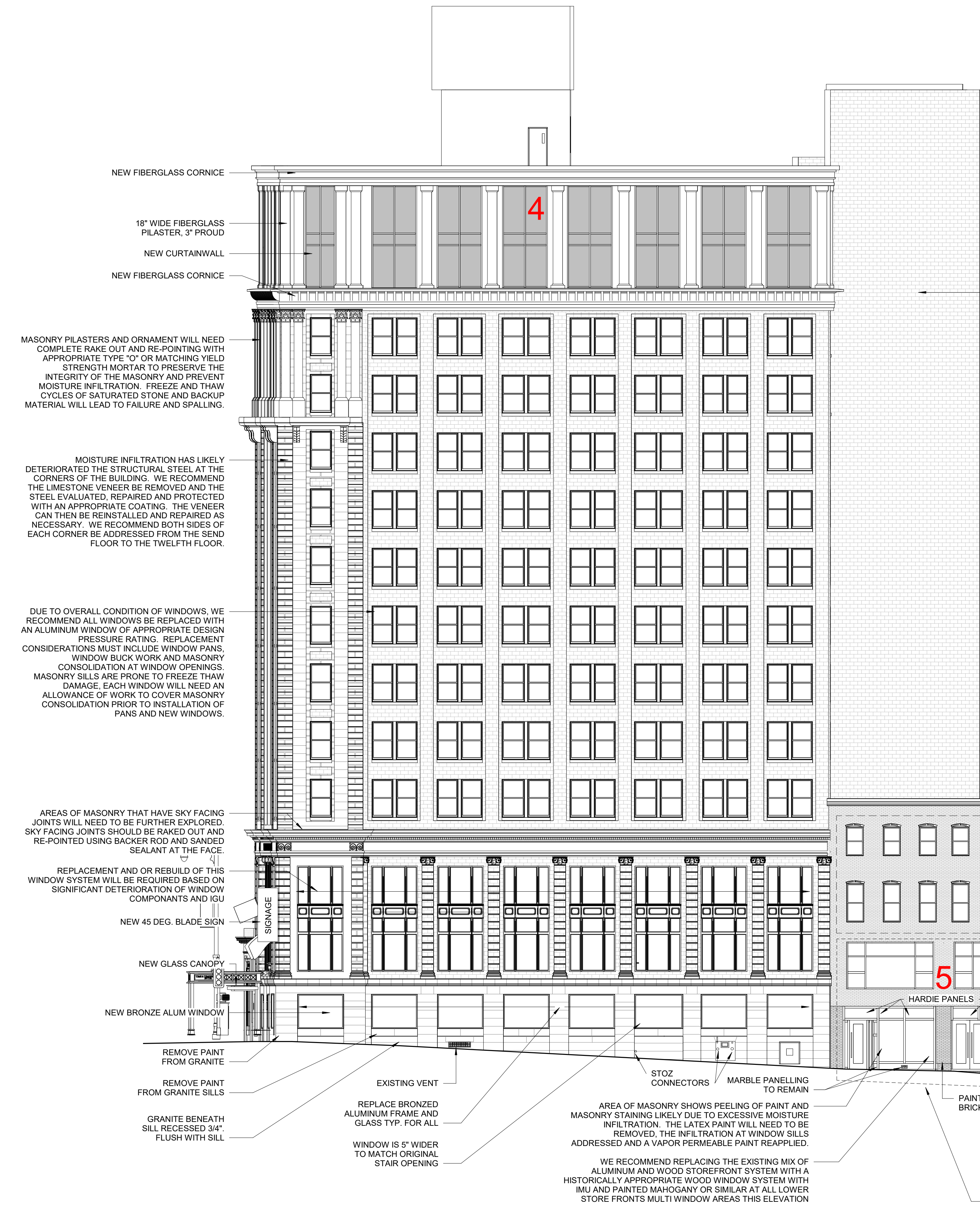
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CONGRESS ST ELEVATION

A4.21

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056



1 | PREBLE ST. ELEVATION - NEW
3/32" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
TIME & TEMPERATURE HOTEL
477 Congress Street
Portland, Maine

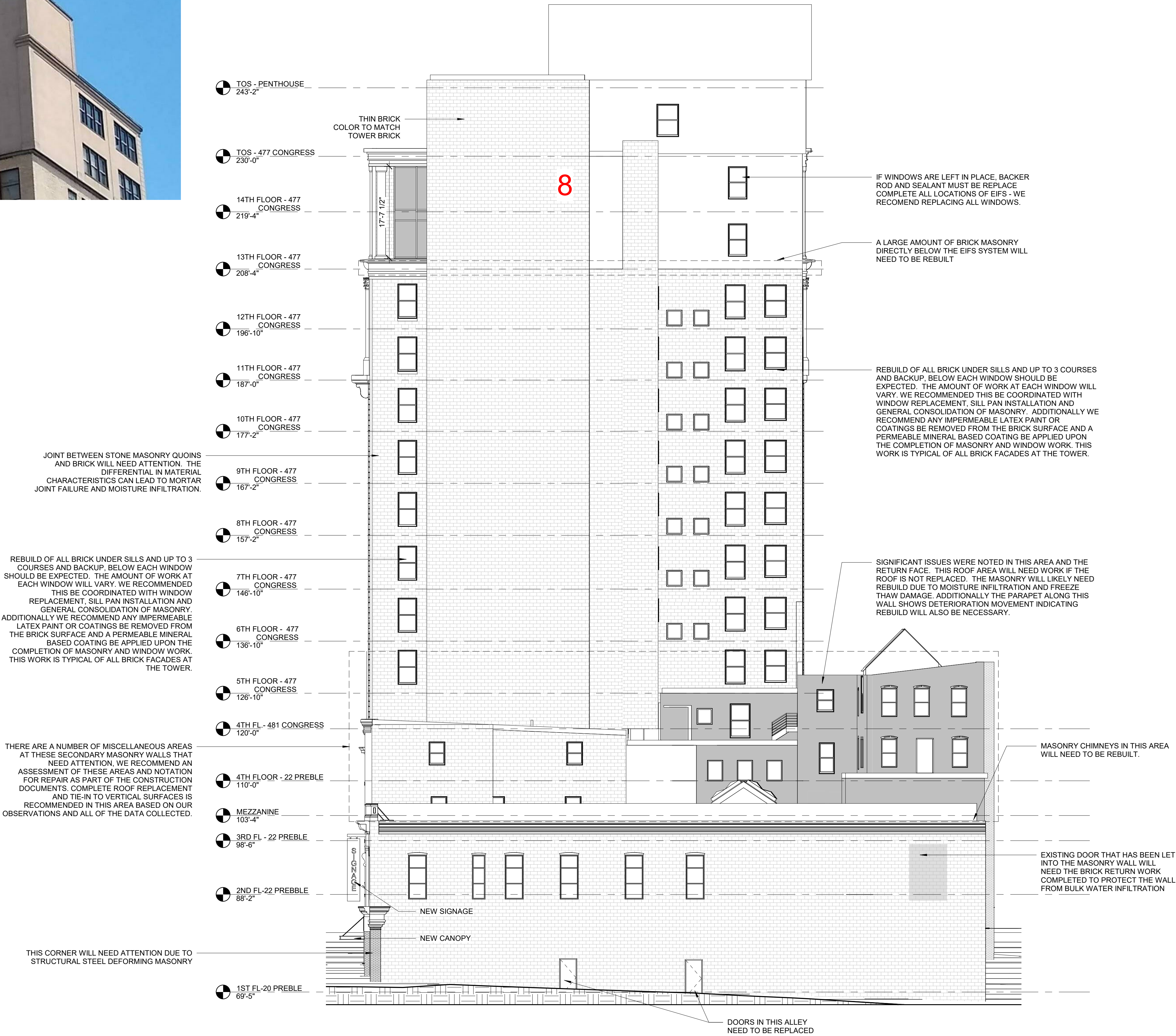
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Scale: 3/32" = 1'-0"

Date: 24 MAY, 2021

**PREBLE ST.
ELEVATION**

A4.22



1 | NORTH ELEVATION NEW
3/32" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
TIME & TEMPERATURE HOTEL
477 Congress Street Portland, Maine

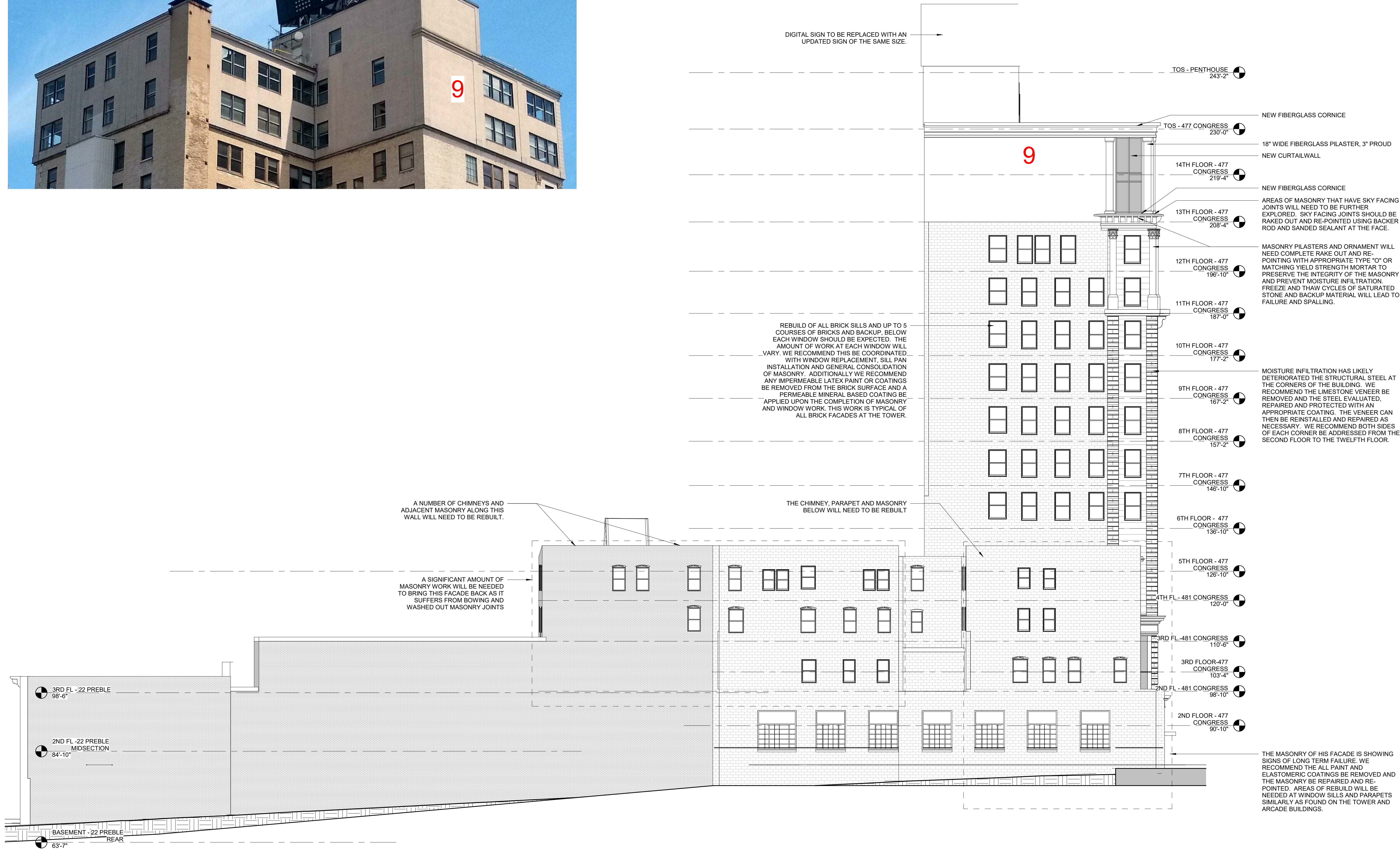
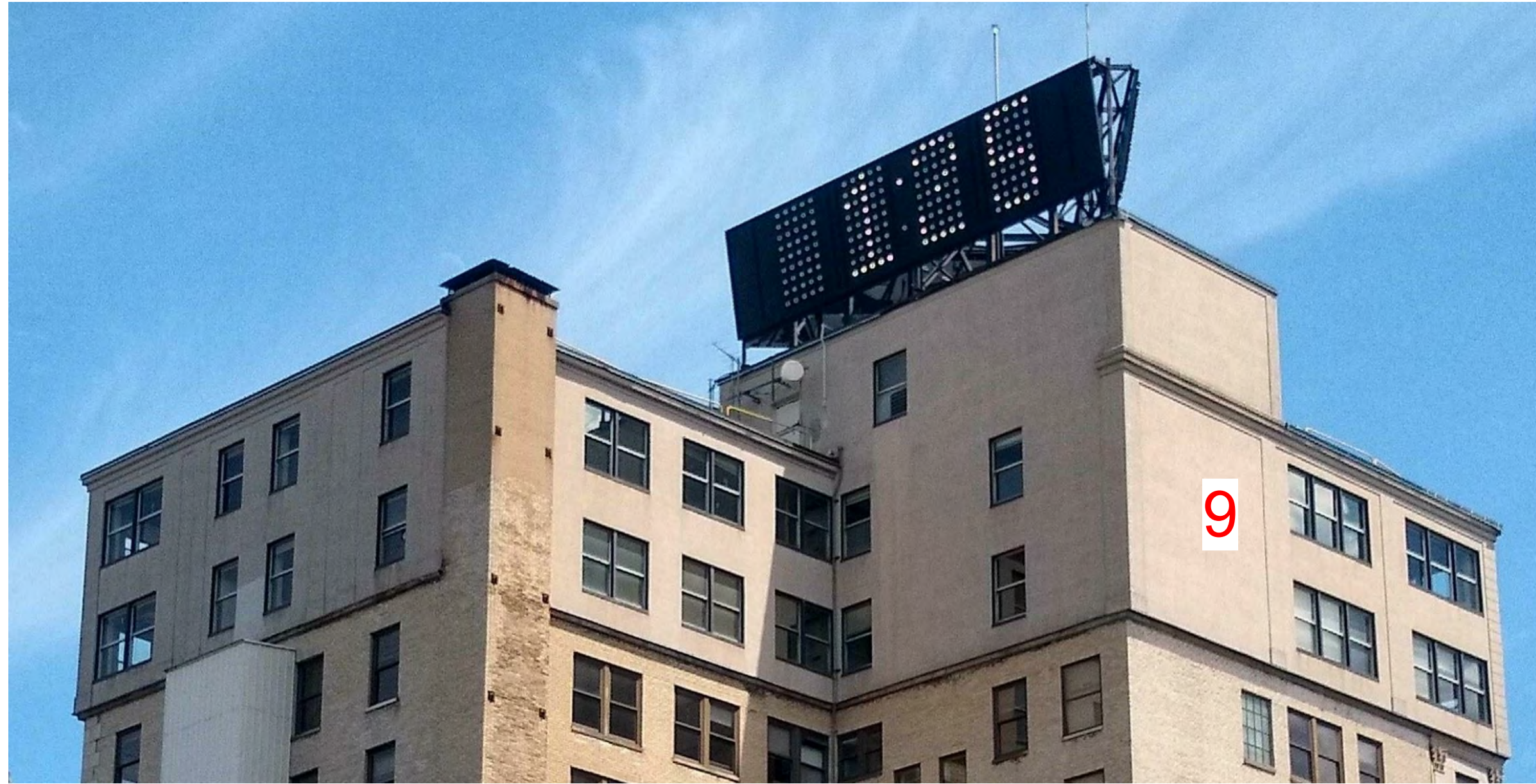
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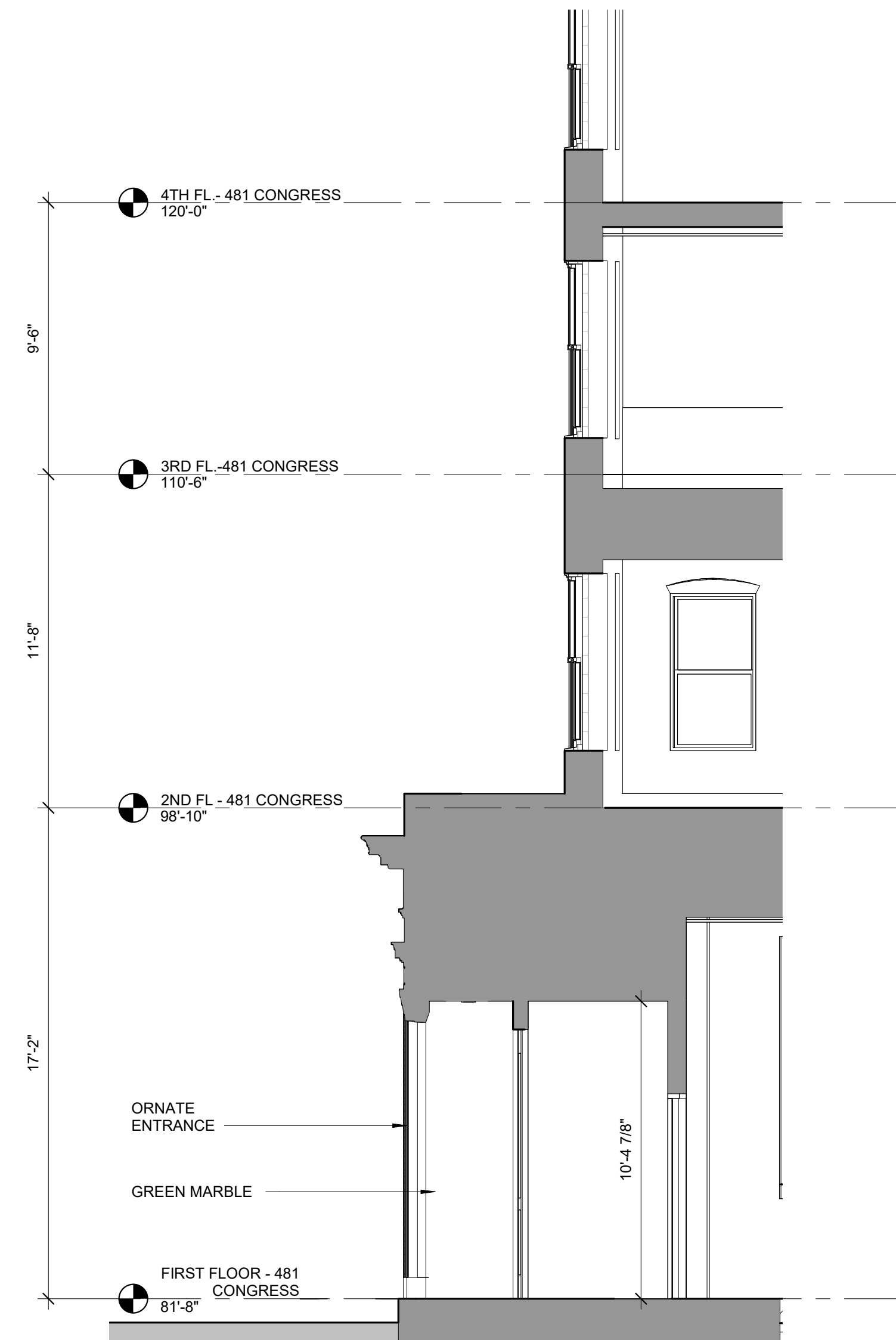
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24 MAY, 2021

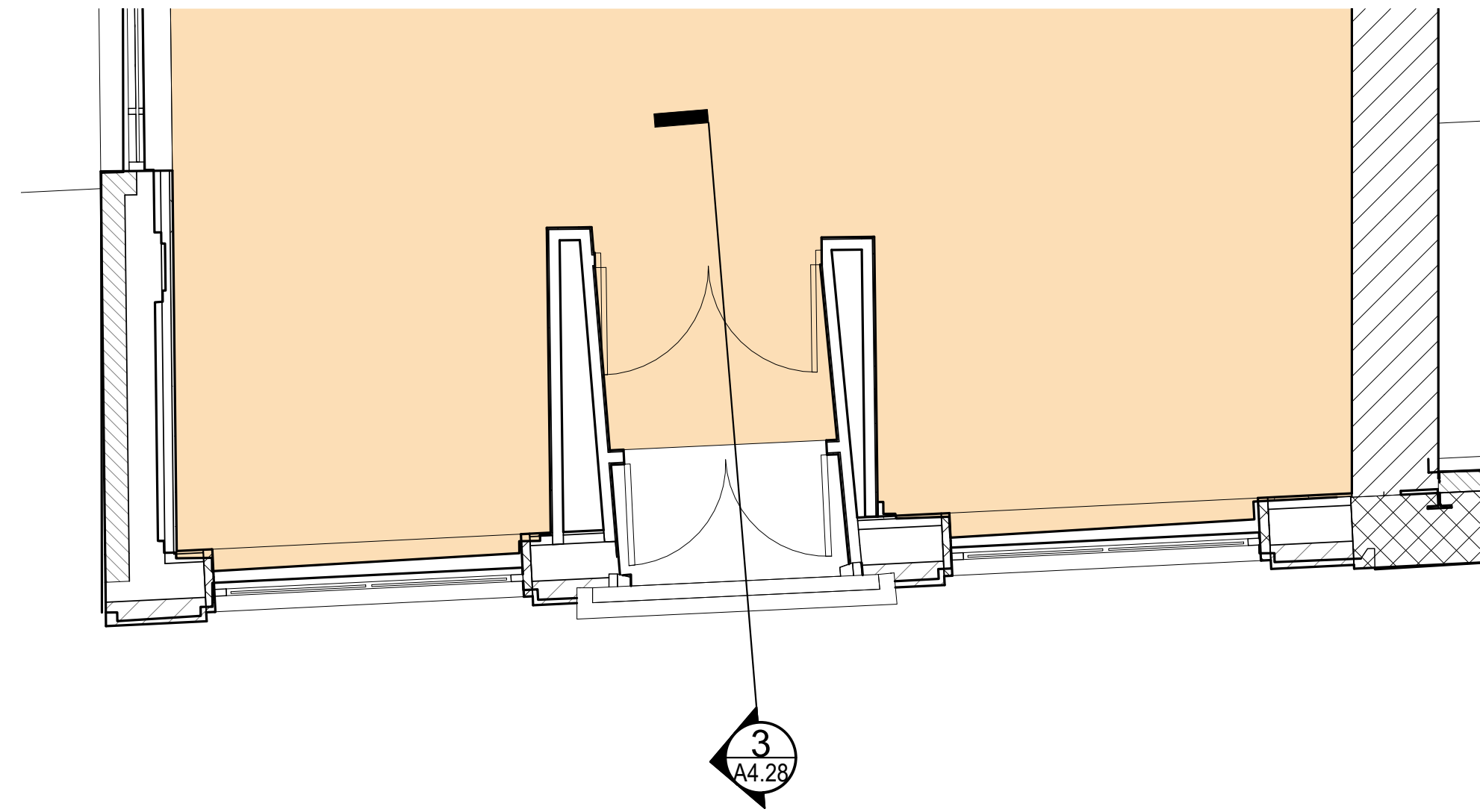
NORTH ELEVATIONS

A4.23





3 | BANK ENTRANCE SECTION
1/4" = 1'-0"



2 | FIRST FLOOR CONGRESS STREET BANK - NEW
1/4" = 1'-0"



1 | CONGRESS STREET FIRST FLOOR BANK ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

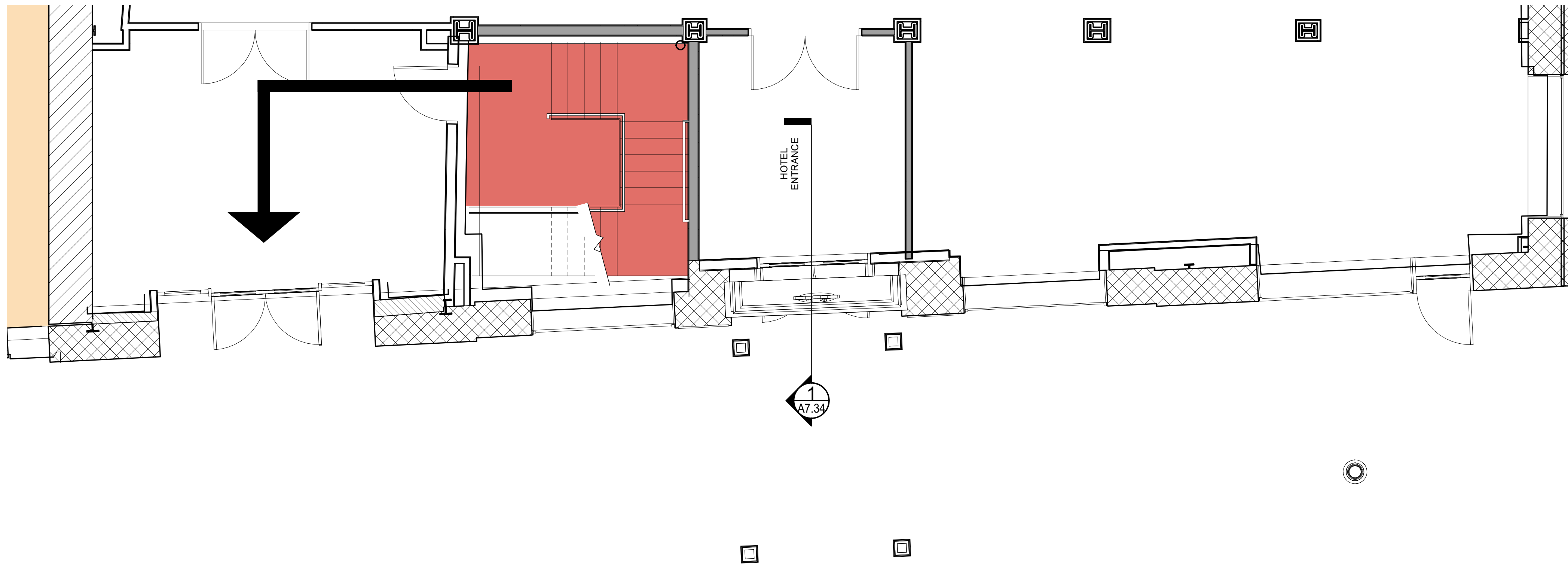
Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
**TIME &
TEMPERATURE
HOTEL**
477 Congress Street
Portland, Maine

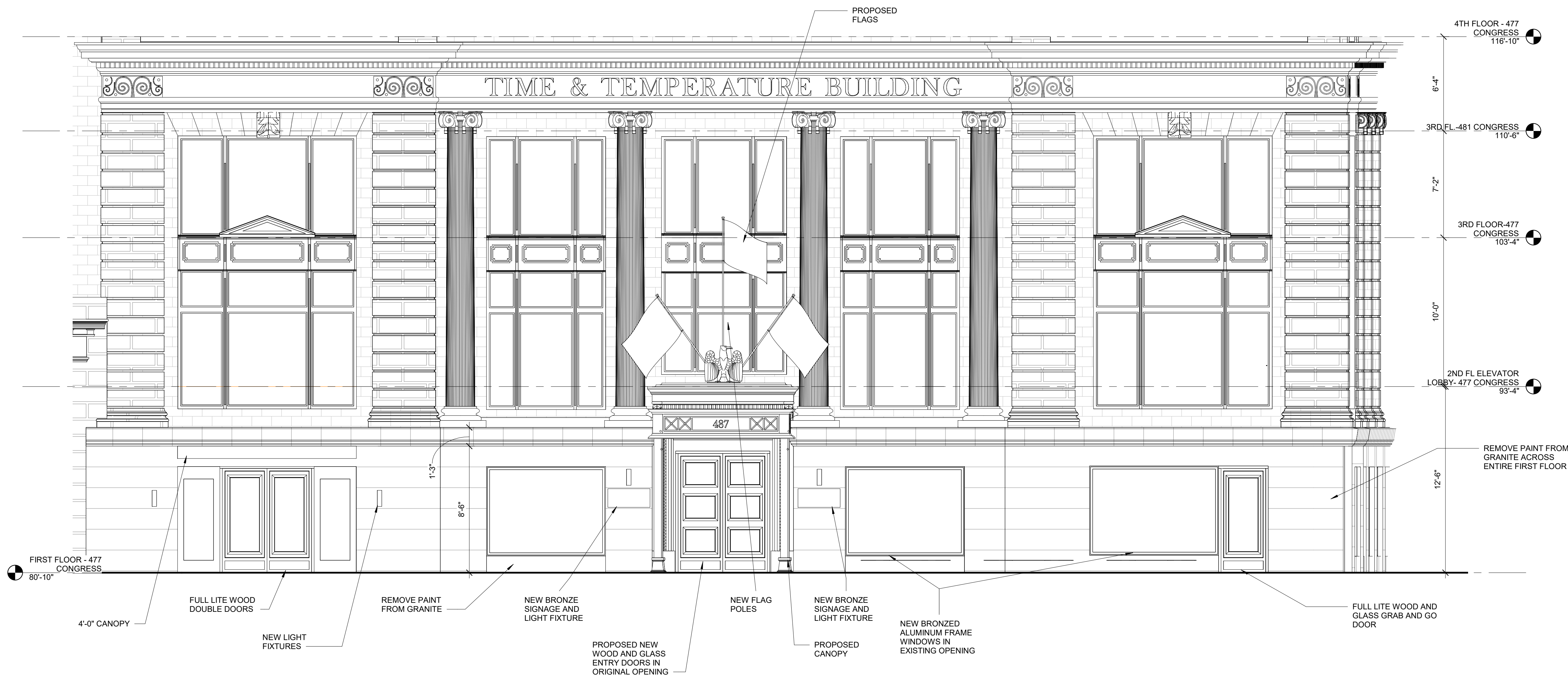
Revisions:

Date:
24 MAY, 2021
Scale:
1/4" = 1'-0"
**CONGRESS STREET
DETAILS - NEW**

A4.28



2 | FIRST FLOOR CONGRESS STREET TOWER - NEW
1/4" = 1'-0"



1 | CONGRESS STREET FIRST FLOOR TOWER ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

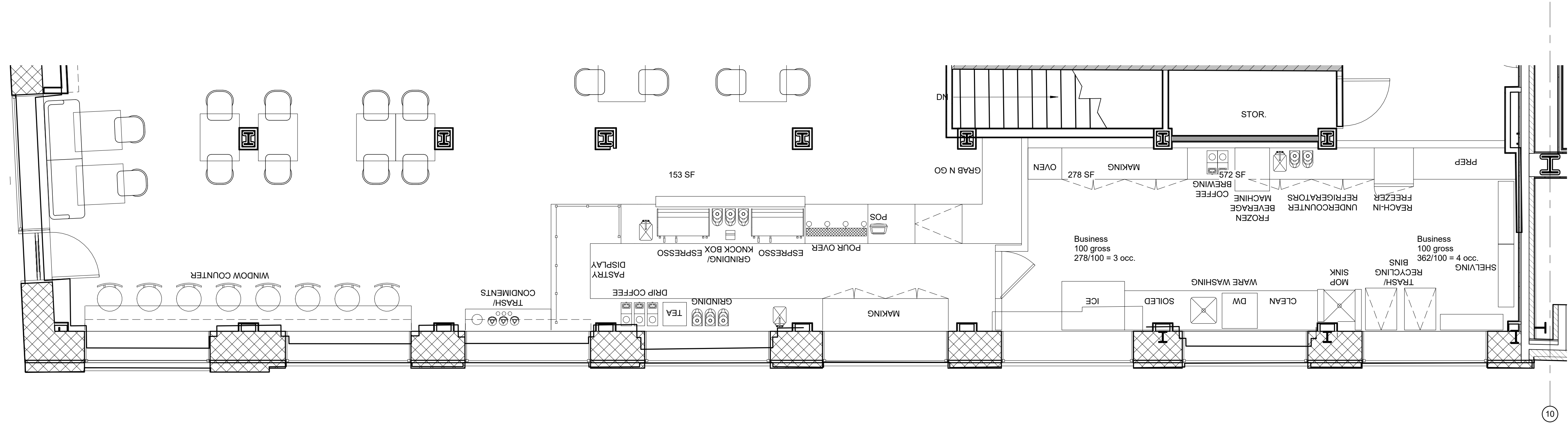
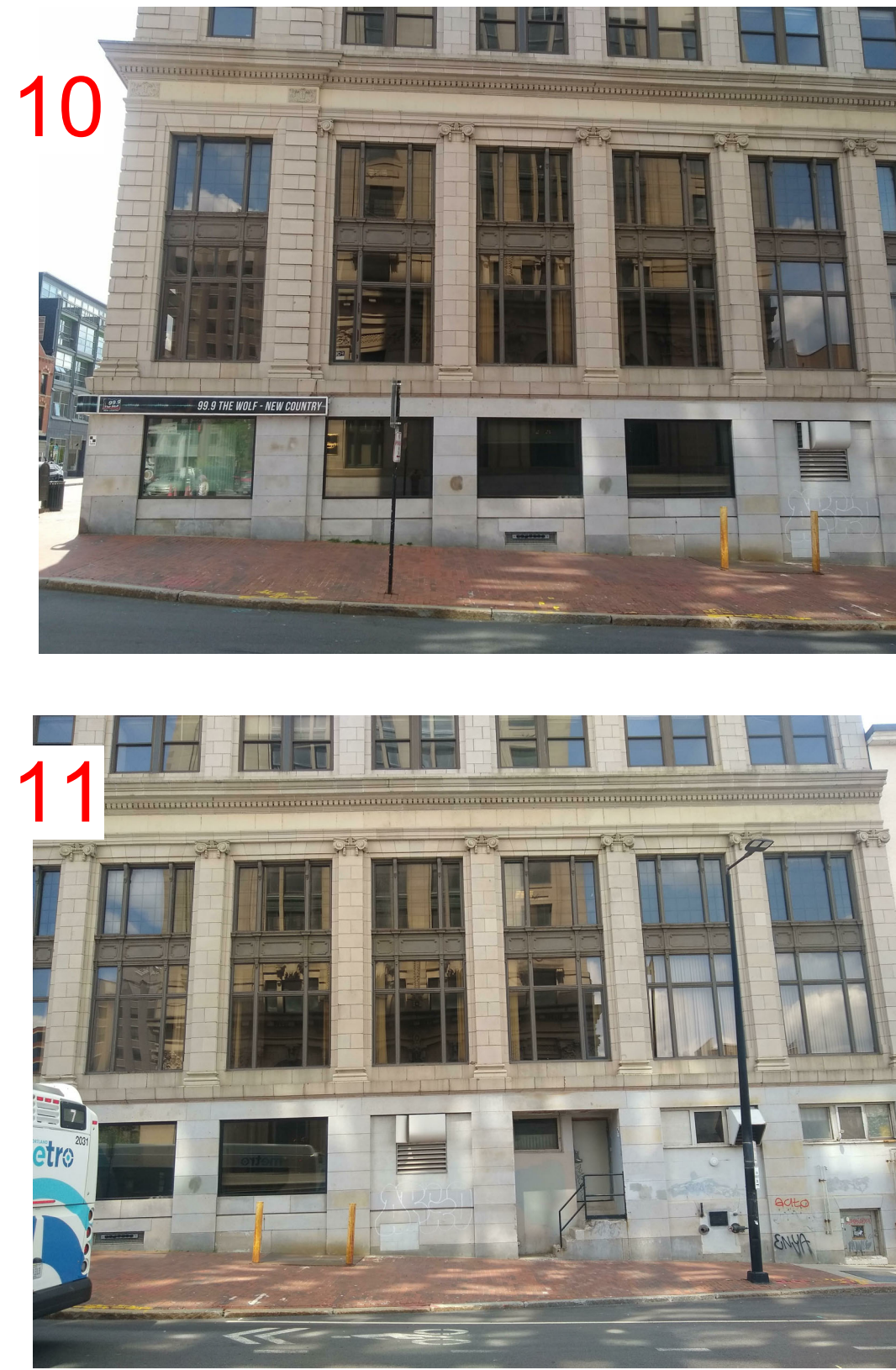
Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
TIME & TEMPERATURE HOTEL
477 Congress Street
Portland, Maine

Revisions:

Date:
24 MAY, 2021
Scale:
1/4" = 1'-0"
CONGRESS STREET DETAILS - NEW

A4.29



2 FIRST FLOOR PREBLE STREET TOWER - NEW
1/4" = 1'-0"



1 PREBLE STREET FIRST FLOOR TOWER ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
**TIME &
TEMPERATURE
HOTEL**
477 Congress Street
Portland, Maine

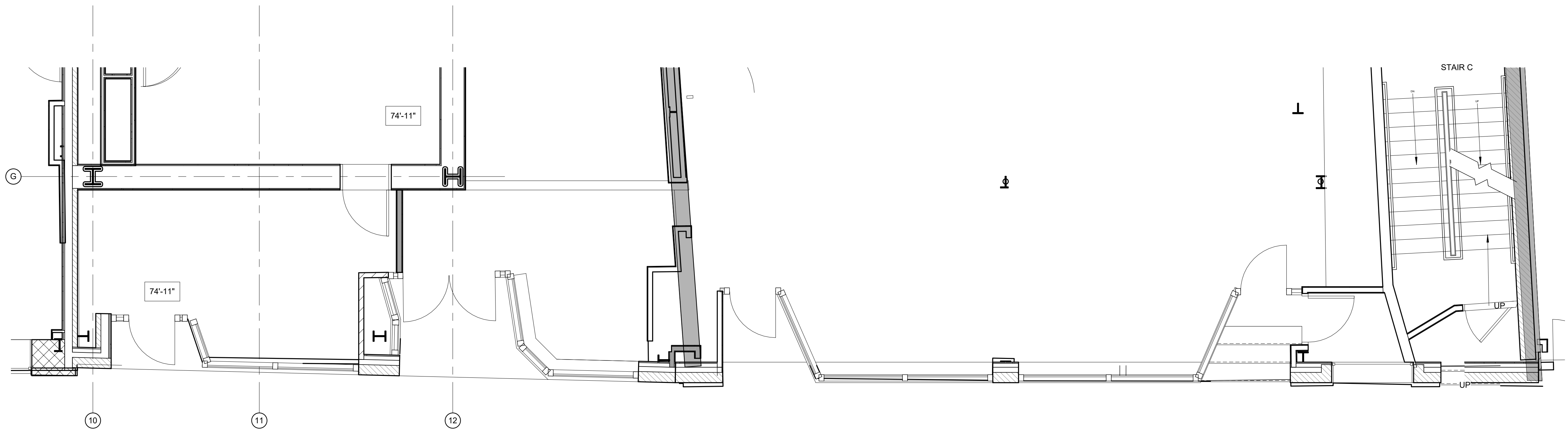
Revisions:

Date:
24 MAY, 2021

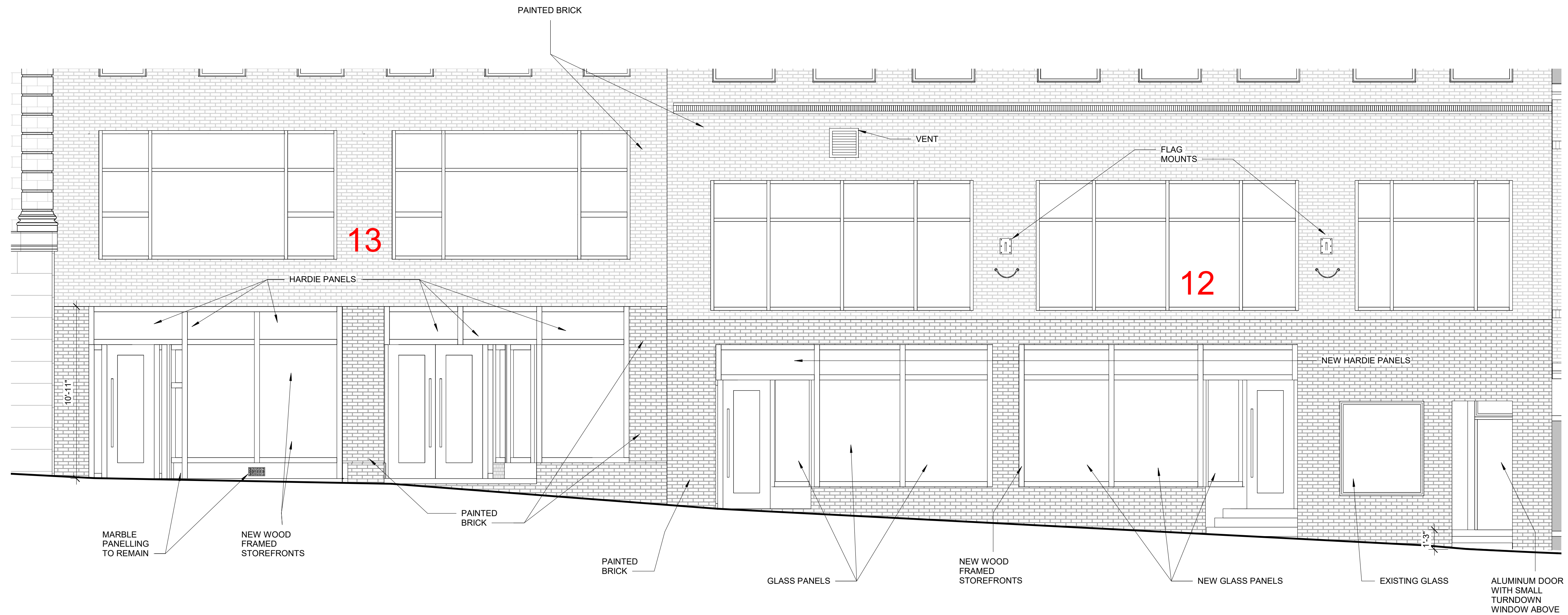
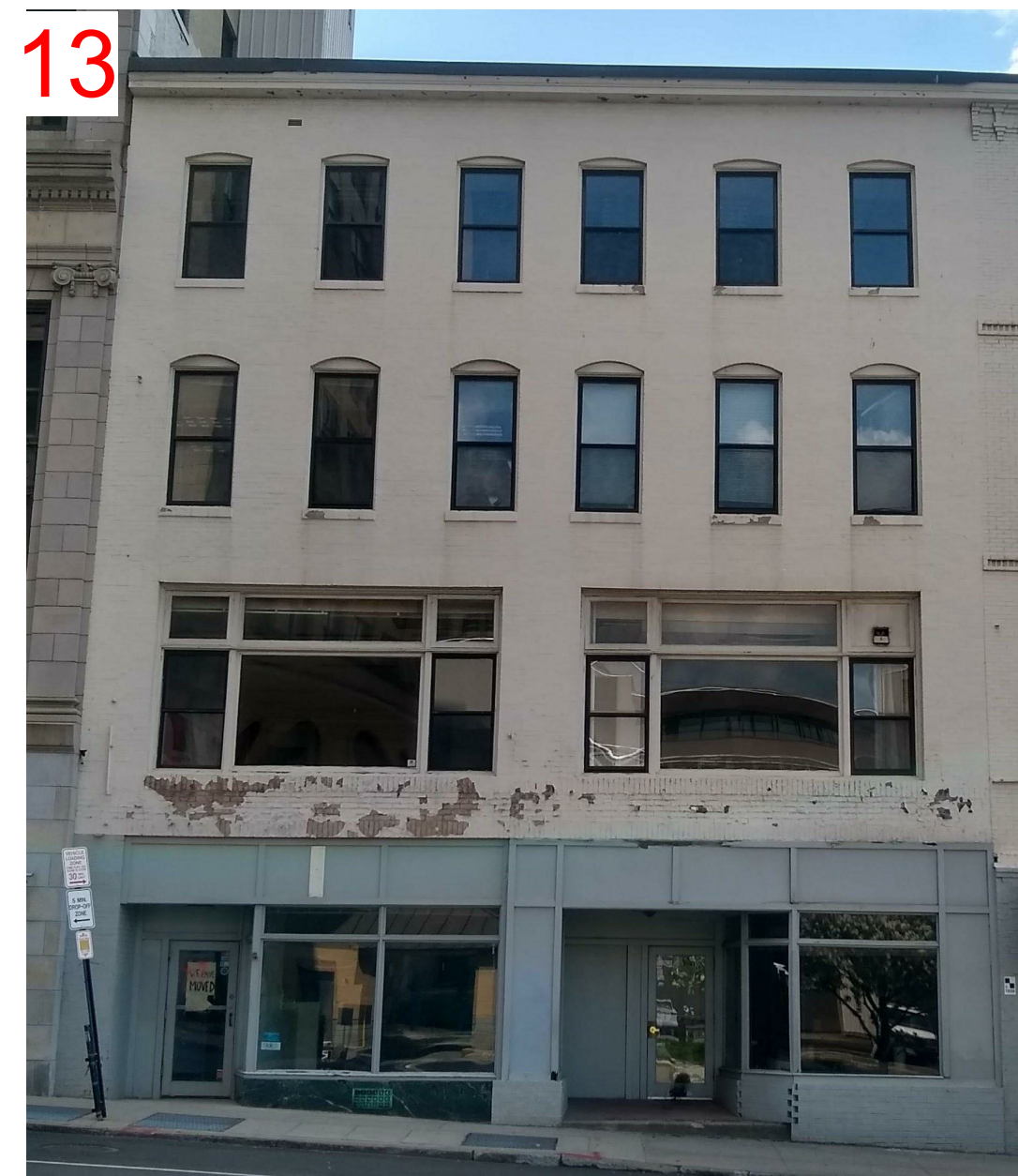
Scale:
1/4" = 1'-0"

**PREBLE STREET
DETAILS - NEW**

A4.32



2 | FIRST FLOOR PREBLE STREET ANNEX 2 - NEW
1/4" = 1'-0"



1 | PREBLE STREET FIRST FLOOR ANNEX 2 ELEVATION - NEW
1/4" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
**TIME &
TEMPERATURE
HOTEL**
477 Congress Street
Portland, Maine

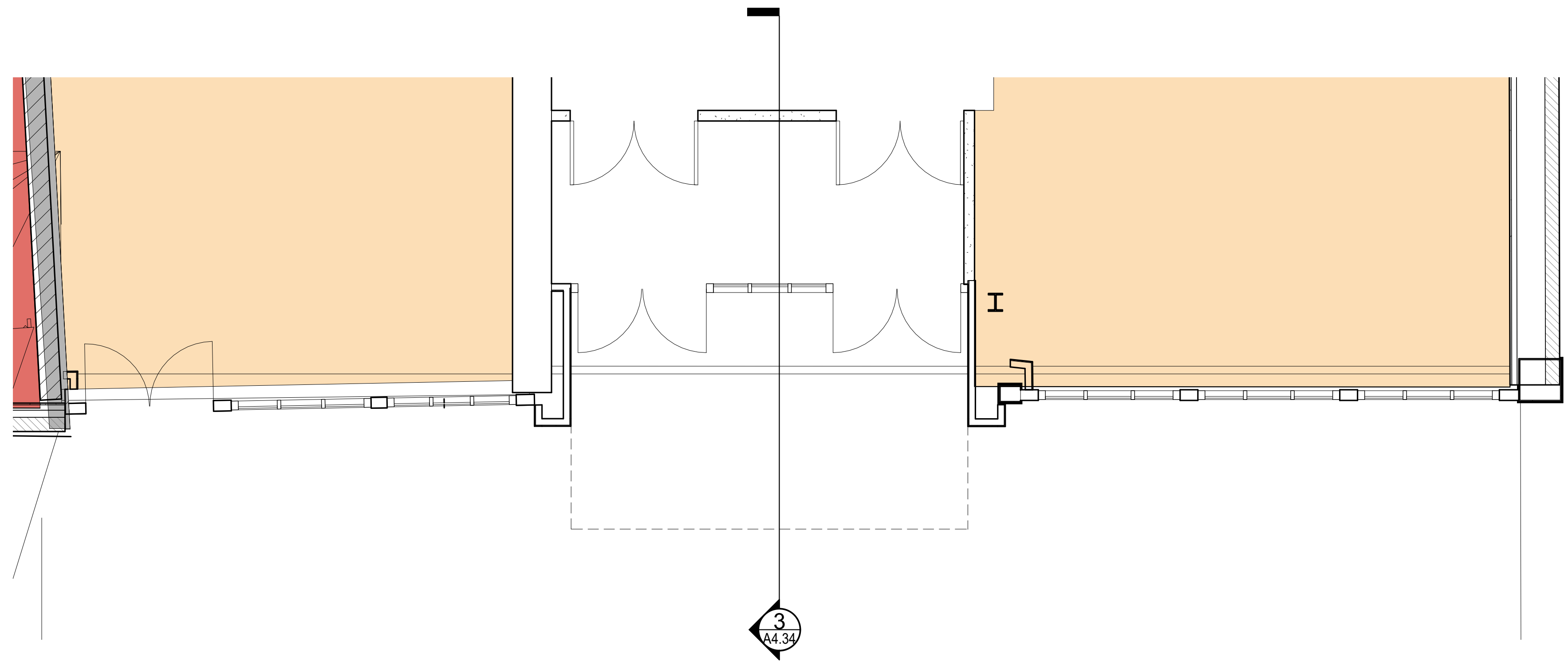
Revisions:

Date:
24 MAY, 2021

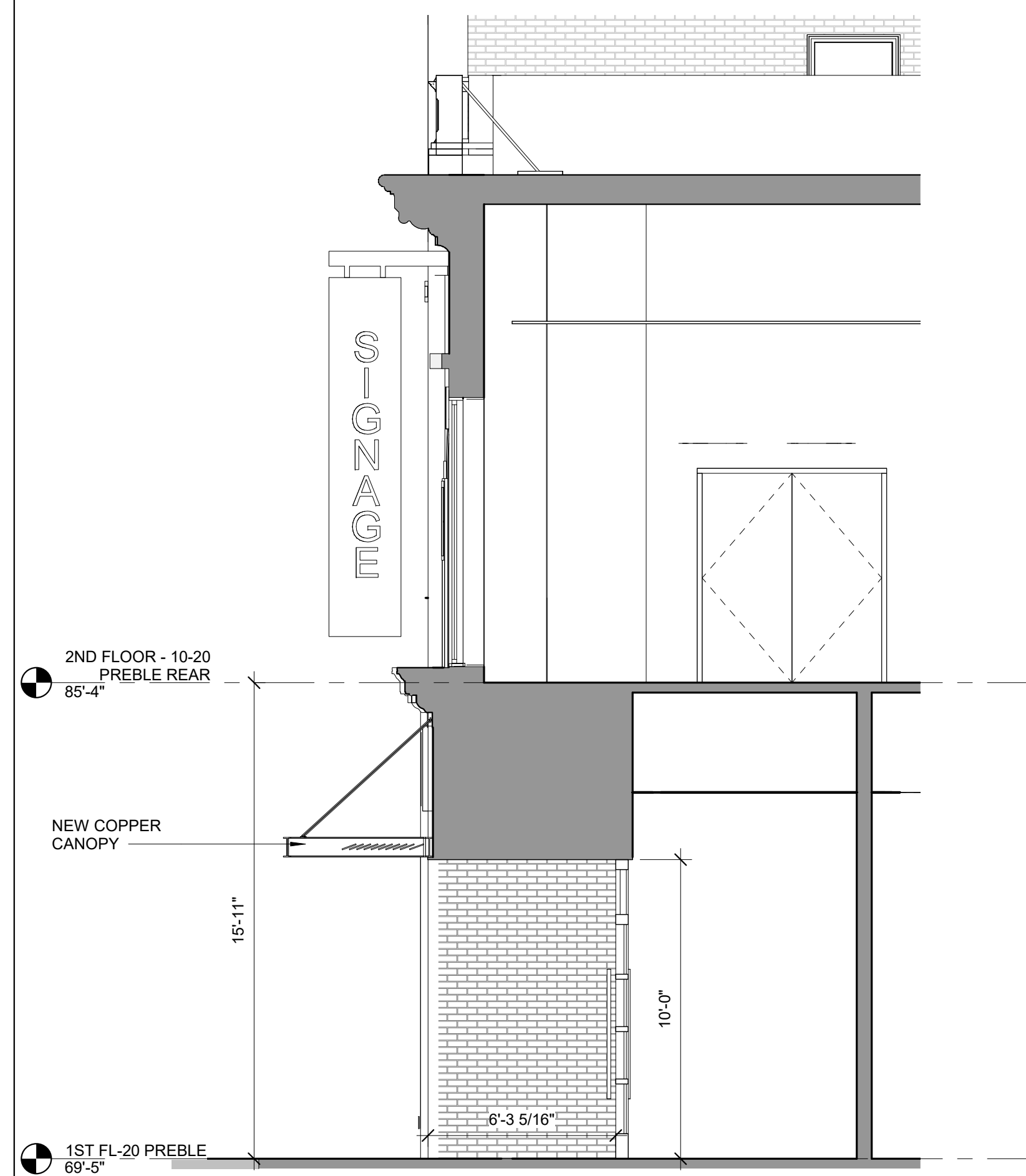
Scale:
1/4" = 1'-0"

**PREBLE STREET
DETAILS - NEW**

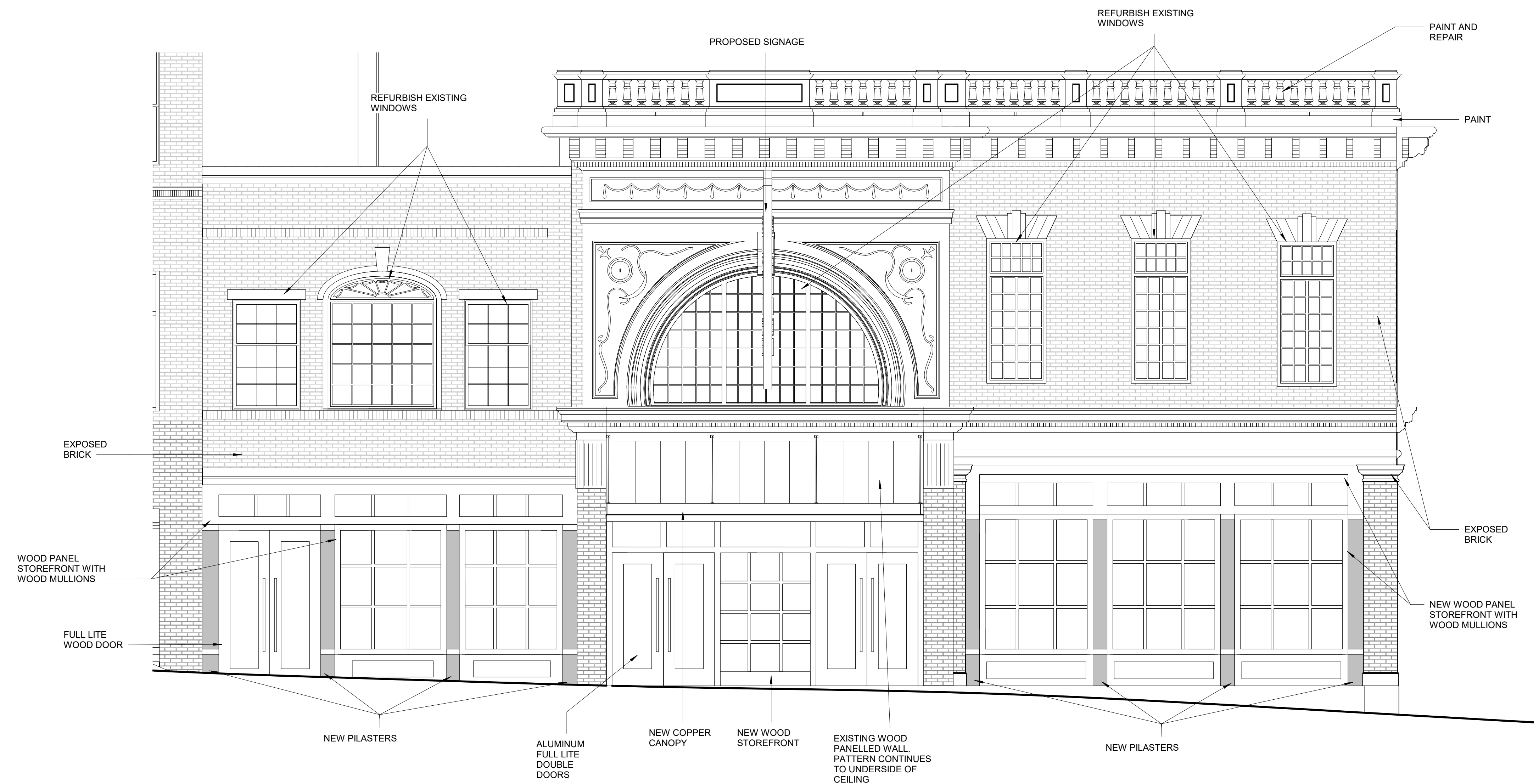
A4.33



2 | FIRST FLOOR PREBLE STREET ANNEX - NEW
| 1/4" = 1'-0"



3	22 PREBLE ENTRANCE SECTION
	1/4" = 1'-0"



1 | PREBLE STREET FIRST FLOOR ANNEX ELEVATION - NEW
1/4" = 1'-0"

Prepared For:

PRESIDIUM

Consultant.

**ARCHETYPE
ARCHITECTS**

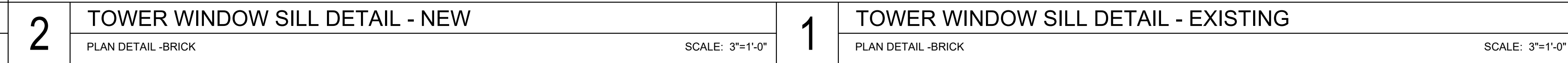
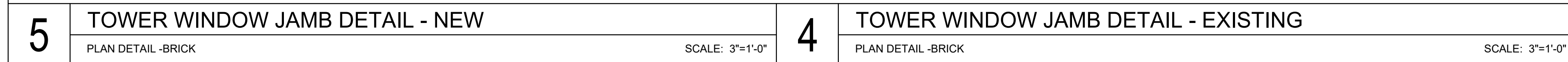
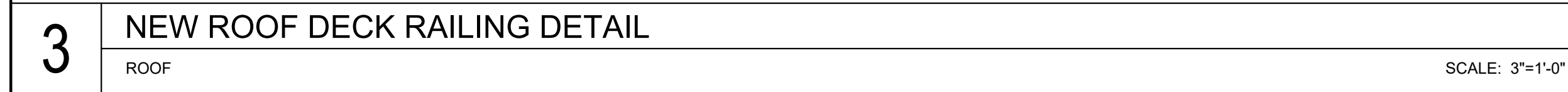
TIME & TEMPERATURE HOTEL

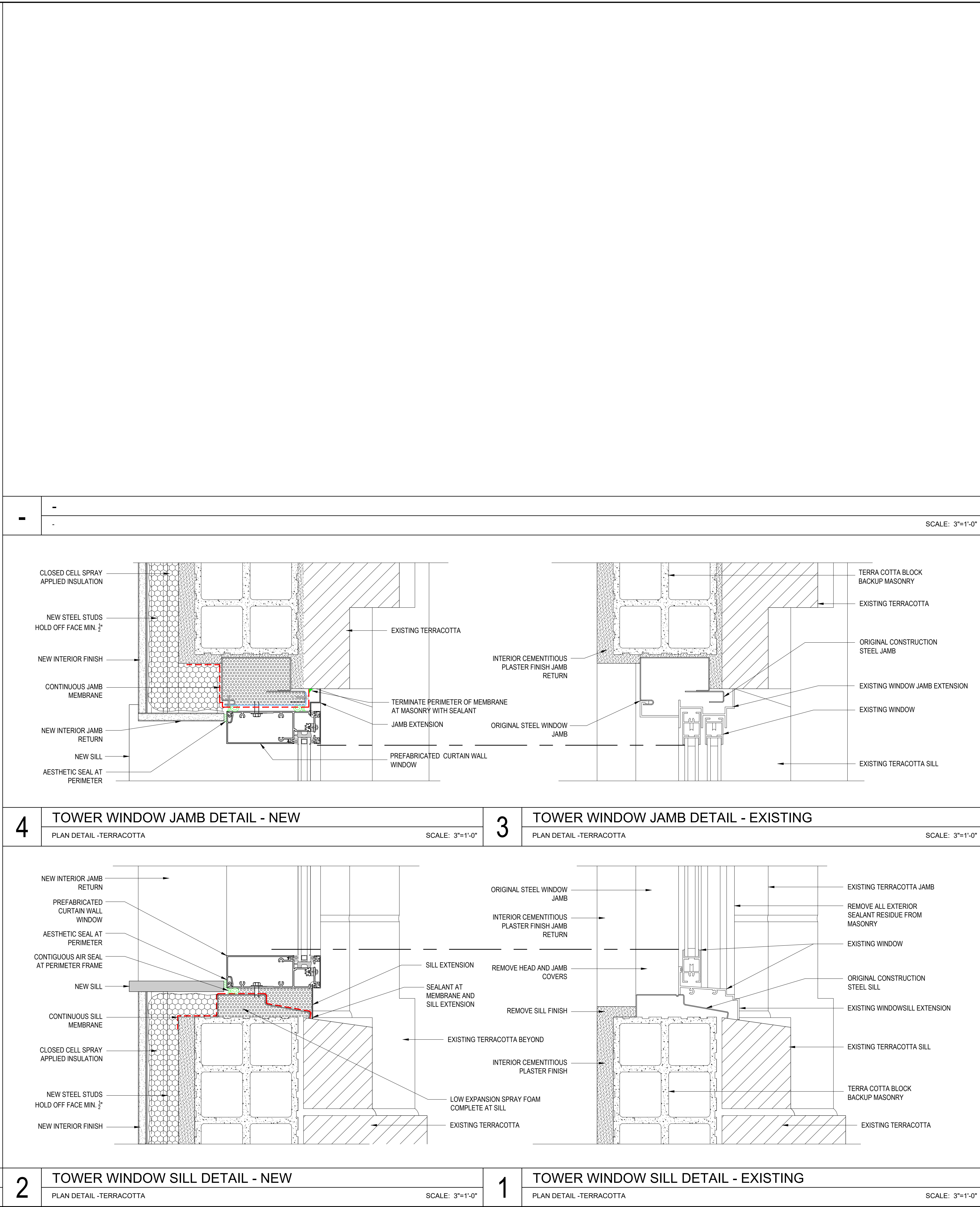
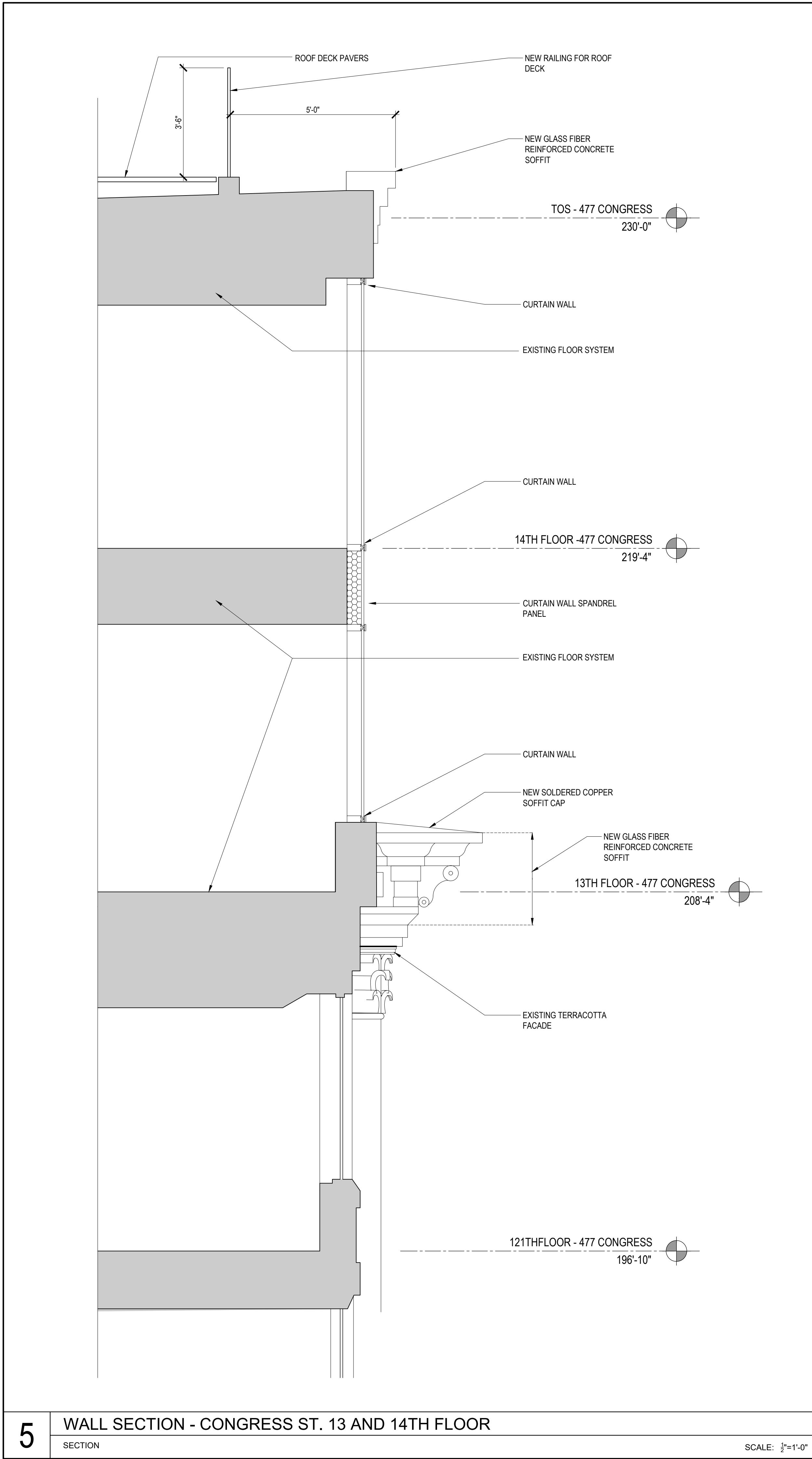
REVISIONS.

Date.	24 MAY, 2021
Scale.	1/4" = 1'-0"

PREBLE STREET
DETAILS - NEW

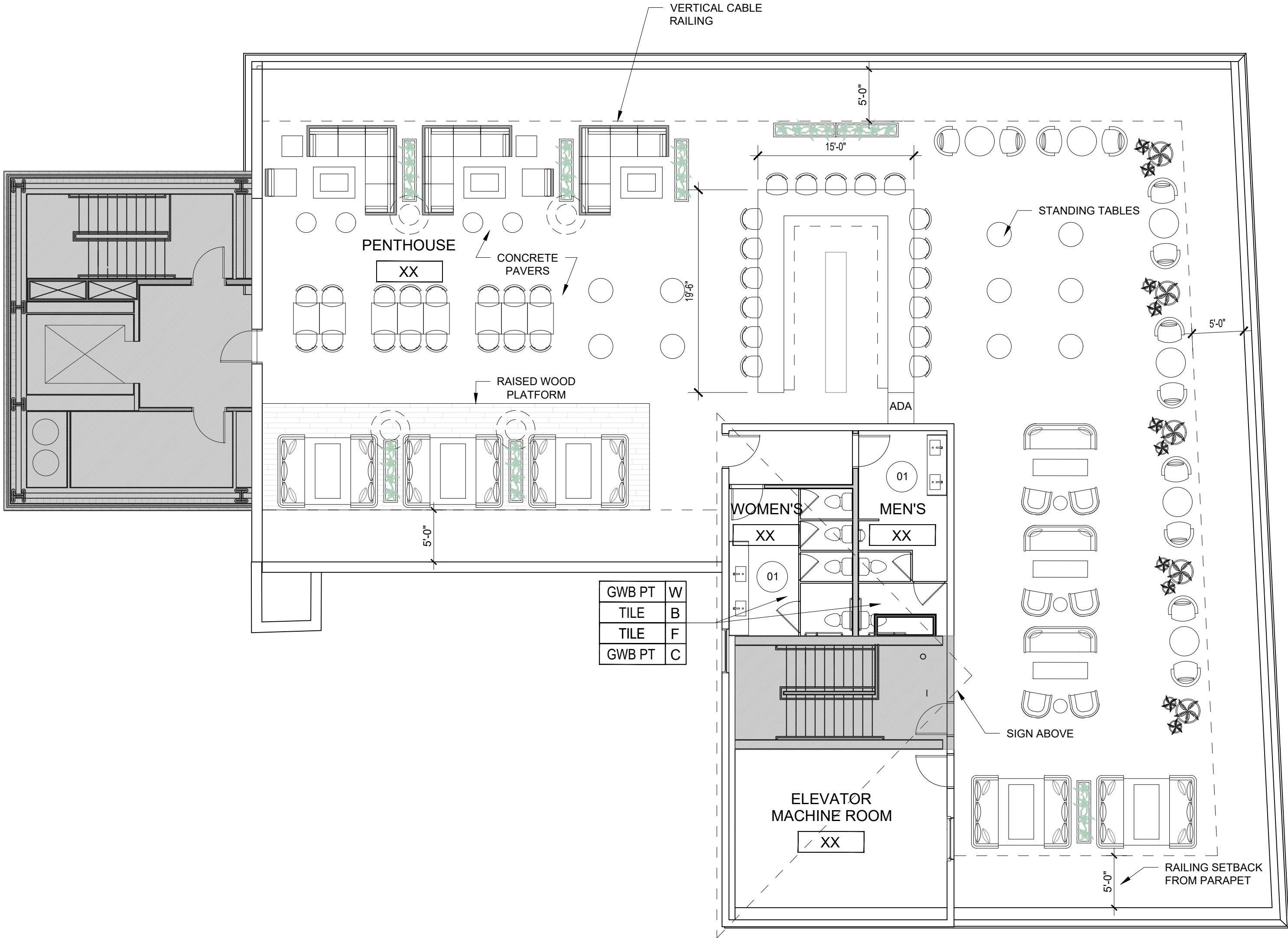
A4.34





Prepared For:		PRESIDIUM	
Consultant:		ENVELOPE ARCHITECTURE & CONSULTING BUILDING ENVELOPE CONSULTANTS 207.807.6661	
Project:		TIME & TEMPERATURE HOTEL 477 Congress Street Portland, Maine	
Revisions:		AS NOTED	
Date:		24 MAY, 2021	
Scale:		AS NOTED	
Window Details		WALL SECTION	
A702			

5/24/2021 7:15:26 AM: Envelope Architecture & Consulting



1 | ROOF ENLARGED FURNITURE/ FINISH PLAN
1/8" = 1'-0"

KEYNOTES

- 01
- PUBLIC SPACE RESTROOMS: QUARTZ LAVATORIES, AUTOMATIC FAUCETS AND ELECTRIC MIRRORS; FULL HEIGHT WALLS AT RESTROOM STALLS AND SOLID WOOD DOORS; FULL HEIGHT TILE AT LAVATORY WALL AND AT WC ALL WALLS

ID3.9

ROOF FURNITURE / FINISH PLAN

Date: 21 MAY, 2021

Scale: As indicated

Revisions:

Project: TIME & TEMPERATURE HOTEL

477 Congress Street
Portland, Maine

Architect: ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Interior Design: EALAIN STUDIO

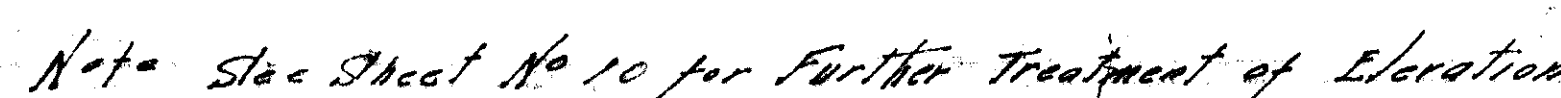
408 Fore Street Ste 301 Portland, Maine 04101
(207) 956-7575

Prepared For: PRESIDIUM

HISTORIC DRAWING - CONGRESS STREET

CONCRETE ST ELEVATION

Page 139



From: Scott Hanson <shanson@mac-ha.com>
Sent: Tuesday, April 6, 2021 9:11 AM
To: Johnson, Mike D <Mike.D.Johnson@maine.gov>
Subject: RE: Is this approvable in concept?

Hi Mike,

The Time and Temp (Chapman) Building in Portland has an existing fire escape on the north elevation that was enclosed in metal roofing at some point (see attached photo) and does not remotely meet code for the current use, much less for the hotel planned for the building. The architect is proposing a new stair and elevator tower against the historic tower wall in its place. This will rise above the attached buildings on Preble Street, set back a significant distance to retain the existing windows openings that look toward Mt. Washington. This is a secondary elevation clad in yellow/buff brick, without any architectural ornamentation. To my mind, in concept this addition meets NPS guidance.

I suggested to the architect that cladding it in matching yellow/buff brick would be the most compatible treatment, ideally with contemporary jumbo size brick for differentiation (like on the addition at the Children's Hospital). The architect likes that approach but the engineer has concerns about the weight of the brick. So the architect is now asking if it might be possible to use thin brick like the attached Belden product. It is real brick, but thin, and is pointed in place to better resemble full depth brick. This product was used for the new building at 184 Fore Street, which is shown in the two attached photos. Keep in mind that on the Chapman Building, this will only be seen from Preble Street above the three story buildings that are connected to the tower.

Before we spend a bunch of time and money selling this approach to the client, does it appear to you that it could meet the standards if appropriately detailed?

Thanks,

Scott

Scott Hanson
Senior Associate



| Bringing strategy, equity, and experience to historic building development

313 Washington Street, Suite 308
Newton, MA 02458

P | 207 620 6291
E | shanson@mac-ha.com
www.macrostiehistoric.com

From: Johnson, Mike D <Mike.D.Johnson@maine.gov>
Sent: Tuesday, April 6, 2021 2:57 PM
To: Scott Hanson <shanson@mac-ha.com>
Subject: RE: Is this approvable in concept?

The cladding should be fine and we would support it if it matches the color of the rest of the masonry on that elevation. We'll have to take a look at the massing when the drawings are available. I'd just recommend that they not propose anything that's larger than is required by code.

Mike

Mike Johnson

Historic Rehabilitation Tax Credit Coordinator
Grants & Easements Coordinator
Maine Historic Preservation Commission
State House Station 65
55 Capitol Street
Augusta, ME 04333
207-287-2949
mike.d.johnson@maine.gov