

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD



Julia Sheridan, Chair  
Bruce Wood, Vice Chair  
Ian Jacob  
Robert O'Brien  
Penny Pollard  
Julia Tate  
John Turk

### AGENDA

#### HISTORIC PRESERVATION BOARD MEETING

On January 16, 2019, the Portland Historic Preservation Board will meet at 5:00 p.m. in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 2, 2019.**
  - i. Review of Revisions to the City of Portland Technical Manual: Revised Standard for Lighting Fixtures in Historic Landscape Districts; Caitlin Cameron, Urban Designer, City of Portland, presenter. By a vote of 6-0 (Jacob absent), the Board found that the street and pedestrian light fixtures proposed for Portland's designated historic landscapes meet the historic preservation ordinance standards, subject to the following conditions: 1) The fixture recently installed along a section of the Eastern Promenade in the vicinity of Fort Allen Park shall be the specified fixture for street lights along the Eastern and Western Promenades and Baxter Boulevard; 2) Concrete poles proposed for both pedestrian and street lights to feature a smooth finish, slight sheen and through-color (black); and 3) Every effort shall be made to change out the entire pole/fixture assembly whenever replacement is proposed to ensure the intended appearance. Based on this finding and subject to the aforementioned conditions, the Board voted 6-0 to recommend proposed amendments to Section 10 (Municipal Street Lighting Standards) of the City of Portland Technical Manual that pertain to lighting within and on streets immediately abutting designated historic landscape districts.
3. **COMMUNICATION AND REPORTS**
4. **WORKSHOP - 5:00 P.M.**
  - i. Preliminary Review of Proposed Hotel Construction (2nd workshop); One Center Street; Fathom Companies, Applicant
  - ii. Preliminary Review of Proposed Exterior Alterations and Addition; 265 State Street; Elliot Murphy, Applicant.
- BREAK FOR DINNER - MEETING RESUMES AT 7:30 P.M.**
5. **WORKSHOP, CONTINUED**
  - i. Preliminary Review of Proposed Preservation Treatment and Revised Location for Building 12; former Portland Company Complex, 58 Fore Street; Portland Foreside, Applicant.
6. **CONSENT AGENDA**

HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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WORKSHOP  
ONE CENTER STREET

**TO:** Chair Sheridan and Members of the Historic Preservation Board  
**FROM:** Deb Andrews, Historic Preservation Program Manager  
**DATE:** January 9, 2019  
**RE:** January 16, 2019    **2<sup>nd</sup> WORKSHOP – Preliminary Review of Proposed Hotel Construction**

**Address:** One Center Street  
(northeast corner of Commercial and Center)

**Applicant:** Fathom Companies  
Jim Brady, principal

**Project Architect:** HKS Hospitality Group

### Introduction

Jim Brady, principal of Fathom Companies, and architects from HKS Hospitality Group have requested a second workshop on their proposal for a 6-story, 135-room hotel at the northeast corner of Commercial Street and Center Street. The project address is One Center Street as the main entrance of the proposed hotel is on Center. Board members will recall that the hotel will occupy one corner of a large contiguous open parking lot that occupies the majority of the block bounded by Commercial, Center, Fore and Cross Streets. (The historic Richardson Wharf Company building occupies the southeast corner of the block.) Waterfront Maine, which owns the entire open parcel, plans to subdivide the property and sell this lot to Fathom Companies. Waterfront Maine is currently developing its own plans for the balance of the property. The wide set of stairs shown immediately abutting the east elevation of the hotel in the enclosed plans is actually part of Waterfront Maine's forthcoming proposal.

The project was introduced to the Historic Preservation Board on December 5<sup>th</sup>. In response to comments and concerns raised by Board members at the initial workshop, the development team has made a number of design modifications and is now seeking feedback on the revised proposal.



Enclosed for review are revised elevations and perspective views as well as floor plans, a roof plan and site plan. As with the initial proposal, the design team has shown the proposed development in the context of its neighboring properties and as viewed from numerous vantage points. These contextual renderings are particularly helpful in assessing compatibility.

For reference purposes, staff has enclosed selected elevations and renderings from the development team's 12/5 submission—see ATTACHMENT 3.

## Project Context

A detailed description of the project context was provided in the 12/5 staff report. Following is an abbreviated version of the analysis that identifies the *unifying visual characteristics* of the project's Commercial Street context.

### *Relationship to the street:*

- With few exceptions, the entire width of each block is developed with wall-to-wall buildings. On a few blocks, individual buildings with large footprints fill the entire width of the block. More often, individual, smaller-footprint buildings directly abut each other, sharing party walls. This creates a strong continuous streetwall, interrupted only by intersecting side streets. The few gaps in this continuous streetwall pattern are the result of demolition and reuse of the subject site for surface parking.
- Buildings are oriented with their principal facades facing Commercial Street, with no setback from the sidewalk.
- The flatness and unusual breadth of Commercial Street, together with its broad sweeping curve as one travels from one end to the other, make possible expansive views of the continuous street wall on the inland side of the street. This configuration allows one to appreciate the relationship between individual buildings.

### *Scale, Form and Architectural Composition of Individual Structures:*

- A strong base, typically executed in granite, which is clearly distinguished from the upper floors. A continuous horizontal datum is established by the frieze/cornice above abutting storefronts
- Building heights that generally range from 3-5 stories. The Courtyard Marriott is 6 stories.
- Overall simplicity of massing
- Very regular fenestration, individual punched window openings, windows of vertical proportions
- A defined cornice
- Roofs are simple in form and singular in expression. Roofs are typically flat or gambrel, with few exceptions.
- Consistent and limited material palette.

### *Variety of Architectural Detail*

- Within the generally uniform architectural framework described above, the individual buildings exhibit a great deal of architectural variety. Architectural detail is provided through corbelling of brick, projecting and recessed elements, decorative cornices, alternating bay treatments, granite detailing, etc. Observing the various ways in which granite alone is employed in buildings along Commercial Street, one sees a wide range of surface treatments and detailing. This lends textural and architectural interest to the street.

### **Summary of Board Comments at Initial Workshop**

*Enclosed for reference purposes are elevations and selected renderings from the 12/5 submission—ATTACHMENT 3.*

In general, Board members responded quite favorably to the project, noting the overall high quality of design, attention to detail (in particular, the articulation of window framing), effort to create shadow and depth on the façade, and contextual material palette. That said, Board members did have a number of concerns/questions about the preliminary design:

- Ironically, one of the key identified problems with the design appeared to have arisen from the architect's effort to pick up on key datum lines of the buildings on either side of the proposed hotel. This effort to create a design that mediated between buildings of disparate scale and base heights resulted in an unduly complicated, "split" façade that was at odds with the prevailing development pattern on Commercial Street. As several members of the Board noted, Commercial Street facades are noteworthy for their overall consistent architectural expression. Board members encouraged the project architect to eliminate some of the intermediate cornices that referenced datum lines of the abutments, adjust the material palette of the upper floors to create a simpler composition of base/middle/top and, most importantly, unify the Commercial Street façade to create a more cohesive architectural expression.
- Board members noted that the treatment proposed for the top floor contributed significantly to the Commercial Street façade's lack of cohesiveness and hybrid nature. As proposed, the eastern half of the top floor was positioned at the same plane as the lower floors, continued the same design vocabulary of the floors below and terminated in a flat roof with no projecting cornice. The western half of the top floor, which is to be occupied by a bar, was set back approximately 11 feet behind a metal railing and featured continuous glazing. A prominent projecting canopy, set at a lower height than the wall height of the eastern end, capped this recessed element.



The project architect was asked to explore ways to reconcile the treatment of the two ends to achieve greater uniformity of design at the top of the building. Given the width and arc of Commercial Street, the roofline will be prominent, making the disparity in treatment all the more apparent as viewed against the consistent rooflines of its neighbors. As one member put it, what is most important about this development's context is the overall character of the street.

- It was noted that the glazed tower element at the southwest corner of the building does not correspond to the interior program proposed for the upper floors. Floor plans indicate that the corner will be occupied by hotel rooms above the main floor, rather than common areas. Based on observations of another recently-constructed hotel with a similar feature, Board members noted it was inevitable that curtains will be drawn and the transparency and clarity of design intended for this key element will be undermined. The project architects were encouraged to reconsider the treatment of this corner, given the interior program.
- Board members expressed some concern about the overall size of the windows, particularly the upper floor windows. Acknowledging that windows on a new building will be larger than those on structures built in the 19<sup>th</sup> century and that the proposed window sizes were proportionate to the building itself, members of the Board nevertheless found the windows to be oversized when viewed in the context of neighboring buildings. Some adjustment in size was encouraged.
- Some members questioned the lack of windows on the east elevation of the hotel, especially near the Commercial Street corner.
- Board members recommended that the intermediate cornices on the Center Street elevation be removed as well.
- Questions were raised about the limited number of entries along Commercial Street's ground floor and the lack of canopies or other devices to distinguish the entry openings from the window openings.

## Revised Proposal

Enclosed with the applicant's latest submission is a written summary of the design revisions made since the last workshop—see ATTACHMENT 1. As you will note, the latest submission includes not only design revisions made in response to Board input, but also some added building elements. Most notably, a rooftop terrace has been added on the west side of the building. A decorative metal railing, set close to the roof edge, surrounds the proposed deck. Also added to the roof are two new rooftop elements identified as elevator overruns. Presumably, these two elements are associated with the addition of a roof terrace. As Board

members will recall, the previous submission showed dotted lines indicating the potential for a roof terrace, but plans for such were still uncertain. Accordingly, there was little discussion about it.

The latest submission also provides information regarding proposed signage for the hotel. While a detailed proposal has not yet been developed, the latest elevations and renderings illustrate the proposed number, scale, and placement of proposed signs. More detailed plans will presumably be included with the final submission.

As the project architect has provided an itemized list of all the design revisions made since the last workshop, there is no need to repeat the list of changes here.

### **Staff Comments**

The revised proposal is responsive to the Board's feedback in a number of respects. For example, the elimination of intermediate cornices and the unification of the material palette on the upper façade has simplified and "calmed" the composition considerably. The introduction of a simple metal cornice that extends across the entire façade above the fifth-floor level also helps unify the upper façade, at least up to this level of the building. The changes to the glazed tower element at the corner of Commercial and Center are positive as well. By raising the sills and lowering the headers on the corner windows and by introducing a series of horizontal louvres, issues of privacy and visual clutter are addressed.

Although the enclosed proposal reflects a number of positive and responsive design revisions, staff continues to have reservations about the proposed treatment of the sixth-floor level of the building in terms of achieving compatibility with the surrounding Commercial Street context. All of the measures taken to unify the façade below this level are undermined by the sharp division in treatment at the top floor. As was noted in the previous staff report and by Board members at the first workshop, one of the most important shared characteristics of the buildings that line the inland side of Commercial Street is their simplicity of form and overall consistency of architectural expression.

Staff's other concern is the applicant's proposal to add a rooftop terrace above the 6<sup>th</sup> floor on the west side of the building. Not only does the addition of the rooftop terrace further differentiate the west side of building from the east side, it also requires additional rooftop elements to accommodate it, including railings, and taller elevator overruns. Although these elements are set back from the Commercial Street elevation, given the expansive views afforded by the width and broad arc of Commercial Street, these projecting elements will be clearly visible.

To address both of the concerns expressed above, staff suggests that the treatment on the west side of the sixth floor be extended across the entire façade at this level. It appears that this would require the elimination of one hotel suite and two standard rooms at the sixth floor level.



However, extending this treatment across the entire top floor level could provide expanded outdoor seating for the bar and/or outdoor space and expansive views for hotel guests not patronizing the bar. With additional outdoor space at the sixth-floor level, the rooftop terrace and elevator overruns would not be necessary. Also, the overhanging canopy above the sixth floor would provide shelter for sun or inclement weather, something the proposed rooftop terrace does not provide. In staff's view, this modification in design and program would result in a more architecturally cohesive and compatible Commercial Street façade that still accommodates the desire for elevated outdoor space and expansive views.

Other proposed design revisions warrant further discussion as well. In the summary of design revisions prepared by the project architect, there is note of the fact that the upper floor windows have been widened by 8 inches and that the framing around all of the windows has been simplified. The drawings suggest that the framing has become flatter and less detailed. These changes appear to be at odds with the Board's input. At the 12/5 workshop, Board members suggested that the design team consider reducing the size of the windows somewhat to achieve better compatibility with surrounding buildings. The Board also called out the window framing as being a particularly successful feature of the design, noting that it added three-dimensional relief to the façade.

Finally, staff notes that the one Commercial Street entry (other than the service door at the eastern corner) is significantly downplayed. The entry bay has been reduced to one bay and but for the fact that the doors are recessed, there is little to distinguish the entry doors from the ground floor windows. There is no projecting canopy above the entrance. Only a wall-mounted plaque next to the door signals the entry. While staff understands the desire to control access into the hotel and encourage entry through the main entrance on Center Street, the limited number of entrances on Commercial and the very subdued treatment of the one provided does not animate the ground floor level to the extent one would expect in a pedestrian-oriented commercial district.

## **New Construction Review Standards and Guidelines**

Building characteristics used to gauge visual compatibility of infill construction with an existing context include the following:

### *Scale and Form*

*Height*

*Width*

*Proportions of principal facades*

*Roof Shapes*

*Scale of the structure*

### *Compositions of Principal Facades*

*Proportion of Openings*

*Rhythm of solids to voids in facades*

*Rhythm of entrance porch and other projections*  
*Relationship of materials, texture and color*  
*Presence of signs, canopies and awnings*

*Relationship to the Street*

*Walls of continuity*  
*Rhythm of spacing and structures on streets*  
*Directional expression of principal elevations*

**Attachments:**

1. Project architect's summary of design revisions
2. Latest submission, including floor plans, site plan, elevations and renderings
3. Excerpts from 12/5 submission

*Note: Staff comments included in this report were based on elevations and renderings submitted on 12/28. On January 10<sup>th</sup>, as staff was concluding this report, the project architect submitted slightly revised elevations and renderings. While most of the modifications were not significant, the design treatment of the 6<sup>th</sup> floor (west side) and of the rooftop terrace above had been adjusted to make the two levels appear more clearly "of a piece". This may or may not affect the Board's response to this aspect of the proposal, but staff wishes to note that the comments included in this report were based on an earlier iteration.*

*The most recent drawings and renderings provided by the applicant (1/10) have been included with this report.*



## CENTER STREET BOUTIQUE HOTEL

### HISTORIC PRESERVATION WORKSHOP02 – SUMMARY OF UPDATES

January 16, 2019

#### COMMERCIAL STREET

- LEVEL 01 – 02 (Brick Base)
  - We have simplified the architectural layers by creating two predominant facade planes. The brick base now stops completely just above Level 03 with the metal panel starting and continuing up the remaining façade from there.
  - The detailing of the overall two-level brick openings has been adjusted. The rust-colored metal surround from Workshop 01 has been replaced with brick which returns into the window. This was to help in ease of construction and more simplified detailing keeping the brick base pure in form.
  - There is one opening off Commercial Street into the building and one egress door. Both are shown with granite steps connecting onto the ROW. The sills under the windows along Commercial are currently shown as brick. We have adapted this from the previous iteration due to not needing granite steps at each of the punches the full length of the façade.
  - The Commercial Street egress door is now shown accurately with a single door on a brick façade.
  - A signage plaque is conveyed next to the Commercial Street public access.
  - More prominence has been given to the infill area between Level 01 and Level 02 to help provide a stronger linkage to the Richardson Wharf Company building datum since we removed the upper level brick.
  - Accent precast coloring has been adjusted to keep more in-tone with the overall building palette. The cornice profile is greatly simplified to be more consistent with the feel of the Center Street Hotel.
- LEVELS 03 – 06 (Metal Panel)
  - The glazing proportion for the guestroom windows has been increased from 6'-0" to 6'-8". This is to enhance the guestroom experience by providing better visibility out to the view of Casco Bay. The overall dark metal surround has remained the same overall width, but we have reduced the internal width of the dark trim adjacent the windows to accommodate for the larger glazing.
- LEVEL 06
  - We have "wrapped" a simple, dark metal flush band around the building at Level 06 to create an interstitial break in the overall building mass. This helps to better define the break at the 6<sup>th</sup> floor along Commercial Street with the rooftop bar adjacent guestrooms.
  - The guestroom windows have been rearticulated and proportioned along Commercial Street to create a language more consistent with the larger glazing of the rooftop bar but in the same rhythm as the openings on the floors below.

- The rooftop terrace railing is no longer glass but is proposed as metal railing that is of the same language as the metal fins that cascade down the corner of Commercial and Center Street.
- T.O.S. (Open-Air Rooftop Terrace, occurring at the 65'-0" height limit)
  - The proposed upper rooftop terrace is being reflected.
  - Necessary egress, railings and elevator overruns are being depicted.

## **CENTER STREET**

- LEVEL 01 – 02 (Brick Base)
  - Same overall comments as Commercial Street with the additional notes below.
  - Proposed signage at the main arrival and associated plaque on adjacent wall.
  - Proposed flag locations.
  - Because Center Street slopes up from the intersection, we have further explored the sill detail of windows adjacent the ROW. We have pulled the windows up to have a true sill that remains clear of the sidewalk. The infill under the sill to the sidewalk is now brick. This is to keep in context with the larger brick base language.
  - Egress opening now shown at the corner of the building and adjacent property.
  - Removed brick step that occurred above Level 02 previously to keep consistent with the Commercial Street façade.
- LEVELS 03 – 06 (Metal Panel)
  - Same adjustments as Commercial Street façade.

## **COMMERCIAL STREET AND CENTER STREET CORNER**

- In keeping with the desire to create an interesting corner and visibility at the building base as one turns the corner, we have kept the overall look of transparency while exploring opportunities to minimize visibility looking up into the guestroom floors. We have done this by the following treatments.
  - Removed floor-to-ceiling glazing within the guestrooms at the corner units. The overall window height, header and sill heights are now consistent with all other guestroom heights.
  - Architectural fins/louvers are proposed at the floor level of all corner guestrooms to a height of +/- 42". This offers the opportunity for additional screening and visibility control into the depths of the room for the Commercial Street pedestrian zone.
  - As mentioned previously, the effect of the fins continues vertically up the building in a consistent rhythm at each floor and then transitions into the rooftop terrace railing system.



ATT. 2

UPDATED

PROPOSAL

HISTORIC PRESERVATION - WORKSHOP TWO

# CENTER STREET

## BOUTIQUE HOTEL

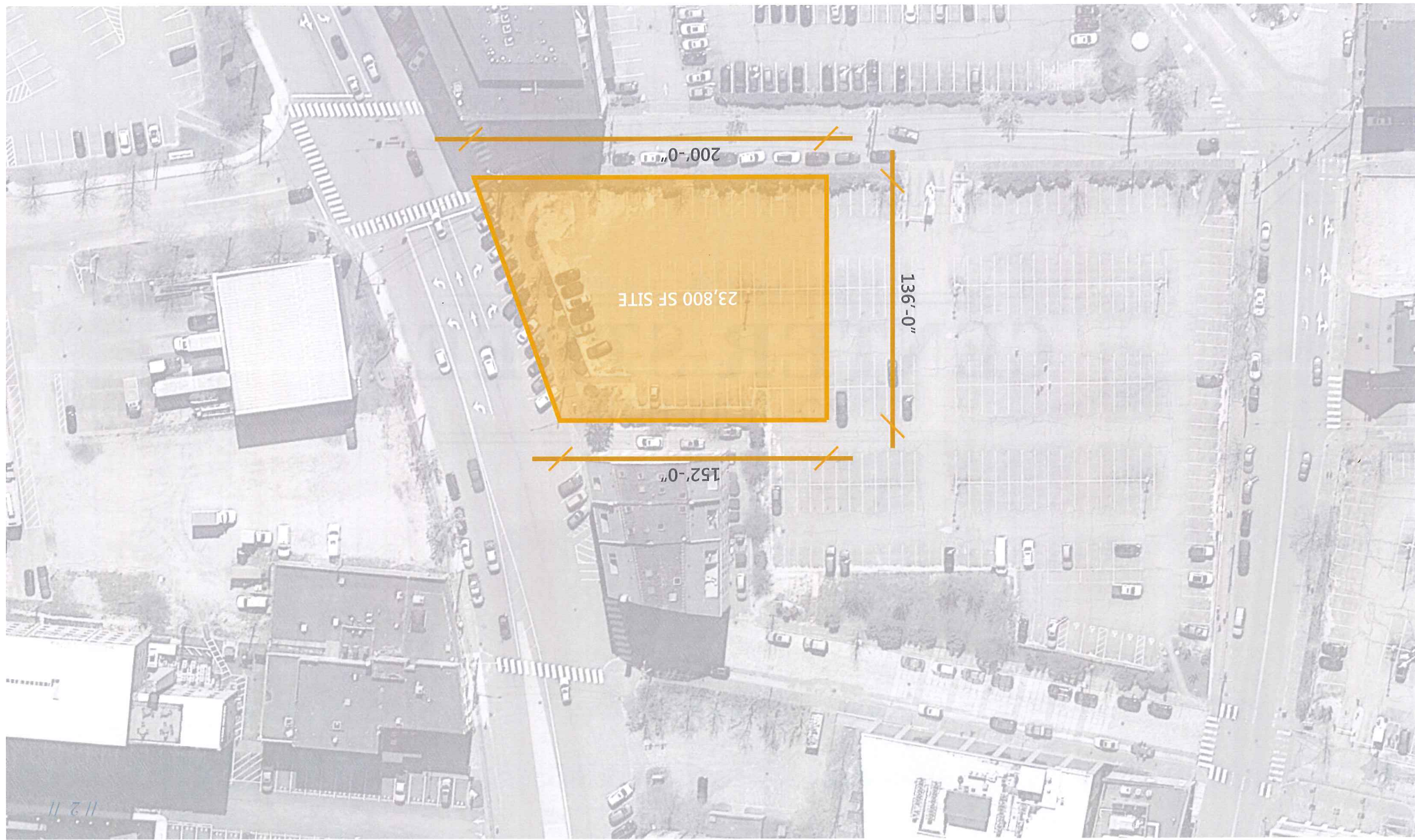
01.16.2019

Fathom  
COMPANIES

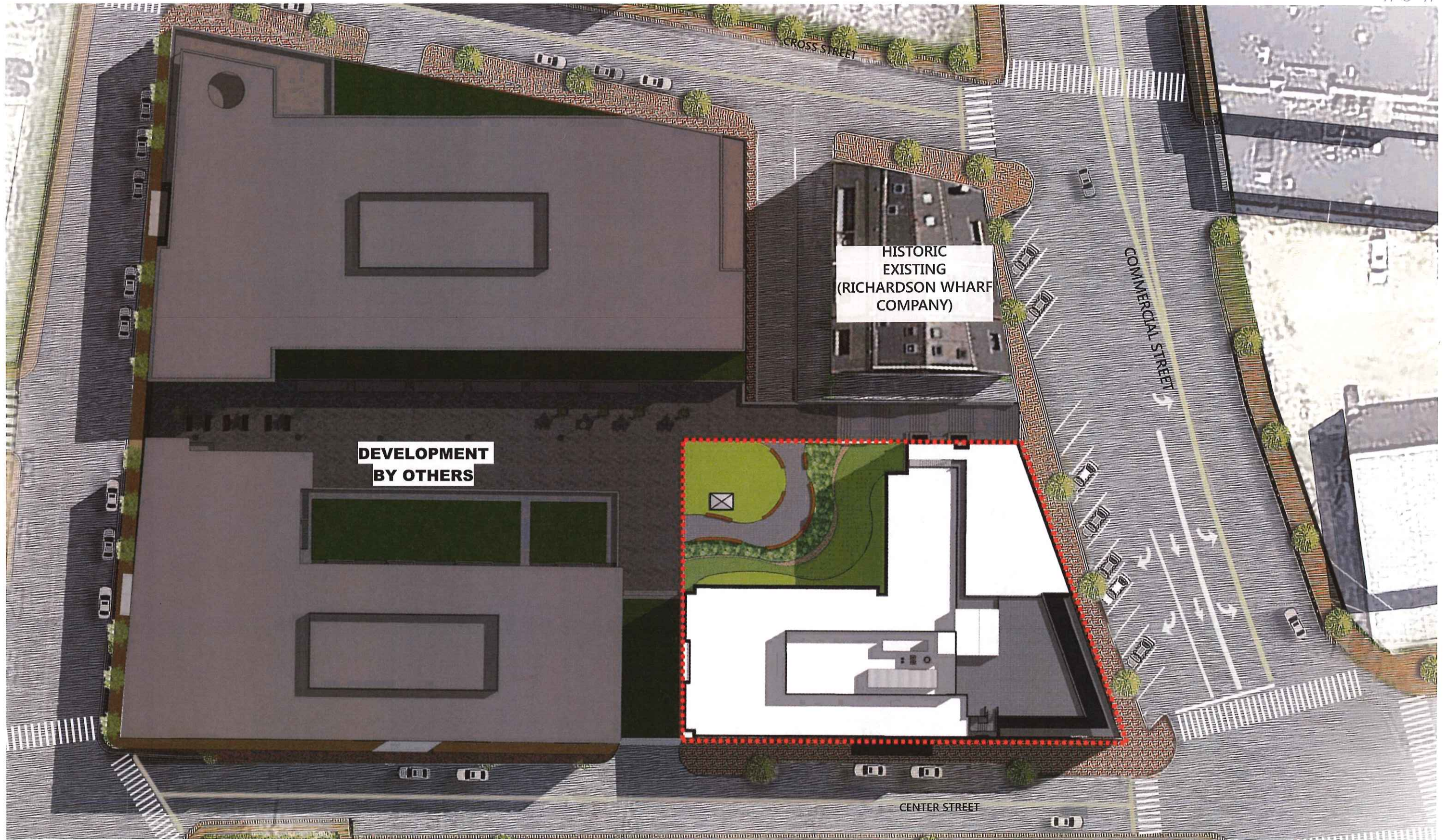
HKS

HOSPITALITY  
GROUP





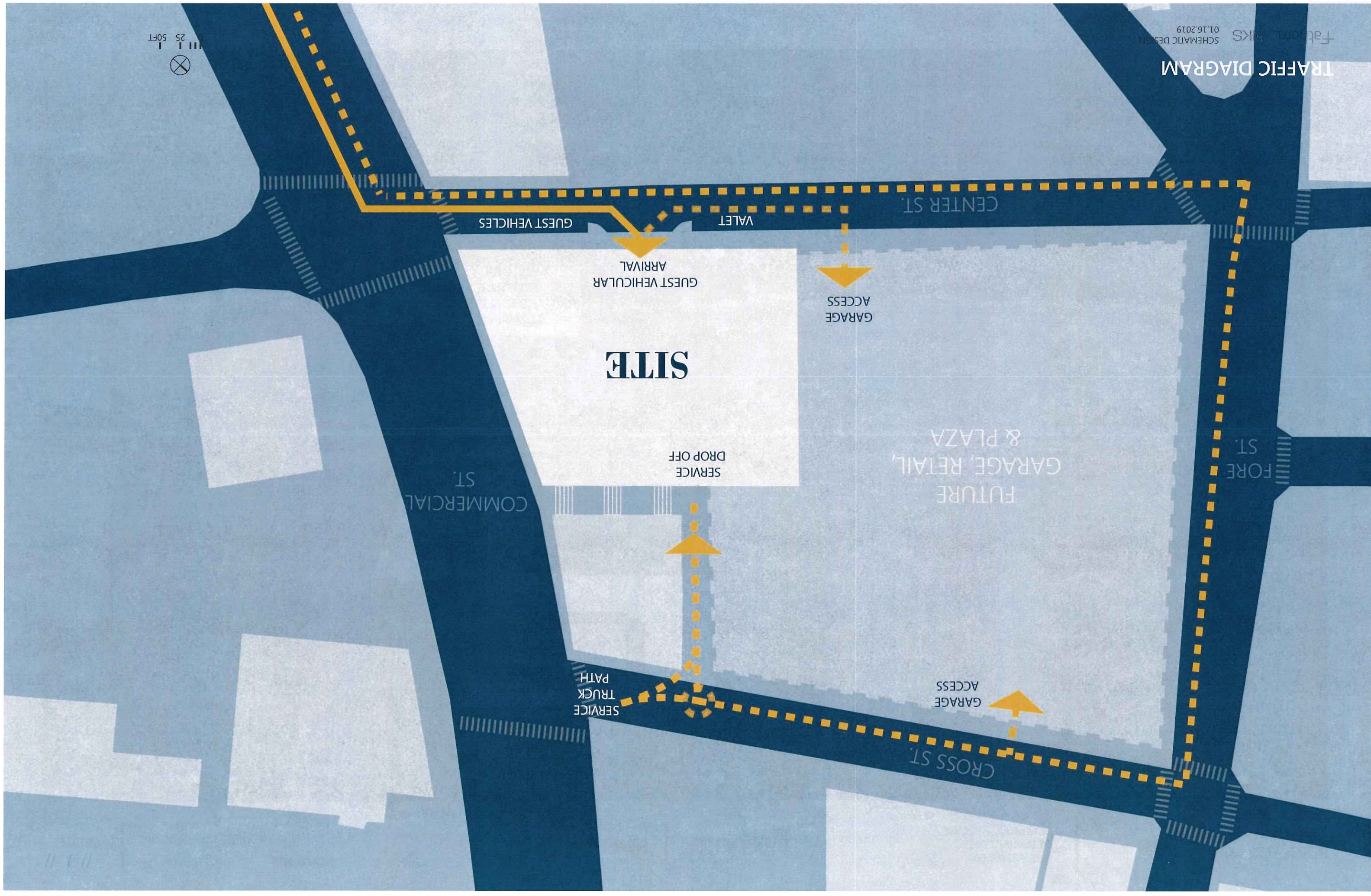




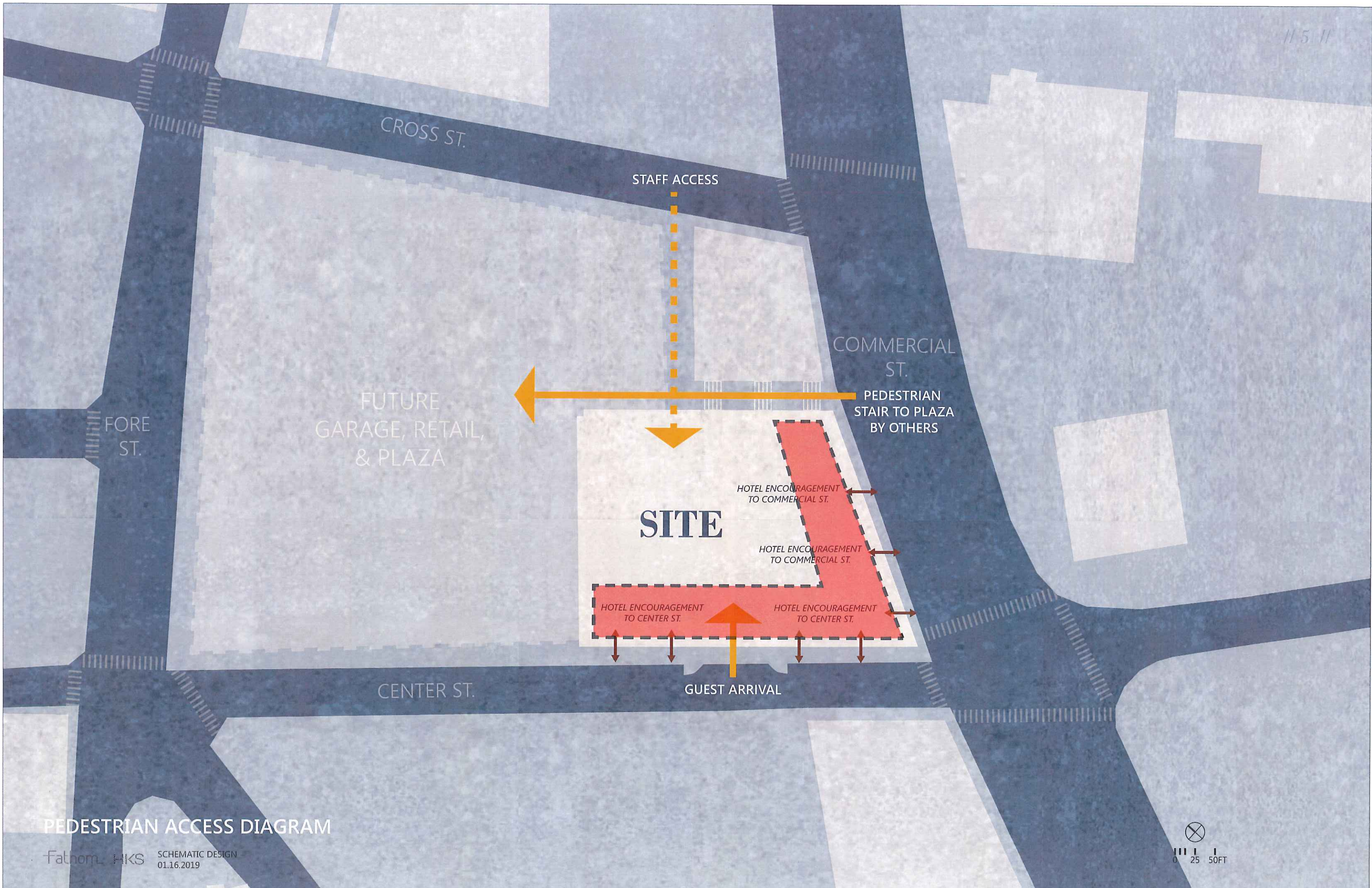


TRAFFIC DIAGRAM

Fathom HKS  
SCHEMATIC DESIGN  
01.16.2019







## PEDESTRIAN ACCESS DIAGRAM



LEVEL 01 - STREET LEVEL  
SCALE NTS







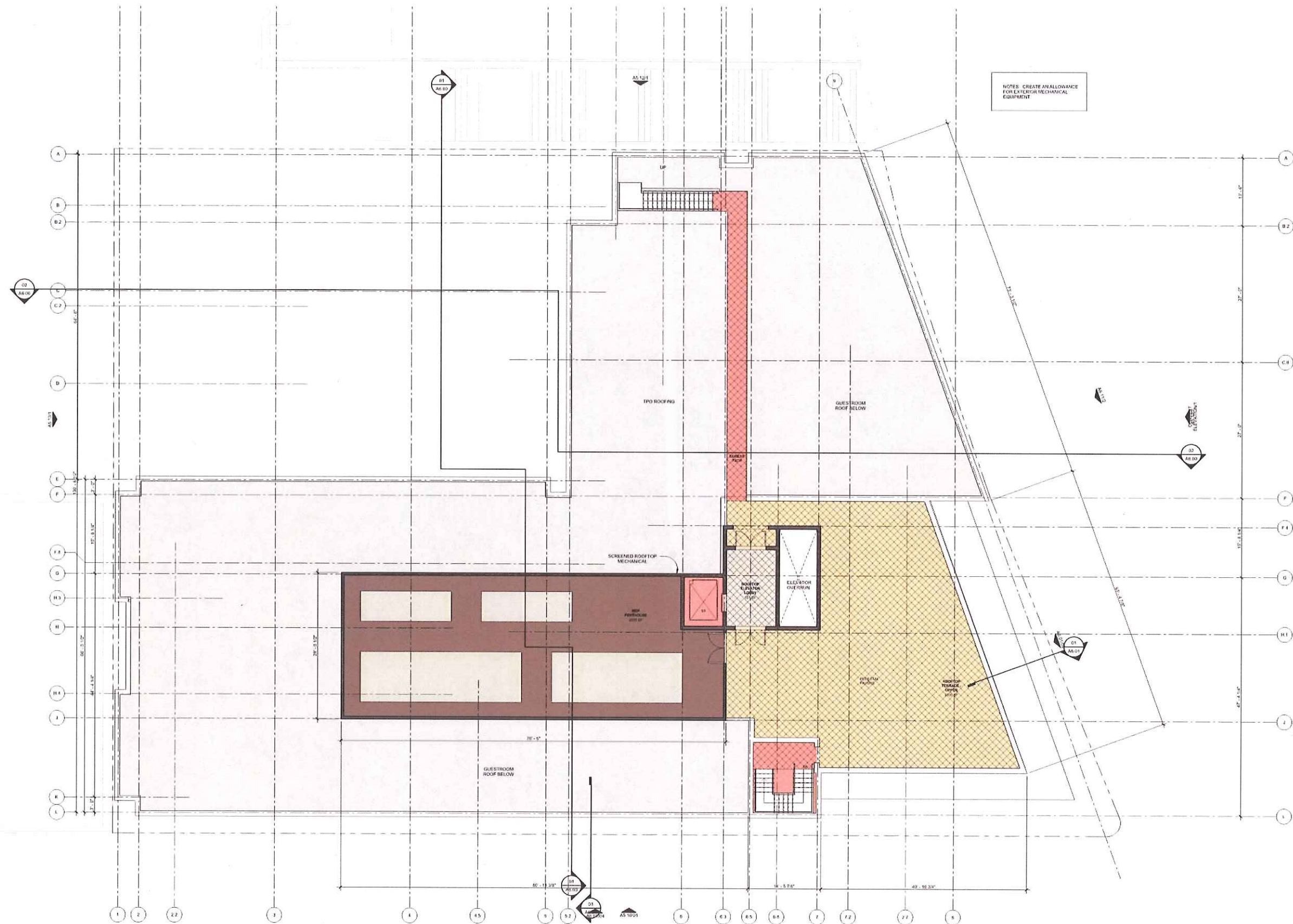
**LEVEL 02, 03, 04 & 05**  
**SCALE NTS**



LEVEL 06 - ROOFTOP BAR & GUESTROOMS  
SCALE NTS







**LEVEL 07 - ROOFTOP TERRACE**  
SCALE NTS

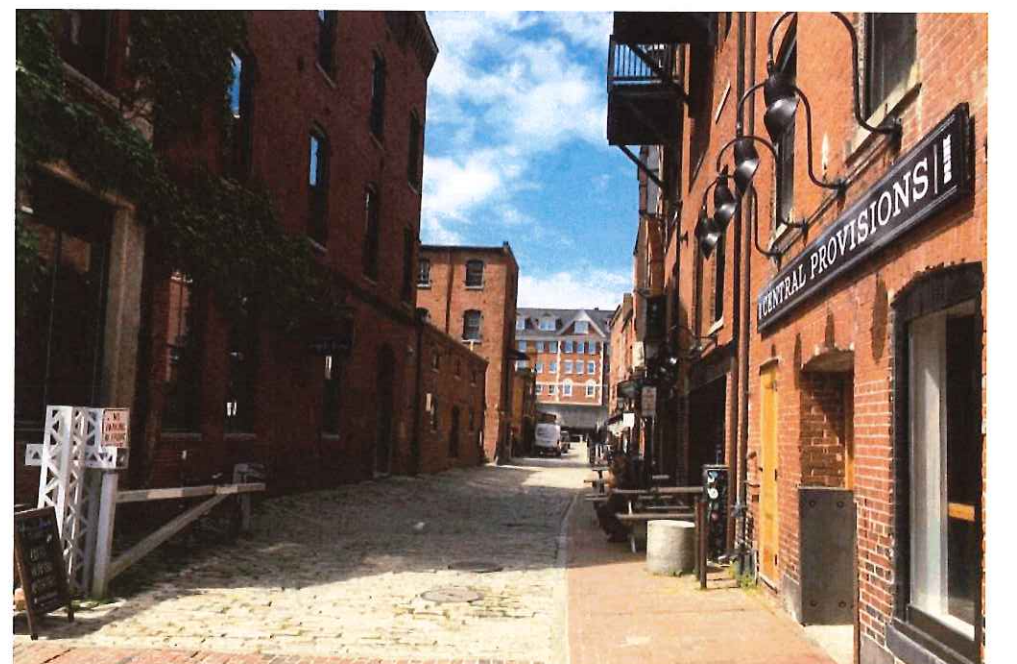
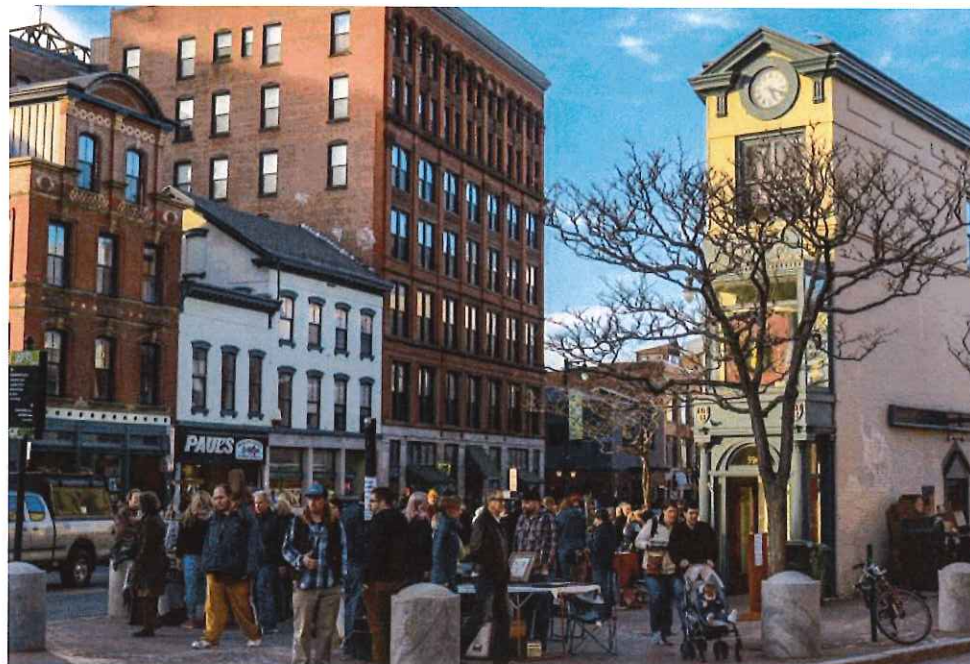
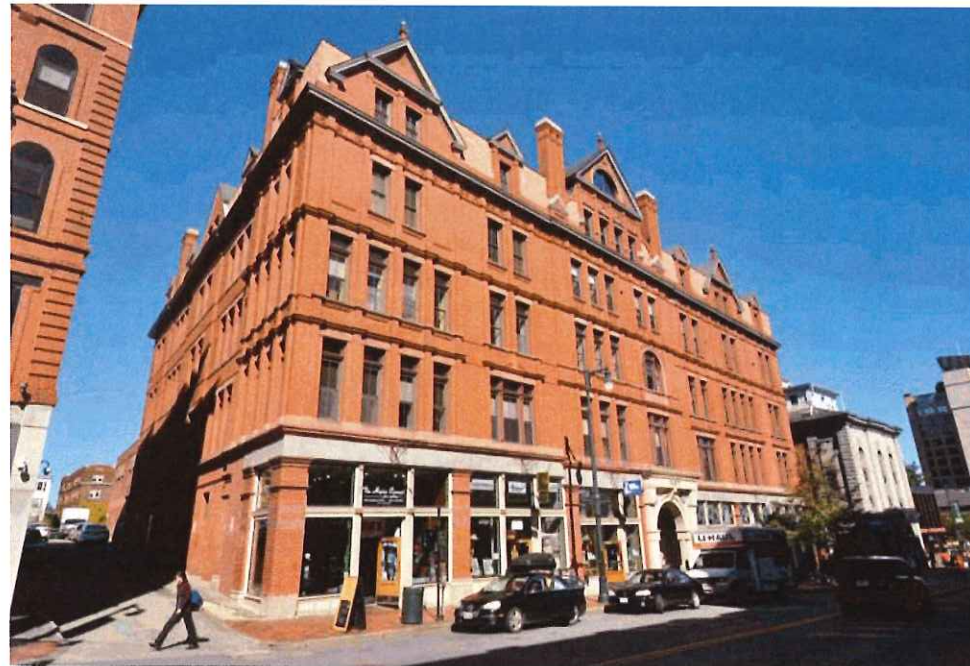




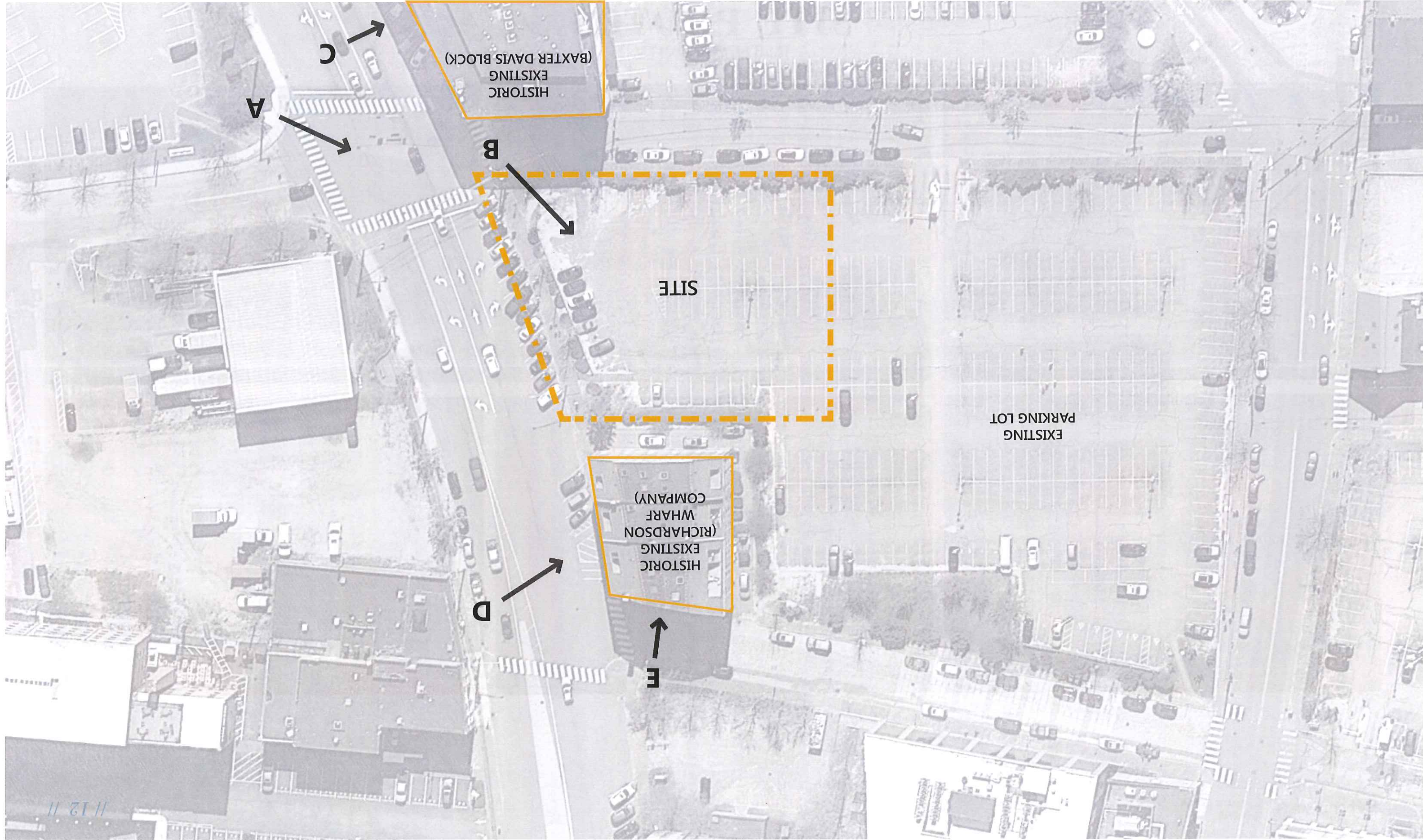


# SITE PHOTOS

IN THE VICINITY









# SITE PHOTOS

SITE & ADJACENT BUILDINGS







RENDERINGS + ELEVATION

COMMERCIAL STREET























**SCALE 11X17: 1' = 20'**







RENDERINGS + ELEVATION  
CENTER STREET





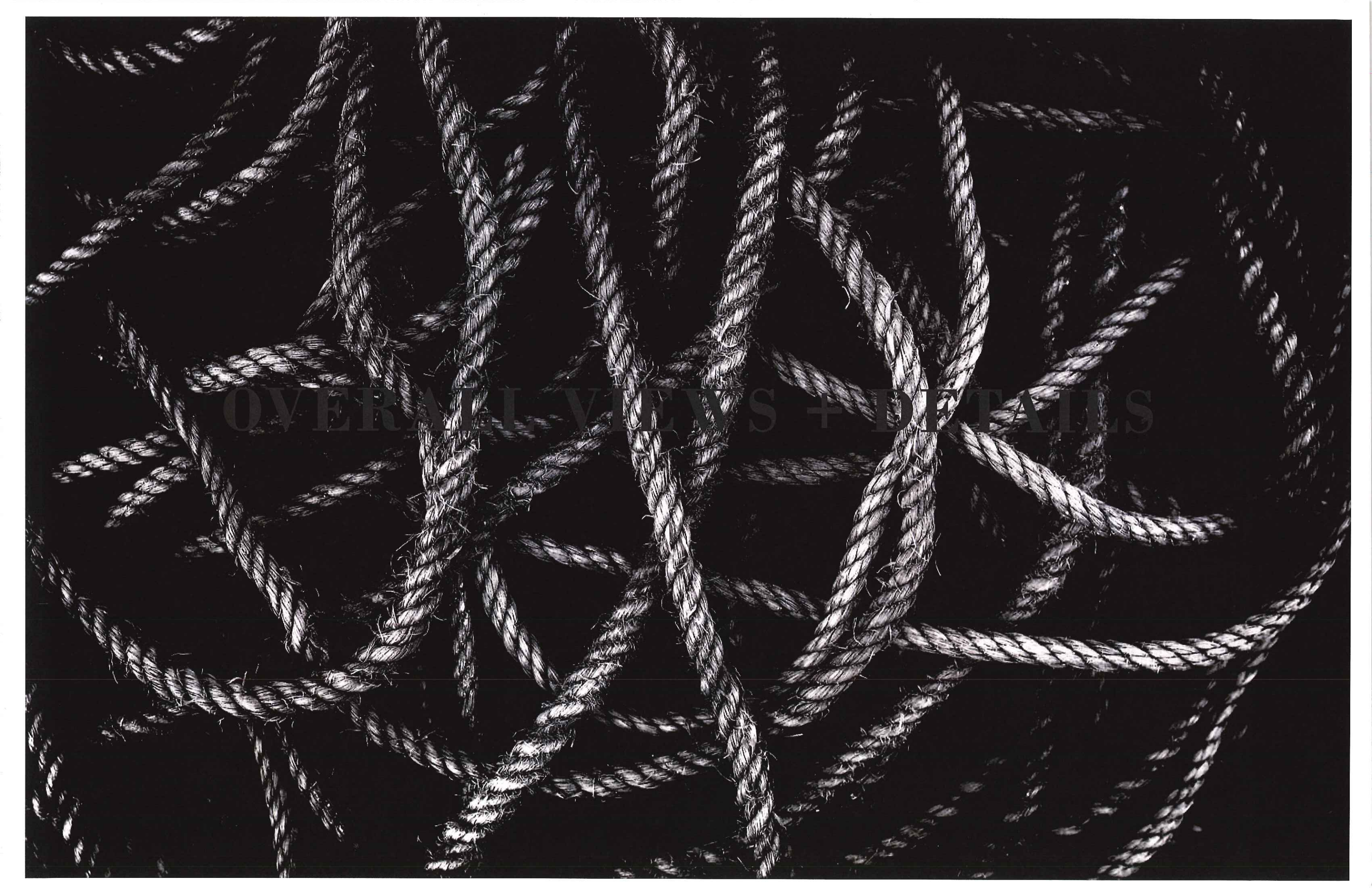












OVERALL VIEWS + DETAILS





























UPDATED VISION FOR WORKSHOP 02











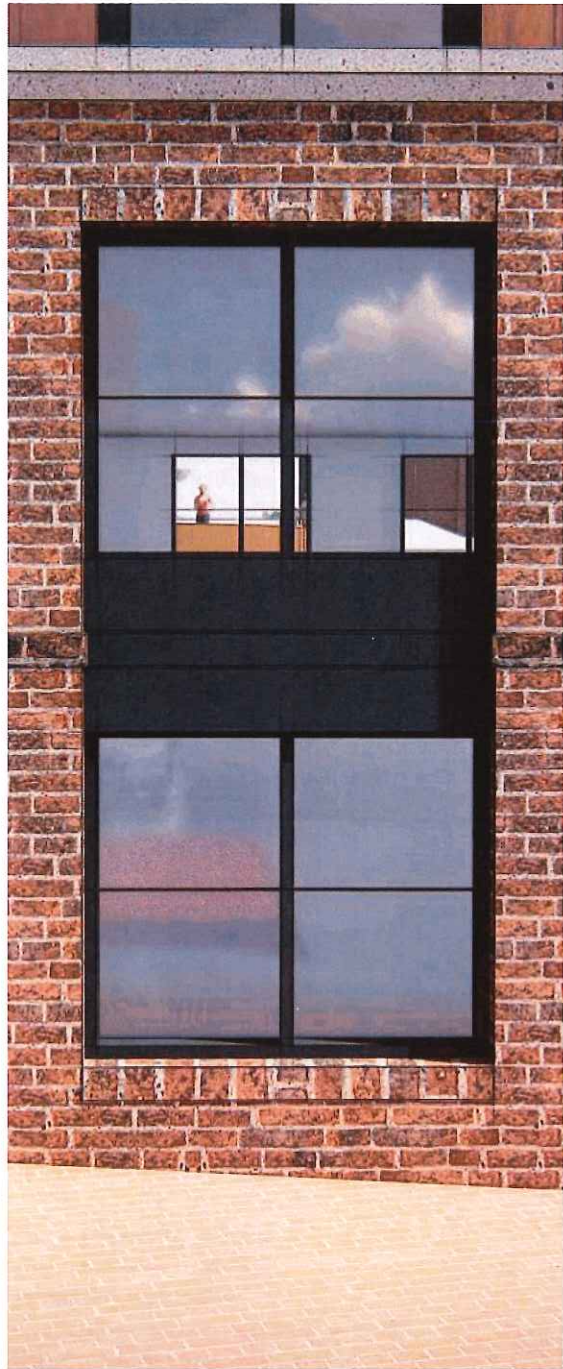




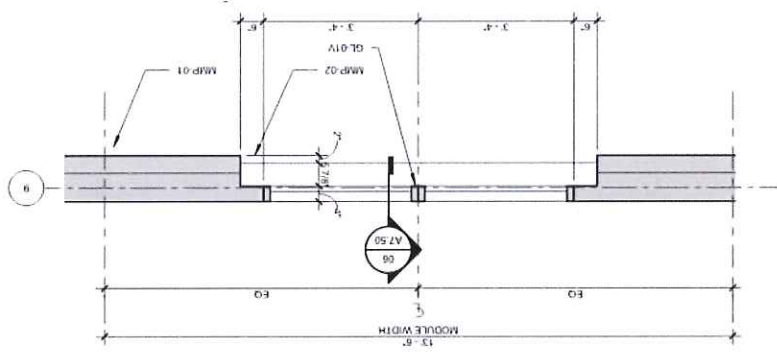




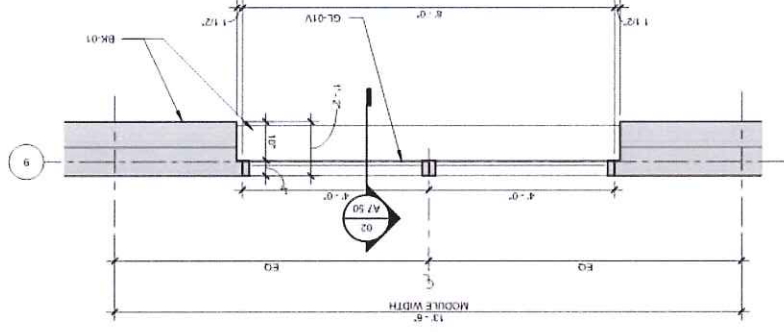




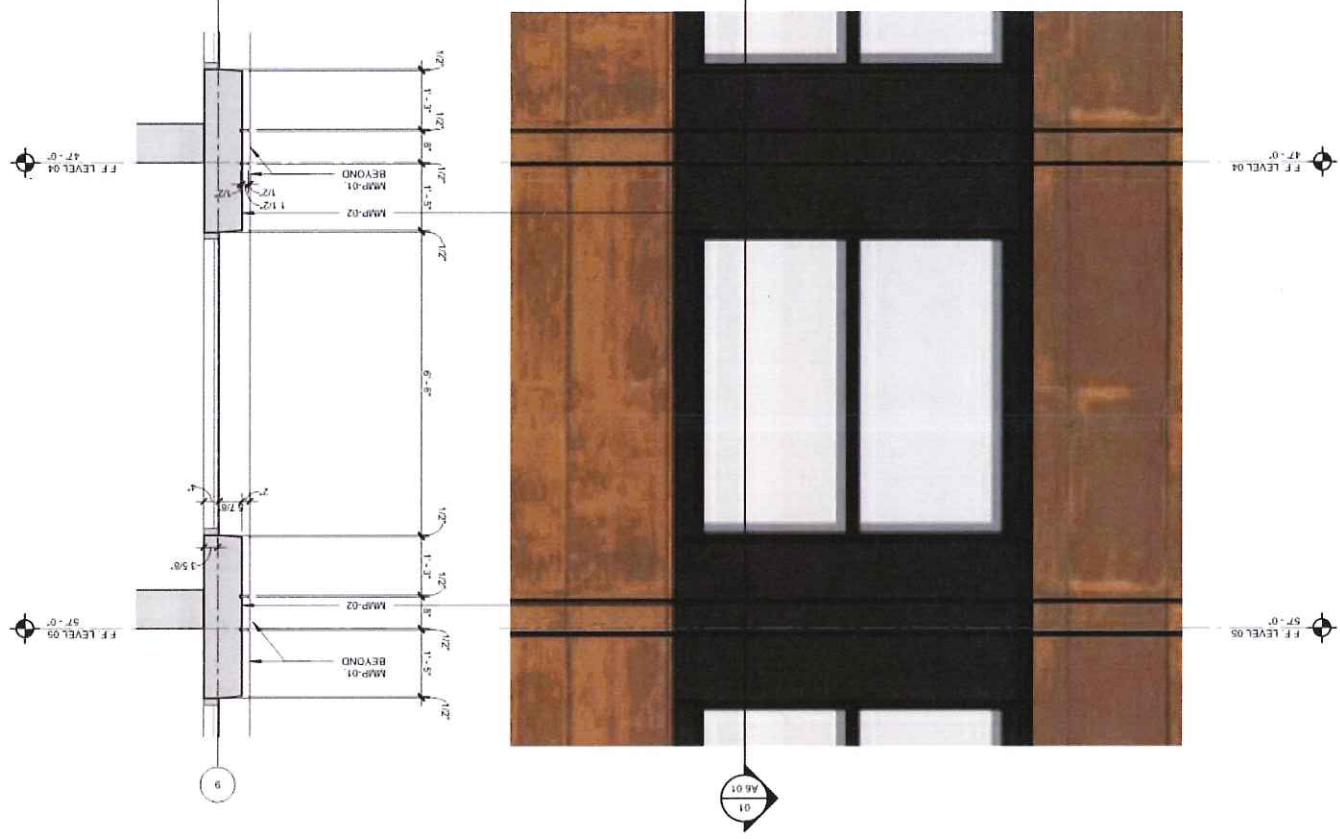




PROFILE SECTION  
& PLAN THROUGH  
METAL PANEL

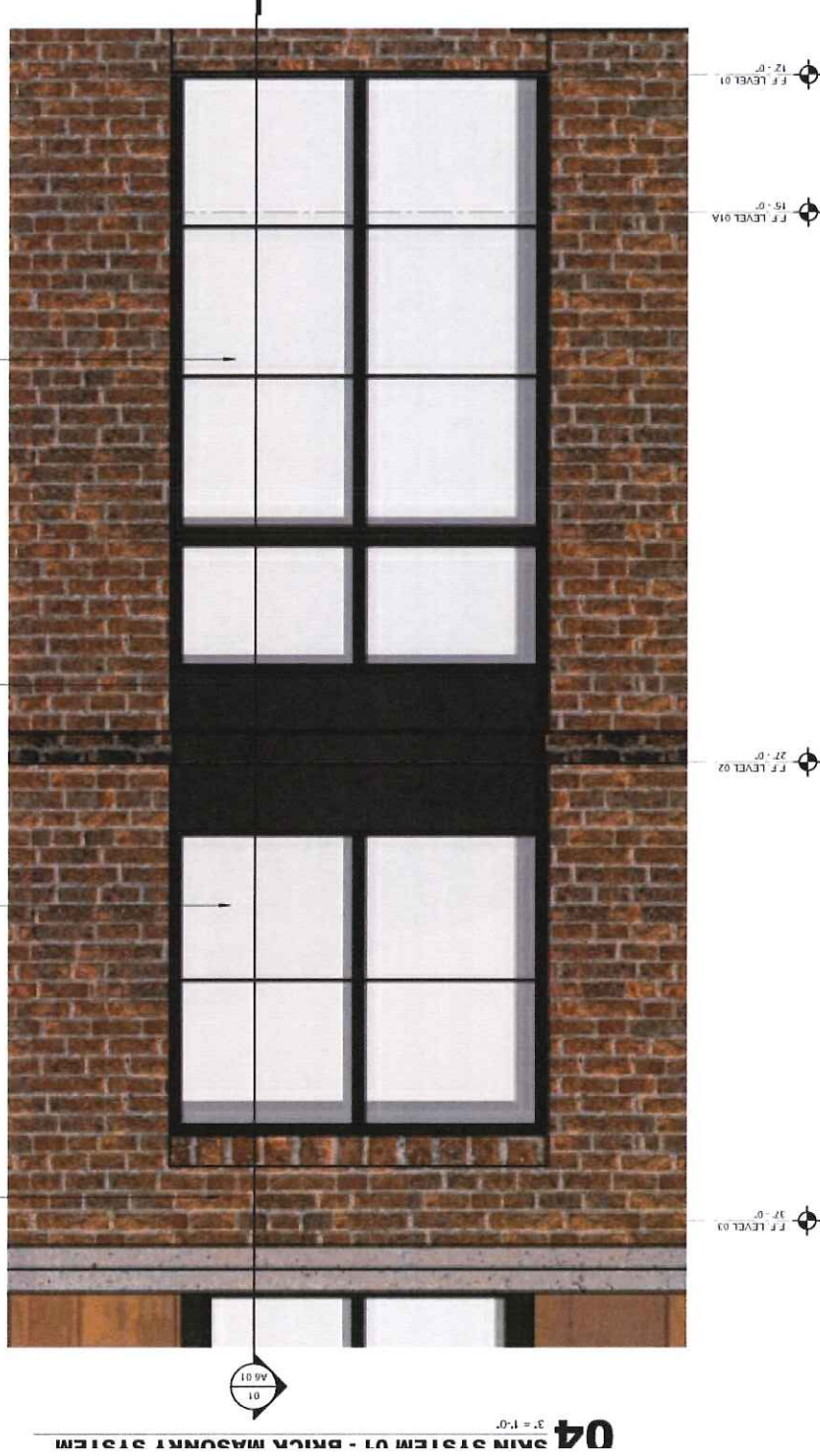


PROFILE SECTION  
& PLAN  
THROUGH BASE  
SCALE NTS

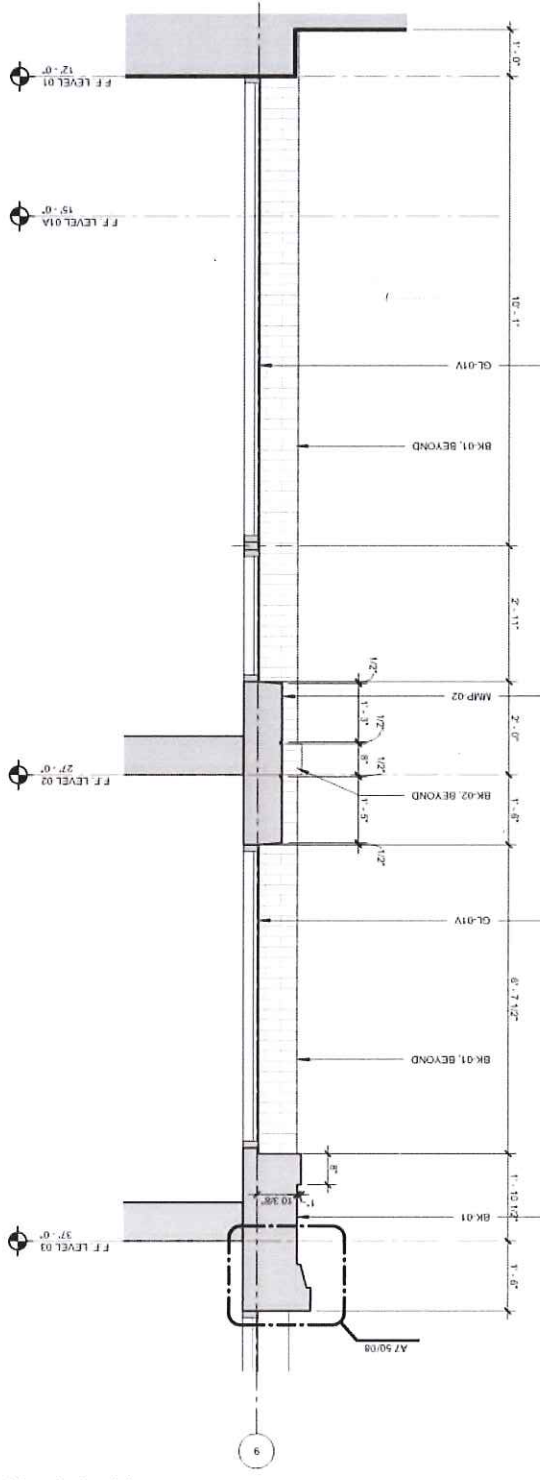


EXTERIOR MATERIAL LEGEND

|                                        |         |                                                                     |                                                                                                          |
|----------------------------------------|---------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| ARCHITECTURAL METAL FINISHES - AMF     | AMF-01  | HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER - 2 COAT SYSTEM              | CUSTOM COLOR TO MATCH ARCH SAMPLE (RUST)                                                                 |
|                                        | AMF-02  | HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER - 2 COAT SYSTEM              | CUSTOM COLOR TO MATCH ARCH SAMPLE (BLACK)                                                                |
|                                        | AMF-03  | EXTERIOR ALUMINUM FINISH                                            | CUSTOM COLOR TO MATCH ARCH SAMPLE                                                                        |
|                                        | AMF-04  | EXTERIOR ALUMINUM CEILING/SOFFIT                                    | CUSTOM COLOR TO MATCH ARCH SAMPLE                                                                        |
|                                        | AMF-11  | HIGH PERFORMANCE COATING FOR A.E.S.5 - COLOR (DARK TO MATCH AMF-02) |                                                                                                          |
| ARCHITECTURAL EXPOSED STRUCTURAL STEEL | GL-01V  | 1" INSULATED VISION GLASS                                           |                                                                                                          |
|                                        | GL-01S  | 1" INSULATED SPANDREL GLASS                                         |                                                                                                          |
|                                        | GL-02V  | 1" INSULATED VISION GLASS                                           |                                                                                                          |
|                                        | GL-02S  | 1" INSULATED SPANDREL GLASS                                         |                                                                                                          |
| BRICK MASONRY VENEER SYSTEM - BK       | BK-01   | BRICK MASONRY VENEER - MAIN                                         |                                                                                                          |
|                                        | BK-02   | BRICK MASONRY VENEER - ACCENT                                       |                                                                                                          |
| GLAZED ALUMINUM FRAMING SYSTEMS - GAFS | GAFS-01 | PUNCHED WINDOW WALL SYSTEM                                          | FINISH: AMF-03                                                                                           |
|                                        | GAFS-02 | PUNCHED WINDOW WALL SYSTEM                                          | 4-SIDE CAPTURED GLAZED GLASS                                                                             |
|                                        | GAFS-03 | WINDOW WALL SYSTEM                                                  | 4-SIDE CAPTURED GLAZED GLASS                                                                             |
|                                        | LVR-01  | CONTINUOUS HORIZONTAL LOUVER                                        | BASIS OF DESIGN: C/S R5-7705                                                                             |
|                                        | SKY-01  | OVERHEAD GLAZING SKYLIGHT                                           | BASIS OF DESIGN: KAWNEER NORTH AMERICA: AN ALCOA COMPANY...O'KEEFFE'S INC.....OLDCASTLE BUILDINGENVELOPE |
| ORNAMENTAL METAL RAILING - OMR         | OMR-01  | ORNAMENTAL METAL RAILING SYSTEM                                     |                                                                                                          |



04 MAIN SYSTEM 01 - BRICK MASONRY SYSTEM





## EXTERIOR MATERIAL LEGEND

### ARCHITECTURAL METAL FINISHES - AMF

- AMF-01 HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER - 2 COAT SYSTEM  
CUSTOM COLOR TO MATCH ARCH SAMPLE (RUST)
- AMF-02 HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER - 2 COAT SYSTEM  
CUSTOM COLOR TO MATCH ARCH SAMPLE (BLACK)
- AMF-03 EXTERIOR ALUMINUM FINISH  
CUSTOM COLOR TO MATCH ARCH SAMPLE
- AMF-04 EXTERIOR ALUMINUM CEILING/SOFFIT  
CUSTOM COLOR TO MATCH ARCH SAMPLE
- AMF-11 HIGH PERFORMANCE COATING FOR A.E.S.S. -  
COLOR (DARK TO MATCH AMF-02)

### ARCHITECTURAL EXPOSED STRUCTURAL STEEL

- A.E.S.S. - 01 ARCHITECTURAL EXPOSED STRUCTURAL STEEL (AMF-11)

### BRICK MASONRY VENEER SYSTEM - BK

- BK-01 BRICK MASONRY VENEER - MAIN
- BK-02 BRICK MASONRY VENEER - ACCENT

### MODULAR METAL WALL PANEL - MMP

- MMP-01 MODULAR METAL WALL PANEL SYSTEM (AMF-01)
- MMP-02 MODULAR METAL WALL PANEL SYSTEM (AMF-02)

### CAST STONE SYSTEM - CS

- CS-01 CAST STONE SYSTEM

### STONE MASONRY VENEER - ST

- ST-01 XXX - TBD

### EXTERIOR GLAZING - GL

- GL-01V 1" INSULATED VISION GLASS
- GL-01S 1" INSULATED SPANDREL GLASS
- GL-02V 1" INSULATED VISION GLASS
- GL-02S 1" INSULATED SPANDREL GLASS

### GLAZED ALUMINUM FRAMING SYSTEMS - GAFS

- GAFS-01 PUNCHED WINDOW WALL SYSTEM  
4-SIDE CAPTURED GLAZED GLASS  
FINISH: AMF-02
- GAFS-02 PUNCHED WINDOW WALL SYSTEM  
4-SIDE CAPTURED GLAZED GLASS  
FINISH: AMF-02
- GAFS-03 WINDOW WALL SYSTEM  
4-SIDE CAPTURED GLAZED GLASS  
FINISH: AMF-03  
SLAB EDGE COVER FINISH: AMF-03

### LOUVER WALL SYSTEM - LVR

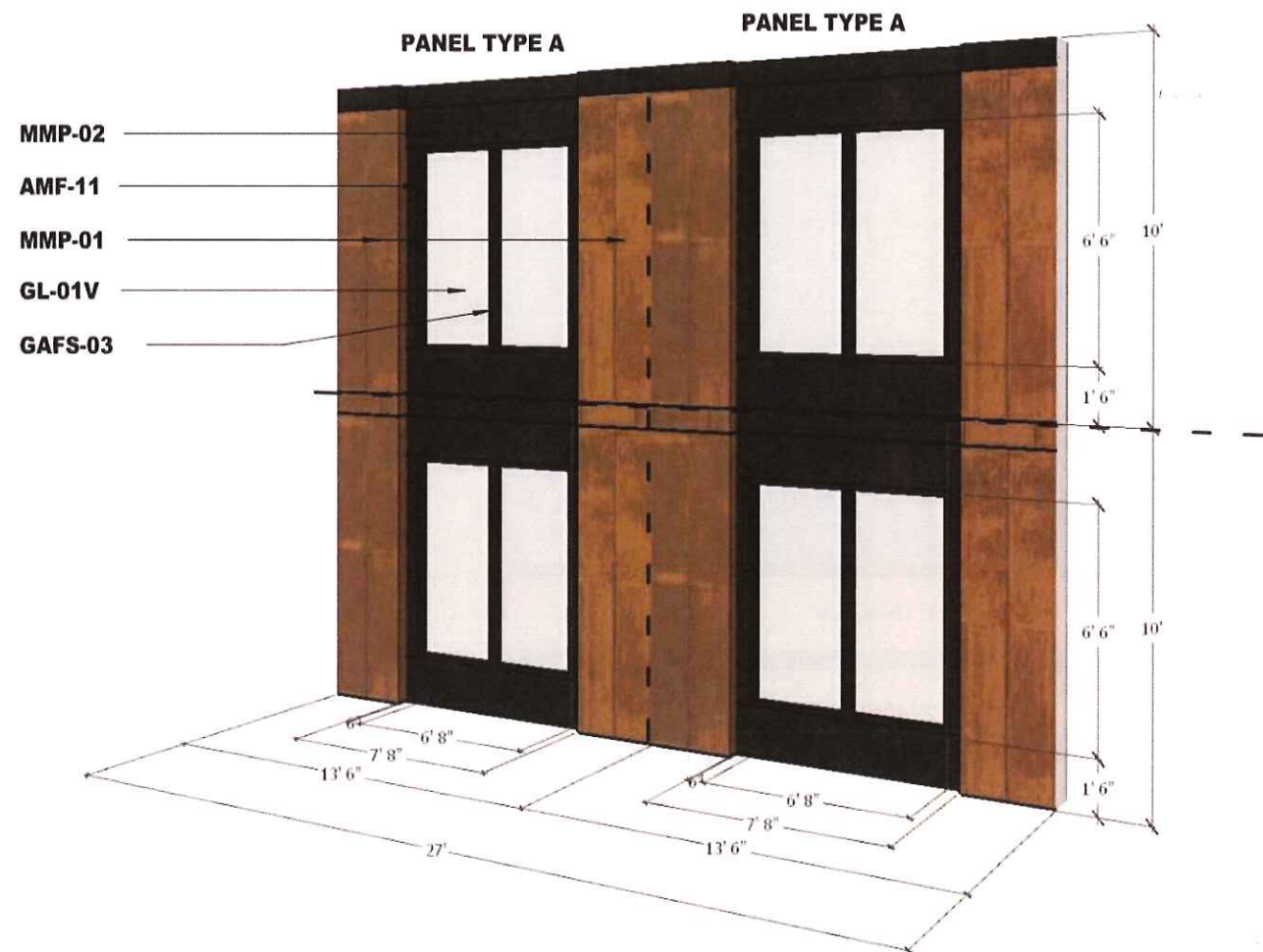
- LVR-01 CONTINUOUS HORIZONTAL LOUVER  
BASIS OF DESIGN: C/S RS-7705  
FINISH: REFER TO LOUVER SCHEDULE

### ROOF SYSTEMS

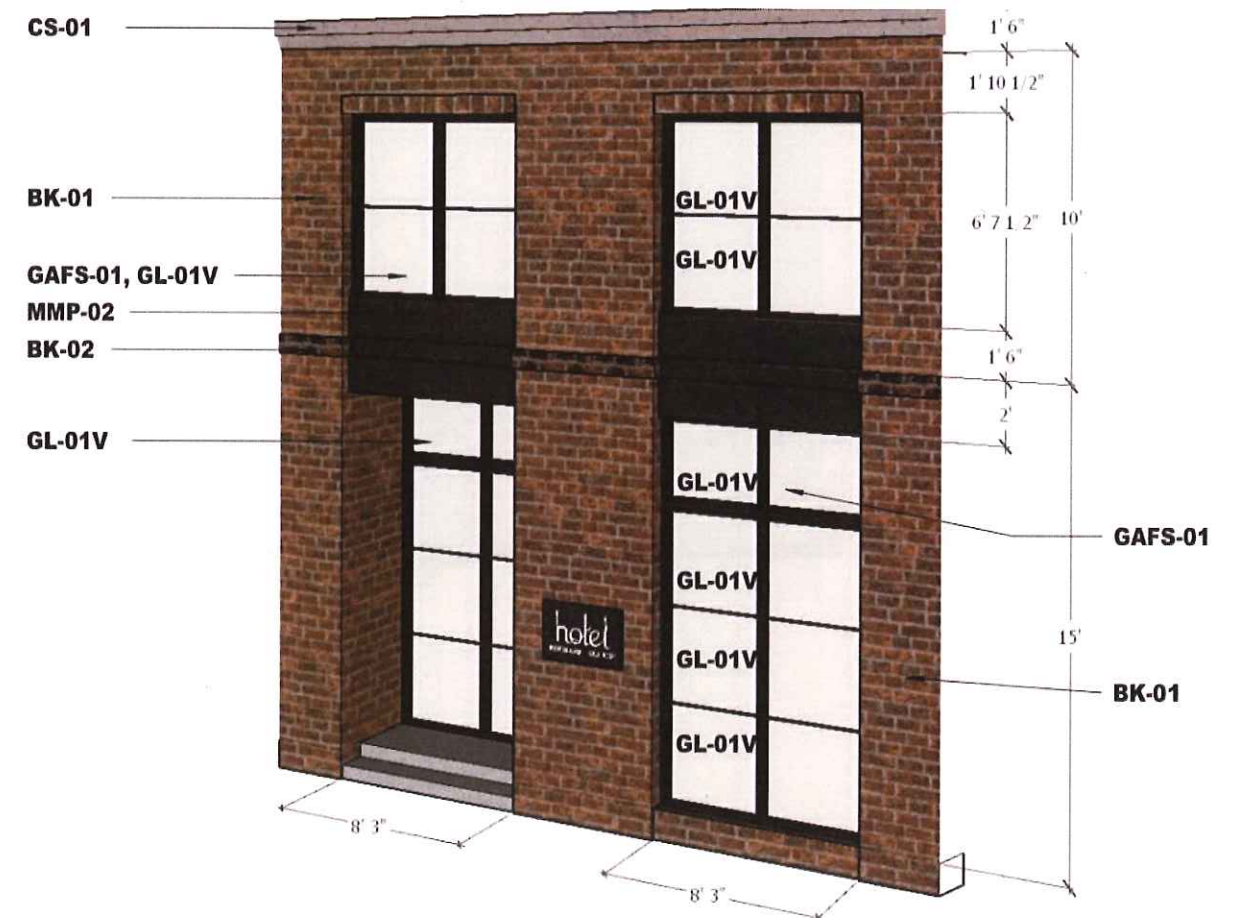
- ROOF  
TYPE-01 SINGLE PLY TPO MEMBRANE ROOFING SYSTEM R-XXX MIN
- SKY-01 OVERHEAD GLAZING SKYLIGHT  
BASIS OF DESIGN: KAWNEER NORTH AMERICA; AN ALCOA  
COMPANY.....O'KEEFE'S INC.....OLDCASTLE BUILDING ENVELOPE

### ORNAMENTAL METAL RAILING - OMR

- OMR-01 ORNAMENTAL METAL RAILING SYSTEM



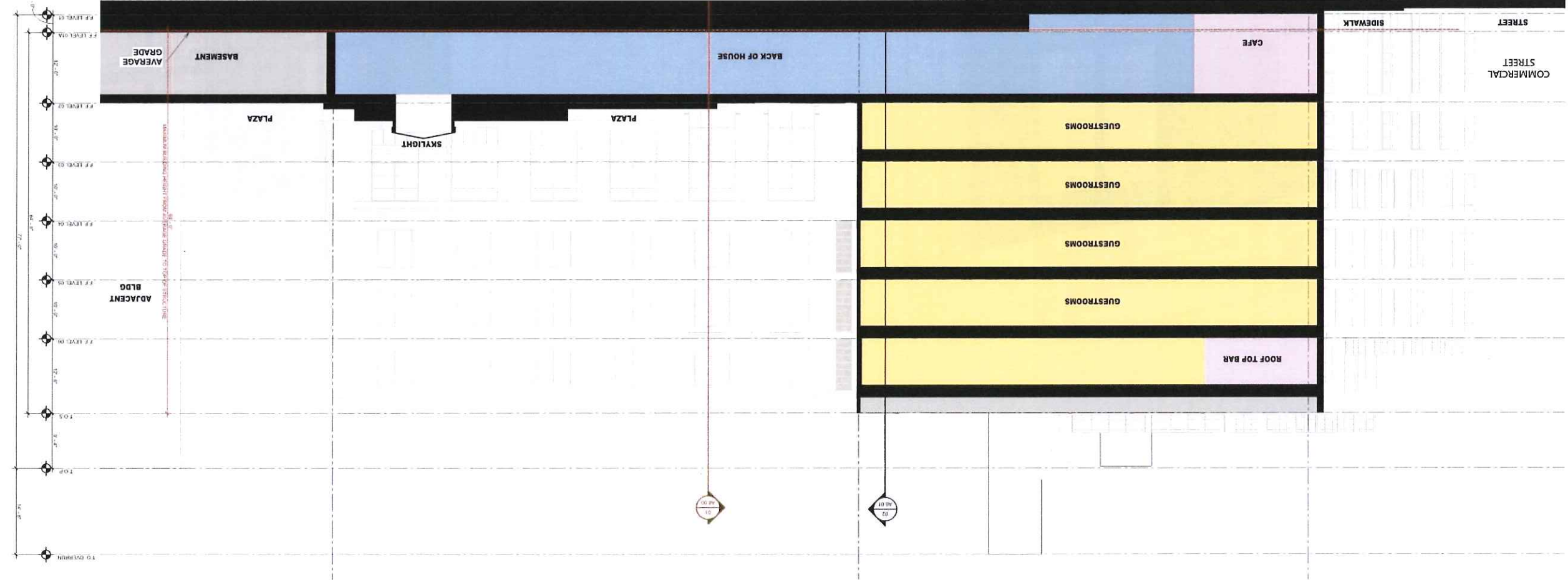
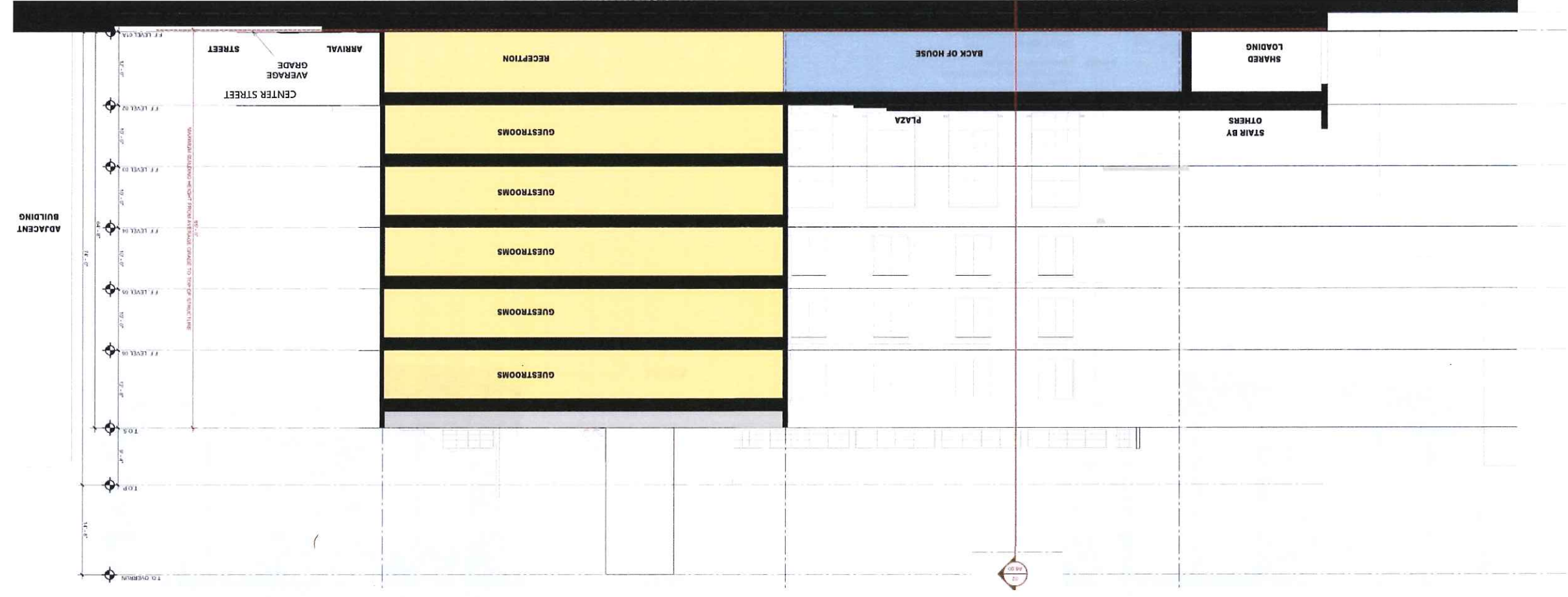
SKIN SYSTEM 02  
MODULAR METAL PANEL



SKIN SYSTEM 01  
BRICK MASONRY



BUILDING SECTION 01  
SCALE 1/16"=1'-0"





HISTORIC CONTEXT - PALETTE



BAXTER DAVIS BLOCK

CENTER STREET  
BOUTIQUE HOTEL

RICHARDSON WHARF  
COMPANY

HISTORIC CONTEXT - ADJACENT BUILDING RELATIONSHIPS



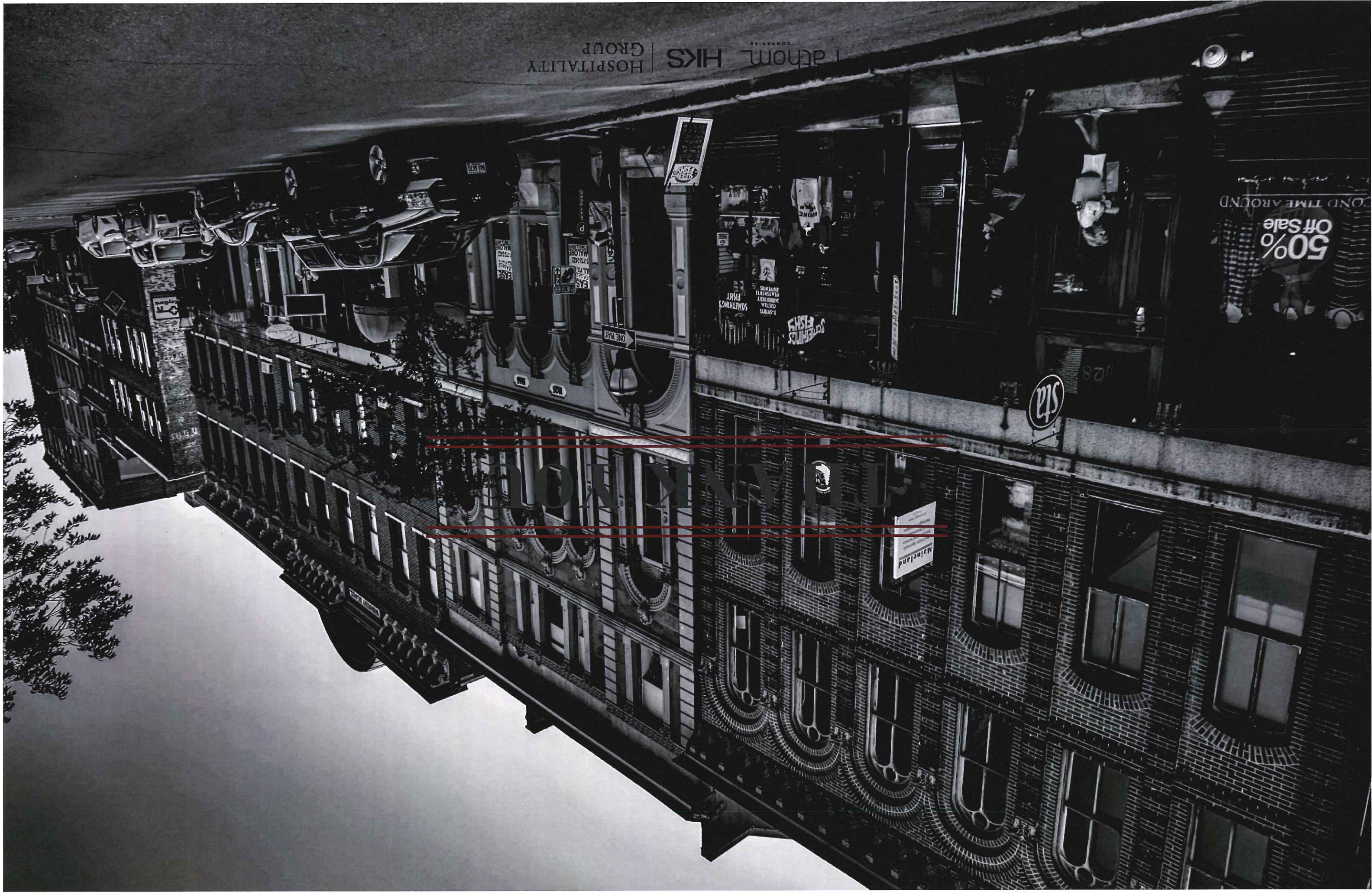
BAXTER DAVIS BLOCK

CENTER STREET  
BOUTIQUE HOTEL

RICHARDSON WHARF  
COMPANY

COMMERCIAL ST. FACADE STRATEGIES - HISTORIC CONTEXT





HOSPITALITY GROUP | HKS

HKS

50% Off Sale  
SECOND TIME AROUND

Mainland



ATT. 3

EXCERPTS FROM  
12/5 PROPOSAL





# RENDERINGS



















## Public Comment: Proposed Hotel Project at Center & Commercial

1 message

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

Wed, Dec 5, 2018 at 3:41 PM

To: hp@portlandmaine.gov

Cc: Deb Andrews <dga@portlandmaine.gov>

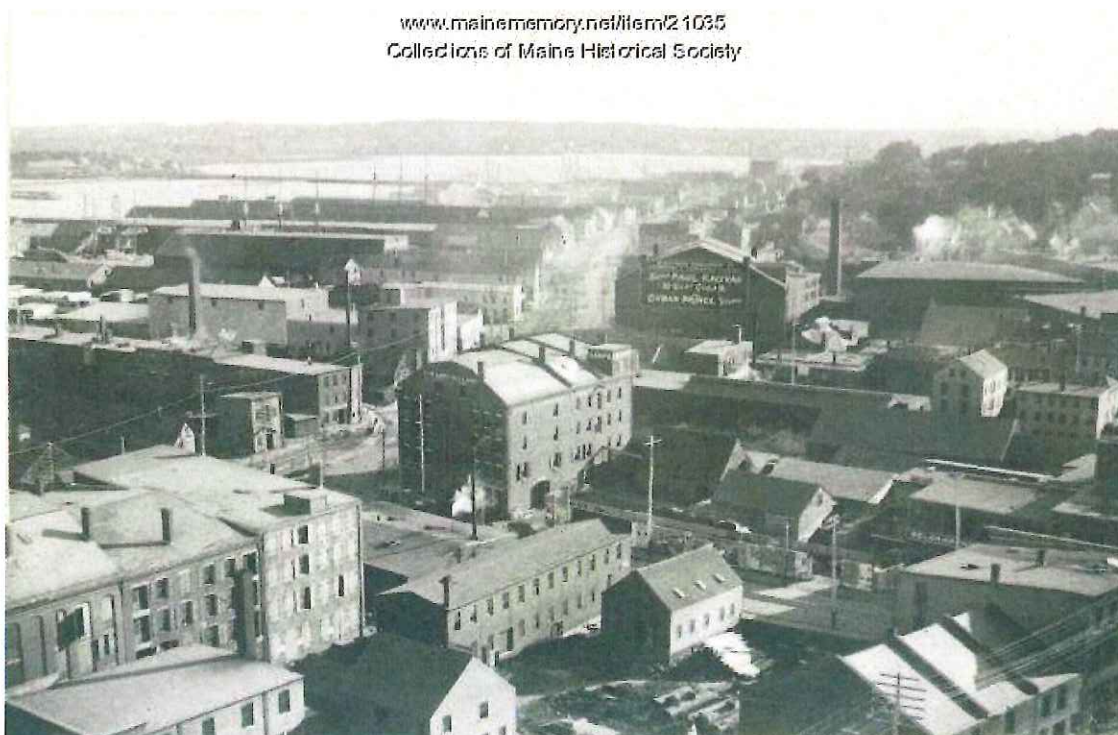
One does not have to take any position on the hotel project before you (proposed by the Floridian-yachtsman-turned-Mainer) to be seriously disturbed by the abuse of history that the Board and the staff assigned to it are engaging in with respect to the actual historical development context which is the subject of your review.

While it is fun and comforting to believe that there was some sort of Baron Haussman carefully curating the northern side of the Commercial Street corridor in the 19th century and beyond, the reality is that it was designed and built driven by commercial exigency and economic improvisation. It is a story of brief outbursts of development bookended by wars, depressions and market obsolescence. To suggest otherwise is not just falsifying the past, but undermining the standards of historic preservation and turning it into a rank sort of boosterism devoid of rigor and honesty.

I hope the Board carefully absorbs the attached pictures and links (and the history they represent) as part of your review. The obvious takeaway is to give the subject hotel project the free design hand that it deserves to have (which is the same free design hand that Portland entrepreneurs in the 19th and 20th centuries were given).

FYI - the staff memo appears to erroneously date the Richardson Wharf Company Building as from 1860, though the Portland Waterfront Historic District inventory list has different information. This discrepancy should be explored by the HPB during its meeting. <http://www.portlandmaine.gov/DocumentCenter/View/13561/Portland-Waterfront---Buildings-and-Classification?bidId=>

1911 Waterfront view of subject development site - <https://www.mainememory.net/artifact/21035>



285-291 Commercial Street (a/k/a 1-21 Center Street) - <https://www.mainememory.net/artifact/53866>  
- circa 1924 (roughly 35 years old here and only demolished in the 1980s thereabouts)



[www.mainememory.net/item/54210](http://www.mainememory.net/item/54210)

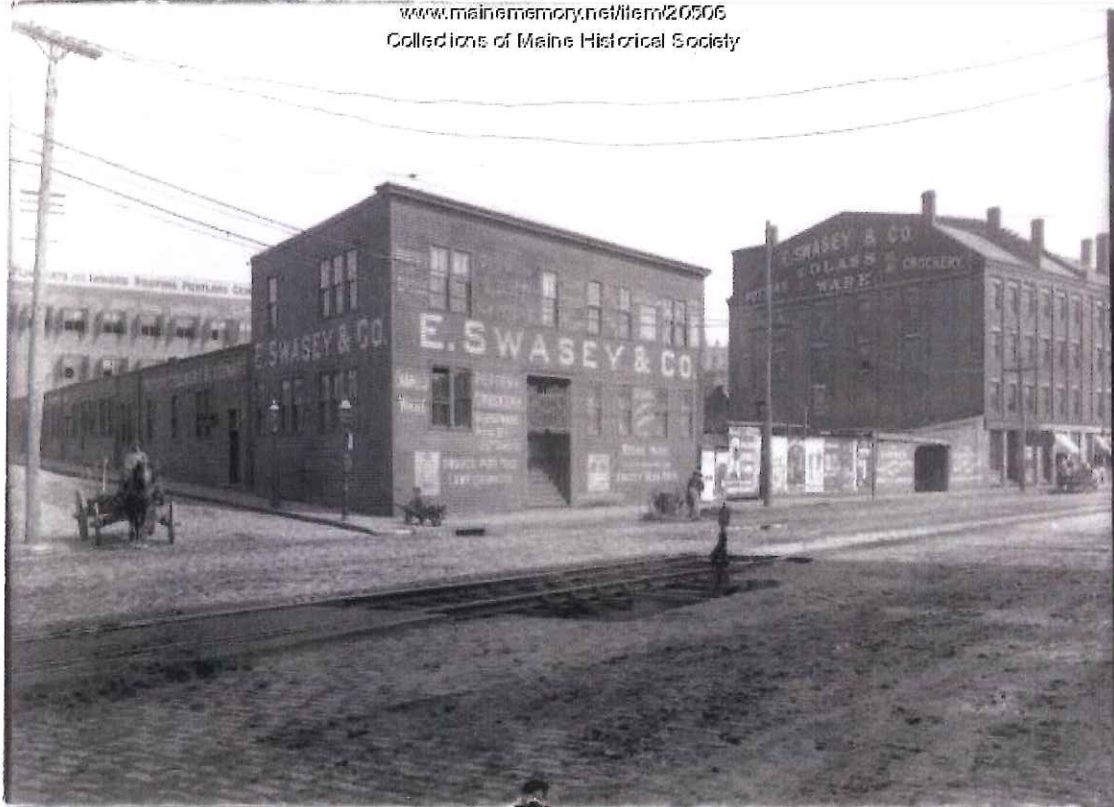
Collections of City of Portland - Planning & Development



<https://www.mainememory.net/artifact/20506>

- circa 1900

[www.mainememory.net/item/20506](http://www.mainememory.net/item/20506)  
Collections of Maine Historical Society



<https://www.mainememory.net/artifact/53865>



253-263 Commercial Street - <https://www.maine-memory.net/artifact/37344> (John Calvin Stevens)321-331 Commercial Street - New England Cold Storage - <https://www.maine-memory.net/artifact/37374>



www.mainmemory.net/item/47969  
 Collections of City of Portland - Planning & Development



11-15 Maple Street - <https://www.mainmemory.net/artifact/62128>

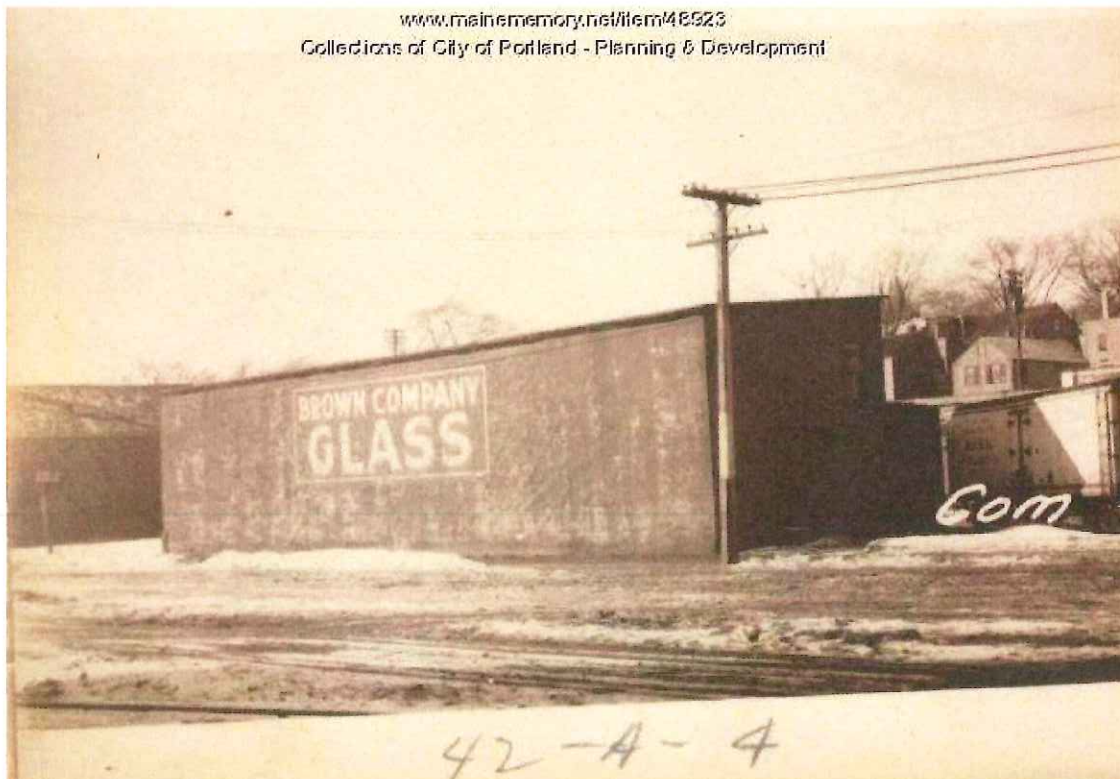


Galt Block House - <https://www.mainmemory.net/artifact/20507>



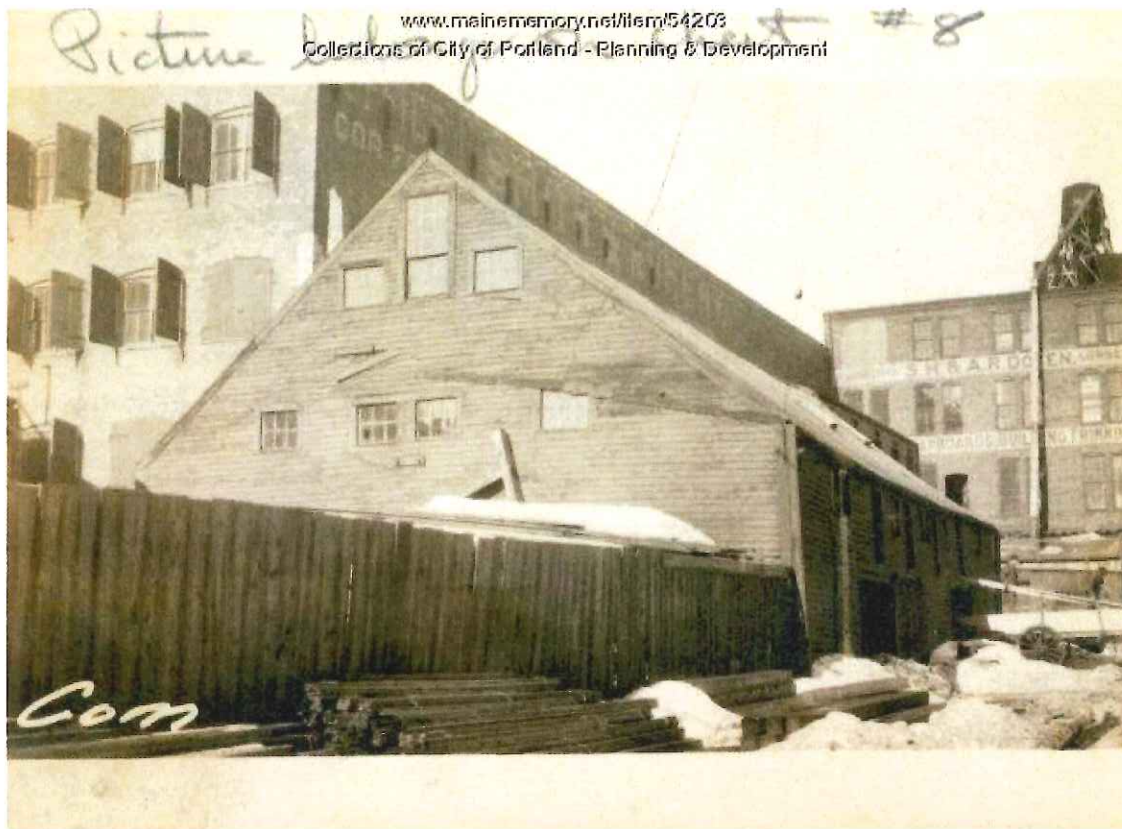
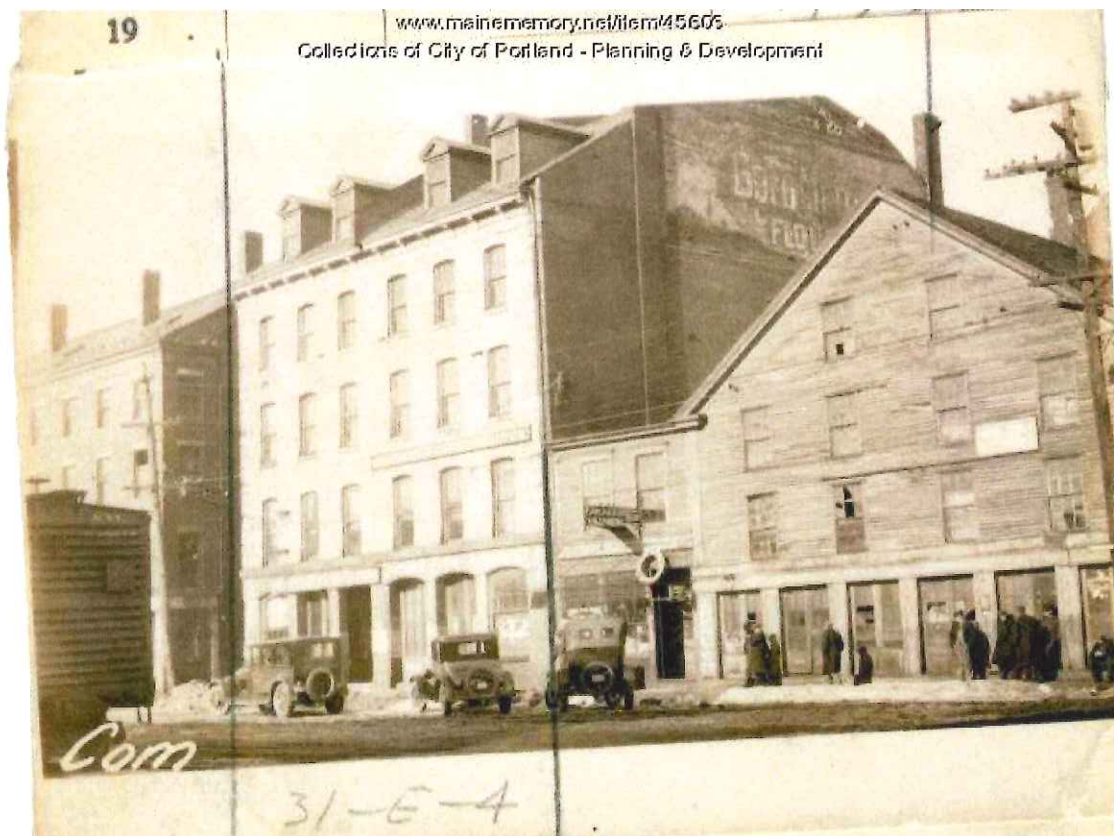


383 Commercial Street - <https://www.maine-memory.net/artifact/37382>



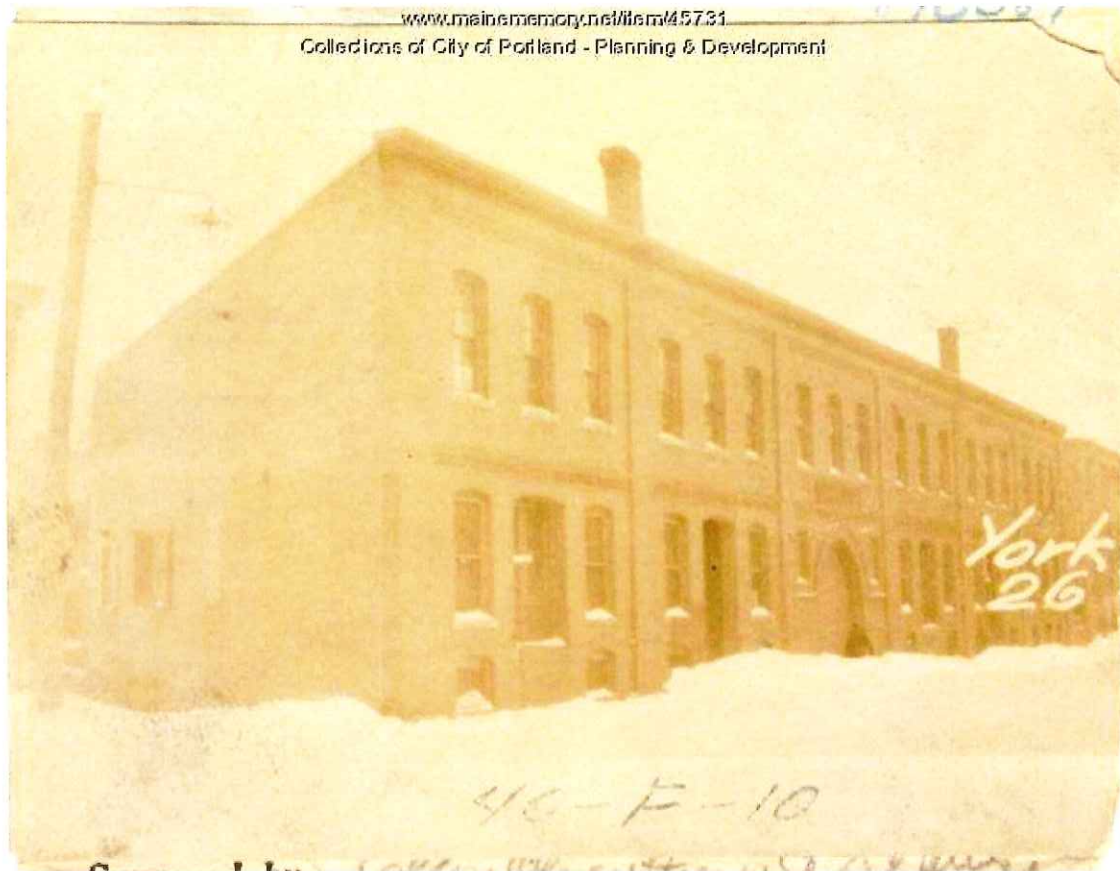
281 Commercial Street - <https://www.maine-memory.net/artifact/53864>



215 Commercial - <https://www.mainememory.net/artifact/37327>

295-309 Commercial Street



79-85 Commercial Street - <https://www.mainmemory.net/artifact/37279>131-137 Commercial - <https://www.mainmemory.net/artifact/37297>



[www.maineismemory.net/item45711](http://www.maineismemory.net/item45711)

Collections of City of Portland - Planning & Development





**HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE**

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**WORKSHOP  
265 STATE STREET**

**TO:** Chair Sheridan and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Preservation Compliance Coordinator  
**DATE:** January 11, 2019  
**RE:** January 16, 2019 **WORKSHOP** – Rear Entry Addition & Exterior Alterations

**Address:** 265 State Street  
**Applicants:** Darcy and Elliot Murphy  
**Architect / Designer:** Evan Carroll & Kavya Seshachar

### **Introduction**

On behalf of property owners Darcy and Elliot Murphy, Evan Carroll and Kavya Seshachar of BILD Architecture have requested a review by the Historic Preservation Board of exterior alterations and additions at 265 State Street. The Historic Preservation review follows an application for a change of use to add a second dwelling unit in the basement of the Murphys' duplex home. To convert the existing unfinished basement space into a two-bedroom apartment, the architects propose to add windows in the basement wall, modify the latticed skirt below the existing glassed-in first floor sun porch, and construct a small entry vestibule toward the rear of the north (left, as viewed from State Street) side of the building.

The Austin Sullivan and Edwin Coyle houses, a Queen Anne duplex, were designed by John Calvin Stevens and constructed in 1886. A contributing structure in the Deering Street Historic District, the use of 263-265 State Street is still two single-family homes and except for the removal of an open porch on the south side of 263 State Street (not the subject property,) the appearance is quite similar to the 1924 photo.

An administrative authorization for the change of use – adding a second unit at 265 State - has been approved by the Planning Department and the Zoning review is also complete. The building permit application was submitted, but because the proposed alterations are quite visible on the open north side of the property, staff decided a minor HP Board review would be necessary. This item was advertised as a workshop for this meeting agenda; however, following the Board's clarifications and deliberations, perhaps the outstanding questions on the proposed alterations may be reviewable by staff if the Board consents.

Ms. Seshachar and Mr. Carroll have submitted construction plans for the permitting review, and supplemented the partial north elevation with renderings illustrating the proposed alterations. Staff is adding views from the 1924 tax photo files.

### **Subject Structure**

Except for the existing glassed-in porch on the first floor of the subject property (265 State,) the two halves of the duplex are mostly symmetrical. (A curved, open porch is visible on the south side of 263



State in the 1924 photo; it is unknown when it was removed.) Vinyl siding has covered up the original wood clapboards (before the inventory photos taken in 1990,) but most of the trim remains visible. Windows that appear to have been 1/1 in 1924 and still are, had been covered by mill-finish aluminum storm windows, but sash replacements that began at 265 several years will be continuing at 263 State Street this year, under a staff reviewed permit.

Under the front porches there is still traditional square lattice like the 1924 photo, but the lattice under the porch at 265 State (also square in 1990) has been replaced by smaller scaled, modern diagonal lattice that is obvious because it is white rather than the brick red that matches the foundation paint. Because of the grade change on the State Street hill, considerably more foundation is exposed on the north side of the structure – the location of the proposed alterations. A rear entry porch and stairs on the north side of 265 are clearly modern, and lack paint or stain. Between those stairs and a projecting bay that is behind the sun porch, a barely visible bulkhead door currently provides basement access.

### **Proposed Alterations**

To create living space in the basement the architects propose changes to add light, improved entry access, and emergency egress. The scope of work includes:

- A new egress-sized, double-hung window, replacing an existing window, for Bedroom 1 - the front bedroom
- The window mentioned above opens to the space under the porch.
- 2 new double-hung windows in Bedroom 2 – replacing one existing window
- 2 new double-hung windows in the Living Area replacing two existing windows – facing the rear – may be somewhat visible from Sherman Street
- All proposed new windows are 1/1, matching existing window configurations on other floors.
- Proposed windows appear to be clad wood windows; full specifications have not been submitted.
- Note: some of the masonry openings will have to change to accept new window sizes.
- A new one story entry vestibule for the basement on a frost wall and slab, with wood framed walls sided with painted wood clapboards
- Vestibule has a double-hung window facing north and a door facing State Street that is half glass.
- Roof of the vestibule is flat or very low pitch, with a small cornice and overhang that appear similar to the trim at the edge of the existing sun porch roof.
- Apparently no changes are proposed for the existing rear entry stairs and landing.

### **Staff Comments and Questions**

Despite some changes in the last 130 years, the character of the Stevens design is still very evident. No radical changes are proposed to the appearance, but staff believes it is important to follow a recessive and compatible direction – particularly for the skirt or base of the prominent porch on the northwest corner. Historic images (both 1924 and 1990) show a brick red square lattice show a lattice under the porch like that which exists today under the front porch, and staff recommends a return to consistency.

The glassed-in porch is a mass with a fairly solid appearance, and staff encouraged the architects to give it a reasonably solid base. With the front panel facing State Street proposed as all lattice, the question of how much to close in the north side of the base needs to be considered. Bearing in mind that the one window in the front bedroom is under the porch and has limited potential to provide a little natural light



as well as emergency egress, one supposes the applicants would prefer to leave some opening on the north side, more or less as shown in the architects' renderings. Staff would favor more enclosure on the north side than is shown in the renderings, and also recommends that the lattice match the front porch lattice.

The proposed entry vestibule addition is a simple, small mass, set well back from State Street, which nonetheless causes some disruption to the appearance of the north side. Its utilitarian purpose as an entrance is clear, and finishes and details appear compatible, though another approach might be to experiment with making it more monochromatically recessive – distinct as an addition to the original house, on the basement level.

Among other considerations and questions:

- Drainage from the flat or very low pitched addition roof is not indicated; the area is small and perhaps a simple drip edge and a slight pitch is all that is required.
- Ventilation is indicated for the bathroom and the kitchen; staff would like to review the appearance of the wall caps and ensure they are colored to blend with the background material.
- New windows are on the plans as Andersen 400 Series – a clad wood window. Staff will want to review final specifications for color, glass type, half screens, and exterior trim; in particular the brick mould and the relationship to the masonry opening will need to be examined.
- An existing exterior light fixture is proposed to be matched at the new entry door; perhaps a more shielded fixture should be considered for both locations.
- Staff will want to review the masonry work, where any window openings are to be altered, or wherever repairs or repointing is needed.
- Staff would like to see the existing rear porch and stairs painted or stained in a compatible, recessive color – paint or solid stain is normally a requirement with new stair construction.

## **Applicable Review Standards**

### 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.*
- (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.*
- (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.*
- (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.*

**Attachments:**

- 1. Architect's plans and renderings
- 2. 1924 tax photo of 263-265 State Street
- 3. Detail of 1924 tax photo of 273 State Street, showing lattice at 265 State Street

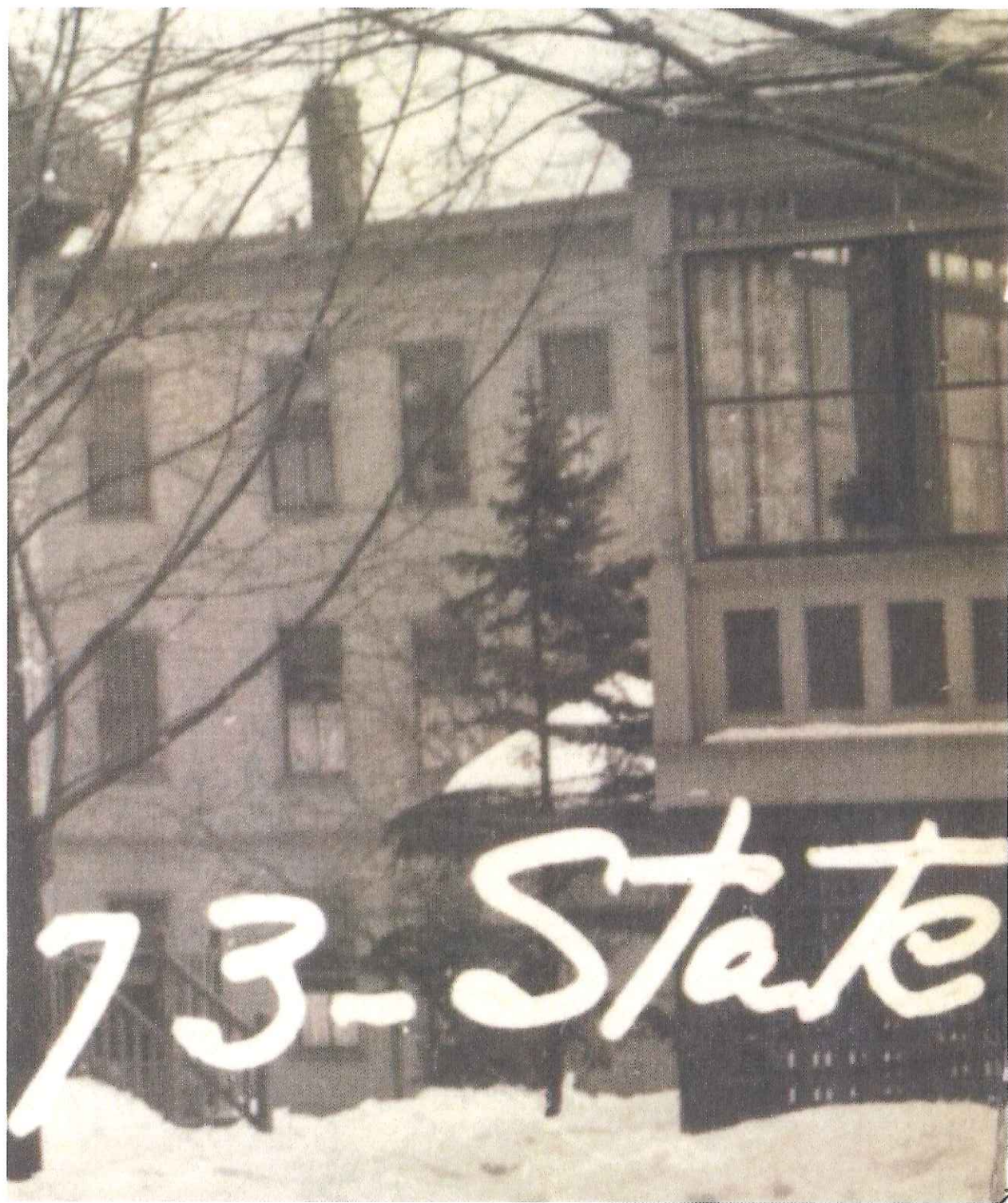




263-265 State

Y







265 STATE STREET  
PORTLAND, ME 04101

PERMITTING SET  
08.07.2018

GENERAL NOTES

- THIS CONSTRUCTION PERMIT SET DOES NOT EXPLICITLY PROVIDE ALL THE INFORMATION AND DETAILING REQUIRED FOR CODE COMPLIANCE, AND REQUIRES THAT CONTRACTORS AND SUB-CONTRACTORS CONDUCTING THE CONSTRUCTION WORK ARE FAMILIAR WITH COMPLYING TO THE BUILDING CODE AS IT APPLIES TO THEIR PARTICULAR DISCIPLINE.
- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
  - CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO PERFORMANCE OF ANY WORK.
  - CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AS PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
  - INSTALLERS MUST BE TRAINED AND EXPERIENCED IN THE APPLICATION/INSTALLATION OF THE PRODUCTS/MATERIALS THAT THEY ARE INSTALLING.
  - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN CONDITIONS AS ALLOWED BY THE MANUFACTURER.
  - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN COORDINATION WITH ALL OTHER WORK CONDUCTED ON SITE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE OWNER.
- ANY DEVIATIONS WHATSOEVER FROM THE DRAWINGS AND/OR SPECIFICATIONS ARE NOT ALLOWED WITHOUT THE OWNER'S WRITTEN PERMISSION. FAILURE TO PROCURE SUCH WRITTEN AUTHORIZATION PLACES ALL RESPONSIBILITY FOR THE VARIATION ON THE CONTRACTOR.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. EXCEPTION: THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE BUILDING PERMIT.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY REGULATING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN AN APPROVED AND LEGAL MANNER.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.

DEMOLITION NOTES

- REMOVE WALLS AS NOTED ON ELEVATION. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION OF JOISTS, BEAMS OR OTHERS STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
- UNLESS OTHERWISE NOTED, DOORS, BASE, TRIM, ELECTRICAL ITEMS, AND SURFACE MOUNTED ITEMS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISHES (I.E. EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC.) TO MATCH EXISTING ADJACENT SURFACES. PROVIDE A SMOOTH AND CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTINUOUS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND/OR REMOVAL OF HAZARDOUS MATERIALS. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION ELEVATION ARE EXISTING.

ABBREVIATIONS

|        |                                            |
|--------|--------------------------------------------|
| A/V    | AIR/VAPOR                                  |
| AFF    | ABOVE FINISH FLOOR                         |
| B.O.   | BOTTOM OF                                  |
| CONC.  | CONCRETE                                   |
| ELEVS. | ELEVATIONS                                 |
| F.F.E. | FINISH FLOOR ELEVATION                     |
| GWB    | GYPSUM WALL BOARD                          |
| INSUL. | INSULATION                                 |
| O.C.   | ON CENTER                                  |
| PT     | PRESSURE TREATED                           |
| SAT    | SUSPENDED ACOUSTICAL TILE                  |
| SIM    | SIMILAR                                    |
| STRUCT | STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER |
| T.O.   | TOP OF                                     |
| TYP    | TYPICAL                                    |
| UNO    | UNLESS NOTED OTHERWISE                     |
| VCT    | VINYL COMPOSITE TILE                       |

DRAWING LIST

|        |                           |   |
|--------|---------------------------|---|
| G-1.0  | COVER SHEET               | X |
| G-1.1  | CODE REVIEW               | X |
| G-1.2  | SITE PLAN                 | X |
| AD-1.0 | DEMO PLNS, D/W, ASMBLY    | X |
| A-1.0  | PLANS, ELE, SECT, DETAILS | X |
| A-2.0  | 3D VIEWS                  | X |

SUBMITTED  
DRAWINGS  
08.07.2018

PROJECT CONTACTS

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PROJECT NO.

17014

PROJECT NAME

265 STATE STREET  
265 STATE ST, PORTLAND ME 04101

REVISIONS

|   |            |  |
|---|------------|--|
| 1 | 09.26.2018 |  |
| 2 | 01.02.2019 |  |
| 3 | 01.11.2019 |  |
| 4 | -          |  |
| 5 | -          |  |

PERMITTING DRAWINGS

DRAWN BY

KBS

SHEET TITLE

COVER SHEET

ISSUE DATE

9.4.2018

SHEET SCALE

SCALE

G

1.0



# CODE REVIEW

## IBC 2015

- 101.2 THE PROVISION OF THIS CODE WILL APPLY TO THE CONSTRUCTION, ALTERATION, EXCEPTION: DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS NOT MORE THAN 3 STORIES ABOVE GRADE PLANE SHALL COMPLY WITH IRC.
- 310.5 R-3 OCCUPANCY: TWO FAMILY BUILDING
- 503.1 EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.
- 706.1.1PARTY WALLS SEPARATE BUILDINGS
- 903.3.1.3 NFPA 13D SPRINKLER SYSTEM REQUIRED
- SEPARATION WILL BE REQUIRED IN CEILING

## IRC 2015

- R302.3 DWELLING UNITS IN TWO FAMILY DWELLINGS SHALL BE SEPARATED BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN 1HR FIRE RATING. THE WALL ASSEMBLIES SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF THE ROOF SHEATHING.
- R302.4.1.1 PENETRATIONS OF THE WALL OR CEILING SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE RESISTANCE RATED ASSEMBLY.
- R302.4.1.2 PENETRATIONS OF THE WALL OR CEILING SHALL BE PROTECTED BY AN APPROVED PENETRATION SYSTEM FIRESTOP SYSTEM.
- R302.4.2 WHERE WALLS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE RESISTANCE RATING WILL NOT BE REDUCED.
- R303.1 HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM.
- R303.3 BATHROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOW NOT LESS THAN 35FT. EXCEPTION: GLAZED AREAS NOT REQUIRED IF ARTIFICIAL LIGHT AND LOCAL EXHAUST SYSTEMS ARE PROVIDED.
- R303.8 EXTERIOR STAIRWAY ARTIFICIAL LIGHT TO BE PROVIDED AT THE TOP OF THE LANDING.
- R303.10 EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES.
- R304.1 HABITABLE ROOMS SHALL HAVE FLOOR AREA NOT LESS THAN 70 SFT
- R304.2 HABITABLE ROOMS SHALL NOT BE LESS THAN 7FT IN ANY HORIZONTAL DIMENSIONS
- R305.1 CEILING HTS NOT LESS THAN 7FT. EXCEPTIONS: THE CEILING HT ABOVE BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT THE FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE.
- R305.1.1 PORTIONS OF BASEMENT THAT DO NOT CONTAIN HABITABLE SPACES HAVE CEILING HT OF NOT LESS THAN 6FT 8IN.
- R306.1 EVERY DWELLING UNIT SHALL BE PROVIDED WITH WATER CLOSET, LAVATORY, BATHTUB OR A SHOWER.
- R306.2 EVERY DWELLING UNIT SHALL HAVE KITCHEN AND EVERY KITCHEN SHALL HAVE A SINK.
- R306.3 PLUMBING FIXTURES SHALL BE CONNECTED TO SANITARY SEWER OR AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.
- R306.4 PLUMBING FIXTURE SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY SYSTEM.
- R307.1 FIXTURES SHALL BE SPACES ACCORDING TO STANDARDS.
- R307.2 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NON-ABSORBENT SURFACES.
- R310.1 BASEMENTS CONTAINING ONE OR MORE SLEEPING ROOMS SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING IN SLEEPING UNITS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY.
- R310.2.1 THE NET CLEAR OPENING SHALL NOT BE LESS THAN 24IN H X 20IN W I.E., NOT LESS THAN 5.75FT
- R310.2.2 EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SFT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE, MAX. WINDOW SILL HEIGHT IS 44IN; IF THE WINDOW SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH WINDOW WELLS.
- R310.3 EMERGENCY ESCAPE AND RESCUE OPENING CAN BE SIDE HINGED OR SLIDING DOOR. IF THE OPENING IS BELOW THE GROUND ELEVATION, IT SHALL BE PROVIDED WITH BULKHEAD ENCLOSURE.
- R311.1 THE MEANS OF EGRESS SHALL BE CONTINUOUS AND UN OBSTRUCTED.
- R311.2 MIN. 1 EGRESS DOOR SHALL BE PROVIDED; SIDE HINGED; CLEAR WIDTH MIN 32IN; CLEAR HEIGHT MIN 78IN.
- R311.3 THE LANDING ON EACH SIDE OF THE EXTERIOR DOOR SHALL BE 36IN MIN.
- 311.5.1 EXTERIOR LANDINGS, DECKS, BALCONY, STAIRS SHALL BE ANCHORED TO PRIMARY STRUCTURES TO RESIST BOTH VERTICAL AND LATERAL FORCES.
- R311.6 THE WIDTH OF HALLWAYS SHALL BE 3FT MIN.
- R311.7 STAIRWAYS SHALL NOT BE LESS THAN 36IN CLEAR WIDTH
- R311.7.2 HEADROOM IN STAIRWAYS NOT LESS THAN 6FT 8IN
- R311.7.5.1 MAX. RISER 7 ¼ IN.
- R311.7.5.2 MIN TREAD 10IN.
- R311.7.8 HANDRAILS TO BE PROVIDED ON NOT LESS THAN ONE SIDE OF FLIGHT WITH 4 OR MORE RISERS.
- R311.7.8.1 HEIGHT OF HANDRAILS NOT LESS THAN 34IN AND NOT MORE THAN 38IN
- R311.7.8.2 HANDRAILS FOR STAIRWELLS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT; HAND RAIL SHALL TERMINATE AT A NEWEL POST. EXCEPTION: HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY NEWEL POST AT THE TURN.
- R311.7.8.3 HANDRAILS WITH A CIRCULAR CROSS SECTION- 1 ¼" MIN, 2IN MAX NON-CIRCULAR CROSS SECTION- PERIMETER MIN 4IN, 6 1/4IN; CROSS SECTION 2 1/4IN MAX.
- R312.1.1 GUARDS SHALL BE PROVIDED ALONG OPEN SIDED STAIRWAYS THAT ARE MORE THAN 30IN VERTICALLY FROM GRADE AND 36IN HORIZONTALLY TO THE EDGE OF OPEN SIDE.
- R312.1.2 GUARD HEIGHTS NOT BE LESS THAN 36IN IN HT EXCEPTION: WHERE THE TOP OF GUARD SERVES AS HANDRAIL ON THE OPEN SIDES OF STAIRS, TOP OF GUARD SHALL BE 34IN MIN AND 38IN MAX.
- R314.2.2 SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.
- R314.3 SMOKE ALARMS TO BE PROVIDED IN 1. IN EACH SLEEPING ROOM; 2. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS; 3. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3FT HORIZONTALLY FORM BATHROOM DOOR OPENING.
- R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20FT FROM COOKING APPLIANCES.
- R314.4 WHERE MORE THAN ONE SMOKE ALARMS ARE REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.
- R314.6 SMOKE ALARMS INSTALLED IN ACCORDANCE WITH R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.
- R314.7 FIRE ALARMS SHALL COMPLY WITH NFPA 72.
- R315.2.2 CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH DWELLING UNIT.
- R315.3 CO ALARMS SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. IF A FUEL BURNING APPLIANCE IS LOCATED IN BEDROOM OR ITS ATTACHED BATHROOM, CO SHALL BE INSTALLED.
- R315.5 CO ALARMS INSTALLED IN ACCORDANCE WITH R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.
- R315.6.1 HOUSE HOLD CO DETECTIONS SYSTEM SHALL COMPLY WITH NFPA 720
- R315.6.2 CO DETECTORS SHALL BE INSTALLED IN LOCATIONS SPECIFIED IN SECTION R315.3. THESE LOCATIONS SUPERSEDE THE LOCATIONS SPECIFIED IN NFPA 720.
- R315.6.3 CO DETECTORS SHALL BE A PERMANENT FIXTURE

## NFPA:

- 6.1.8 RESIDENTIAL OCCUPANCY (SEE CH 24- 31).
- 6.1.8.1.1 RESIDENTIAL: ONE AND TWO-FAMILY DWELLING
- 7.2.1.3.1 THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL NOT VARY BY MORE THAN ¼ IN.
- 7.2.1.3.3 THRESHOLD AT DOOR OPENINGS SHALL NOT EXCEED ½IN. HT
- 7.2.2.2.1.1 (A) TABLE: MIN WIDTH OF STAIRS- 36IN; MAX HT OF RISERS- 7IN; MIN TREAD DEPTH- 11IN; MIN HEADROOM- 6FT8IN; MAX HT BETWEEN LANDINGS- 12FT.
- 7.2.2.4.1.1 STAIRS TO HAVE HANDRAIL ON BOTH SIDES.
- 7.2.2.4.1.2 FOR NEW STAIRS HANDRAILS SHALL BE PROVIDED WITHIN 30IN OF ALL PORTIONS OF THE REQUIRED EGRESS WIDTH.
- 7.2.2.4.4.1 NEW HANDRAILS SHALL NOT BE LESS THAN 34IN AND NOT MORE THAN 38IN ABOVE THE SURFACE OF TREAD.
- 7.2.2.4.4.5 NEW HANDRAILS SHALL BE INSTALLED TO PROVIDE A CLEARANCE OF NOT LESS THAN 2 ¼ IN.
- 7.2.2.4.4.6 HANDRAILS CROSS SECTION SHOULD NOT BE MORE THAN 2IN AND LESS THAN 1 ¼ IN.
- 7.2.2.4.5.2 GUARDS SHALL NOT BE LESS THAN 42IN HIGH. EXCEPTIONS: EXISTING GUARDS WITHIN UNITS SHALL BE PERMITTED TO BE NOT LESS THAN 36IN.
- 24.1.6 NO MINIMUM CONSTRUCTION REQUIREMENTS.
- 24.1.7 NO REQUIREMENTS FOR OCCUPANT LOAD.
- 24.2.2.1.1 IN DWELLING UNITS, EVERY SLEEPING ROOM AND LIVING AREA SHALL NOT HAVE LESS THAN ONE PRIMARY ESCAPE AND ONE SECONDARY MEANS OF ESCAPE.
- 24.2.2.2 PRIMARY MEANS OF ESCAPE SHALL BE A DOOR, STAIRWAY OR RAMP PROVIDING UNOBSTRUCTED TRAVEL TO THE OUTSIDE.
- 24.2.2.3.3 THE SECONDARY MEANS OF ESCAPE CAN BE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT. SIZES: WIDTH NOT LESS THAN 20IN; HEIGHT NOT LESS THAN 24; BOTTOM OF THE OPENING NOT MORE THAN 44IN. THIS MEANS OF ESCAPE IS IS ACCEPTABLE WHERE THE WINDOW SHALL BE WITHIN 20FT OF THE FINISHED GROUND LEVEL.
- 24.2.4.1 DOORS SHALL BE NOT LESS THAN 28IN
- 24.2.4.2 BATHROOM DOORS NOT LESS THAN 24IN
- 24.2.4.3 DOORS SHALL NOT BE LESS THAN 6FT6IN
- 24.2.5.1 STAIRS, RAMPS AND GUARDS SHALL BE IN ACCORDANCE WITH 7.2.2,7.2.2.4, 7.2.5
- 24.2.5.4 THE CLEAR WIDTH OF STAIRS, LANDINGS, BALCONIES, PORCHES SHALL NOT BE LESS THAN 36IN.
- 24.2.6.2 WIDTH OF HALLWAYS SHALL NOT BE LESS THAN 36IN
- 24.2.6.2 HEIGHT OF HALLWAYS NOT LESS THAN 7FT WITH CLEARANCE BELOW PROJECTIONS OF NOT LESS THAN 6FT8IN.
- 24.3.4.1 SMOKE ALARMS SHALL BE INSTALLED IN A) ALL SLEEPING ROOMS; B) OUTSIDE OF EACH SEPARATE SLEEPING AREAS IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS;
- 24.3.4.3 BATTERY POWERED SMOKE ALARMS ARE PERMITTED.

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PROJECT NO.

17014

PROJECT NAME

265 STATE STREET  
265 STATE ST, PORTLAND ME 04101

REVISIONS

|   |            |
|---|------------|
| 1 | 09.26.2018 |
| 2 | 01.02.2019 |
| 3 | 01.11.2019 |
| 4 |            |
| 5 |            |

PERMITTING DRAWINGS

DRAWN BY

KBS

SHEET TITLE

CODE REVIEW

ISSUE DATE

9.4.2018

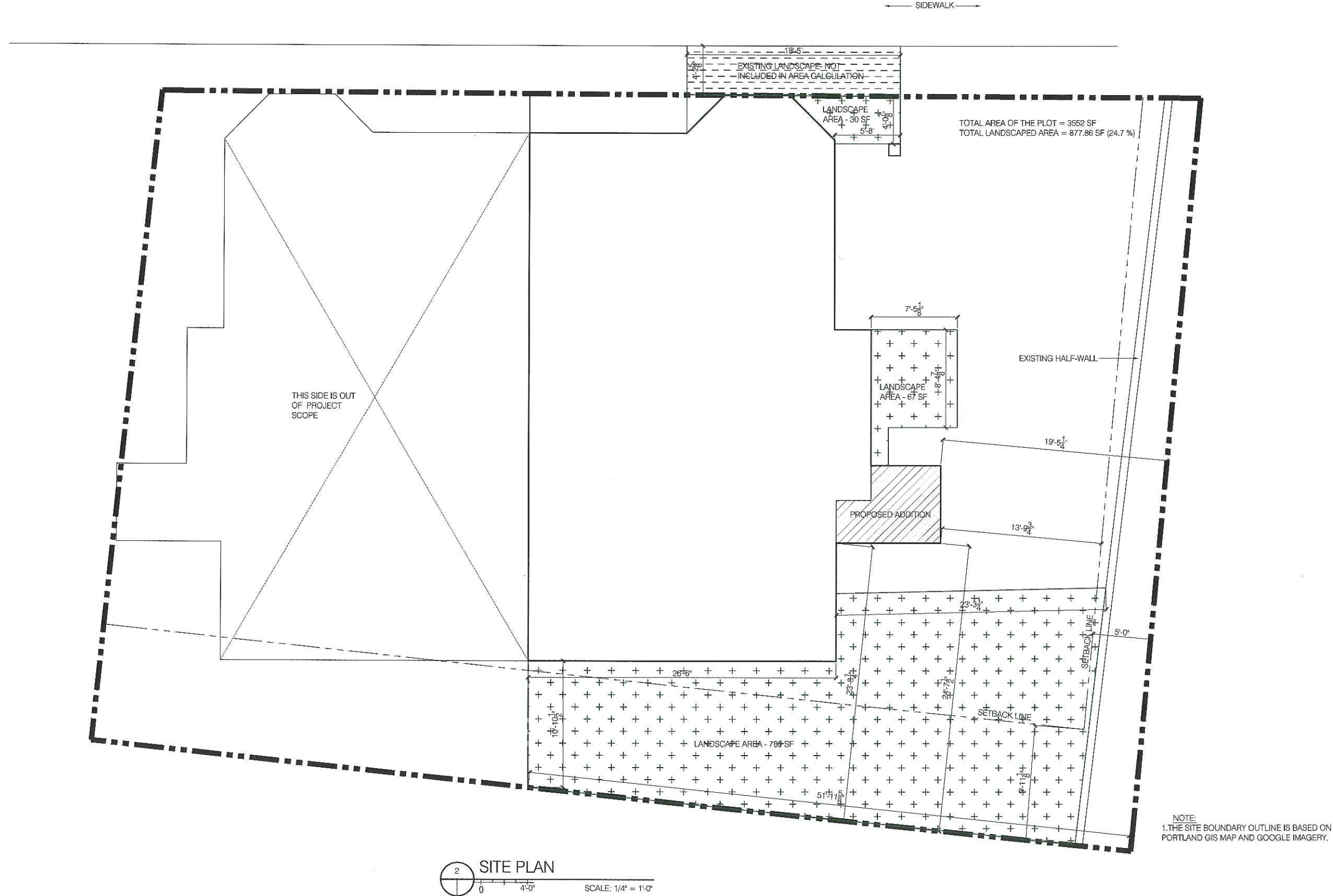
SHEET SCALE

SCALE

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1.1





2 SITE PLAN  
0 4'-0" SCALE: 1/4" = 1'-0"

ISSUE DATE

9.4.2018

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KBS

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SHEET SCALE

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PROJECT NAME

265 STATE STREET

265 STATE ST, PORTLAND ME 04101

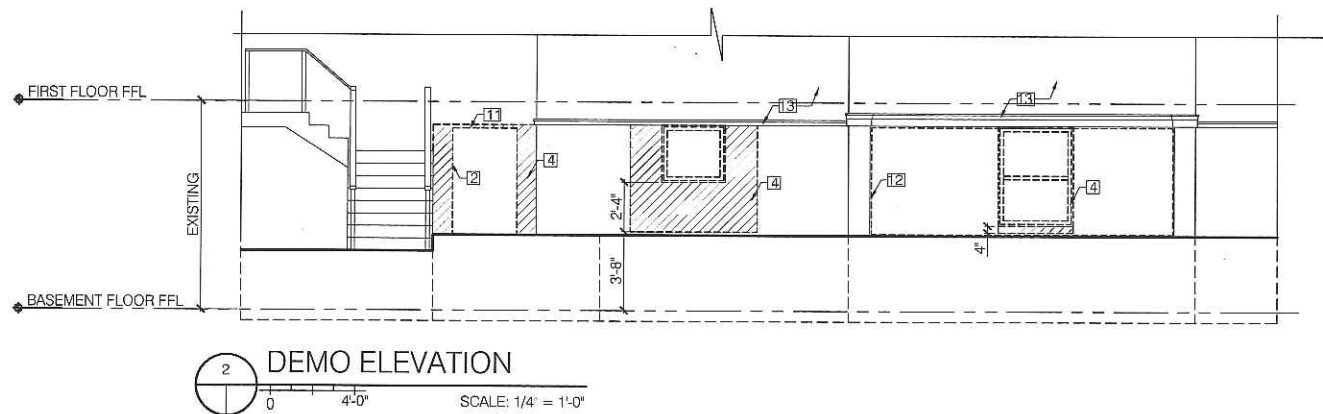
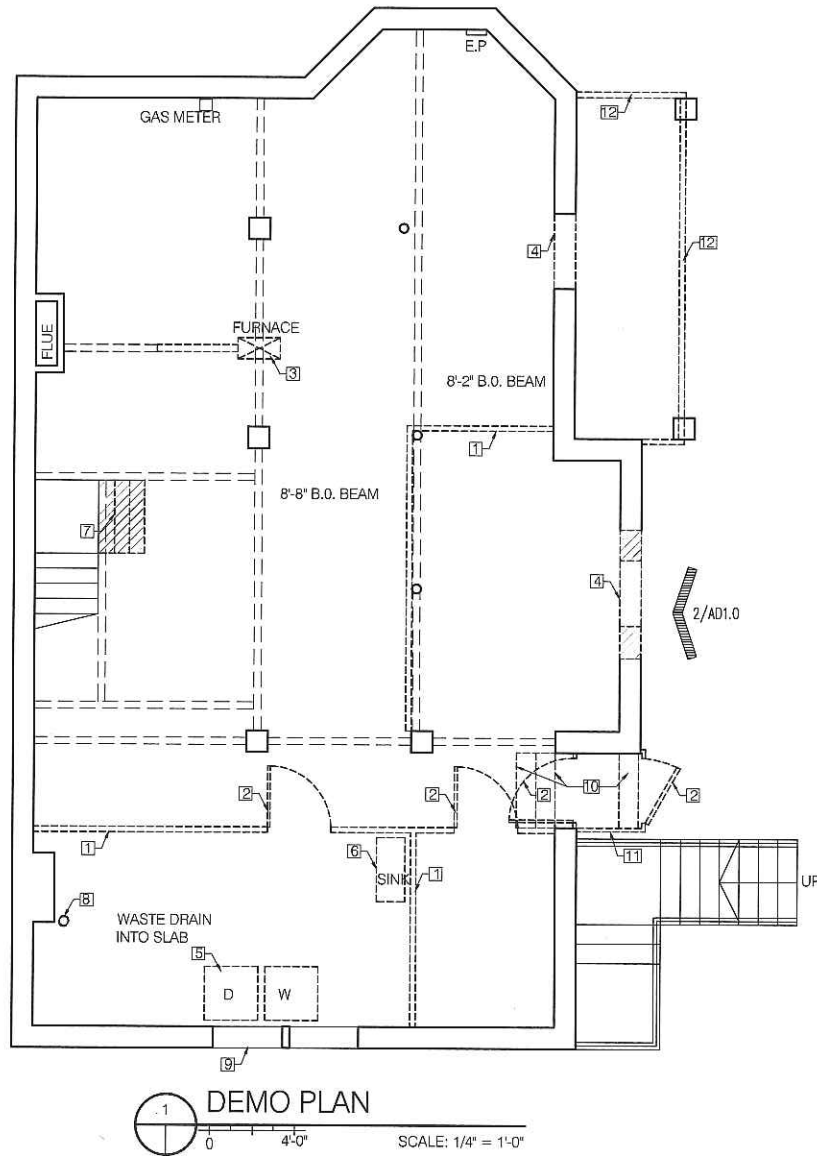
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| DOOR SCHEDULE |           |           |               |               |           |             |              |       |
|---------------|-----------|-----------|---------------|---------------|-----------|-------------|--------------|-------|
| DOORS         |           |           |               |               |           |             |              |       |
| DOOR #        | FROM      | TO        | SIZE          | DOOR MATERIAL | DOOR TYPE | DOOR RATING | HARDWARE SET | NOTES |
| 001           | OUTSIDE   | VESTIBULE | 3'-0" X 7'-0" | FIBERGLASS    | TYPE 1    | -           | 01           | 1,2   |
| 002           | HALLWAY   | BEDROOM 2 | 3'-0" X 7'-0" | SOLID CORE    | TYPE 3    | -           | 03           | 1     |
| 003           | HALLWAY   | BATHROOM  | 3'-0" X 7'-0" | SOLID CORE    | TYPE PD   | -           | 04           | 1     |
| 004           | HALLWAY   | BEDROOM 1 | 3'-0" X 7'-0" | SOLID CORE    | TYPE 3    | -           | 03           | 1     |
| 005           | BEDROOM 1 | BATHROOM  | 3'-0" X 7'-0" | SOLID CORE    | TYPE PD   | -           | 04           | 1     |
| 006           | BEDROOM 2 | CLOSET    | 4'-0" X 6'-8" | SOLID CORE    | TYPE 2    | -           | 02           | 1     |

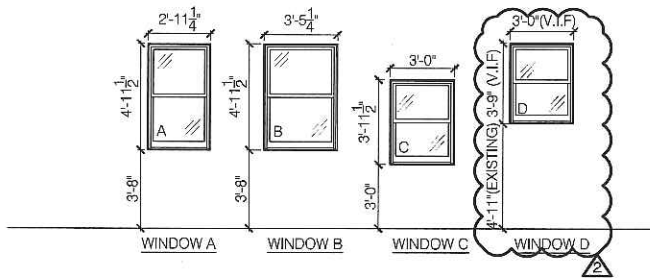
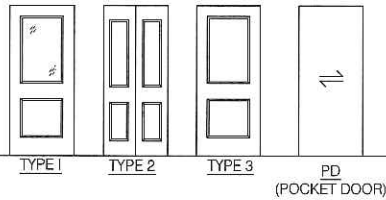
GENERAL DOOR SCHEDULE NOTES:  
ALL PUBLIC EXIT DOOR HANDLES TO BE ADA COMPLIANT LEVER HANDLES.

DOOR SCHEDULE NOTES:

- COORDINATE DOOR HARDWARE FINISHES AND DESIGNS WITH OWNER.
- GLAZING TO BE TEMPERED SAFETY GLASS.
- FIELD VERIFY SIZE OF EXISTING OPENING.

HARDWARE SETS:

- UNIT ENTRY DOORS: PEEP HOLE, (3) HINGES, SOFT CLOSE DAMPER, STRIKE, DOOR STOP, SINGLE CYLINDER DEADBOLT, LOCKSET, THROW-BOLT, LATCH ASSEMBLY, LEVER, DOOR CHIME ON
- CLOSET DOORS: (3) HINGES, PASSAGE LOCKSET
- BEDROOM & BATH DOORS: (3) HINGES, PRIVACY LOCKSET, CORES
- BATHROOM POCKET DOOR: ALUMINUM TRACK, TRACK HANGER, DOOR GUIDE, PRIVACY LATCH.



NOTE:  
THE BASIS OF DESIGN OF THE WINDOWS ARE ANDERSEN 400 SERIES - WOOD CLAD WINDOWS

KEY:

- DEMO LINE
- EXISTING BEAM LINE

DEMO NOTES:

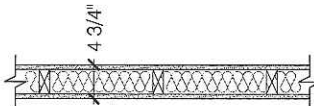
- REMOVE EXISTING PARTITION WALLS
- REMOVE EXISTING DOOR, FRAME,
- RELOCATE FURNACE AS NECESSARY.
- DEMO EXISTING WINDOW AND WALL AS INDICATED AND PREPARE OPENING FOR A NEW WINDOW.
- REMOVE EXISTING APPLIANCES AND TERMINATE UTILITIES ACCORDINGLY.
- REMOVE EXISTING FIXTURES.
- DEMO EXISTING STAIRS, AND PREPARE THE SURFACE FOR NEW LANDING.
- RE-ROUTE EXISTING DRAIN.
- REMOVE EXISTING WINDOW, FRAME AND PREPARE OPENING FOR NEW WINDOWS.
- REMOVE EXISTING STEPS AND PREPARE SURFACE FOR NEW STEPS.
- REMOVE EXISTING BULKHEAD STRUCTURE.
- REMOVE EXISTING TRELLIS WORK. RETAIN BRICK COLUMNS.
- CLEAN ALL EXISTING TRIMS, SIDING AND PREPARE SURFACE FOR PAINT.

## WALL ASSEMBLIES

| GRAPHIC DESCRIPTION |             | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |         |
|---------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|
|                     |             | <ol style="list-style-type: none"><li>5/8" TYPE "X" GYPSUM BOARD FASTENED IN ACCORDANCE WITH UL ASSEMBLY.</li><li>2X4 WOOD STUDS @ 16" O.C.</li><li>5/8" TYPE "X" GYPSUM BOARD FASTENED IN ACCORDANCE WITH UL ASSEMBLY.</li></ol> NOTES: <ul style="list-style-type: none"><li>PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS.</li><li>A BEAD OF ACOUSTICAL SEALANT SHALL BE APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.</li><li>SEE FINISH SCHEDULE FOR WALL FINISH MATERIAL AND SUBSTRATE REQUIREMENTS</li></ul> |            |         |
| TYPE                | FIRE RATING | UL NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STC RATING | R-VALUE |
| W1                  | N/A         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A        | N/A     |

| GRAPHIC DESCRIPTION |             | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |         |
|---------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|
|                     |             | <ol style="list-style-type: none"><li>EXISTING STRUCTURAL BRICK MASONRY</li><li>2" HIGH DENSITY SPRAY FOAM INSULATION</li><li>FRICTION FIT BETWEEN STUDS R-19 UNFACED FIBERGLASS INSULATION BATTS MEASURING 3" THK.</li><li>1X3 WOOD STUDS @ 16" O.C.</li><li>5/8" TYPE "X" GYPSUM BOARD FASTENED IN ACCORDANCE WITH UL ASSEMBLY.</li></ol> NOTES: <ul style="list-style-type: none"><li>THE WALL TO BE FURRED TO DIMENSIONS SPECIFIED IN THE PLAN.</li><li>PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS.</li></ul> |            |         |
| TYPE                | FIRE RATING | UL NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | STC RATING | R-VALUE |
| W2                  | 1HR         | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A        | 22.498  |

| GRAPHIC DESCRIPTION |             | DESCRIPTION                                                                                                                                                                                                                                                                                         |            |         |
|---------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|
|                     |             | <ol style="list-style-type: none"><li>EXISTING STRUCTURAL BRICK MASONRY</li><li>1X3 WOOD STUDS @ 16" O.C.</li><li>5/8" TYPE "X" GYPSUM BOARD FASTENED IN ACCORDANCE WITH UL ASSEMBLY.</li></ol> NOTES: <ul style="list-style-type: none"><li>PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS.</li></ul> |            |         |
| TYPE                | FIRE RATING | UL NUMBER                                                                                                                                                                                                                                                                                           | STC RATING | R-VALUE |
| W2A                 | N/A         | N/A                                                                                                                                                                                                                                                                                                 | N/A        | 22.498  |

| GRAPHIC DESCRIPTION                                                                   |                     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |         |  |
|---------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|--|
|  |                     | <ol style="list-style-type: none"><li>5/8" TYPE "X" GYPSUM BOARD FASTENED IN ACCORDANCE WITH UL ASSEMBLY.</li><li>2X4 WOOD STUDS @ 16" O.C.</li><li>FRICTION FIT BETWEEN STUDS R-19 UNFACED FIBERGLASS INSULATION BATTS MEASURING 3-1/2" THK.</li><li>5/8" TYPE "X" GYPSUM BOARD FASTENED IN ACCORDANCE WITH UL ASSEMBLY.</li></ol> <p>NOTES:</p> <ul style="list-style-type: none"><li>PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS.</li><li>A BEAD OF ACOUSTICAL SEALANT SHALL BE APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.</li><li>SEE FINISH SCHEDULE FOR WALL FINISH MATERIAL AND SUBSTRATE REQUIREMENTS</li></ul> |            |         |  |
| TYPE                                                                                  | WOOD PARTITION WALL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |         |  |
| W3                                                                                    | FIRE RATING         | UL NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | STC RATING | R-VALUE |  |
|                                                                                       | 1-HR                | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | -          | N/A     |  |



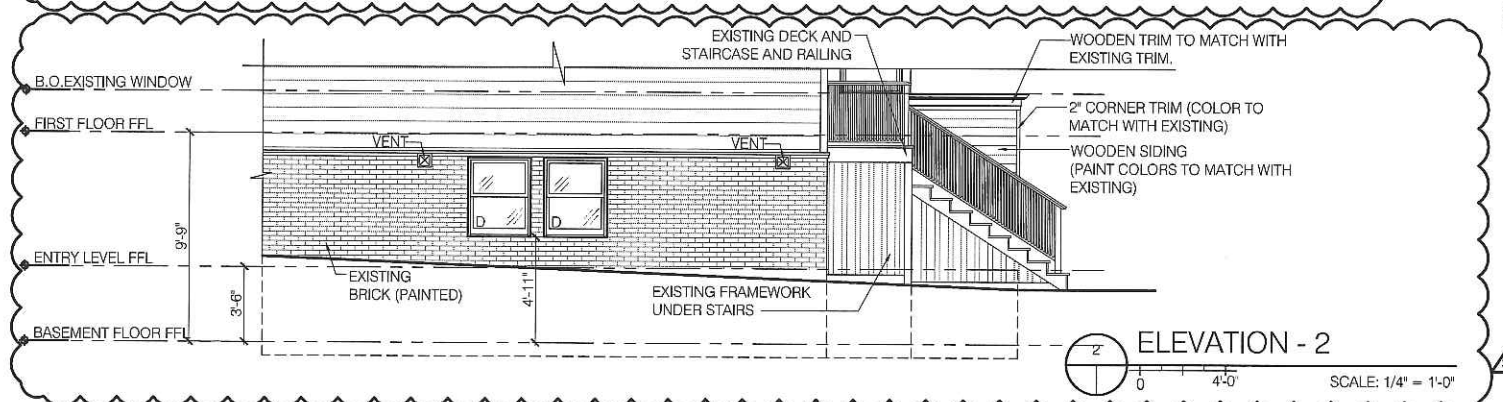
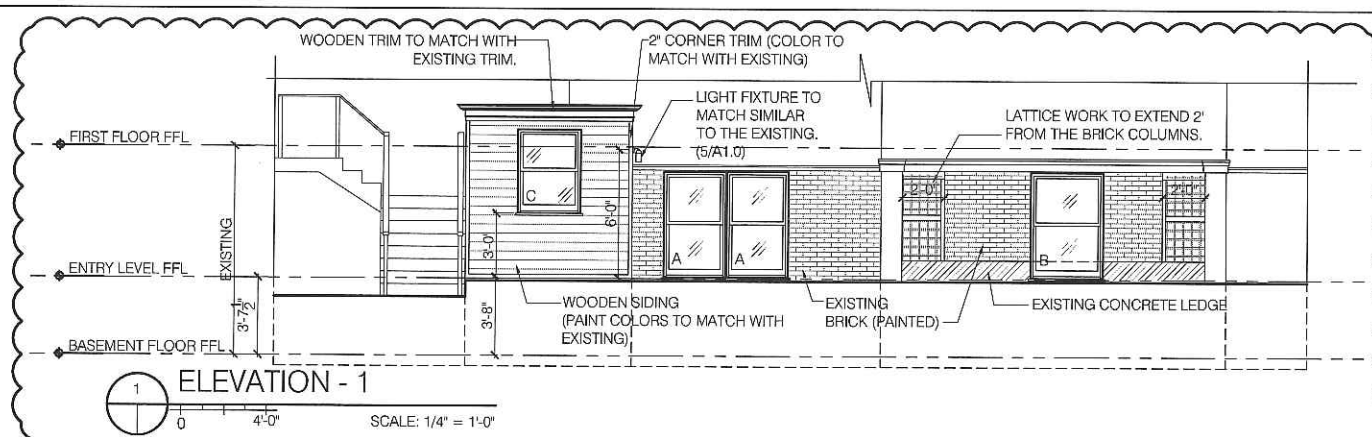


PHOTO OF THE EXISTING BUILDING

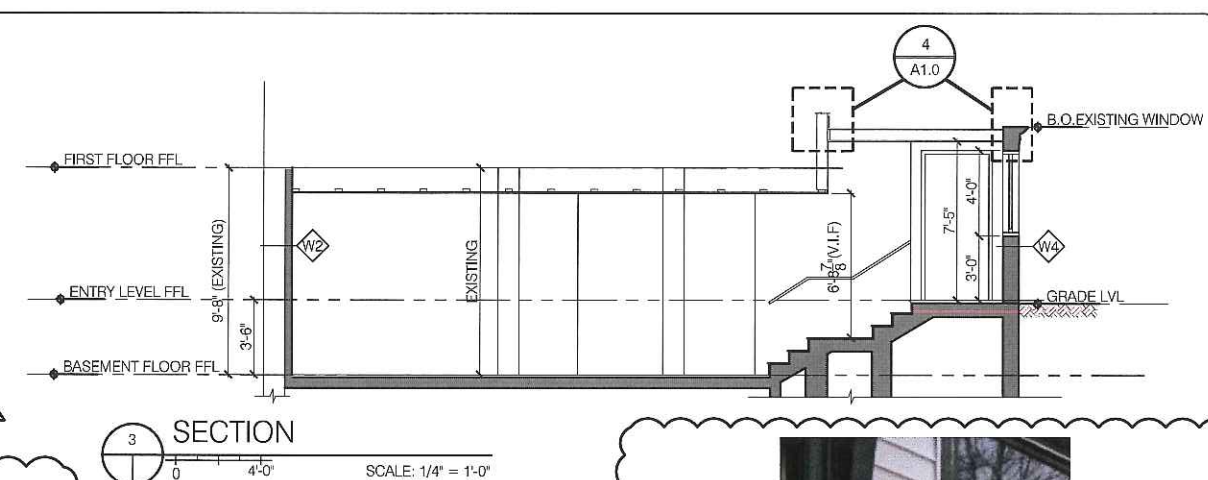
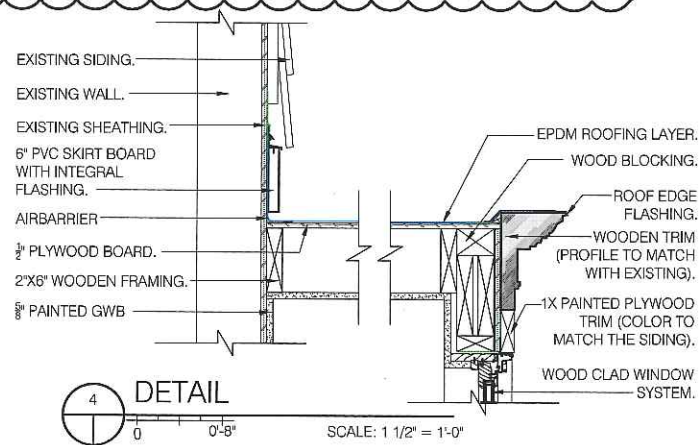
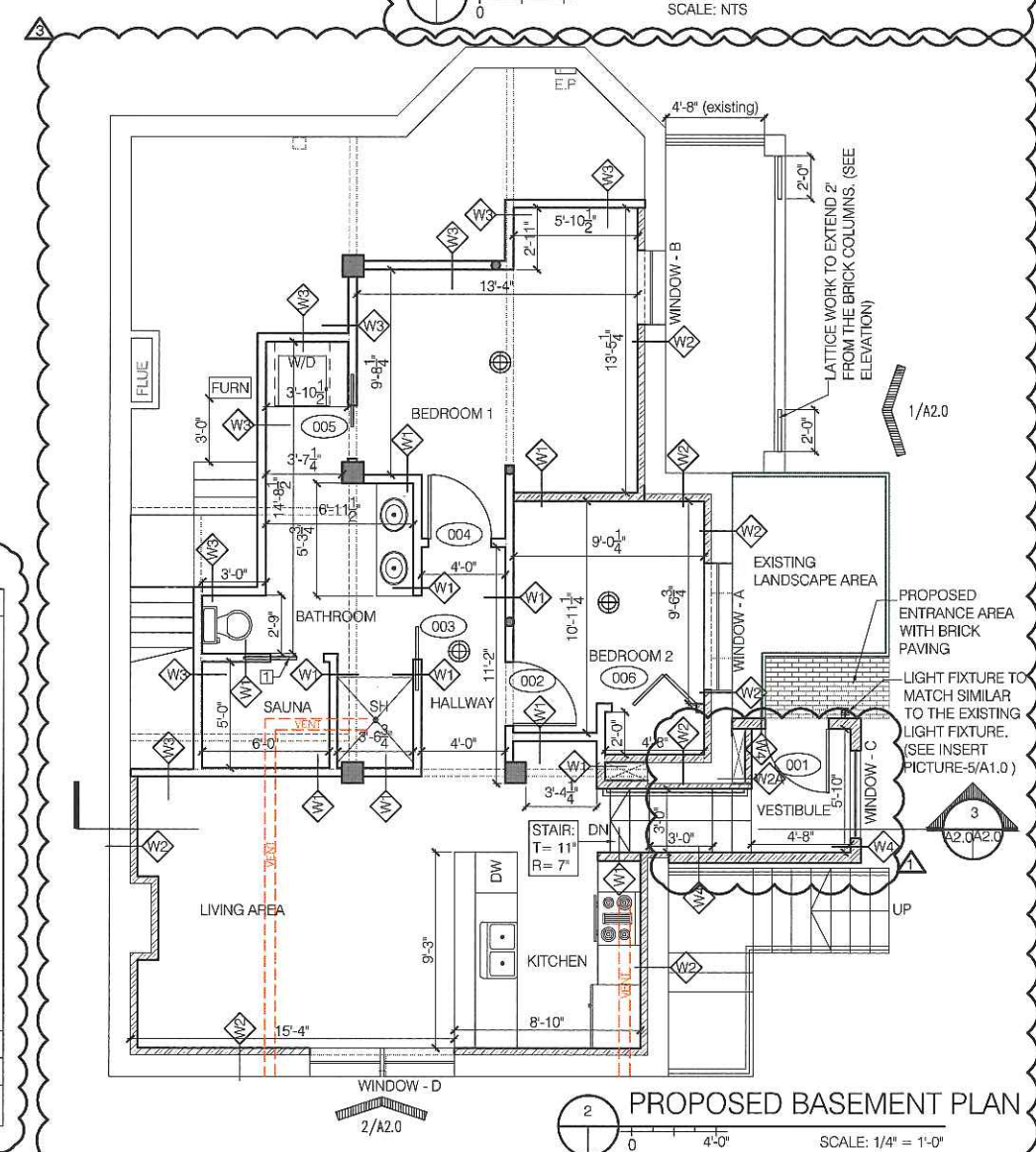


PHOTO OF THE EXISTING LIGHT FIXTURE



| GRAPHIC DESCRIPTION |             | DESCRIPTION                                                                                                                                                                                                                                                                                  |            |            |         |  |
|---------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|---------|--|
|                     |             | <ul style="list-style-type: none"><li>EXISTING FINISHED FLOOR</li><li>EXISTING SUBFLOORING</li><li>EXISTING WOOD JOISTS</li><li>ACOUSTIC BATT INSULATION</li><li>SOUND ISOLATION CHANNEL HANGERS</li><li>7/8" METAL HAT CHANNEL FURRING</li><li>5/8" TYPE X GYPSUM BOARD - PAINTED</li></ul> |            |            |         |  |
| TYPE                | FIRE RATING | UL NUMBER                                                                                                                                                                                                                                                                                    | IIC RATING | STC RATING | R-VALUE |  |
| F1                  | 1-HR        | SIMILAR TO L514                                                                                                                                                                                                                                                                              | N/A        | N/A        | N/A     |  |

| GRAPHIC DESCRIPTION |                     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |            |         |  |
|---------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|---------|--|
|                     |                     | <ol style="list-style-type: none"><li>WOOD SIDING.</li><li>1X WOOD FURRING</li><li>SELF-ADHERED WATERPROOFING MEMBRANE (VAPOR PERMEABLE AIR BARRIER).</li><li>1/2" PLYWOOD SHEATHING.</li><li>2X6 WOOD STUDS @ 16" O.C. W/BLOWN CELLULOSE INSULATION FULL CAVITY.</li><li>VAPOR BARRIER MEMBRANE.</li><li>5/8" GYPSUM BOARD.</li></ol> <p>NOTES:</p> <ul style="list-style-type: none"><li>PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS.</li><li>A BEAD OF ACOUSTICAL SEALANT SHALL BE APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.</li><li>SEE FINISH SCHEDULE FOR WALL FINISH MATERIAL AND SUBSTRATE REQUIREMENTS</li></ul> |           |            |         |  |
| TYPE                | WOOD PARTITION WALL | FIRE RATING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | UL NUMBER | STC RATING | R-VALUE |  |
| W4                  |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |            | 24.3    |  |

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ISSUE DATE  
**9.4.2018**

ISSUE NO.  
**17014**

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11 09.26.2018  
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PROJECT NO.

**17014**

PROJECT NAME

**265 STATE STREET**

265 STATE ST, PORTLAND ME 04101

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**bild**  
ARCHITECTURE



HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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WORKSHOP (2<sup>nd</sup>)  
58 FORE STREET (former Portland Company Complex)

TO: Chair Sheridan and Members of the Historic Preservation Board  
FROM: Deb Andrews, Historic Preservation Program Manager  
DATE: January 11, 2019  
RE: January 16, 2019 2<sup>nd</sup> WORKSHOP – Preliminary Review of Request to  
Revise Previously-Approved Relocation of Building 12, Proposed  
Preservation Treatment for Building 12.

Address: 58 Fore Street  
property includes Portland Company Historic District

Applicant: Portland Foreside Development Company  
Kevin Costello and Casey Prentice, Principals

General Project Consultant: Woodard & Curran  
Consultant and Contractor for Building 12: Consigli Construction  
represented by Matt Tonello, Project Executive

Project Architect: Perkins + Will

### Introduction

The developers of the property at 58 Fore Street, which includes the buildings comprising the Portland Company Historic District, are returning for a second workshop to continue discussion of their proposal to revise the previously-approved location for Building 12 when it is moved from its current location. Revising the location for Building 12 will require an amendment to the 58 Fore Street Master Development Plan as well as to the boundaries of the historic district. In addition to relocating the building, the applicant is requesting approval to rotate the building 180 degrees when it is moved.

The Board first considered the applicant's request on November 28<sup>th</sup> of last year. Although the *location* appeared to be resolved at the first workshop when Board members expressed unanimous support for the proposed new position, the *orientation* of the relocated building remained unresolved. At the workshop, Board members indicated that they did not support rotating the building, for reasons summarized in this report. Acknowledging the Board's position, the applicant and project architects nevertheless



requested an opportunity to provide additional renderings that would better illustrate their proposal in hopes of the Board reconsidering their position.

Wednesday's workshop will focus on an additional matter: the preservation treatment proposed for Building 12. In considering any application to relocate a designated historic structure, the Board must apply the historic preservation ordinance's Standards for Review of Relocation, which include the following consideration:

*(c) Whether the relocation of the structure or object can be accomplished without significant damage to its physical integrity.*

In addition to making the case for moving a structure from its original intended location, applicants must provide information as to how the building will be secured/stabilized in order to withstand the move. To address this requirement and prepare for the relocation, the applicant hired Consigli Construction to develop a preservation plan for Building 12 which would secure the building in advance and during its move. Matt Tonello, a project executive at Consigli with a background in structural engineering and extensive experience in historic preservation projects, will present his firm's assessment of the building's current condition, its suitability for moving and Consigli's conclusion as to the most feasible and responsible preservation treatment. Based on their evaluation, Consigli is recommending that the building be disassembled and reconstructed.

As Board members will recall, the first workshop also addressed the conceptual design for the new office building proposed for Block One. As the Board was generally supportive of the design direction and as the proposal will return to the Board during the site plan review process, this workshop will not include discussion of the office building.

Given the specific questions for consideration, staff suggests that the Board take up the questions individually and in the following order:

1. Proposal to revise new location
2. Proposal to rotate building 180 degrees
3. Proposal to disassemble and reconstruct structure
4. Preliminary consideration of proposed alterations and additions. *If the building is to be reconstructed, the Board will need to provide early input on the acceptability of the proposed alterations and additions within the ordinance standards and within the stipulations established by the Board as part of its approval of the Master Development Plan.*

Enclosed with this report are additional renderings provided by architects Perkins + Will that illustrate the applicant's requested reorientation of Building 12. The renderings also illustrate, in conceptual form, the alterations and additions envisioned for the building. Also enclosed is a report from Consigli Construction regarding the condition and proposed



treatment of Building 12. Finally, staff has provided guidelines developed by the National Park Service regarding 1) relocation and 2) reconstruction of historic structures.

*Note: several sections of this report are repeated from the 11/28 staff report. Staff comments on the proposed relocation, reorientation and dormer additions remain as before.*

## **Background**

Under the Master Development Plan for 58 Fore Street, which was approved by the Planning Board in 2016, Building 12 was to be relocated from its current position (near the western boundary of the property and physically attached to Building 11) to a location immediately abutting the western edge of a new pedestrian plaza and across from the manufacturing core of the historic complex. As proposed, the relocated building would also abut the southeastern corner of a new office building planned for this area of the property. The relocation was supported by the Historic Preservation Board based on factors described below in this report and recommended to the Planning Board. Following approval of the master development plan, the historic district boundaries were also amended to reflect this change.

As explained at the first workshop, the developers are currently proceeding with plans to develop “Block One” of the 58 Fore Street property, which encompasses the western end of the 12-acre property. In preparation for the new construction, Building 11, which was classified as a noncontributing structure, will be demolished and Building 12 will be relocated. Project consultants, including Perkins + Will Architects, have proposed an alternative new location for Building 12, which in their view will better accomplish the goals that led to the original relocation choice. As described below, Building 12 is to be moved further south from its original proposed location and separated from the new office building. The access drive into the property would be shifted to the north of its original position. In its new alignment, the drive would run between the new office building and Building 12.

In addition to reviewing the proposed alternative location for Building 12, the Board is also being asked to provide preliminary comments on proposed alterations to Building 12, which are shown in conceptual form on the enclosed renderings.

## **Summary of Previous Approvals**

In February 2016, the Portland City Council voted to designate portions of the former Portland Company industrial complex as a locally-designated historic district. The formal designation followed months of research, documentation, public discussion, review and recommendations by the Historic Preservation Board and Planning Board. Ultimately, the City Council voted to approve the designation of a district that consisted of two separate



areas: a contiguous area comprised of six contributing structures east of the current entrance yard and the area occupied by the footprint of Building 12. Other structures within the complex were found to be noncontributing (for the most part, on the basis of condition) and therefore approved for demolition.

In 2017, the developers came forward with a Master Development Plan for the entire property. While not required, master development plans are encouraged for projects on large sites that are likely to be phased over time. The master development plan put forward by the developers included the proposal to relocate Building 12. This proposed relocation was prompted in large part by the fact that a planned new connector road linking Thames Street and Fore Street would essentially “bury” Building 12 below the grade of the new road. Additionally, given the fact that a sizeable new office building would be constructed between Building 12 and the balance of the historic complex, any historical relationship between Building 12 and the other Portland Company structures would be significantly undermined. For these and other reasons, the Board approved the relocation of Building 12.

As the HP Board’s communication to the Planning Board made clear, the new position of Building 12 would retain a key aspect of the building’s original relationship to the historic manufacturing core, as it would be located on the opposite side of the “entrance yard”. As Building 12 functioned as the pattern storage building for the Portland Company, it was important that the patterns be stored in a location well-removed from the highly flammable operations of the yard. The building’s new position would retain the memory of that function. Additionally, by moving Building 12 to its new position, a single, contiguous historic district boundary could be created.

Building 12’s proposed position was also supported because it would be in a prominent position as one entered the property on Thames Street extension and as viewed from Fore Street. Its close physical proximity to the new office building also reinforced the goal of establishing a compatible design relationship between the two structures and with the historic structures on the other side of the entrance yard.

As noted above, following the Planning Board’s approval of the Master Development Plan, the process for amending the original historic district boundaries commenced. The Council formally approved the amended Portland Company Historic District boundaries in March 2017.

### **Amendment to Master Development Plan**

Master Development Plans are intended to serve as a general framework for future development, to assist both the developer and future review authorities by establishing general parameters for the overall build-out of a large, multi-component development, particularly one that will be implemented in phases. It is understood that as specific



projects are proposed and further consideration is given to specific details of the projects, it is likely that there will be some modifications or adjustments in the plan. Indeed, one of the conditions of the 2016 approval of the master plan specifically addresses potential changes as they might affect historic resources or the district:

*d. .... Future design proposals or substantive changes to the Master Development Plan may be considered for additional review provided they can demonstrate consistency with the Historic Preservation Ordinance and that they do not materially diminish the visibility and integrity of the historic district.*

The approval letter for the Master Development Plan also includes the following standard condition of approval:

*Master Development Plan Amendments.* *A minor amendment to a master development plan shall be defined as a change which is generally consistent with the approved master development plan layout of buildings, circulation infrastructure, and open spaces, and:*

- i. Does not propose any new general type of use beyond those approved initially;*
- ii. Does not increase the building ground coverage, floor area ratio or residential density of the Master Development Plan;*
- iii. Does not decrease any specified area regulations or enumerated parking ratios; and*
- iv. Does not substantially change access, circulation, or infrastructure on or adjacent to the site.*

*The Planning Authority shall be authorized to approve such minor amendments to a master development plan upon written application and explanation of the change(s) by the owner or its agent of the property. No further public hearings shall be required.*

Note that the Planning Authority has determined that the amendment in question does not require Planning Board approval.

### **Amendment to Portland Company Historic District Boundary**

If the Board supports the revised relocation of Building 12, the boundaries of the Portland Company Historic District will be amended to reflect its new location. As before, the new position for Building 12 will allow for a single, contiguous district. See enclosed map (ATTACHMENT 3, pg. 2) for current boundaries and the required boundary adjustment.

Just as the Master Development Plan amendment does not require formal Planning Board approval, the adjustment to the historic district boundary does not require review and approval by the Planning Board and City Council, provided it is approved by the Historic Preservation Board.



## Applicant's Proposal

### 1) Revised Relocation of Building 12

As now proposed, Building 12 would be moved to a position 50 feet south of its original proposed relocation. The building would be separated from the new office building by the access drive leading into the 58 Fore Street property. (The alignment of the access drive would be moved as well.) Project consultants Woodard & Curran outlined the arguments for this revised location in submission for the 11/18 workshop.

### 2) Reorientation of Building, Additions & Alterations

As shown in the enclosed renderings, the applicant also proposes to rotate the building 180 degrees so that the elevation currently facing west toward the Old Port will face east toward the interior of the property. Note that the ground floor of the current east elevation includes two large openings beneath steel headers as well as a projecting entry bay. While the current appearance of these openings likely reflects some later alterations, the *presence* of openings on this side of the building is consistent with the original function of the building: to provide storage for patterns used in the manufacturing structures on the other side of the entrance yard. As shown in the enclosed renderings, these ground floor openings would be retained and would face those entering the property from the west. As shown, a new wall sign would be painted on the now-west elevation.

The current west elevation, which is now proposed to face the historic core, has no such ground floor openings. This elevation also features the large painted "Portland Company" wall sign. From the renderings provided, it appears that no ground floor openings will be introduced on this side. The site plan showing its new location, however, suggests that entry bays might be contemplated for both the east and west elevations. This and other discrepancies might be attributable to the fact that plans are still conceptual and the development team is still exploring various additions and alterations.

Rotating the building 180 degrees also means that the elevation currently physically attached to Building 11 will be oriented toward the harbor. As you will note from the enclosed photos of existing conditions, only the third-floor of this elevation is exposed. In its new position, the design team proposes to retain the punched openings of the third floor and fill the created void of the lower floors with continuous glazing. Note: the submission for this workshop includes additional renderings of Building 12 that show elevations not depicted in the first submission.

Finally, the renderings indicate that continuous dormers are proposed for both the south and north roof planes.



## Staff Comments regarding Revised Relocation, Reorientation and Proposed Alterations

In reviewing the applicant's proposal to revise the original approved relocation for Building 12, staff finds the new position to be generally consistent with its original proposed location. In its new position, the building will still function as a highly visible "placemaker" as one enters the 58 Fore Street property from the west and as one looks down on the site from Fore Street. The new position also maintains the historical separation of the building from the manufacturing core on the opposite side of the "entry yard" (now plaza). Although the alignment of the building has changed in relation to the alignment of historic structures on the opposite side of the plaza, the new alignment opens up improved views of the other historic buildings.

Clearly, there is one aspect of the revised, stand-alone location that raises design challenges in the rehabilitation of Building 12. In its previous position, the building was shown as physically linked to the new office building. This resolved the issue of how to handle the two-story "hole" created when Building 12 is separated from Building 11. (The applicant's proposal to rotate the building—discussed below—was no doubt seen as a way to deal with this void and use it to advantage.) In staff's view, however, there exist any number of interesting design opportunities for interpreting the "story" of the void in the new location.

Although supportive of the applicant's request to move Building 12 to the new location, staff has a number of concerns about the proposal to rotate the building 180 degrees and about some of the alterations shown in the preliminary renderings. Throughout the district designation review process, the Board was concerned about preserving a sufficient number of buildings to "tell the story" of the Portland Company, convey the scale of its operations and communicate how it functioned. The Board was also concerned that the individual buildings be understood as part of an interdependent complex, with each performing a specific and necessary role in the overall operations of the company. The location and orientation of each building relate directly to their original intended purpose. In the case of Building 12, the ground floor of its east elevation features a series of large openings and an entry facing the manufacturing core. During the company's long history, stored patterns would be retrieved from this side of the building. To rotate Building 12 is to disregard its role in the complex, and therefore diminish its integrity. Given the fact that the building is already being removed from its original setting, further manipulation does not seem warranted. Note that criterion (d) of the ordinance's Standards for Review of Relocation addresses this issue:

*(d) Whether the proposed relocation area is compatible with the cultural, historical or architectural character of the structure or object.*

Note also that the current west elevation of the building includes no ground floor openings, consistent with the fact that it faced away from the working complex. While



openings could be added if the building were turned, this would constitute further manipulation and create a false sense of history.

The current west elevation also features the painted wall sign that has become a signature placemaker for the complex. While staff understands from the developers that the sign was added by the former property owner within the last few decades, it can be argued that it has acquired significance in its own right. Simply recreating the sign on the opposite side does not seem like an appropriate substitute.

With respect to the proposed exterior alterations and additions shown in the preliminary renderings, staff reminds the Board that when it forwarded its formal recommendation to the Planning Board on the proposed Master Development Plan, the Board included a list of specific concerns and considerations intended to guide future development within the historic district. The first item included in this list is as follows:

- *Given the limited number of historic buildings that remain to convey the history, visual character and significance of the Portland Company, care should be taken that any additions or infill construction not overwhelm, distract from or visually compete with the historic structures. While it is understood that building additions and added architectural elements may be necessary or desirable as part of the buildings' conversion to new uses, the number of proposed additions and the scale/architectural prominence of some of the additions as render in the master plan drawings require further consideration to ensure that the historic character of the remaining buildings is not diminished. In short, additions should be recessive and architectural compatible with the subject structure, so that the historic form and architectural character of each constructing structure remains prominent.*

Given the key role Building 12 will play in “announcing” the historic complex as one approaches from the west and as viewed from the harbor, staff feels it is important that additions and alterations be limited to the extent possible. The architectural character and appeal of Building 12 is due in great part to its simplicity of form and detail. To maintain its historic integrity, careful consideration should be given to adding roof dormers on both roof planes and introducing additional openings and projecting canopies on both end walls. And while staff can appreciate that rotating the building would allow the void left by detaching the building from Building 11 to be used to advantage—opening up the possibility of providing dramatic views of the water—the ordinance review standards do not support a change of this consequence in order to accommodate a new use. If the existing south elevation were left in its current condition as encouraged by the ordinance standards, its masonry wall would reinforce the historic core as viewed from the water and stand in striking counterpoint to the highly glazed new construction to the east and west—see general view from harbor provided by Perkins + Will.



## Proposed Disassembly and Reconstruction of Building 12

As noted in the introduction to this report, Consigli Construction, which was hired to prepare a preservation plan for Building 12 to assure its stability for the move, has concluded that based on the building's current condition and the likely loss of a significant amount of original material regardless of stabilization efforts, moving the existing structure is not reasonable. Consigli has concluded that the most appropriate preservation treatment in this instance is documentation, disassembly and reconstruction in the new location. At Wednesday's workshop, Consigli's Matt Tonello will provide a detailed presentation on the firm's findings, rationale for the proposed treatment and proposed methodology, including documentation of the structure before disassembly.

### Staff Comments regarding Proposed Disassembly and Reconstruction, Questions for Consideration

Although reconstruction is rarely employed as a preservation treatment, it is one of the four preservation treatments recognized and addressed by the National Park Service. The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties anticipate the employment of four different types of treatment for historic structures: preservation, rehabilitation, restoration and reconstruction. Choosing a treatment for a historic property that is appropriate and consistent with responsible preservation practices is done taking into consideration a variety of factors, including condition, feasibility of rehabilitation/restoration and the circumstances of the property in question. While reconstruction is not a standard or often recommended treatment, especially when the building in question still exists, it may be appropriate under certain circumstances. Enclosed for the Board's review is the chapter on reconstruction included in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. While not all of the information will be applicable, it should be instructive in considering the issues presented with reconstruction. Also enclosed is information about how relocated or reconstructed buildings would be considered if proposed for listing in the National Register of Historic Places. Again, National Register criteria are not applicable in this decision, but the general considerations described in the briefs are instructive.

Regarding the condition of Building 12 and previous structural assessments, the Board is reminded that Al Hodson of Resurgence Engineering & Preservation, who was hired by the City to conduct an independent structural assessment of the Portland Company buildings, did not assess Building 12. As Board members will recall, the developer committed to preserve Building 12 from the outset of the historic district designation discussions regardless of its condition. Given limited funding to conduct the independent assessment, the City asked Mr. Hodson to assess those structures where condition would likely be a determining factor in their classification and ultimate preservation. The applicant's consultant, Becker Structural Engineers, did assess the condition of Building 12 at the time



district designation was under consideration. Consigli Construction was provided information from Becker's report, completed in 2014.

As the Board evaluates the proposed preservation approach for Building 12, staff offers the following questions for consideration:

- Is the analysis and assessment made by Consigli Construction sufficient to make the case for disassembly and reconstruction?
- Does the Board desire a second opinion before making a final determination?
- If reconstructed, will the building retain sufficient integrity to convey its historical and architectural roots, significance and association with the Portland Company complex?
- Assuming reconstruction is acceptable, what level and type of documentation will be done prior to dismantling of the structure?
- What changes are proposed to the structural system of the historic structure?
- Can the original bricks be reused? If so, how much of the original fabric will be reused?
- If reconstructed, how closely will the building match its current exterior appearance? Will it appear "sanitized" or will some level of patina be preserved?
- How will the story of the building's original function, relocation, and resulting "void" be interpreted on site?
- Given that the proposal has been developed by a firm with demonstrated experience in the reconstruction of historic structures, how can the Board be assured that the proposed disassembly and reconstruction will be completed by this firm?

#### Historic Preservation Ordinance's Standards for Review of Relocation

In taking up any proposal to relocate a designated historic structure, the Historic Preservation Board is guided by the following ordinance review standards:

- (a) Whether the historic or urban design character and aesthetic interest of the structure or object contribute to its present setting.*



- (b) *If located within a district, whether there are definite plans for the area to be vacated and what the effect of those plans is on the character of the surrounding area. In such cases, consideration of additional design guidelines for construction to be imposed as a condition of approval is appropriate.*
- (c) *Whether the relocation of the structure or object can be accomplished without significant damage to its physical integrity.*
- (d) *Whether the proposed relocation area is compatible with the cultural, historical or architectural character of the structure or object.*

Note: Portland's historic preservation ordinance does not include standards for the review of proposed reconstruction.

Attachments:

- 1. Cover letter from project consultant Woodard & Curran
- 2. Consigli report on proposed preservation treatment for Building 12 (report includes excerpt from 2014 Becker report)
- 3. Plans and renderings prepared by Perkins & Will
- 4. Chapter on Reconstruction from *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*
- 5. National Register Criteria for Moved and Reconstructed Properties
- 6. Public Comment



**COMMITMENT & INTEGRITY  
DRIVE RESULTS**

41 Hutchins Drive  
Portland, ME 04102  
www.woodardcurran.com

Att. 1

Via Electronic Mail

January 2, 2019



Deborah Andrews, Historic Preservation Program Manager  
City of Portland  
389 Congress Street, 4th Floor  
Portland, ME 04101

Re: 58 Fore Street Master Development Plan Block 1A  
Revised Location for Historic Building 12

Dear Deb:

As discussed at our meeting on December 19, 2018, Portland Foreside Development Company is requesting that we be added to the January 16, 2019 Historic Preservation Board agenda for a public hearing regarding a revised location for historic Building 12 on the 58 Fore Street site. The attached materials include a summary of the means & methods for Building 12 movement, as well as additional renderings related to the Building 12 orientation discussion. Given the importance of Building 12 and in consideration of the feedback provided by the Board, we appreciate the opportunity to provide these additional renderings.

We look forward to meeting with you to discuss the project further.

Sincerely,

WOODARD & CURRAN

Denise Cameron, PE  
Project Manager

DC/mcm

Enclosures: Attachment 1 – Procedure for Building 12 Relocation  
Attachment 2 – Building 12: Design and Siting Principles

cc: Portland Foreside Development Co. (Kevin Costello and Casey Prentice)  
Portland Foreside Design Team  
City Planning Staff (Christine Grimando, Tuck O'Brien, and Caitlin Cameron)

PN: 227007.07





# ATTACHMENT 1





To: Portland Foreside Development Team  
From: Consigli Construction Co. Inc.  
RE: Building 12 Relocation/Reconstruction  
Date: December 24, 2018

Development Team:

Consigli Construction has prepared the attached proposed procedure for the relocation of Building #12 sited at 58 Fore Street located in Portland, Maine. We understand that the Development Team desires to relocate Building #12 on the Portland Foreside Site and that its relocation will occur prior to the construction of the proposed office building.

Although an "intact" building relocation was the original request for us to consider, after review of the existing conditions of the building we do not believe that an intact relocation is the best treatment of the building. We have reviewed the existing condition of existing Building #12 formerly the "Pattern Storage Building" which is connected to and retains a common wall belonging to Building #11. Given the severe degradation of the masonry facades, Consigli proposes that the best practice in this case would be a reconstruction of Building #12 after documentation of the existing building façade. We are proposing a disassembly of the veneer brick (upon confirmation that the brick meets minimum durability, absorption and strength tests to the satisfaction of the design and development team)

The justification we provide for the reconstruction strategy in lieu of an intact relocation is due to the extent of the required reconstruction that would be required to prepare for the relocation, along with the post move reconstruction. Given Building #12's condition, we believe that the extent of the exterior wall reconstruction will exceed 50% of the total exterior wall elements. Further, since the roof framing of the structure must be demolished due to its excessive decay, along with its under-capacity to meet current snow loads we felt that a full documentation of existing conditions and the salvage of the maximum amount of historic masonry walls would provide a more durable, longer term solution for the relocated Building #12.

Informing our recommendation are the findings in the Becker Structural Engineers report dated March 24, 2014. The Becker report discusses the poor condition of the existing Building #12 floor framing, roof structure and exterior brick masonry walls. We reviewed the Becker report from 2014, the current condition of the existing building and documented the likely extent of reconstruction and found a nearly complete reconstruction even if were to repair the existing building in place if it were not relocated from its existing location.

Consigli has extensive experience reconstructing historic buildings along with relocating masonry brick bearing wall structures and have included in this document the procedures we propose for the documentation and examples of successful reconstruction efforts on representative projects. We are prepared to review this strategy with the Portland Historic Preservation Board and are available to answer questions and refine this procedure with you upon approval of Historic Preservation Board.



## Building #12 Reconstruction Rationale – Portland Foreside Development Block 1

Consigli Construction Co., Inc. presents this plan as the proposed method for relocating Building #12 located at the Portland Foreside Development site located at 58 Fore Street, Portland Maine.

The reconstruction methodology contained within this proposal is founded upon the following findings from the Becker Structural Engineers Report dated March 28, 2014 (Full test included as Appendix B)

1. The masonry conditions identified from pages 46 and 47 Becker Structural Engineers condition report represent conditions that will require substantial reconstruction of the masonry walls in order to return the building to serviceable condition on the assumption that it was not being relocated. The report was prepared 4 ½ years ago and conditions have deteriorated since its writing.
2. The Becker report assigns a rating of 3.0/5.0 = Poor/requires substantial structural work to elements and systems. It assigns a 4.0/5.0, where a 5.0 indicates “Major reconstruction”. (Attached as Appendix A) (Italicized indicates directly quoted from report)
  - *Arching & diagonal cracks over windows that extend through the entire width of the masonry*
  - *Open joints in many locations.*
  - *Bulging in some locations.*
  - *Rust jacking at steel lintel on the east side.*
  - *Walls bowed inward on south and west elevations*
  - *Evidence of previous shed roof removal – Bulging and slip plane from flashing left in place.*
  - *Entry shed masonry in poor condition*
  - *Open joints noted in west gable (east gable appears to have been repointed).*
  - *Wooden lintels noted at interior rotting and sagging.*

*Rating Justification: The roof of building 12 is in poor condition and has been letting water into the building for an extended duration.*

*Roof, upper floor and columns of building will require repairs or reconstruction.*

*Masonry damage is significant, and portions of masonry walls will need to be rebuilt.*

Since the Becker Structural report indicates a major reconstruction of exterior walls is necessary and that two of the three wood framed upper levels require complete replacement, the building will require a full reconstruction either in place prior to moving the structure or a complete reconstruction in its final chosen relocation. Further, since the building has not been heated for decades, freeze thaw cycles and continuous wetting of the exterior wall has compromised the masonry core to the point that we cannot predict that the inner wythes can be reinforced under the new building construction. We have additionally identified that the exterior walls of Building #12 have shifted laterally and moved out of plumb. A 3D model will be used to develop shop drawings of the proposed coursing of Building #12 in its relocated condition. Many of the walls require reconstructing in whole and the entire upper gable end walls of the north and south of the building



are likely requiring a complete reconstruction. We are also aware of the fact that the entire solid brick panels between windows will require reconstruction.

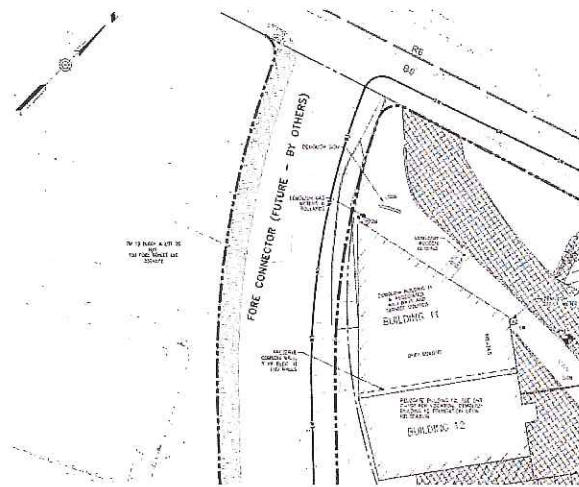
### **Approach to Building #12 Relocation – Portland Foreside Development Block 1**

The following is the current relocation plan contemplated for Building #12 (conditional upon review by administrative authorities HPB / Planning Board) Additionally, we offer the methodology proposed for the relocation of Building #12 via a disassembly and reconstruction of the exterior wall construction and the reconstruction of a rain-screen assembly (single wythe brick construction).

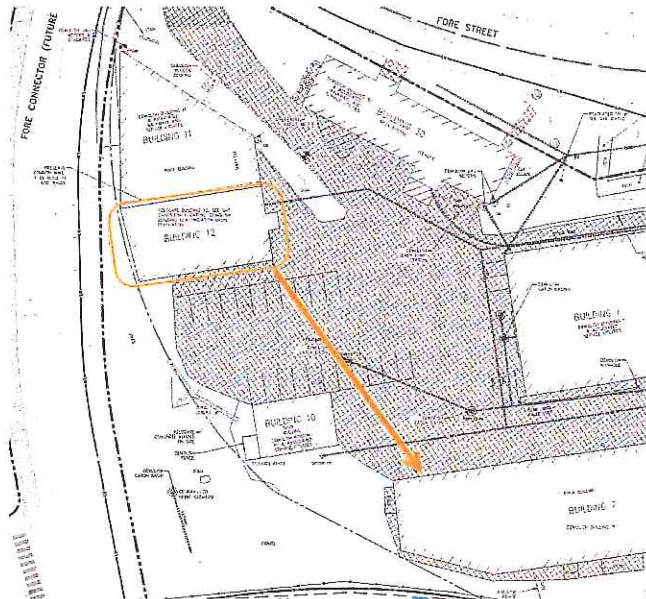
### **Building #12 Historic Documentation and Recording of Existing Conditions**

#### **Baseline Assumptions – for Building #12 Relocation:**

1. Building #12 will be relocated approximately 200 feet East of its current location



**Existing Building #12 and #11 on the current site**





**Building #12 will be relocated approximately 200 feet East of its current location**

- 1.
2. The Development Team will retain an 8'-0" offset clear area to the south of Building #12 for the erection of staging or mast climbing staging at the full perimeter of Building #12.
3. Building #12 will be upgraded to conform to current codes listed on the Code Compliance Diagrams and narrative provided in G10-01 provided by Perkins + Will
4. A new cast in place concrete spread footing foundation will be constructed to support Building #12
5. A new structure is specified for the vertical and lateral support system for the structure consisting of structural steel and cast in place concrete floors
6. The existing wood framed roof structure will be reconstructed with a new wood framed roof framing system and asphalt shingle roof with insulation within the framing depth of the new structure
7. Windows will be replaced with historic replica windows matching the geometry and pattern of the original windows (reportedly casement style per the historic report) – Further investigation and approval of windows will be required.
8. A new elevator will be introduced either within the footprint of the existing or as an attached shaft structure in its final location
9. A new fire protection system consisting of either a wet or dry sprinkler system will be introduced
10. New HVAC systems will be designed to accommodate the change in use of the building to a restaurant or office space
11. Prior to the demolition of Building #11 and prior to the relocation of Building #12, shop drawings and existing conditions documents will be prepared to document the existing conditions of both buildings including the structural and architectural connections to each other.

**Procedure for Documenting and Relocating via Reconstruction of Building #12**

1. Document Existing Conditions of Exterior of Pattern Storage Building (Building #12)
2. Prepare Shop Drawings for Relocated Building #12 – See below for examples.
3. Prepare demolition and abatement plans for Buildings #7, #10 and #11, #30 (Draft Included as Appendix A)
4. Mobilize site, install perimeter 6' chain link fence closed off to all public access.
5. Complete a pre-operation safety meeting prior to starting demolition work.



### **Laser Scan and Shop Drawings Preparation for Relocation of Building #12**

Regardless of the location the structure is rebuilt, we will document all of the existing building conditions. A practice Consigli has utilized on three similar projects is referred to below and is proposed to be implemented. Projects where this technique was utilized include the following:

1. Bowdoin Chapel Bell Tower Rehabilitation, Brunswick, Maine
2. Phillips Academy Andover Memorial Bell Tower Reconstruction, Andover Mass
3. The Granite Building Relocation, Milford, MA

All three projects have won awards from local and regional Preservation groups, including Preservation Mass, Maine Preservation and the Bowdoin College Chapel won the AGC Build Maine Award.

We are currently utilizing similar documentation procedures for the Bates College Chapel masonry Tracery Window surrounds at the historic Gomes Chapel in Lewiston, Maine.

We will complete an exterior laser scan to document all existing exterior geometry. A 3D model will be generated of existing Building #11 and #12 exterior geometry. The interior of Building #12 will also be scanned and incorporated into the 3D model in order to document the full wall thickness and existing floor levels. We will identify out of plumb/out of plane conditions and propose corrective reconstruction of the panels that exceed current industry standards for brick wall construction tolerances.

The following are examples of how this documentation was utilized on the three projects referenced. A fourth example is provided but we are at the early staged of documentation, an update can be provided if requested upon completion of the documentation.

The Design Team of Perkins + Will, Rist Frost Shumway will provide reconstruction drawings complying to current building and energy code. The Documented existing conditions will be incorporated into a reconstructed masonry veneer structure.

Appendices C, D, E & F Are attached and are the proposed standards to which the reconstruction will conform.

Further Development of the plan for reconstruction and relocation will closely follow the tenets of the following example cases, all of which were executed by Consigli Construction Co. Inc. Building #12 will undergo the complete documentation and reconstruction plan upon receipt of final construction documents and approved site plan and relocation information for the structure.



**Example #1: The Granite Building Relocation – Consigli Home Office, Milford, Mass**  
Consigli Disassembled, Relocated and Reconstructed the “Granite Building” in Milford Massachusetts. The existing school was converted to the Consigli home office in its new location at 72 Sumner Street in Milford Massachusetts.



**Granite Building Prior to Relocation – Suffered significant Fire in 1985 and Boarded Up**

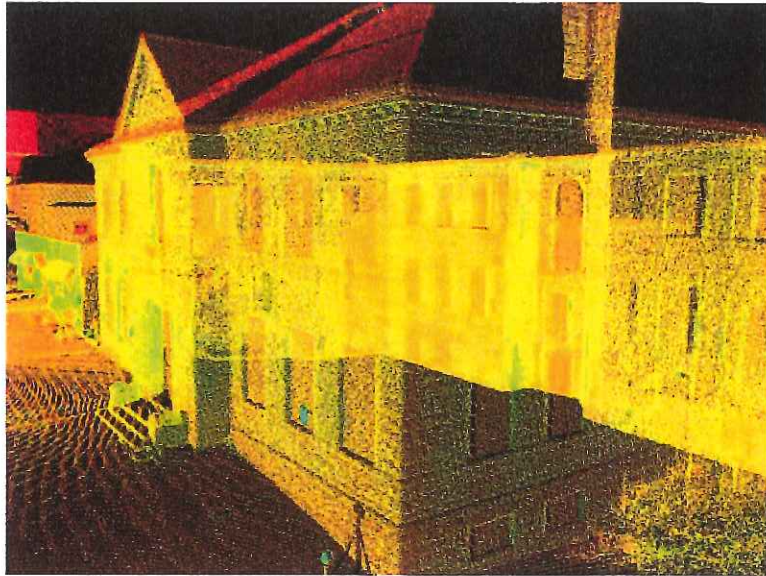


**Approximate ½ Mile Move**



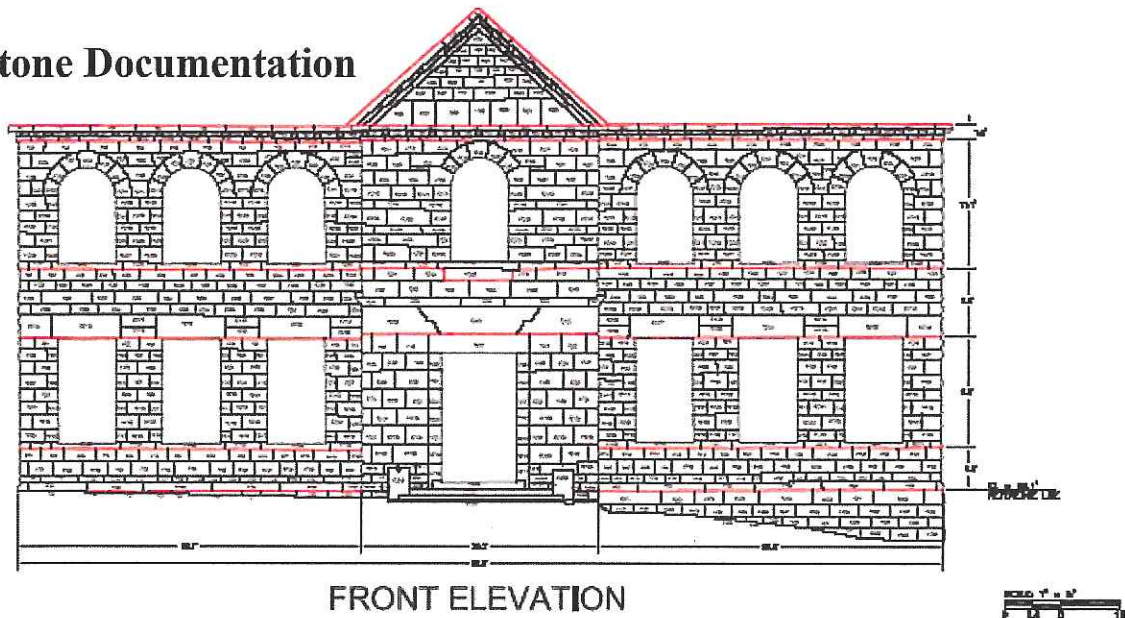
## Building Documentation

- Laser Surveying
- Numbering
- Cataloging
- 3D Computer Modeling
- Field Measuring



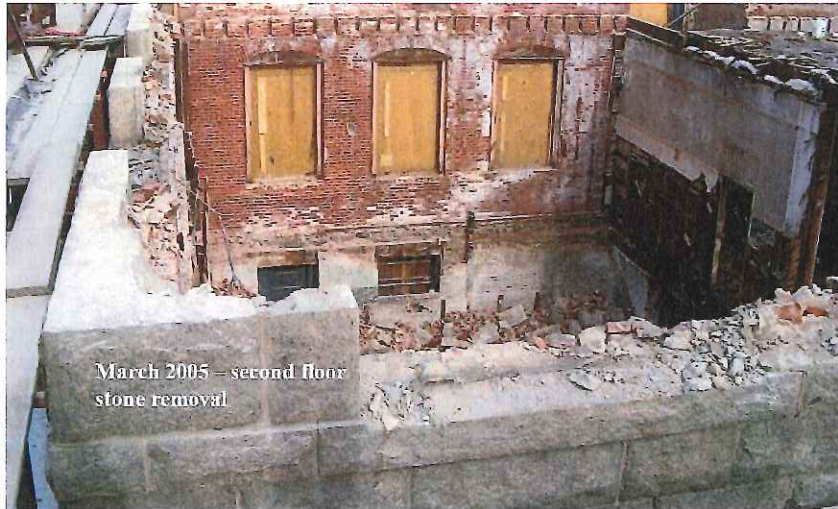
Documentation of Existing Conditions Utilizing Laser Scanning Technology

## Stone Documentation



Granite Building Documentation of Existing Conditions prior to Disassembly – 2 Dimensional Shop Drawings were created from the 3D Laser Scan





March 2005 – second floor  
stone removal

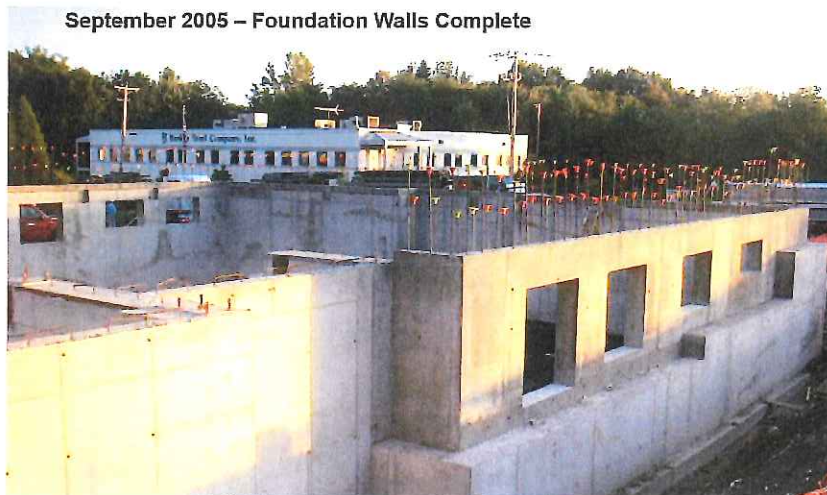
**Progress of Stone Veneer Disassembly**

- 2,500 Pieces of Granite Removed and Salvaged



**Salvaging Stone Veneer – Demolishing Backup wall Masonry**

September 2005 – Foundation Walls Complete



**New Concrete Foundation Walls**

Consigli Construction Co., Inc. **Construction Managers and General Contractors**

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**Insulated Veneer Wall Construction Meeting Current Building and Energy Code**



**Completed Veneer Reconstruction**





**Existing Building**



**Reconstructed – Granite Building**



### **Example #2: Phillips Academy Andover – Fuller Memorial Bell Tower Reconstruction**

Consigli documented existing conditions of the Fuller Memorial Bell tower located at Phillips Academy in Andover, Massachusetts. Due to the excessive deterioration of the exterior wythe of the existing building, a reconstruction was chosen in order to provide for a long term solution to the reconstruction of the building.



**Before Reconstruction**



**During Rebuild**



**Completed**

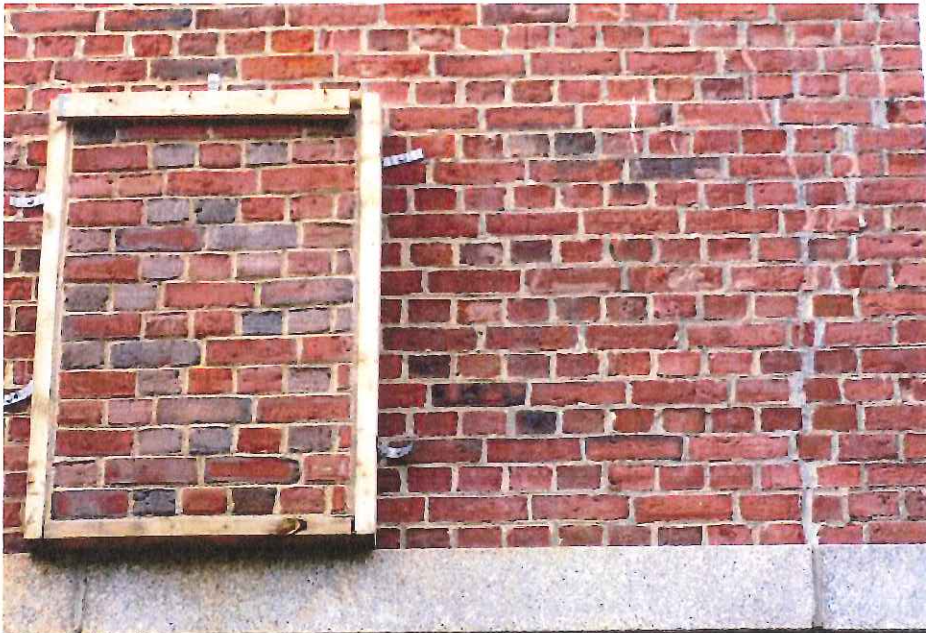
**Phillips Academy Andover – Fuller Memorial Bell Tower**

Consigli Construction Co., Inc. Construction Managers and General Contractors

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Mockups were utilized to document the proposed mortar, bonding pattern and replacement brick for the reconstruction.



Mockup of replacement brick (within wood framed panel) at Phillips Academy Memorial Bell Tower where the exterior veneer had failed and needed replication. The approved mockup within the wood frame was removed and saved for generation for the preconstruction mockup of the new wall construction and to provide a standard for quality control of the reconstruction.



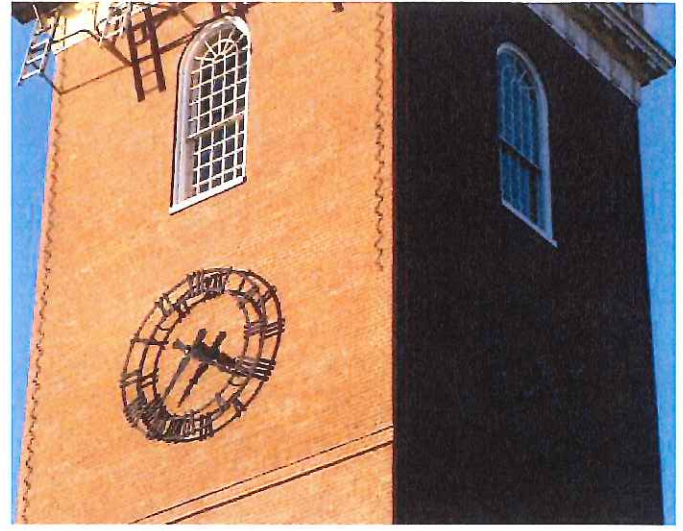
New Veneer mockup with approved mockup panel





#### **Existing Building Prior to Rebuild**

Modern construction was utilized for the reconstruction which included the introduction of an insulated / flashed rain screen brick veneer with control joints that were sealed and “sanded”. The new construction in the image on the right shows the introduced “zipper control joint” at the building corners. Note the lower section of the control joint on the right has been filled with sealant and a “sanded” finish applied by broadcasting sand utilized in the mortar mix in the wet sealant joint.



#### **Reconstructed Veneer Tower**



### Example #3: Bowdoin College Chapel Bell Towers Reconstruction

Consigli documented existing conditions of the Bowdoin College Chapel Bell Towers and reconstructed the veneer stone. The Belfry level floor was cast as a new concrete floor structure and precast concrete backup panels were utilized as backup walls for the upper sections of the tower in order to provide a stable backup wall system for the spire reconstruction. The reconstruction of the towers was chosen due to the failure of the masonry veneer of the existing building.



Existing Cracked Masonry Façade

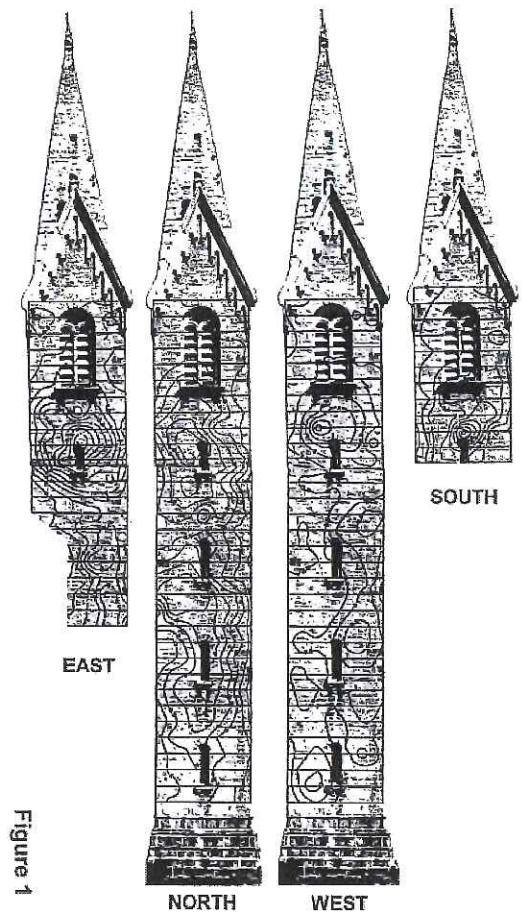
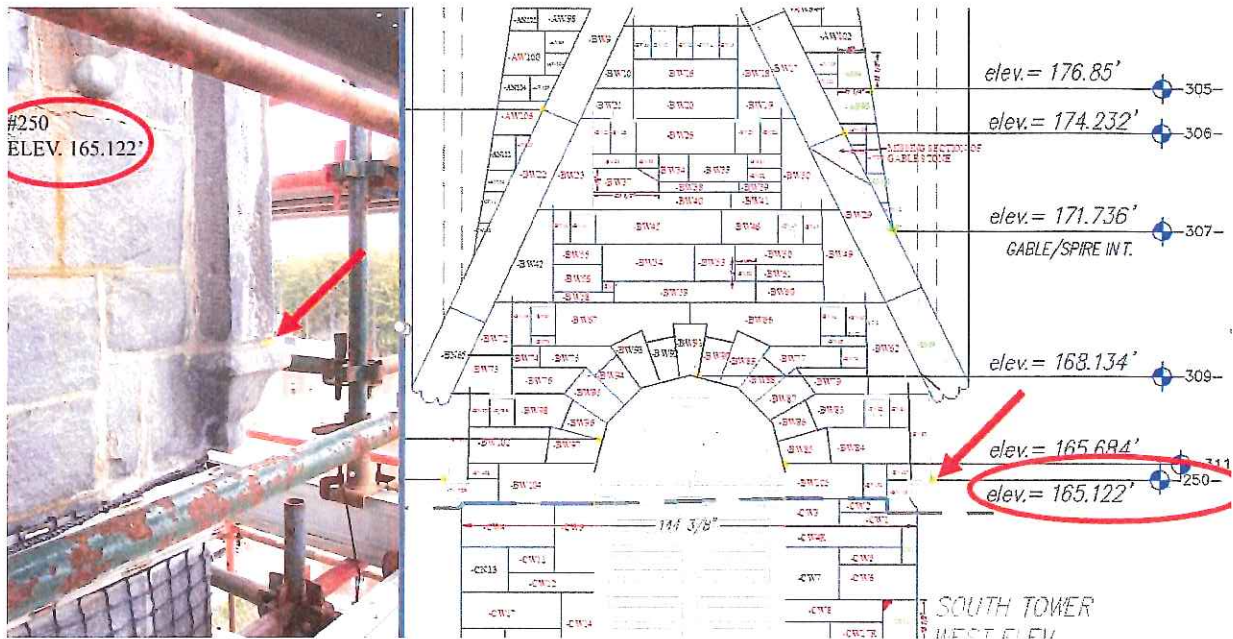


Figure 1

Contour Map of out of plane displacement of masonry





Shop drawing preparation and mockup execution prior to reconstruction  
Note the documentation of coursing levels and datum elevations



Preconstruction Mockups for Quality Control of coursing

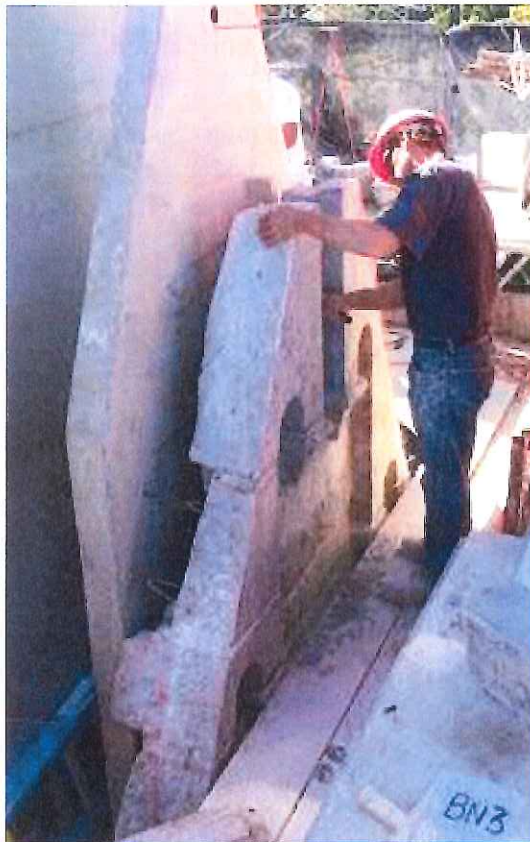




Disassembly of Veneer and Backup Wall



Reconstruction of Backup Wall – using Precast



Veneer Reconstruction At Spires  
Bell Towers - Complete Disassembly and Backup Reconstruction







Disassembly of Lower Tower – Veneer Only



Reconstructed Veneer at Lower Towers



Reconstruction of Structural Backup at upper Belfry and Spires

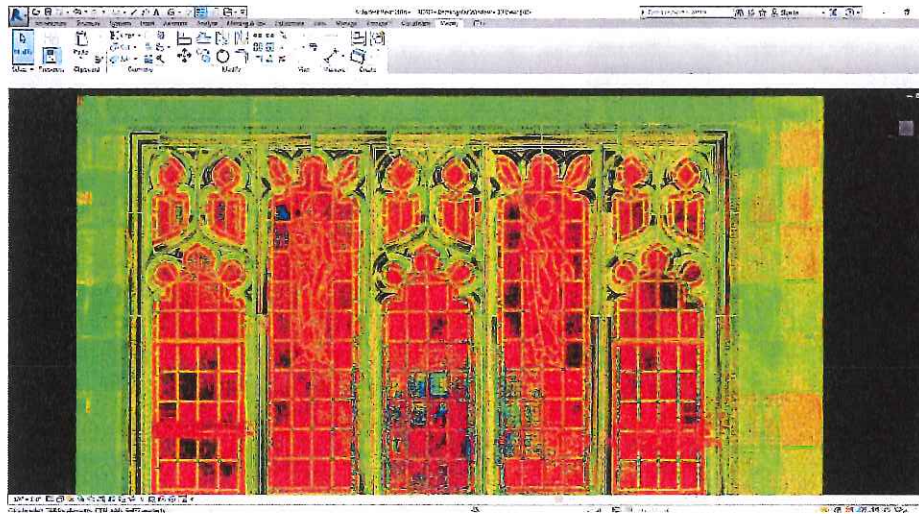
Consigli Construction Co., Inc. Construction Managers and General Contractors



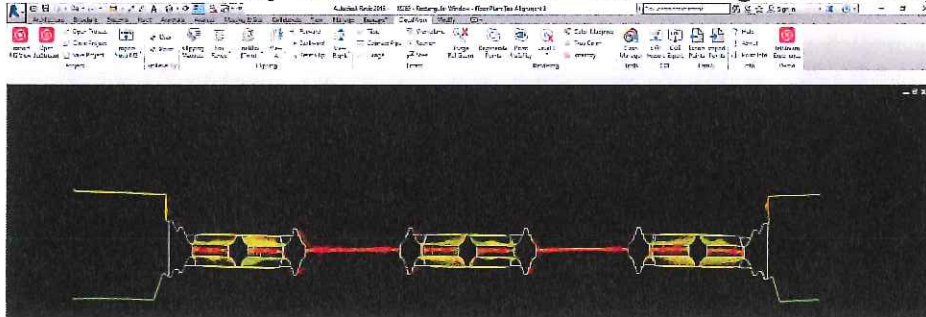
#### Example #4: - Bates College Chapel Stained Glass and Masonry Tracery Restoration

Consigli is utilizing laser scanning to replicate the Cast Stone traceries of the Bates College Gomes Chapel stained glass window surrounds. The cast stone has deteriorated beyond its repair and has been specified to be replaced. Consigli has used laser scanning to document the geometry of the masonry surrounds. We have generated 3D models of the cast stone, and are using Computer Numerical Controlled (CNC) cutting of foam to develop exact shapes for the replacement cast stone elements.

Images of the 3D models are below.



#### Laser Scan of Masonry Windows Surrounds – Bates College Gomes Chapel



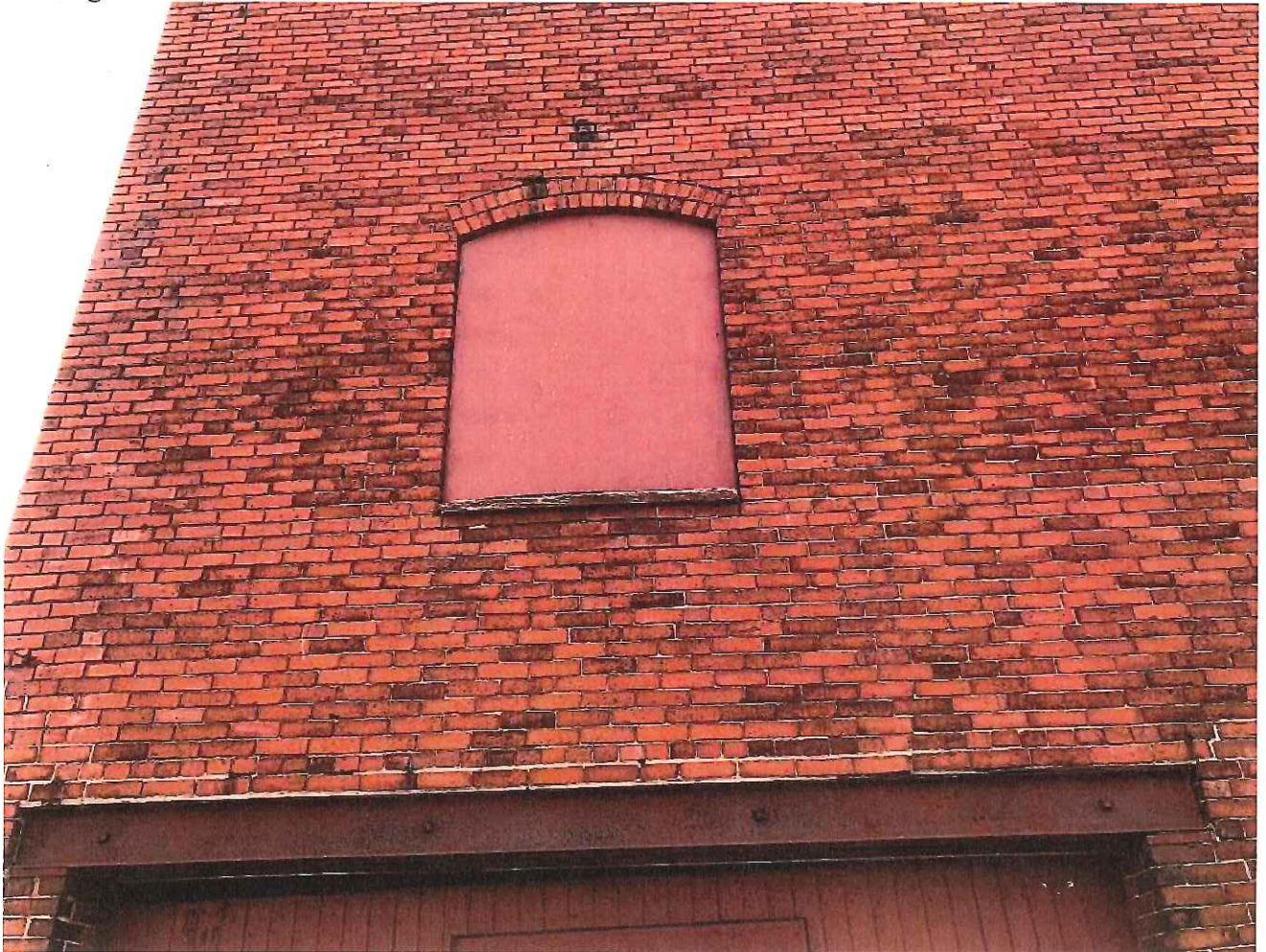
Cross Section of model information from Laser Scan



### **Approach to Building #12 Documentation Prior to Relocation**

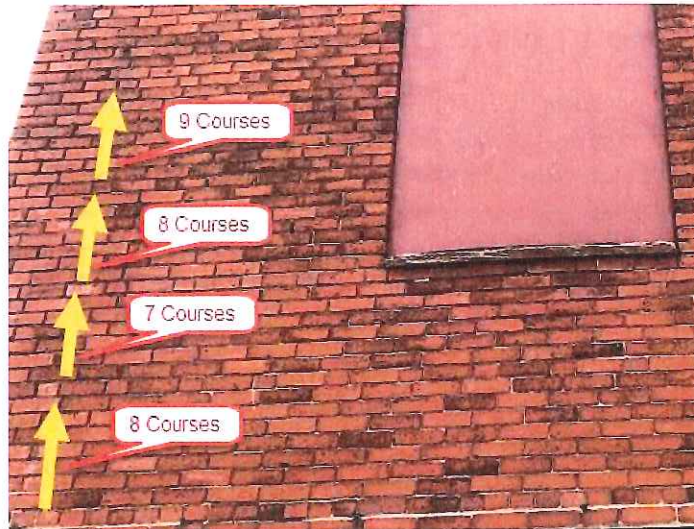
For the Building #12 relocation, we propose to salvage of Brick Veneer upon review and approval of the durability of the existing bricks. We propose to document all existing façade conditions of Building #12 utilizing laser scans of the building geometry. After reinforcing of the building structure, we propose to salvage all existing brick from the exterior veneer and separating the veneer brick from inner wythe and core brick. Since historically the exterior wall brick units were significantly more durable than the salmon colored inner wythe bricks that tended to be under heated, were more porous and of lower quality, the exterior units will be sorted / salvaged and the inner units disposed of.

Through the documentation process, we will document the façade with high resolution photographs, recording all existing conditions and we will note any architectural anomalies. Additional written documentation of existing conditions will be completed in order to document those architectural conditions that will be incorporated in the final construction. In our preliminary review, we have already identified differences in the brick coursing / bonding patterns in two of the elevations of the building.

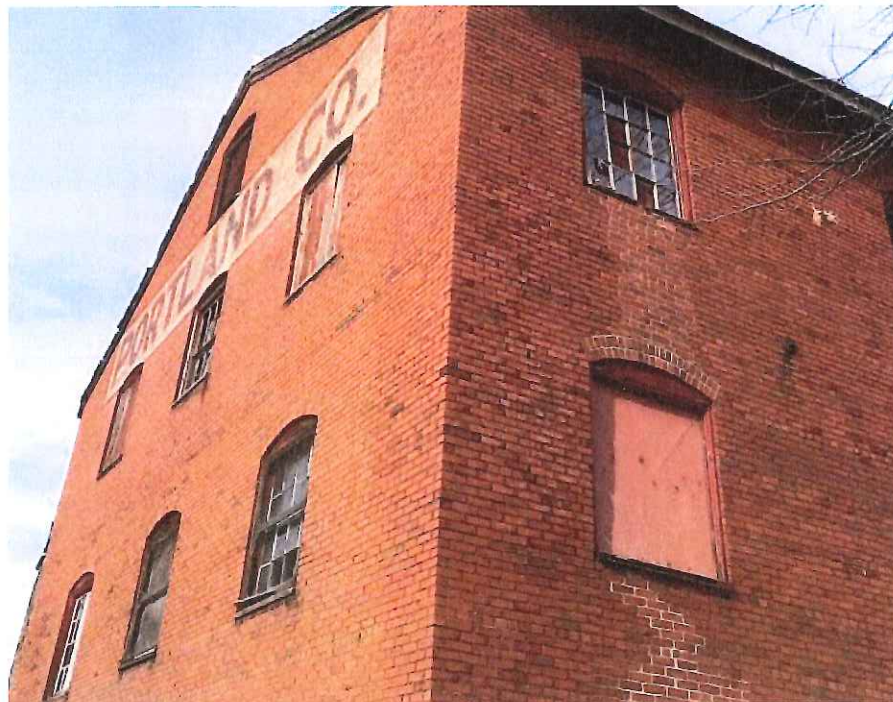


See below for coursing photo





East Elevation Facing Historic Core – Brick is laid up in a “Common Bond with Flemish Headers”. (comprised of alternating stretchers and headers). The header brick courses occur every 8 courses (except the course below the 2<sup>nd</sup> floor window where a header course was laid at the seventh course below the window). The next header course was laid 8 courses up and then 9 courses to restart the module of each 8 courses....



|                                               |                                                |
|-----------------------------------------------|------------------------------------------------|
| West Elevation – “Portland Co.” – Common Bond | South Elevation – facing water – “Common Bond” |
|-----------------------------------------------|------------------------------------------------|

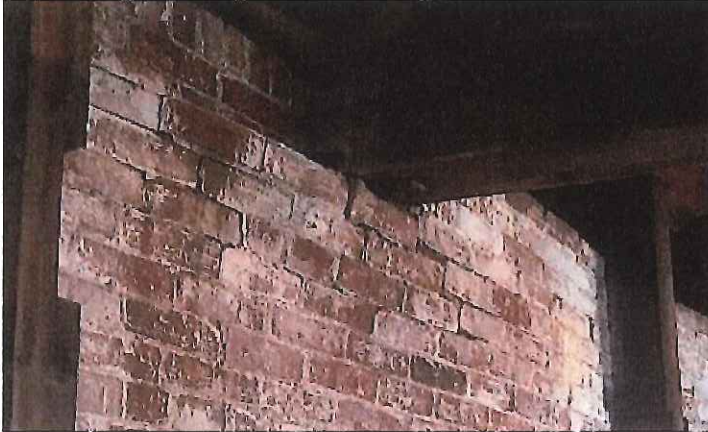
The bonding pattern for the West and South Elevation consist of common bond with header courses that align and repeat at every 8 courses, intermixed with Flemish Header Courses – A full documentation of the exterior will hopefully reveal a pattern to the seemingly random choice of coursing



Existing Structural Conditions of #12 Documentation Prior to Relocation



Separating Building #12 Wall from Common wall between 12 and 11



Failed Inner Wythe at Timber Connection



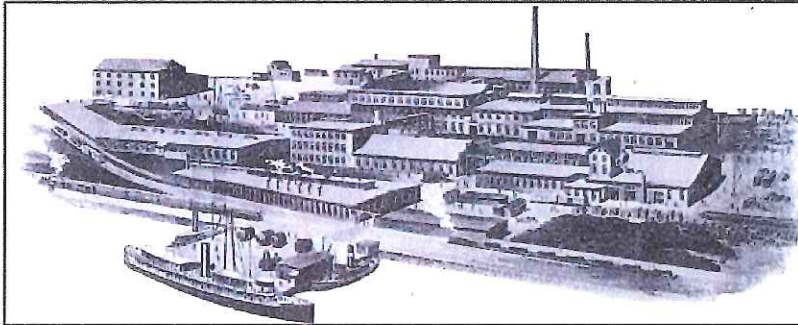
Existing Masonry Crack and sand from within masonry core



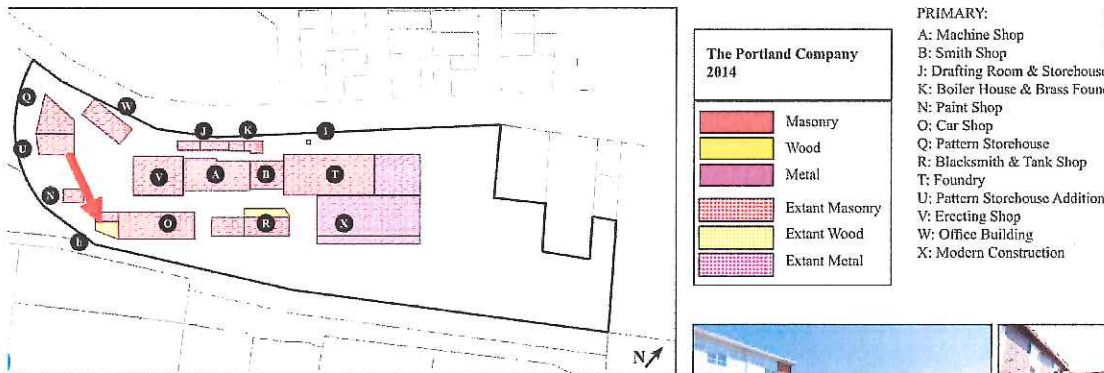


### Historic Photo Record of #12 Documentation Prior to Relocation

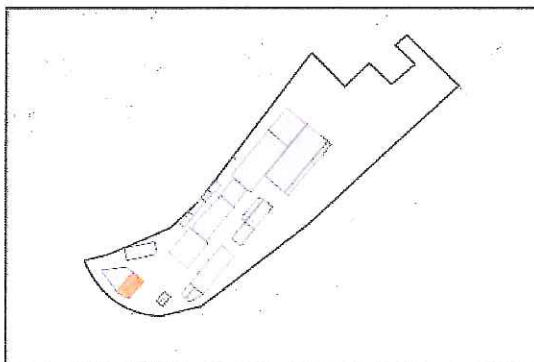
All Photos Below Excerpted from Sutherland Conservation & Consulting Further Credit provided to Maine Historical Society & Maine Historic Preservation Commission



Sketch of the Portland Company c. 1910. Courtesy of the Maine Historic Preservation Commission.



Location Map - The Portland Company Campus (Credit Sutherland Conservation & Consulting)



Building #12 Location on Campus  
(Credit Sutherland Conservation & Consulting)



Building #12 Location on Campus





## **Building 12: Pattern Storehouse Addition**

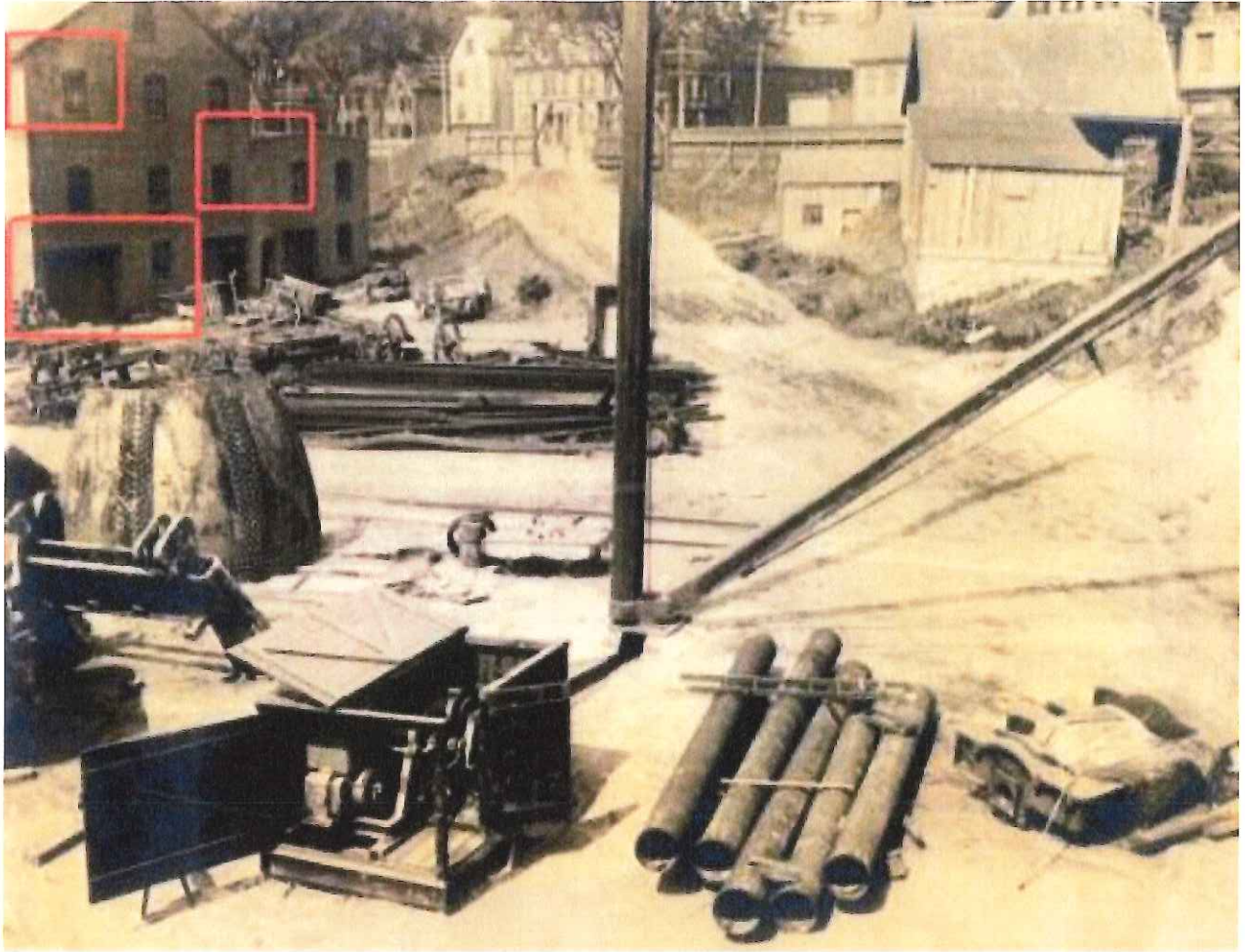
**Construction Date: 1895**

(Credit Sutherland Conservation & Consulting)



(Credit – Unknown – Sourced from Sutherland Conservation & Consulting)



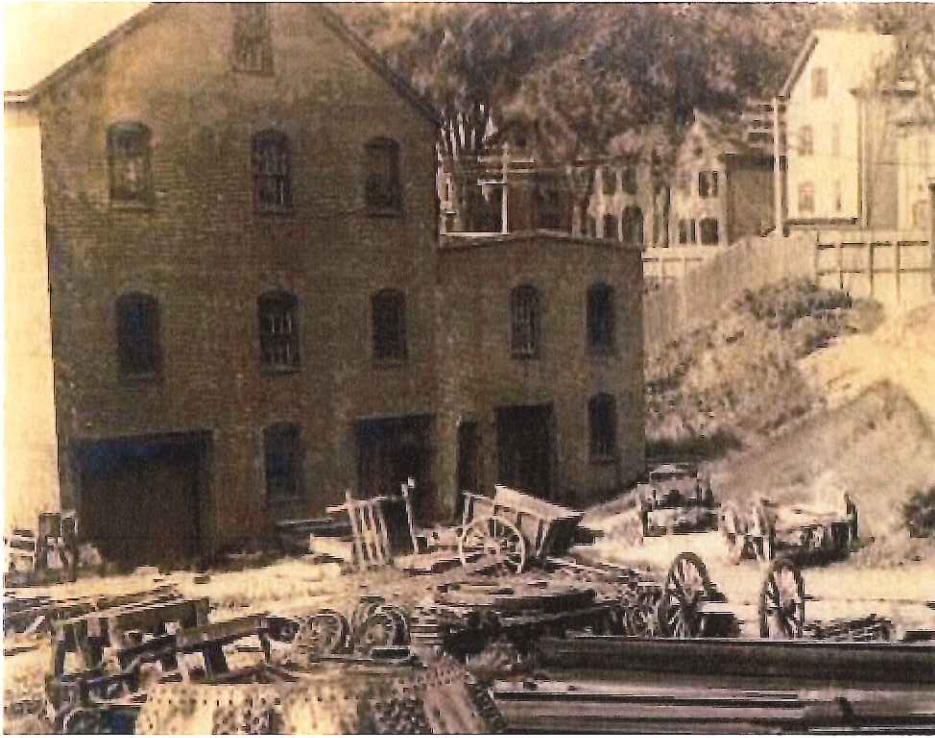


**Credit: Collections of Maine Historical Society Item 8924 - Portland Company facilities**  
<https://www.vintagemaineimages.com/artifact/8924/cart>

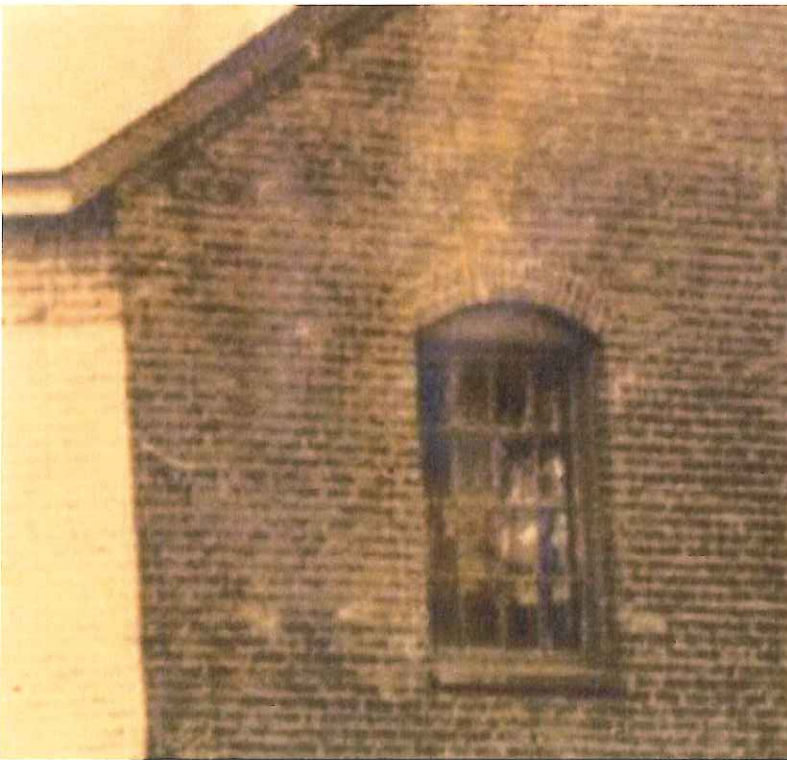
Portland Company facilities. "The stiff-leg derrick in the center foreground is operated by the small winch in the box below, to lift heavy objects for loading wagons and flatcars. The pattern storage is in the brick building to the left, and the horse stables are in the right rear. Various horse-drawn carts and wagons can also be seen here, so the photograph most likely dates from the 1880s."--Fletcher, David H. 'The Portland Company 1846-1982.' Charleston, S.C.: Arcadia Pub., 2002. 11

Images below are zoomed in images of the above depicting elements of interest in the reconstruction of Building #12.





Building #12 Excerpted from source image above



Building #12 – Roof Edge and Window Construction - Excerpted from source image above



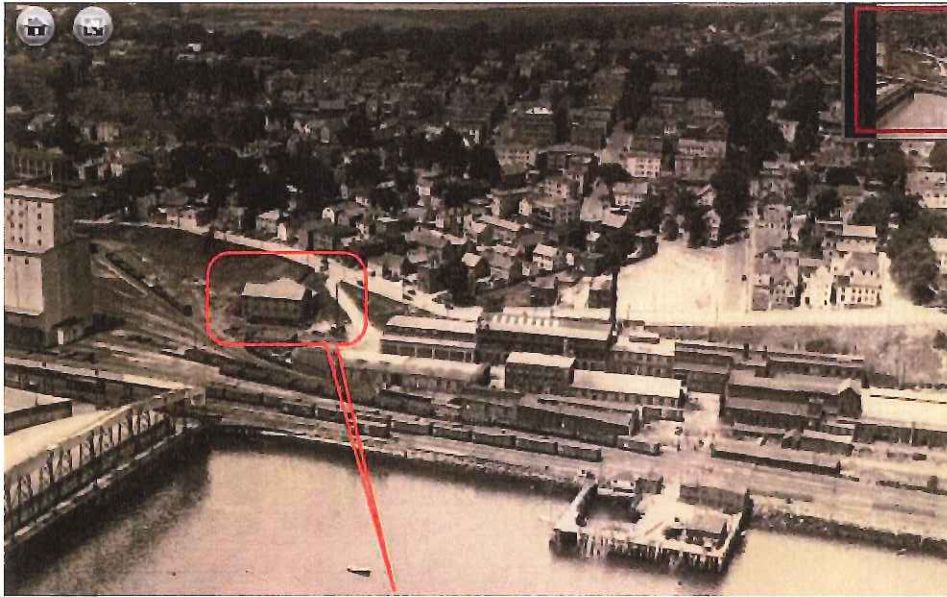


Building #12 – “Garage Door” and Existing Window at Grade - Excerpted from source image above



Building #12 – Interface with Building #11 - Excerpted from source image above



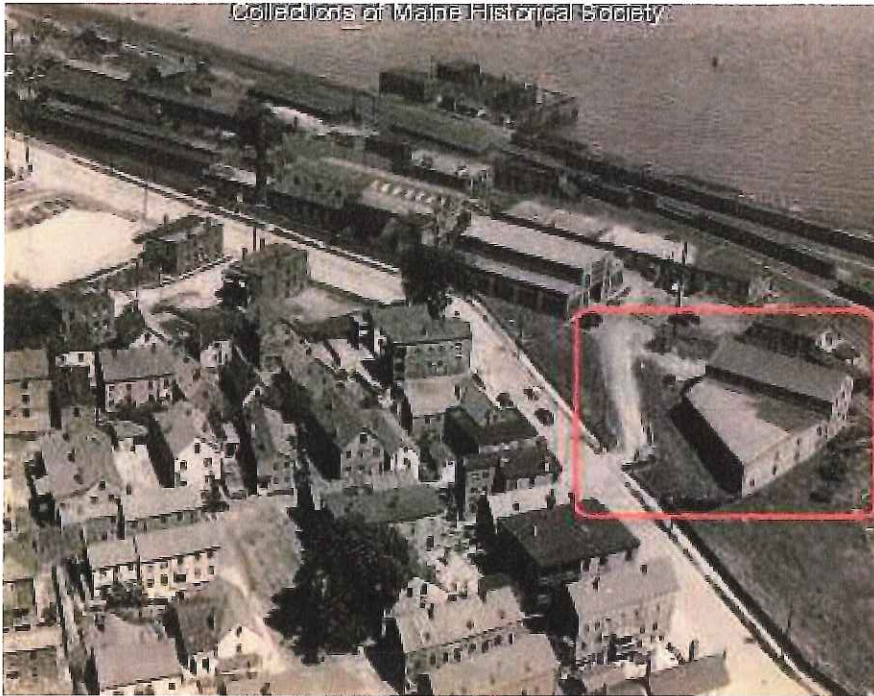


Credit: Collections of Maine Historical Society Item 12552 - Portland Company Complex, Portland, ca. 1938  
<https://www.vintagemaineimages.com/artifact/12552/cart>



Building #12 – East Elevation - Excerpted from source image above





Credit: Collections of Maine Historical Society - **Item 12553 - Portland Company Complex, ca. 1938**  
<https://www.vintagemaineimages.com/artifact/12553/cart>



Building #12 – South Elevation - Excerpted from source image above



Credit: Unknown.



## **Appendix A - Temporary Support and Reinforcing of Building #11 & #12**

### **Building #12 temporary reinforcing / shoring and support for Safe Access**

1. Remove the loose floor boards and framing to at the first floor to expose the soil below and prepare the soil for supporting temporary shoring walls and posts to support upper floors.
2. Install temporary shoring posts on compacted soil and 4x10x2'0" long planks laid and levelled on soil. Install 2x temporary shoring walls on 2x10 flat sills set on prepared subgrade.
3. Post up / shore the underside of all timber to masonry wall connections at exterior walls where the bearing conditions of 2<sup>nd</sup> floor framing has failed and pulled the inner wythe of Building #12 walls out of plane.
4. Install supplementary shoring posts / walls under the southwest ¼ of the building under all floor timbers as they exhibit excessive decay in some areas and we were not able to inspect all conditions.
5. At the second floor of Building #12 fasten ¾" plywood over the full surface of the floor boards fastened at 12" on center with 2" screws.
6. Attach the floor to the perimeter masonry with a pair of 2x6s laid in an L shape with the bottom screwed to the floor and the vertical fastened to anchors set in the masonry exterior wall. This will allow the re-attachment of the floor system to the exterior wall. All workers at the second floor will be required to be tied off to a fall protection system until the plywood is installed, as the second floor has holes that exceed 12" where decayed decking and framing has failed.
7. Install diagonal full height braced panels at all locations where interior wythes of masonry have failed. Walls shall be plywood sheathed and attached to the floors making sure to reinforce the floors below the buttresses in order to retain the inner wythe of masonry in place.
8. Install shoring posts and or 2x shoring walls from the plywood of the second floor to the underside of the framing of the third floor and post under all wood timbers that have separated from the exterior walls. Attach the floor to the perimeter masonry with a pair of 2x6s laid in an L shape with the bottom screwed to the floor and the vertical fastened to anchors set in the masonry exterior wall. This will allow the re-attachment of the floor system to the exterior wall.
9. Install diagonal full height braced panels at all locations where interior wythes of masonry have failed. Walls shall be plywood sheathed and attached to the floors making sure to reinforce the floors below the buttresses in order to retain the inner wythe of masonry in place.
10. Post up to the underside of the third floor attic floor and up to the underside of all timbers framing the existing gable roof.
11. Install plywood sheathing over the floor of the loft and diagonal buttresses / braces fastened to the exterior gable end masonry walls at two locations on each end. Do not utilize hammer drills nor percussive tools to install anchors in the exterior masonry wall. Install all temporary masonry anchors into the center of bricks rather than in mortar joints. There is insufficient overbearing weight and insufficient remaining bond strength in the mortar to prevent the use of percussive tools from fracturing the brick / mortar matrix above the floor level of the existing third floor loft of Building #12.



12. Once Building #12 is shored at the interior and sheathing is continuously fastened to the floors throughout the building floors and tied into the exterior walls proceed to selectively separating Building #12 from Building #11.

### **Building #11 Shoring and Selective Demolition**

1. The common wall between Building #11 and Building #12 will be retained during the demolition of Building #11.
2. Install a line of 2x framed walls parallel to the common wall at the Building #11 side approximately 16" off of the face of the common wall provide support for the second floor framing and additionally from the second floor to the underside of the roof framing.
3. The common wall of Building #11/#12 will remain in place until Building #12 is prepared to be relocated.
4. Separate the roof system of Building #11 from the face of the third floor of Building #12 by cutting free roofing material. Any hazardous material encountered within the roofing systems will be removed according to The State of Maine abatement and disposal guidelines and consistent with the Demolition and Abatement specifications.
5. Cut back the roof framing sheathing at the fact of building #12 and after confirmation that all roof framing is properly shored down to grade cut full depth through all framing that ties into the common wall of building #11/#12. Cut out a 6" clear opening between Building #11 and #12 to ensure that there is no continuity between building roof system and the common wall.
6. Proceed to the second floor and cut out a 6" clear opening between building #11 floor and the common wall after confirmation that shoring is in place from the underside of the second floor down to the lowest level.
7. Cut a 6" separating slot 1'-0" from the face of building #12 along the north and south masonry walls of building #11 after confirmation that the framing system is shored.
8. The demolition contractor will be required to make vertical full wall thickness saw cuts and remove a 6" minimum slot showing full separation and independence of Building #11 north and south walls from the north and south walls of Building #12. The vertical slot cut out of Building #11 will be no closer than 1'-0" west of the corners of Building #12.
9. After confirming that all floors and walls of building #11 are fully separated from Building #12. The Demolition Contractor will then proceed with demolishing Building #11 and level the site around the perimeter of Building #12.



**Appendix B - Becker Structural Engineers Building #12 Conditions Report dated March 28, 2014 (excerpted Building #12 conditions)**



March 28, 2014

CPB2 Management LLC  
P. O. Box 7519  
Portland, Maine 04112  
Attn: Kevin Costello

The Portland Company  
58 Fore Street  
Portland, Maine

Dear Kevin:

Per our agreement, Becker Structural Engineers, Inc. performed a review of the buildings associated with the property at the Portland Company complex located at 58 Fore Street in Portland, Maine. We visually reviewed the building exteriors and interior spaces that were reasonably accessible to provide CPB2 with a general understanding of the condition of the existing buildings on the property.

**Structural Code Overview**

The City of Portland, Maine enforces the Maine Uniform Building and Energy Code (MUBEC) which is an amended version of the 2009 Edition International Code Series prepared and published by the International Code Council (ICC). The International Existing Building Code (IEBC) specifically governs existing construction.

In considering the structural impacts of the redevelopment of the Portland Company property, the chapters of the IEBC discussing Repairs (Chapter 5), Alterations (Chapters 6 to 8), Change of Occupancy (Chapter 9), Additions (Chapter 10), and Historic Buildings (Chapter 11) will need to be addressed if the buildings are to be maintained in the redevelopment plan. Likely impacts of these code sections are discussed below.

**Repairs (IEBC Chapter 5)**

Due to the observed condition of the buildings at the Portland Company, we anticipate that of repairs will be necessary in all of the buildings. Certain conditions that can be considered dangerous were observed as part of our field investigation, and are detailed later in this report. IEBC requires that dangerous conditions shall be remedied. Repairs are permitted to be made with any material permitted by current code. In most cases repairs are permitted to be made so as to restore the elements to pre-damaged conditions. In the case of substantial structural damage, defined by a 20 percent reduction or greater in critical elements, the repair must meet the requirements of the International Building Code which governs new construction.

**Alterations (IBC Chapters 6 to 8)**

We anticipate that building alternations may be desired as part of the redevelopment of the Portland Company property. The IBC defines three levels of alteration. Since each redeveloped building will likely encompass a total building work area of more than 50 percent of the building aggregate area, the alterations will be defined as a Level 3 Alteration. Note that the IEBC requirements for alterations are cumulative, and a Level 3 Alteration will be required to meet the requirements of Level 1 & 2 Alterations. Critical components are as follows:



Building Number 12

Location Plan

**Description, Condition and Assessment:**

- Building 12 story is a three story building with gable roof and mezzanine space in gable.
- Slate roof materials are loose and missing in many locations, particularly at corners. North half of gable drains onto the roof of Building 11. Wood roof eave trim rotten loose or missing in several locations (Photo 12-2). Some rafter tails appear rotten in some locations. Daylight visible through roof on the east side and rotten sheathing noted in many locations. Roof rafter framing appeared undersized.
- Roof has sag along the longitudinal axis.
- Third floor deck and joists rotten in areas below leaking roofs.
- The ground floor dips to the center. Wood sills bearing on grade and columns bearing on grade were observed to be rotten. In one location the post supporting from the structure above was actually hanging from the floor beam due to the deterioration of the column base (Photo 12-4).
- Note that foundation drains are visible along the west side of the building and that wall appears to be in a low spot. It is likely that the ground floor wood sills and wooden column bases are frequently exposed to wetting.
- Second floor framing is rough saw wood joist framing with timber beams and posts. In general, framing appeared to be in good condition with framing practices consistent of the period. A joist at the northwest corner of the building had the end completely rotted off, possibly from a roof leak running down the face of the wall.
- Separation was noted at the diagonal beam supports at the columns extending from the first to second floor.
- Exterior brick masonry bearing walls show distress and are in fair condition- Distress noted included:
  - Arching & diagonal cracks over windows that extend through the entire width of the masonry (Photo 12-5).
  - Open joints in many locations.
  - Bulging in some locations.
  - Rust jacking at steel lintel on the east side.
  - Walls bowed inward on south and west elevations.



- Evidence of previous shed roof removal. Bulging and slip plane from flashing left place.
- Entry shed masonry in poor condition.
- Open joints noted in west gable (east gable appears to have been repointed).
- Wooden lintels noted at interior rotting and sagging.
- Wooden window and sills in poor condition with broken and missing panes, rotting wood (Photo 12-1, 2 & 5).

|                                   |     |
|-----------------------------------|-----|
| Structural Condition Rating       | 3.0 |
| Structural Renovation Cost Rating | 4.0 |

Rating Justification: The roof of building 12 is in poor condition and has been letting water into the building for an extended duration. Roof, upper floor and columns of building will require repairs or reconstruction. Masonry damage is significant and portions of masonry walls will need to be rebuilt. Building is located at a low point on the site and drainage condition at crawlspace will need to be resolved. Despite issues, structural "bones" of building are substantial and it was well constructed in its day.

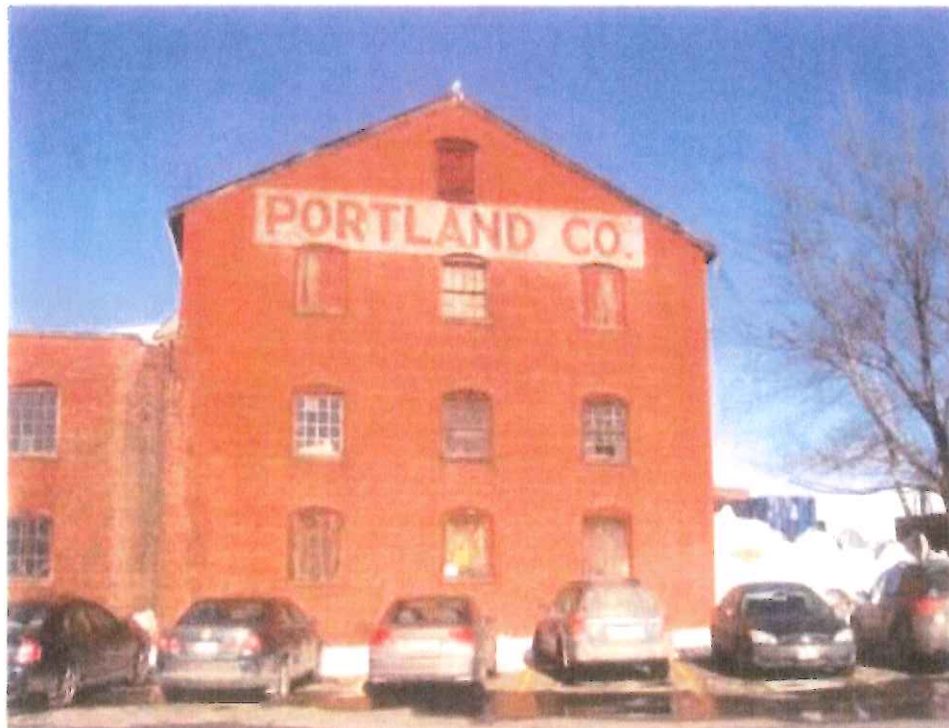


Photo 12-1: West elevation of building 12. Note windows with missing and broken panes, base





Photo 12-2: Eave with loose slates, missing eave trim, masonry cracking and broken windows.







Photo 12-4: Rotting column bottom, floor joists and sills at ground floor.

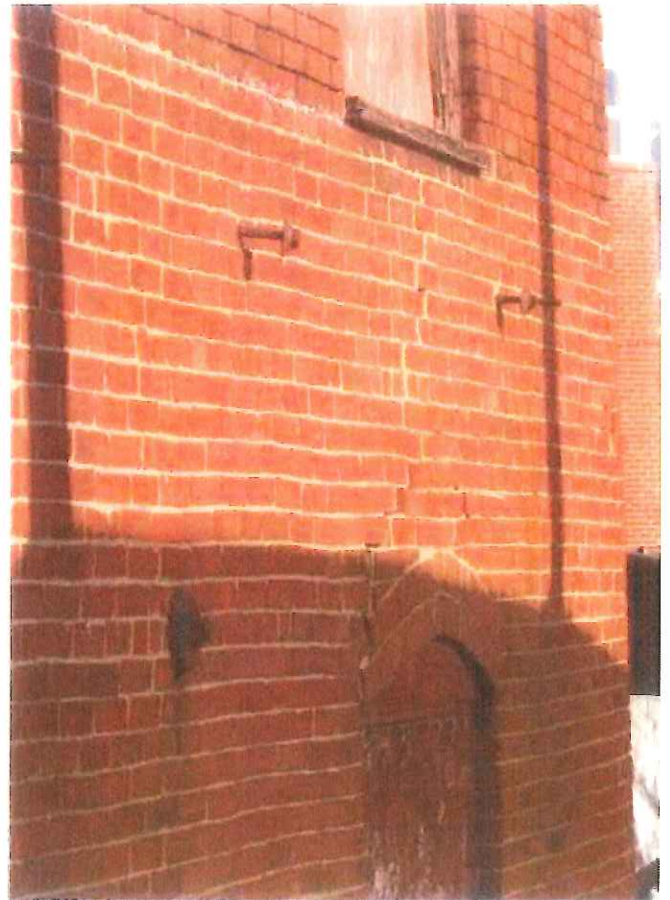


Photo 12-5: Diagonal masonry cracking over window opening, open joints, rotting window sill.



## **Appendix C – The Brick industry Association – Use of Existing Salvaged Brick**

**<http://www.gobrick.com/docs/default-source/read-research-documents/technicalnotes/15-salvaged-brick.pdf?sfvrsn=0>**

**INTRODUCTION** Selecting building material requires the consideration of four factors: esthetics, design properties, economics and required level of performance. Salvaged brick are occasionally selected for their "rugged appearance" and sometimes for their low initial cost. Rare is the case when salvaged brick are chosen for their design properties. In general, walls using salvaged brick are weaker and less durable than walls constructed of new brick masonry units. Most salvaged brick are obtained from demolished buildings which stood 40 to 50 yr, or more. In fact, it may be next to impossible to salvage brick from modern structures which use brick set in portland cement mortars. When brick are initially placed in contact with mortar, they absorb some particles of the cementitious materials. It is virtually impossible to completely clean these absorbed particles from the surfaces of the brick units. This may greatly affect the bond between brick and mortar when reused.

**MANUFACTURING METHODS** In the early 1900's, manufacturing methods were markedly different from those of today. De-aired brick were unknown; coal- and wood-fired periodic and scove kilns were commonplace. The modern solid, liquid or gas-fired tunnel kilns with accurate temperature controls throughout were also unknown. Manufacturing conditions years ago were generally such that large volumes of brick were fired under greater kiln-temperature variations than could be tolerated today. These conditions resulted in a wide variance in finished products. Brick from the high temperature zones were hard-burned, high-strength, durable products; those from low-temperature zones were under-burned, low-strength products of low durability. These temperature variations also resulted in a wide range in absorption properties and color. The under-burned brick were more porous, slightly larger, and lighter colored than the harder-burned brick. (It is the nature of ceramic products to shrink during firing. Generally, for a given raw clay, the greater the firing temperature, the greater the shrinkage and the darker the color.) Their usual pinkish orange color resulted in the name salmon brick. During these bygone years, prevalent methods of construction made production of both hard-burned and salmon brick economically feasible. Most masonry buildings had loadbearing brick walls which were a minimum of 12 in. in thickness. The hardest, most durable units were used in exterior wythes; the salmons (and others) were used for the interior wythes and were not exposed to the exterior elements. Much sorting and grading of brick was performed at the construction site by the mason, although the brick manufacturers eventually assumed this responsibility.



## **Appendix D – ASTM Testing of Brick – Standards are yet to be determined for Salvaged brick for the Portland Company Reconstruction of Building #12.**

ASTM C67 / C67M - 18 ⓘ

### **Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile**

These test methods cover procedures for the sampling and testing of brick and structural clay tile. The tests include modulus of rupture, compressive strength, absorption, saturation coefficient, effect of freezing and thawing, efflorescence, initial rate of absorption, and determination of weight, size, warpage, length change, and void areas. For purposes of these tests, full-size bricks, tiles, or solid masonry units shall be used as test specimens. They shall be representative of the lot of units from which they are to be selected in respect of the range of colors, textures, and sizes and shall be free of or brushed to remove dirt, mud, mortar, or other foreign materials unassociated with the manufacturing process.

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## **Appendix E - Technical Preservation Brief #2 – National Park Service**

<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Test mortar for strength and sand constituents. We recommend sampling the mortar from a section of the building that has not been repointed. We intend to follow the NPS test method for determining the constituent materials in the mortar.

**Consigli recommends a low strength high permeability Portland Cement / Hydrated Lime / Sand mixture. We do not recommend the use of natural cements or hydraulic limes due to the limited benefit generated from utilizing the high cost materials. We believe a lower strength mortar utilizing current best in class low Alkali Portland Cement is the best use of mortars for reconstruction and repointing of historic buildings.**

---

## **Appendix F – Mortar Testing and Matching**

ASTM C1713 - 17 ⓘ Standard Specification for Mortars for the Repair of Historic Masonry

1.1 This specification covers mortar for the repair of masonry that was constructed with methods and materials that pre-date the origination of current standards of construction that are compatible with it. The mortar may be used for non-structural purposes such as repointing of the masonry, or for structural purposes such as, but not restricted to, reconstruction or repair of mortar joints that contribute to the structural integrity of the masonry.

1.2 Masonry includes the following units laid in mortar: (1) cast stone, (2) clay masonry unit brick and clay tile, (3) concrete masonry units, (4) natural stone, and (5) terra cotta.

1.3 This specification may be used to pre-qualify mortar for a project.

1.4 Mortars tested using this specification are laboratory-prepared mortars and do not represent in-place, site mortars.



## Building Twelve: Design & Siting Principles

**Establish clear visual relationships with buildings of the Portland Co. Historic structures**

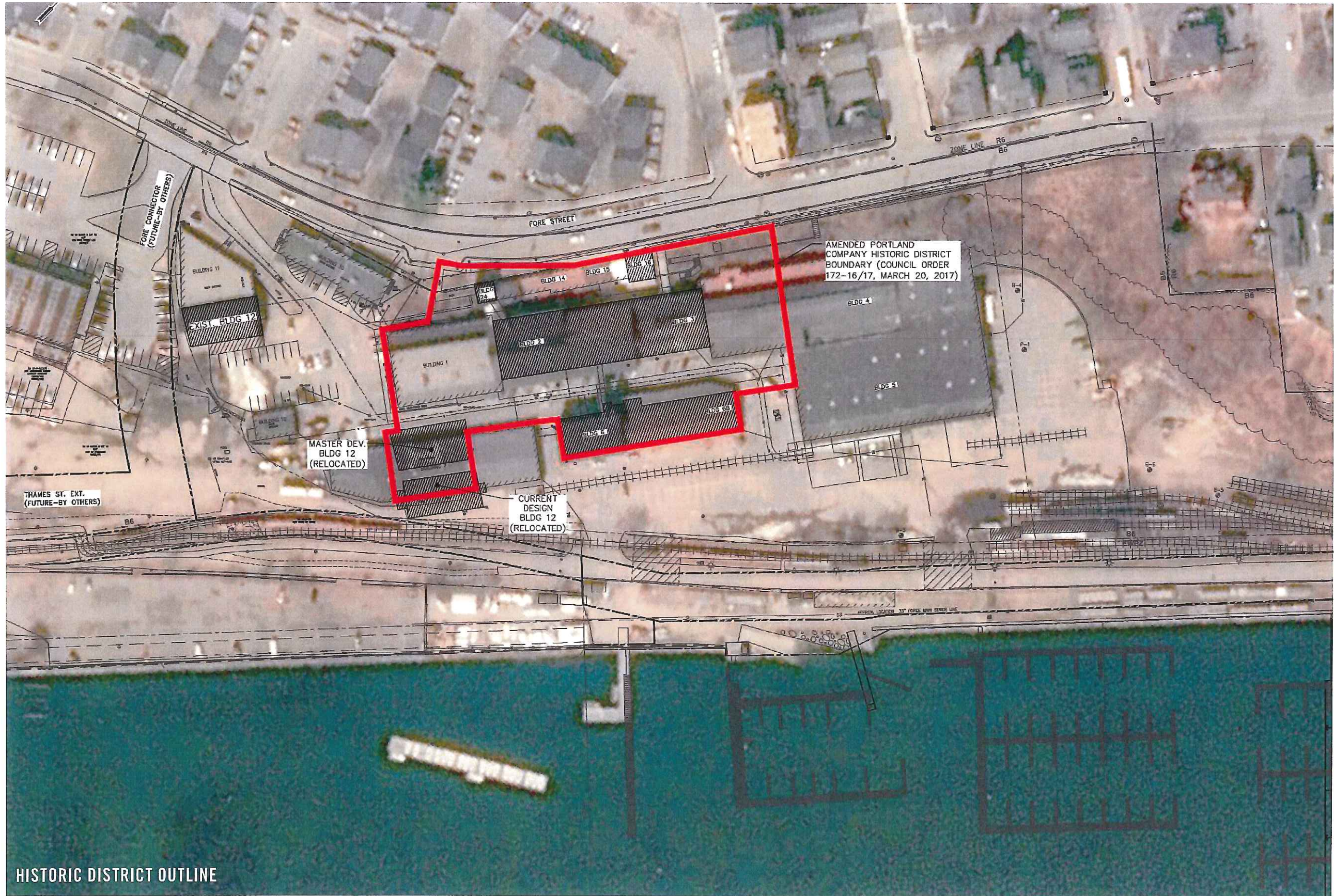
**Reveal presence of building to tell the story of the the Portland Co., in revealing scale & texture of buildings**

**Position building to form edge of public access easement of the Masterplan district**

**Consider any addtions to be compatible with the building, generally recessive to the quality of the building**

Grand Trunk Yard and Portland Company Complex from top of Grain Elevator, c. 1900





226 Franklin Street, Suite 1100  
Portland, ME 04101  
www.perkinswill.com

#### CONSULTANTS

ARCHITECTS  
Michael Bouvier  
457 US Route 1 Suite 2  
Falmouth, ME 04101  
(207) 895-1100

ENGINEERS  
Woodard & Curran  
41 Madison Dr  
Portland, ME 04102  
(207) 774-2112

STRUCTURAL ENGINEER  
Risi-Frost-Shumway Engineering  
58 Park Street, 10th Floor  
Portland, ME 04101  
(207) 894-1404

#### PROJECT

**BUILDING ONE**  
58 FORE ST  
PORTLAND, ME 04101

**FORESIDE/**  
254 COMMERCIAL ST  
SUITE 118  
PORTLAND, ME 04101  
KEYPLAN

#### ISSUE CHART

DATE: 11/16/18

NOT FOR CONSTRUCTION

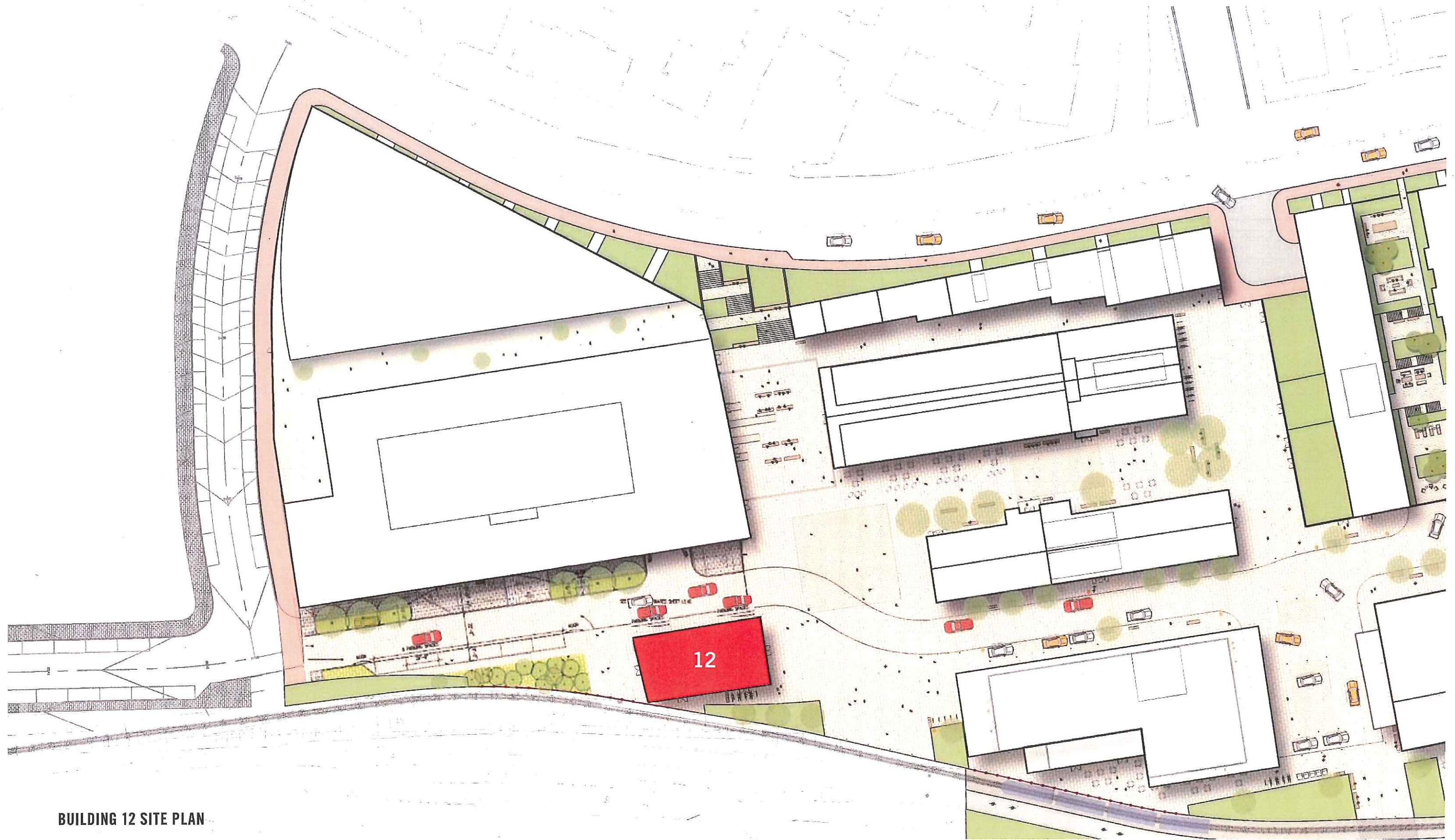
NOVEMBER 16, 2018

Job Number  
Drawn: BGM









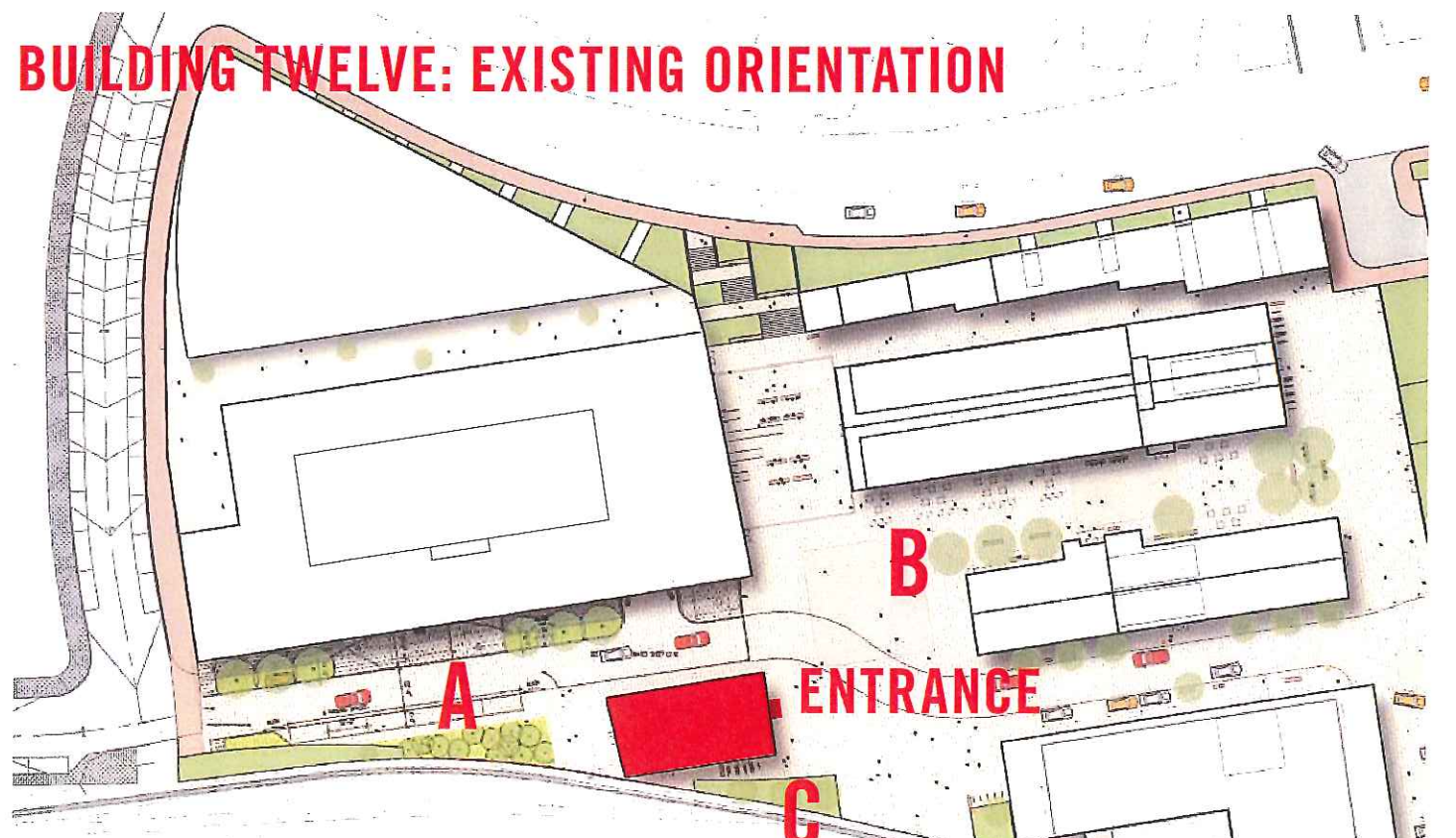
BUILDING 12 SITE PLAN



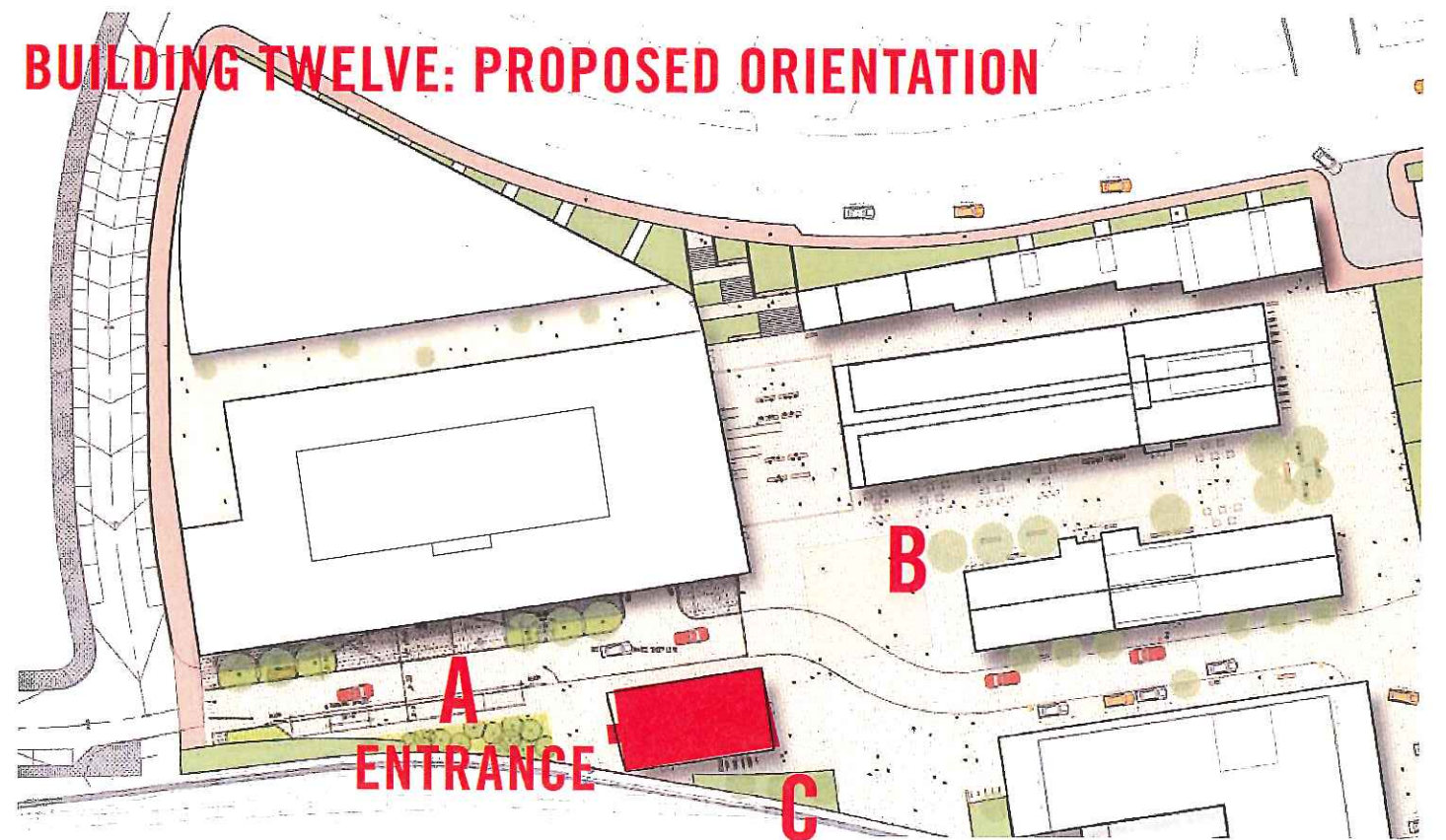


BUILDING TWELVE LOOKING FROM EAST & NORTH:























## STANDARDS FOR RECONSTRUCTION & GUIDELINES FOR RECONSTRUCTING HISTORIC BUILDINGS

# Reconstruction

*Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.*





### Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.



### INTRODUCTION

Reconstruction is different from the other treatments in that it is undertaken when there are often no visible historic materials extant or only a foundation remains. Whereas the treatment Restoration provides guidance on restoring historic building features, the **Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings** should be followed when it is necessary to recreate a non-surviving building using new material. But, like restoration, reconstruction also involves recreating a historic building which appears as it did at a particular—and at its most significant—time in its history. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken of the four treatments. Reconstructing a historic building should only be considered when there is accurate documentation on which to base it. When only the appearance of the exterior of the building can be documented, it may be appropriate to reconstruct the exterior while designing a very simple, plain interior that does not attempt to appear historic or historically accurate. Signage and interpretive aids should make it clear to visitors that only the exterior of the building is a true reconstruction. Extant historic surface and subsurface materials should also be preserved. Finally, the reconstructed building must be clearly identified as a contemporary recreation.

### Research and Document Historical Significance

The guidance for the treatment **Reconstruction** begins with *researching and documenting* the building's historical significance to determine whether its recreation is essential to the public understanding of the property. In some instances, reconstruction may not be necessary if there is a historic building still existing on the site or in a setting that can explain the history of the property. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and to ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a building—as it evolved—is rarely recreated. If research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

### Investigate Archeological Resources

*Investigating* archeological resources is the next area of guidance in the treatment **Reconstruction**. The purpose of archeological research is to identify any remaining features of the building, site, and setting that are essential to an accurate recreation and must be reconstructed. Archeological resources that are not essential to the reconstruction should be left in place. The archeological findings, together with archival documentation, should be used to replicate the design, materials, and plan of the historic building.



## Identify, Protect, and Preserve Extant Historic Features

Closely aligned with archeological research, recommendations are given for *identifying, protecting, and preserving* extant features of the historic building. It is never appropriate to base a **Reconstruction** upon conjectural designs or on features from other buildings. Any remaining historic materials and features should be retained and incorporated into the reconstruction when feasible. Both the historic and new materials should be documented to assist in interpretation.

## Reconstruct Non-Surviving Building and Site

After the research and documentation phases, guidance is given for **Reconstruction** work itself. Exterior and interior features are addressed in general, always emphasizing the need for an accurate depiction (i.e., careful duplication of the appearance of historic materials and features for interpretative purposes). While the use of traditional materials and finishes is always preferred, in some instances substitute materials may be used if they are able to convey the same appearance. Where non-visible features of the building are concerned, such as interior structural systems, contemporary materials and technology may be used. Recreating the features of the building site or setting based on archeological findings should also be an integral part of project work.

## Accessibility and Life Safety, Natural Hazards, and Sustainability

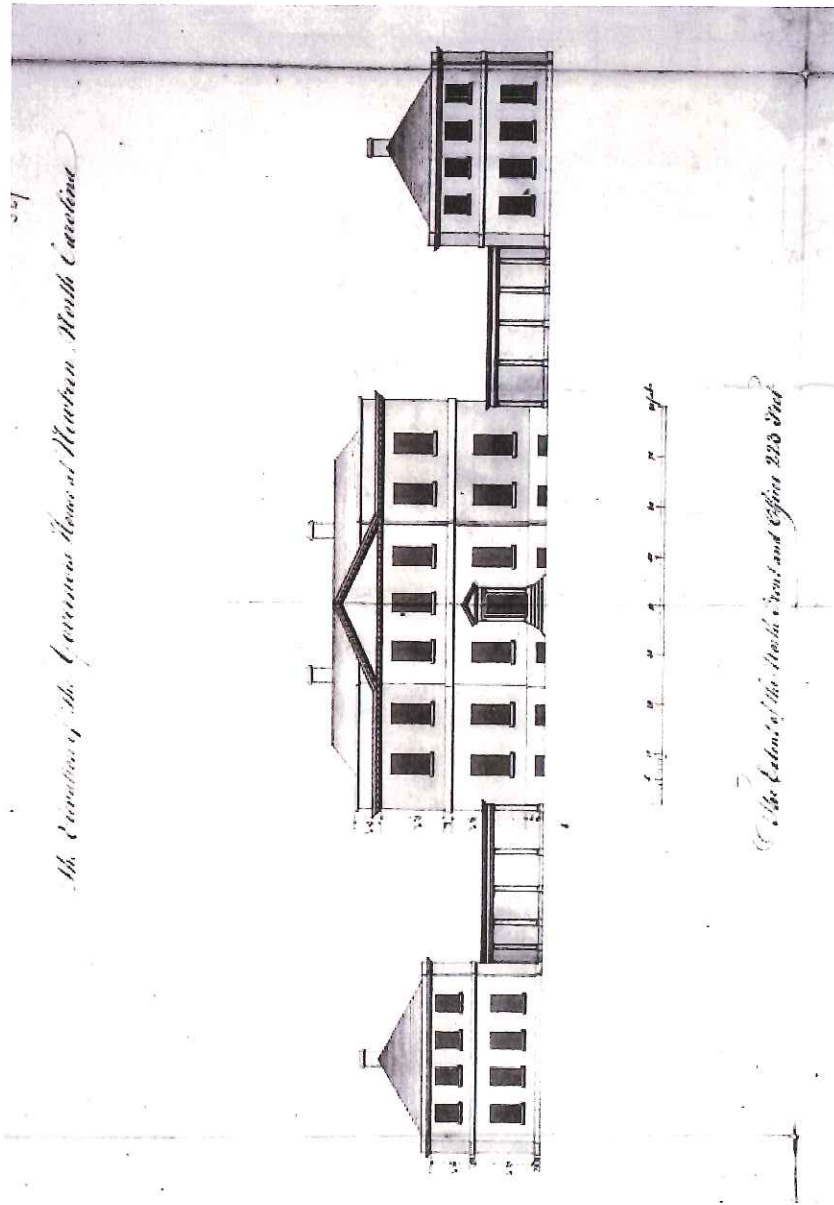
Whereas preservation, rehabilitation, and restoration treatments usually necessitate retrofitting to meet code requirements and to

address other issues (including natural hazards and sustainability), in this treatment it is assumed that the **Reconstructed** building will be essentially new construction. Thus, code-required work, treatments to reduce the potential impact of natural hazards, and ensuring that the reconstructed building is as sustainable as possible should be considered during the design phase—when appropriate to the particular Reconstruction project—so as not to negatively impact or detract from the reconstructed appearance of the building, its site, and setting. The fact that the non-surviving building was located in a floodplain or another area especially vulnerable to the impact of natural hazards is crucial to consider when determining whether the building should be reconstructed.

The topic of sustainability is addressed in detail in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*. Although specifically developed for the treatment Rehabilitation, the Guidelines can be used to help guide the other treatments.

*Reconstruction as a Treatment. When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.*

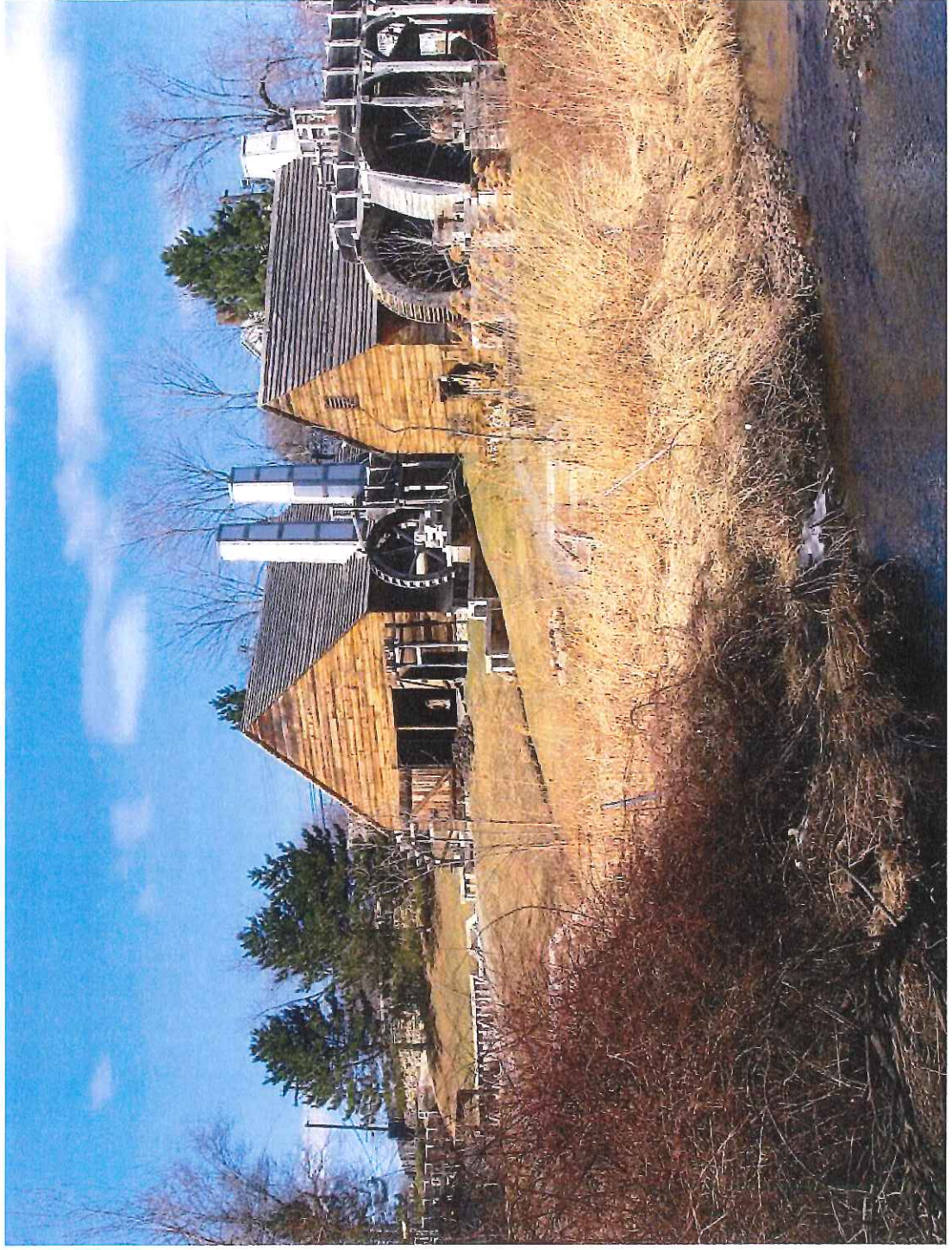




[1 a-b] Tyrone Palace, New Bern, NC, was designed by John Hawks in 1767 for Governor William Tyrone. It was completed in 1770, but destroyed by fire in 1798. The palace was reconstructed in 1959 based on the original plans, and on its original foundation, which was found 5 feet below the street, with the help of the 1767 drawing. Photo: Courtesy Tyrone Palace, New Bern, NC. Drawing: Courtesy of the State Archives of North Carolina.







[2] The Saugus Iron Works, Saugus, MA, a National Historic Site, was active from 1646 to about 1670 and was the first integrated iron works in North America. The forge and mill (shown here) are part of the site which was reconstructed based on archeological research and historic documents and opened in 1954. Photo: Daderot at the English language Wikipedia.



## OVERVIEW

### RECOMMENDED

### NOT RECOMMENDED

|                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Researching and documenting</b> the property's historical significance, focusing on documentary and physical evidence which is needed to justify reconstruction of the non-surviving building.</p>                                                           | <p>Undertaking a reconstruction based on insufficient research so that, as a result, a historically inaccurate building is created.</p> <p>Reconstructing a building unnecessarily when an existing building adequately reflects or explains the history of the property, the historical event, or has the same associative value.</p> <p>Executing a design for a building that was never constructed.</p> |
| <p><b>Investigating</b> archeological resources to identify and evaluate those features and artifacts which are essential to the design and plan of the building.</p>                                                                                              | <p>Failing to identify and evaluate archeological material prior to reconstruction, or destroying extant historic material not relevant to the reconstruction but which should be preserved in place.</p>                                                                                                                                                                                                   |
| <p>Minimizing disturbance of the terrain around buildings or elsewhere on the site, thereby reducing the possibility of destroying or damaging important landscape features, archeological resources, other cultural or religious features, or burial grounds.</p> | <p>Using heavy machinery or equipment in areas where it may disturb or damage important landscape features, archeological resources, cultural or religious features, or burial grounds.</p>                                                                                                                                                                                                                 |
| <p><b>Identifying, retaining, and preserving</b> extant historic features of the building, site, and setting, such as remnants of a foundation, chimney, or walkway.</p>                                                                                           | <p>Beginning reconstruction work without first conducting a detailed site investigation to physically substantiate the documentary evidence.</p>                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                    | <p>Basing a reconstruction on conjectural designs or on features from other historic buildings.</p>                                                                                                                                                                                                                                                                                                         |

[3] The Cathedral of Saint Michael the Archangel, built in the early 1840s in Sitka, AK, was devastated by fire in 1966. It was reconstructed using measured drawings done in 1961 by the Historic American Buildings Survey (HABS). While the original cathedral was built of logs covered on the exterior with wood siding, its replacement is a fire-resistant structure with concrete and steel walls that replicates the historic building's appearance. Photo: Barek at Wikimedia Commons.





## BUILDING EXTERIOR

| RECOMMENDED                                                                                                                                                                                                                                                                                   | NOT RECOMMENDED                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reconstructing a non-surviving building to depict the documented historic appearance. Although the use of the original building materials (such as masonry, wood, and architectural metals) is preferable, substitute materials may be used as long as they recreate the historic appearance. | Reconstructing features that cannot be documented historically or for which existing documentation is inadequate.                                                              |
| Recreating the documented design of exterior features, such as the roof form and its coverings, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships and proportions.                                                           | Using substitute materials that do not convey the appearance of the historic building.                                                                                         |
| Reproducing the appearance of historic paint colors and finishes based on documentary and physical evidence.                                                                                                                                                                                  | Omitting a documented exterior feature, or rebuilding a feature but altering its historic design.                                                                              |
| Installing exterior electrical and telephone cables underground or in the least obtrusive location possible, unless they can be documented as having been aboveground historically.                                                                                                           | Using inappropriate designs or materials that do not convey the historic appearance.                                                                                           |
| Using signage to identify the building as a contemporary recreation.                                                                                                                                                                                                                          | Using paint colors that cannot be documented through research and investigation or using other undocumented finishes.                                                          |
|                                                                                                                                                                                                                                                                                               | Attaching exterior electrical and telephone cables to the principal elevations of the reconstructed building, unless they can be documented as having been there historically. |
|                                                                                                                                                                                                                                                                                               | Failing to explain that the building is a reconstruction, thereby confusing the public's understanding of the property.                                                        |





[4] The McLean House, where Robert E. Lee surrendered to Ulysses S. Grant, is located on the site of the battlefield—now part of Appomattox Courthouse National Historical Monument (VA). Several years after the end of the Civil War, measured drawings were made of the house before it was dismantled to be moved to Washington, DC, where it was to be reconstructed as a tourist attraction. This scheme never came to fruition, and the dismantled pieces gradually disappeared. The house was accurately reconstructed in 1949 on the original site based on the measured drawings.



## BUILDING INTERIOR

| RECOMMENDED                                                                                                                                                                                                                                                                                                                                                    | NOT RECOMMENDED                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Recreating</b> the appearance of <i>visible</i> features of the historic structural system, such as posts and beams, trusses, summer beams, vigas, cast-iron columns, above-grade masonry foundations, or load-bearing brick or stone walls. Contemporary methods and materials may be used for the actual structural system of the reconstructed building. | Changing the documented appearance of visible features of the structural system.                                                                                                                                                                                                      |
| Recreating the historic floor plan and interior spaces, including the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves.                                                                                                                                             | Altering the documented historic floor plan, or relocating an important interior feature, such as a staircase, so that the historic relationship between the feature and the space is inaccurately depicted.                                                                          |
| Duplicating the documented historic appearance of the building's interior features and finishes (including columns, cornices, baseboards, fireplaces and mantels, paneling, light fixtures, hardware, and flooring); plaster, paint, and finishes (such as stenciling or marbling); and other decorative or utilitarian materials and features.                | Reconstructing the historic appearance of the interior without accurate documentation.                                                                                                                                                                                                |
| Installing mechanical systems and their components in the least obtrusive way possible so as not to impact the recreated interior spaces, features, or finishes while meeting user needs.                                                                                                                                                                      | Altering the documented appearance of the building's interior features and finishes so that, as a result, an inaccurate depiction of the historic building is created. For example, moving a feature from one area of a room to another, or changing the type or color of the finish. |
| Installing ducts, pipes, and cables in closets, service areas, and wall cavities.                                                                                                                                                                                                                                                                              | Altering the historic plan or the recreated appearance unnecessarily when installing mechanical systems.                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                | Installing ducts, pipes, and cables where they will intrude upon the historic appearance of the building.                                                                                                                                                                             |





[5] The parlor of the McLean House was reconstructed to its appearance on the occasion of Robert E. Lee's surrender to Ulysses S. Grant in this room on April 9, 1865.



## BUILDING SITE

| RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | NOT RECOMMENDED                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reconstructing</b> building site features based on documentary and physical evidence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Reconstructing building site features without documentary and physical evidence.                                                                                                                        |
| Inventorying the building site to determine the existence of aboveground remains and subsurface archeological resources, other cultural or religious features, or burial grounds, and using this evidence as corroborating documentation for the reconstruction of related site features. These may include walls, fences, or steps; circulation systems, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches. |  | Giving the building's site an inaccurate appearance by basing the reconstruction on conjectural designs or on features from other sites.                                                                |
| Recreating the historic spatial relationship between buildings and related site features.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Changing the historic spatial relationship between buildings and related site features, or reconstructing some site features but not others, thereby confusing the depiction of the reconstructed site. |





[6] This lighthouse on Lake Ponchartrain in New Orleans was reconstructed after the historic 1890 lighthouse was destroyed by Hurricane Katrina.

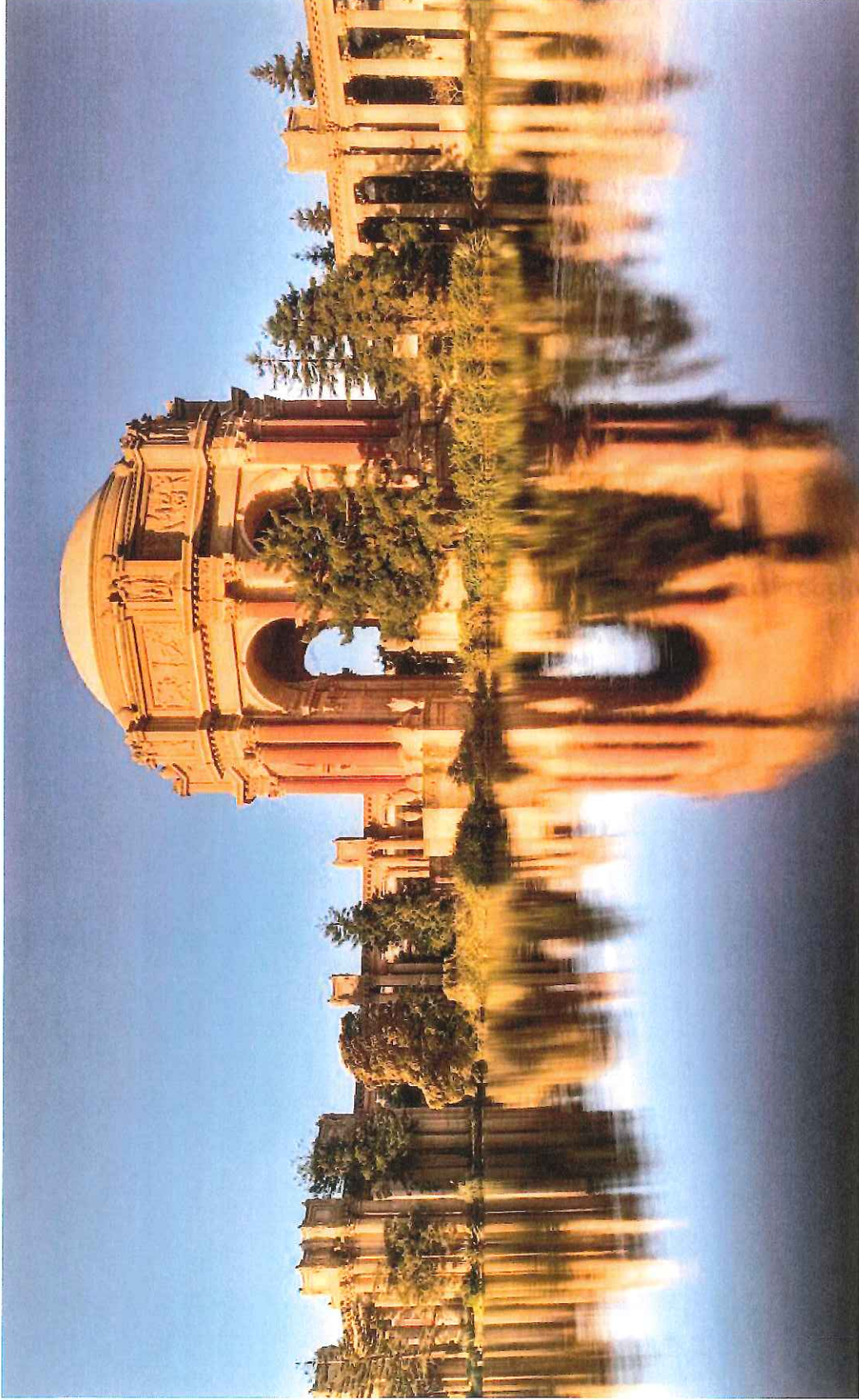


| SETTING (DISTRICT / NEIGHBORHOOD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                  |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                  | NOT RECOMMENDED |
| Reconstructing features in the building's historic setting based on documentary and physical evidence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Reconstructing features in the setting without documentary and physical evidence.                                                                                                                                |                 |
| Inventorying the setting to determine the existence of above-ground remains and subsurface archeological resources, other cultural or religious features, or burial grounds, and using this evidence as corroborating documentation for the reconstruction of missing features of the historic setting. These may include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships. | Giving the building's setting an inaccurate appearance by basing the reconstruction on conjectural designs or on features from other locations.                                                                  |                 |
| Recreating the historic spatial relationship between buildings and landscape features in the setting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Changing the historic spatial relationship between buildings and landscape features in the setting by reconstructing some features but not others, thereby confusing the depiction of the reconstructed setting. |                 |

[7] The Muhlenberg Brigade Huts are reconstructions of nine log huts erected in 1777 at Valley Forge during the Revolutionary War. They have been reconstructed on the historic road with logs cut with modern power tools and finished with cement, unlike the original logs which were hand hewn and finished with traditional chinking. Photo: Rdsmith4 at Wikimedia Commons.







[8] The Palace of Fine Arts was designed by Bernard Maybeck and built for the 1915 Panama-Pacific Exposition in San Francisco. The pavilion was intended to be temporary and, although it had a steel structure, the exterior was finished only with stucco, an impermanent material composed of plaster and fiber. The building was not torn down after the exposition, and it eventually fell into ruin. In 1964, all but the steel structure was demolished, and the building was reconstructed with lightweight poured-in-place concrete. *Photo: Kevin Cole at Wikimedia Commons.*







# CRITERIA CONSIDERATION B: MOVED PROPERTIES

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

## UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

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

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

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

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

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

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

## APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

### ELIGIBILITY FOR ARCHITECTURAL VALUE

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



## ELIGIBILITY FOR HISTORIC ASSOCIATIONS

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

### Eligible

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

### Not Eligible

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

## SETTING AND ENVIRONMENT

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

### Eligible

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

### Not Eligible

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

## ASSOCIATION DEPENDENT ON THE SITE

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

### Eligible

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

### Not Eligible

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



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# CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

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

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## UNDERSTANDING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

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

### *Examples of Properties that MUST Meet Criteria Consideration E: Reconstructed Properties*

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

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

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

## APPLYING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

### ACCURACY OF THE RECONSTRUCTION

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

## SUITABLE ENVIRONMENT

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

### Eligible

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

### Not Eligible

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



## RESTORATION MASTER PLANS

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

## LAST SURVIVING PROPERTY OF A TYPE

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

## RECONSTRUCTIONS OLDER THAN FIFTY YEARS

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

### Eligible

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





Att. 6

10 January 2019

Julia Sheridan, Chair  
Portland's Historic Preservation Board  
389 Congress Street  
Portland, Maine 04101

Chair Sheridan and members of the Historic Preservation Board,

1. As we have previously expressed, we do not support the re-orientation of Building 12. The relocated building should reflect the story of the Portland Company. A historic district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the inter-relationship of its resources, which convey a visual sense of the overall historic environment and in this case, as an arrangement of functionally related properties.

The larger openings on the current east elevation that communicate with the entrance yard should continue to be orientated toward the remaining historic buildings and the new public easement after relocation. While this is very important from a preservation perspective, we believe this is also a good urban design move that will help activate the public plaza space as the master plan is realized. In addition, any alteration of the large historic openings at grade should be informed by historic images.

2. Landmarks believes it is critical that other aspects of the building's integrity be retained since the building is losing its integrity of location.

- The National Park Service has given guidance that in order to meet the Secretary of the Interior's Standards, moved properties must be located in a historically appropriate setting in order to retain integrity of setting, design, feeling and association. In addition, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

With this guidance we believe that not only that the building should not be rotated, but that the full-width shed roof dormers impact the design integrity of the gable roof form and should not be allowed. We would also hope that the scar left by the removal of Building 11 be architecturally treated in a manner that conveys why the large opening exists on a building built with small punched openings.

3. During the master development plan process, it was asserted by the applicants that the building could be moved. Have other building movers or structural engineers been consulted as to its level of deterioration and suitability for rehabilitation? Can the city hire a consultant to evaluate the findings of the applicant before making a decision on this application?

4. If the building cannot be successfully relocated can the building remain in place and be restored, with an adjustment to the master development plan?





5. If the building is to be reconstructed, the National Park Service's guidance on reconstructed buildings states that they must be accurately executed using architectural and historic data, and be presented in a dignified manner, using appropriate interpretive means so that they will not be misrepresented as an authentic historic property. If, regrettably, the project moves in this direction, we hope that good documentation of the existing building and interpretive signage or other means be conditions of the project approval.

Thank you for considering our views.

Julie Larry  
Director of Advocacy