

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on **Tuesday, February 2, 2022, 5:00 p.m.** This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods.

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

For more information on how to access the meeting remotely and how to give public comment, please go to <http://www.portlandmaine.gov/remotepud>.. Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to hp@portlandmaine.gov.

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time.

You are invited to a Zoom webinar.
When: Feb 2, 2022 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Workshop and Public Hearing 2/2/2022

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/85121333993>

Or One tap mobile :

US: +13126266799,,85121333993# or +19292056099,,85121333993#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 851 2133 3993

International numbers available: <https://us02web.zoom.us/j/85121333993>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 19, 2022**
 - i. Certificate of Appropriateness for Roofing Replacement; 176 Vaughan Street; 176 Vaughan Street Condominium Association, Applicant. Review of this item was postponed at the request of the applicant.
3. **COMMUNICATION AND REPORTS**

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Comprehensive Exterior Rehabilitation, including Alterations and Additions; 477 and 481 CONGRESS STREET, 10-20 and 22 PREBLE STREET; T.T. Maine Venture LLC., Applicant.

5. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP (2nd)
477 CONGRESS STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: January 26, 2022
RE: February 2, 2022 **WORKSHOP – 2nd Preliminary Review of Proposed Comprehensive Rehabilitation Program, including Alterations & Additions**

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

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

Project Architects: David Lloyd, Virginie Stanley
Archetype Architects

Historic Preservation Consultant: Scott Hanson, MacRostie Historic Advisors

Introduction

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

The Time & Temperature building is more appropriately identified as a *building complex*, as it is comprised of four historic structures that were functionally combined and physically connected when the Chapman Building at the corner (the newest of the four structures and the one typically identified as the T&T building) was constructed in 1924. The four components of the complex include the Chapman Building at 477 Congress, the

Preble House Building at 481 Congress, 10-20 Preble Street, and the former B. F. Keith Theatre at 22 Preble.

The project was first introduced to the Board on June 2, 2021. Given the long hiatus between reviews, much of the information included in the 6/2/21 staff report is repeated here. Although the scope of work remains largely consistent with that which was presented in June, several design modifications have been made since that time, including those made in response to Board feedback. These are [highlighted in blue](#) in this report.

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

Enclosed for the Board's review is information about the building complex to be included with the Part I Historic Tax Credit certification application to the National Park Service. Staff is forwarding this narrative as it includes a written description of each structure, a history of the complex and a statement of the Time and Temperature Building's significance (see ATTACHMENT 2). Also enclosed are historic views of the buildings (ATTACHMENT 1). In addition to plans and elevations (ATTACHMENT 3), comparison views showing the evolution in design of the cornice/rooftop addition are provided (ATTACHMENT 4). Renderings are provided as well. (ATTACHMENT 5).

History and Architectural Description

Please see ATTACHMENT 2 for detailed information about the history of the individual historic resources that comprise the Time & Temperature Building, as well as building descriptions for each. Note that the building descriptions make note of the alterations made to exteriors of each structure since their original construction. While not pertinent to the Board's review, the document also describes the unique retail arcade that was built within the ground floor, a significant portion of which is still extant.

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

Summary of Board Comments at June 2, 2021 Workshop

At the preliminary workshop, Board members appeared to be largely supportive of the proposed rehabilitation proposal (and enthusiastic about the prospect of reactivating this neglected building complex), but raised questions about the following specific details:

- Redesign of the two-story rooftop addition. Board members expressed the view that the proposed treatment, which featured a two-story curtainwall treatment, appeared disproportionate in scale to the main building, top-heavy and not sufficiently subordinate. A suggestion was made to replace the spandrel glass panel between the two floor levels with another opaque material. This would help define the floor plate and reduce the apparent scale of the rooftop element.
- Canopy in front of hotel entrance. Board members found the treatment to be too heavy and lacking the refinement of the historic structure. There were also concerns that the canopy as proposed obscured the view of the original masonry entrance surround, including the carved eagle immediately above the doorway.
- Stair/elevator tower at rear elevation of 477 Congress. Board members encouraged exploration of measures to break down the scale of this tall, undifferentiated masonry mass.

Updated Scope of Exterior Work

To more easily review the proposed alterations against existing conditions, the packet has been organized to include a current photo of the area shown in the accompanying elevation.

As noted above, many aspects of the proposal remain unchanged since the June 2, 2021 workshop. A description of all proposed exterior changes is provided below, but those aspects of the original proposed that have been revised are [highlighted in blue](#).

Masonry

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

Window repair/replacement will be as follows:

- At 477 Congress (Chapman Building), the upper floor windows are to be replaced and the [large, two-story windows at the second and third floor levels are to be reconditioned](#). (The treatment of these windows had not yet been determined as of the last workshop.)
- At 481 Congress, the upper floor windows are to be replaced as well and the larger storefront windows are to be new painted mahogany framed windows.
- At 10-20 Preble Street, the second-floor windows which feature fixed sash flanked by double-hungs will be refurbished and painted. [The 1/1 double-hungs above this level are proposed to be replaced with aluminum 1/1 units](#). (The proposed approach to these windows had not been finalized as of the 6/2 workshop.)
- At 22 Preble (the former Keith Theatre building), existing multi-lite upper floor sash are to be refurbished.

Ground floor/storefront treatments are as follows:

- At 477 Congress (Chapman Building), the paint on the granite base is to be

removed. New “bronzed aluminum” frame windows will be installed in the existing openings. At the west end of the Congress Street elevation, new full-lite, wood-frame doors are proposed to be installed. At the east end, a new door opening, with matching full-lite wood door is proposed to serve a retail space in this location. Simple contemporary light fixtures are shown flanking this entry.

- At the main entrance to the Chapman building, painted mahogany-framed glass doors are proposed. Bronze plaque signs and the same contemporary light fixtures are shown flanking the main entrance. The entry’s masonry surround, which is surmounted by a masonry eagle, is to remain. Three flagpoles are proposed to be installed above the entry. In front of this entrance, [a freestanding metal canopy with glass roof is proposed. The design of the canopy has been revised since the 6/2 workshop and now features an arched roof. The overall treatment is much lighter than was shown in the original proposal and allows one to see the original masonry entrance surround](#) behind it. As shown in the renderings, the canopy extends the full depth of the sidewalk and is supported by four posts. (These have also been lightened.) The canopy fascia features a decorative detail as well as an internally illuminated address and sign for the hotel.
- At 481 Congress, new painted mahogany doors and windows are proposed.
- At 10-20 Preble, the existing storefronts are to be replaced with new wood framed storefront windows and entry doors. [In the 6/2/21 proposal, opaque Hardie panels were shown above the storefronts. In the latest proposal, these opaque panels have been replaced with spandrel glass.](#)
- At the former Keith Theatre (22 Preble), a new ground floor treatment is proposed to replace previous infill. The treatment features wood framed multi-lite windows and wood-framed full-lite double doors. This treatment is an interpretation of the building’s original ground floor treatment. A copper canopy is proposed over the entrance bay.

Reinterpretation of Original Building Cornice

- Board members will recall that the original roof cornice of the historic structure was removed when two stories were added in 1962. Although it is not feasible to recreate the full 6-foot depth of the original cornice and all of its decorative detail, [the proposal calls for recreating/reinterpreting a portion of the original cornice. The new fiberglass cornice will be 4 feet deep and feature the dentils shown in the original cornice.](#) (Note that the enclosed rendering does not accurately depict this detail.) See ATTACHMENT 5 for comparison images of the cornice, including the original cornice, the proposed treatment as of 6/2 and the latest revised proposal.

Redesign of Chapman Building’s two-story rooftop addition

- The two-story rooftop addition to 477 Congress, which was constructed in 1962 and remodeled in 1986-87, will be redesigned. As Mr. Lloyd explained at the June workshop, the added floors cannot be set back as part of any renovation based on structural considerations. The exterior is currently clad in Dryvit. Plans call for the removal of the entire façade and replacement with a fiberglass cornice and two-

story pilasters with an infill of curtainwall between the pilasters. The composition of the top floors aligns with the general composition of the lower floors. In the architect's 6/2 plans, horizontal spandrel glass panels were shown dividing the two-story curtainwall. The horizontal panels, which are still an integral part of the curtainwall system, are now proposed to be covered in a raised aluminum panel which will be painted to match the surrounding fiberglass pilasters. (See ATTACHMENT 5 for comparison with original proposed treatment.)

Stair/Elevator Tower Addition

- On the north elevation of the Chapman Building, a new egress stair/elevator tower is proposed to be constructed. The tower is set back one bay from the Preble Street elevation and is proposed to be clad in a brick similar in color to the main building. In response to Board feedback at the workshop, a series of horizontal bands have been introduced to the tower to break up the monolithic mass of the tower. Set at the same plane as the surrounding brick, the bands will be in a darker tone of the main body color.

Signage

- In addition to signage incorporated in the proposed entrance canopy and plaques flanking the main entrance, the elevations and renderings show two tall blade signs—one at the corner of Congress and Preble, hung between the second and third floor levels, and another in front of the large divided-lite arched window above the former Keith Theatre entrance on Preble. There is no indication of other individual signs for retail tenants. No additional drawings or specifications have been provided for the signs with this latest submission.

Time & Temp Sign, Mechanicals

- Although the cover letter indicates that the iconic sign atop the building is to be refurbished, no additional details for this element have been provided to date.
- Regarding mechanicals, staff understands that the height of the rear elevator/stair tower was increased by a few feet (number not indicated) in order to include a parapet wall to screen mechanicals. (See enclosed roof plan.).

Rooftop Bar

- While reference was made to a rooftop bar at the first workshop, no plans or details were provided. The latest plans show this element of the project. As shown, the bar area is surrounded by vertical cable fencing which is set back 5' 5" from the roof edge. A canopy is also shown over a portion of the rooftop bar. The leading edge of the canopy is set back 12' from the roof edge. A portion of the canopy is seen in one of the renderings provided with this submission.

Staff Comments

As noted in the staff report for the June 2, 2021 workshop, the proposed exterior alterations and additions have been planned to comply with the Secretary of the Interior Standards for Rehabilitation as the applicant will be seeking historic tax credits for the project. Where historic features or materials remain, plans call for their repair or replacement-in-kind. Where there is documentation available to guide an accurate recreation of a specific missing feature, that option has been pursued in several, but not all, instances. It should be noted that where an original feature has been replaced in the past, recreation of the original is not necessarily required under the Secretary's Standards. The option of replacement with a contemporary but compatible feature is allowed (as with the proposed storefront replacements on Preble Street).

To be clear, the applicant's plans have not yet been submitted for formal review by the Maine Historic Preservation Commission and National Park Service, so one cannot assume that the plans as proposed meet federal standards. Some modifications may be necessary as a result of their review.

In staff's view, the proposed design changes, particularly the revisions to the main entrance canopy, are responsive to previous Board comments. Additional details and specifications will be need to be provided for final approval of the project, however. For example, there is no detail or section provided for the proposed canopy above the entrance bay of the former Keith Theatre or for the canopy above the rooftop bar. More detailed drawings of these and other features should be submitted for the public hearing.

Staff also notes that while the enclosed elevations and renderings provide some level of information about proposed signs, including their placement, size and general design direction, the Board will want to confirm whether these illustrations are fairly accurate in terms of scale and character to provide preliminary comment. Ultimately, as signage will be an important feature of this development, plans and specifications for each sign should be provided with the final submission. If necessary, final review of signage could be dealt with as a condition of approval.

It will also be important to have more information about any proposed alterations to the Time & Temp sign before the public hearing. This sign has become an iconic element on Portland's skyline and any changes in character will need to be carefully considered.

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Attachments:

1. Historic Photos
2. History of Building Complex and architectural descriptions, from Part I HTC application
3. Plans, elevations
4. Comparison views of building cornice & rooftop addition, entrance canopy treatment
5. Renderings



Undated drawing. MHPC Files



1861 1865
MORE THAN FOUR THOUSAND MEN
WERE KILLED FROM BATTLE
AND DIED OF DISEASE
IN THE CIVIL WAR
AND THREE THOUSAND
WERE KILLED IN BATTLE OF
GETTYSBURG
AND ONE THOUSAND
WERE KILLED IN BATTLE OF
VICKSBURG



CASCO BANK



CASCO BANK & TRUST COMPANY

SAVINGS ACCTS

CASCO BANK &

TRUST COMPANY

MELMAR

BUTTER & EGGS KENNEDY & CO.

TEAS & COFFEE

BUTTER & EGGS KENNEDY & CO.

TEAS & COFFEE

CASCO BANK & TRUST CO

ROCK HUDSON & TWILIGHT FOR THE GODS

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& TWILIGHT
FOR THE GODS

HEALTHFULLY
AIR-CONDITIONED

BUTTER
&
EGGS KENNEDY & CO. TEAS
&
COFFEE

KE PARKING
BUTTER
EGGS
BACON
CHEESE
TEA
COFFEE

ICE CREAM
2-55

BUTTER
69

SEBAGO-
LONG LAKES
REGION
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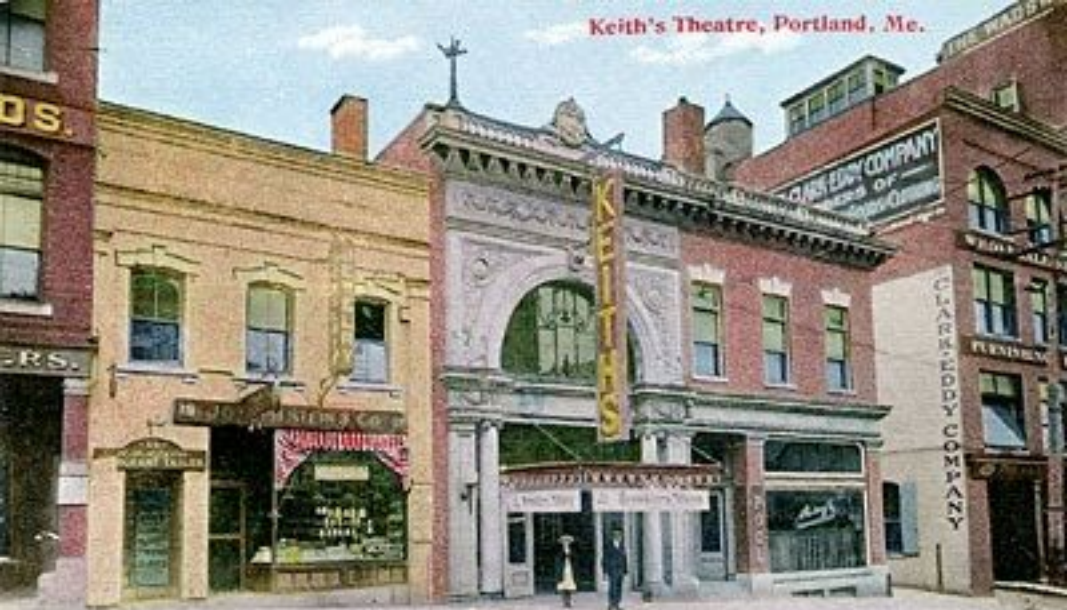








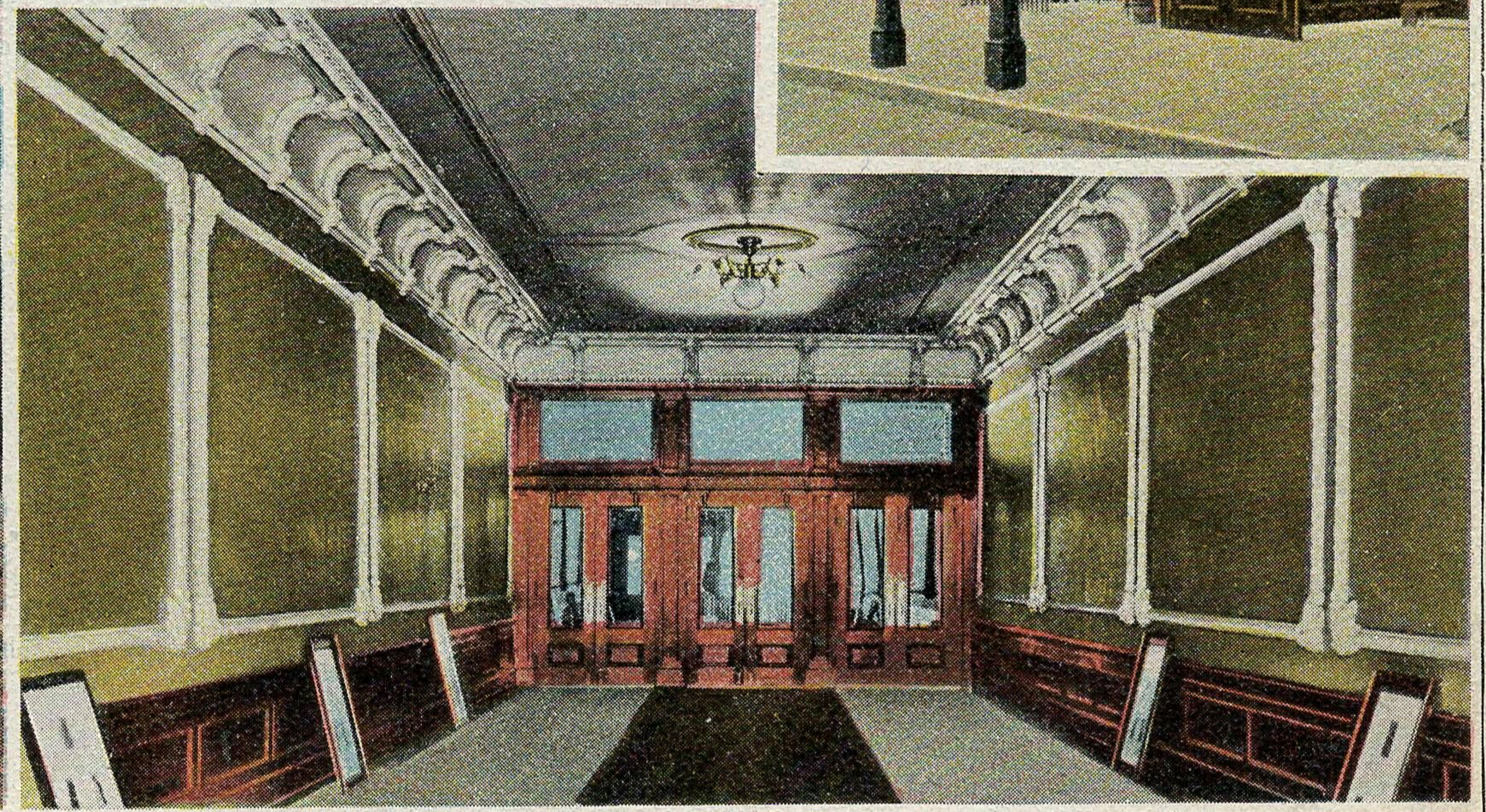
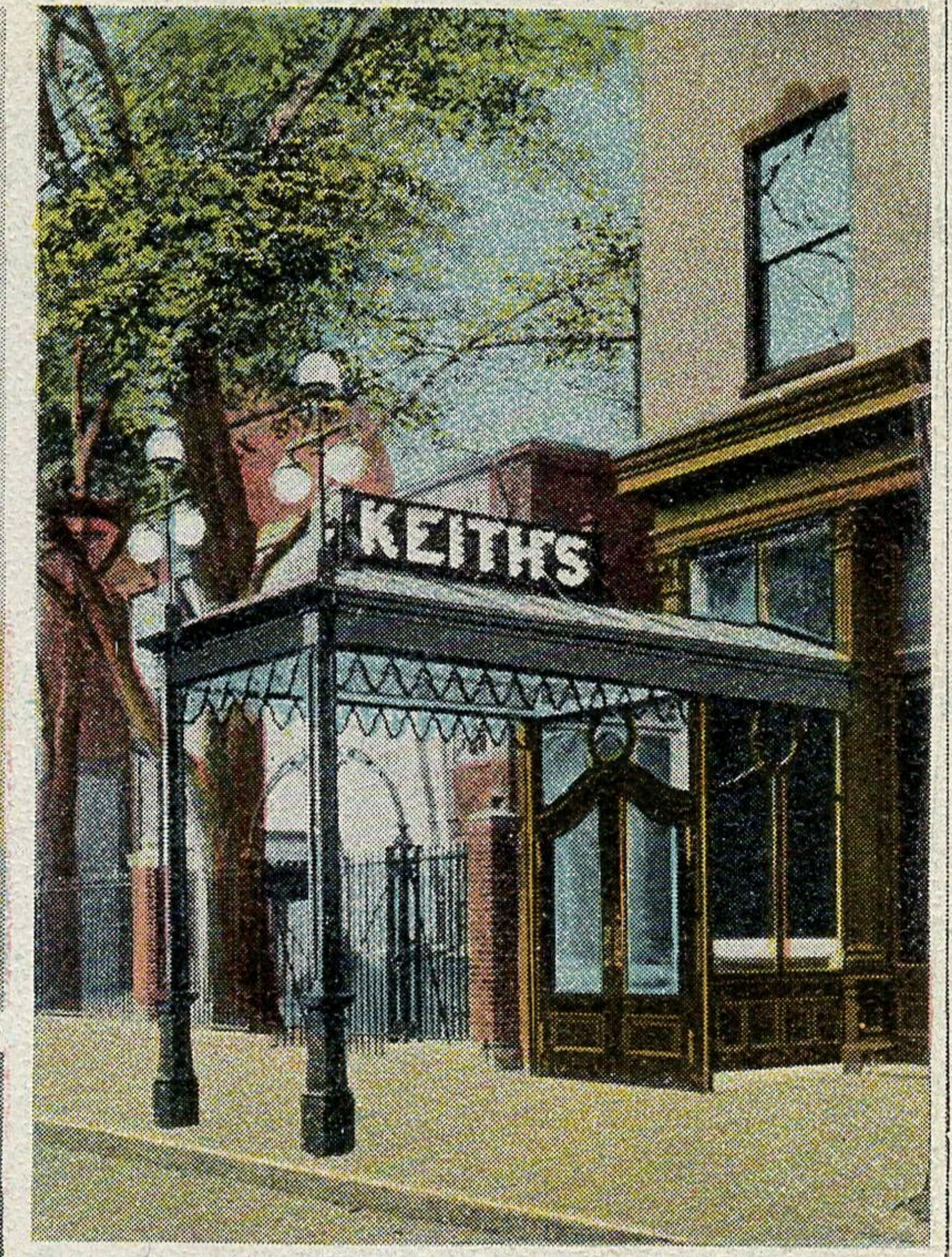
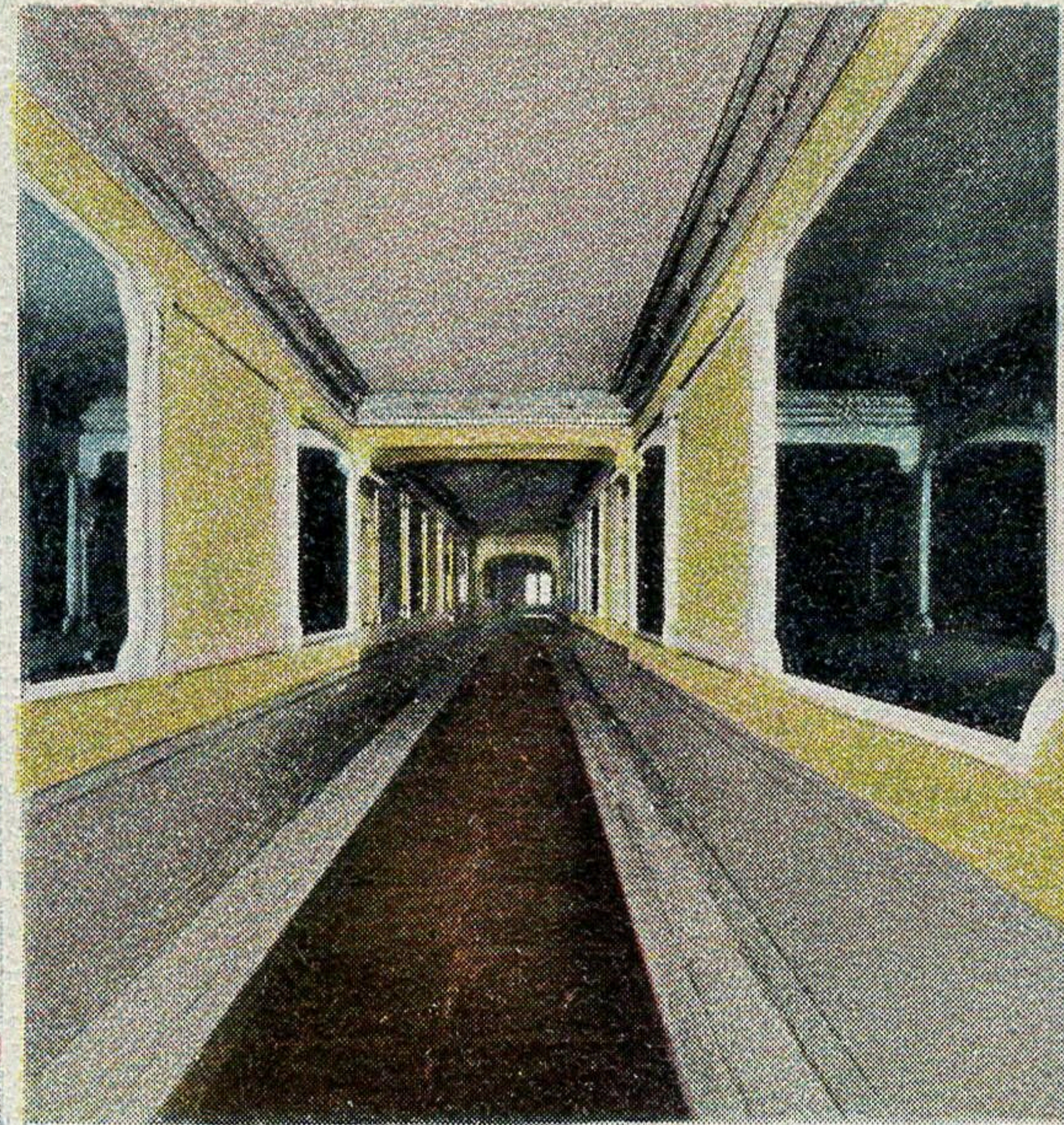
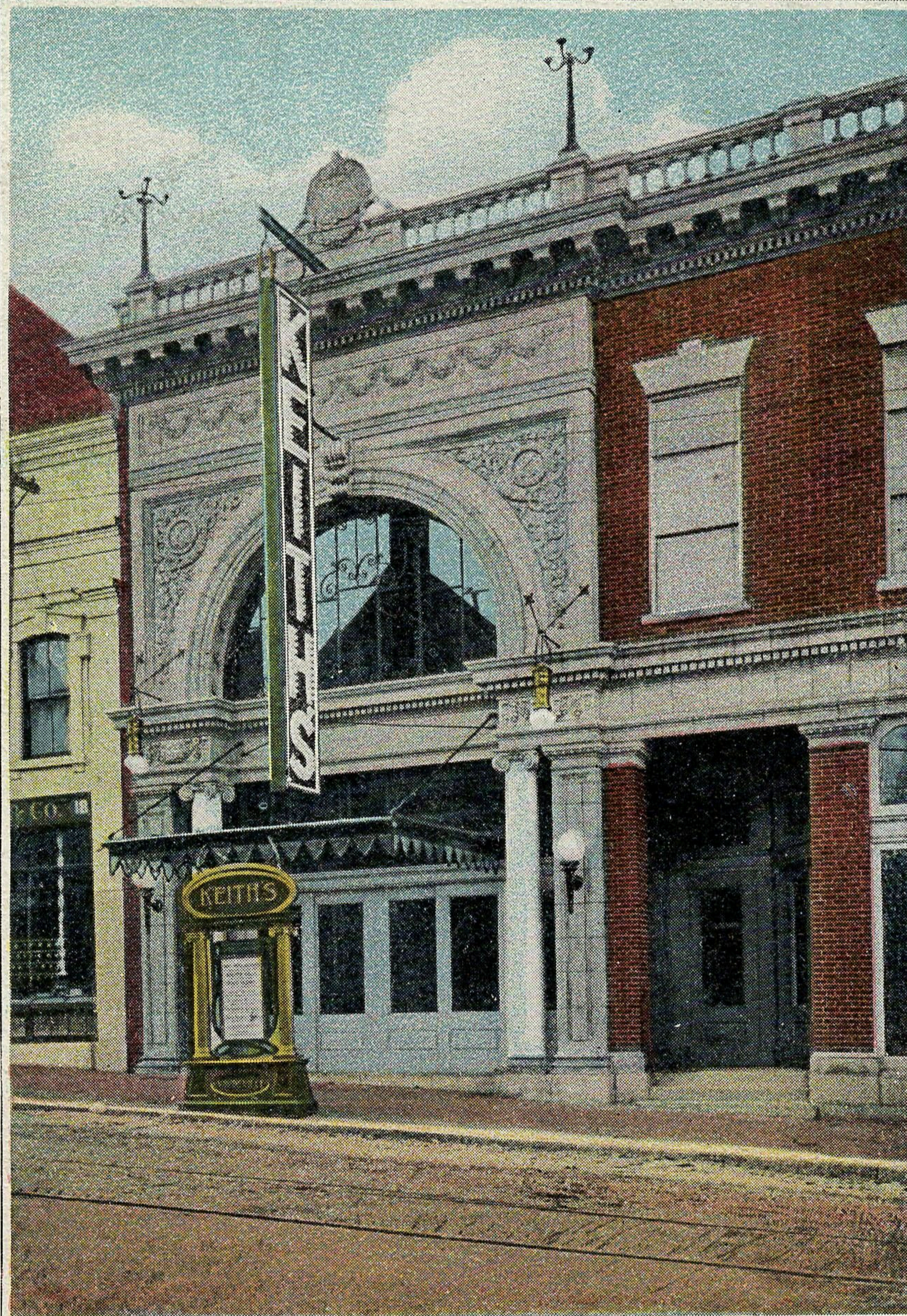
Keith's Theatre, Portland, Me.



Entrance, Preble Street.

Congress Street Entrance, Subway.

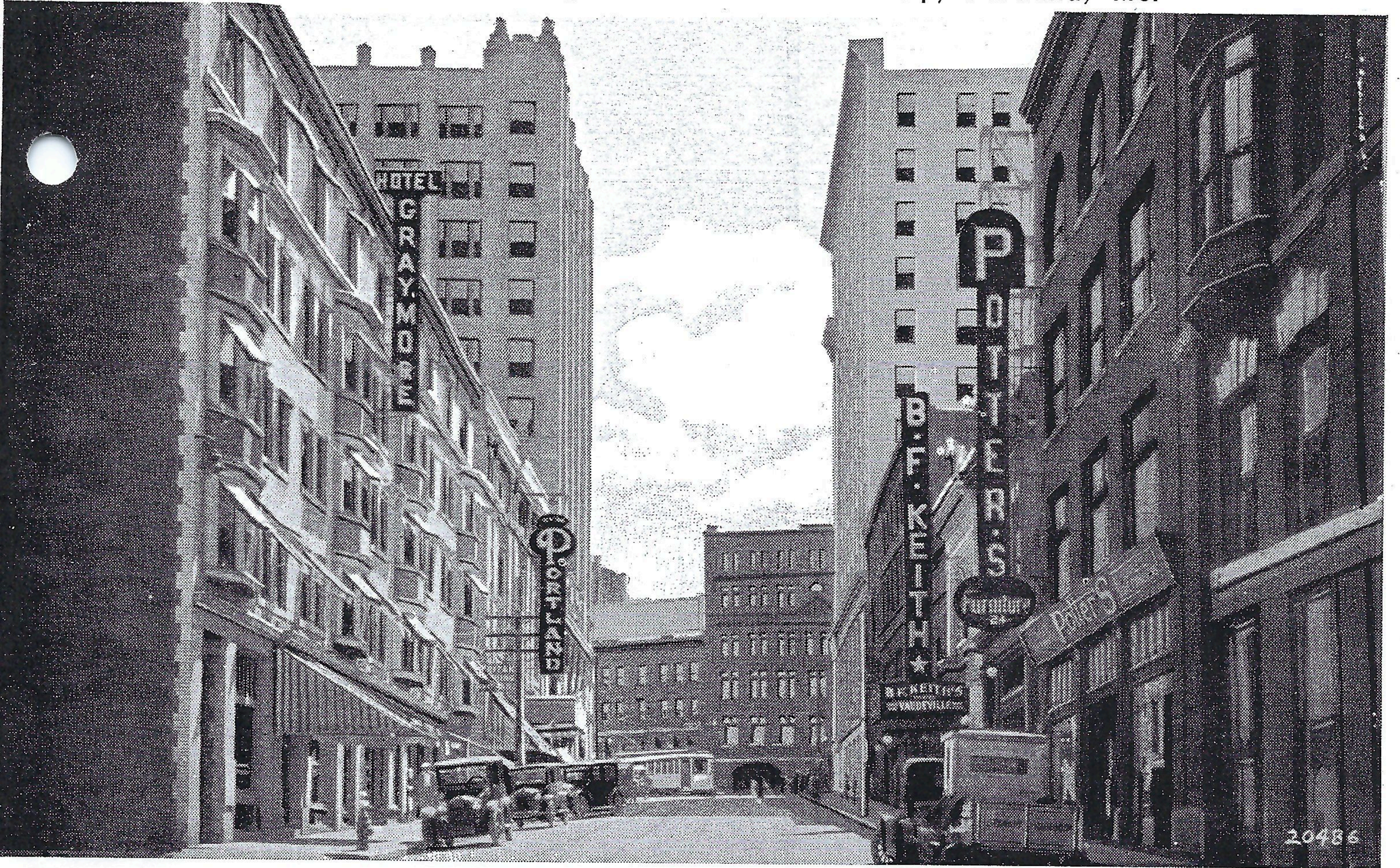
Congress Street Entrance.



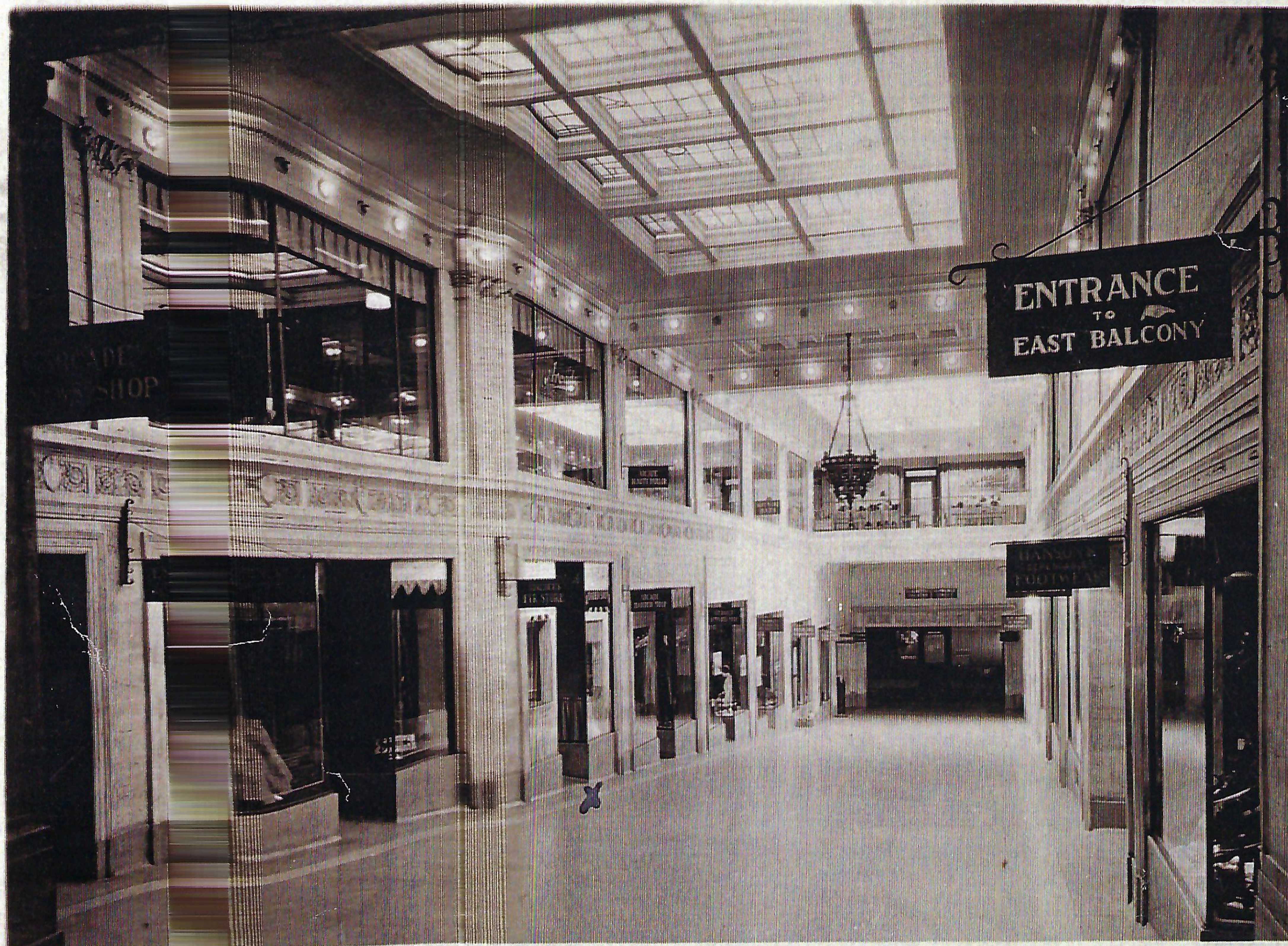
Keith's Theatre, Portland, Maine.

Main Entrance, Preble Street.

95:—Preble St. Looking towards Monument Sq., Portland, Me.



MLP
FILES



Chapman Building and Arcade, Portland, Maine

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

5. Description of Physical Appearance:

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

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

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

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

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

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

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

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6. Statement of Significance

Summary

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

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

History

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

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

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

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

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

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

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

Conclusion

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

Bibliography

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

DRAFT

HISTORIC PRESERVATION CERTIFICATION APPLICATION

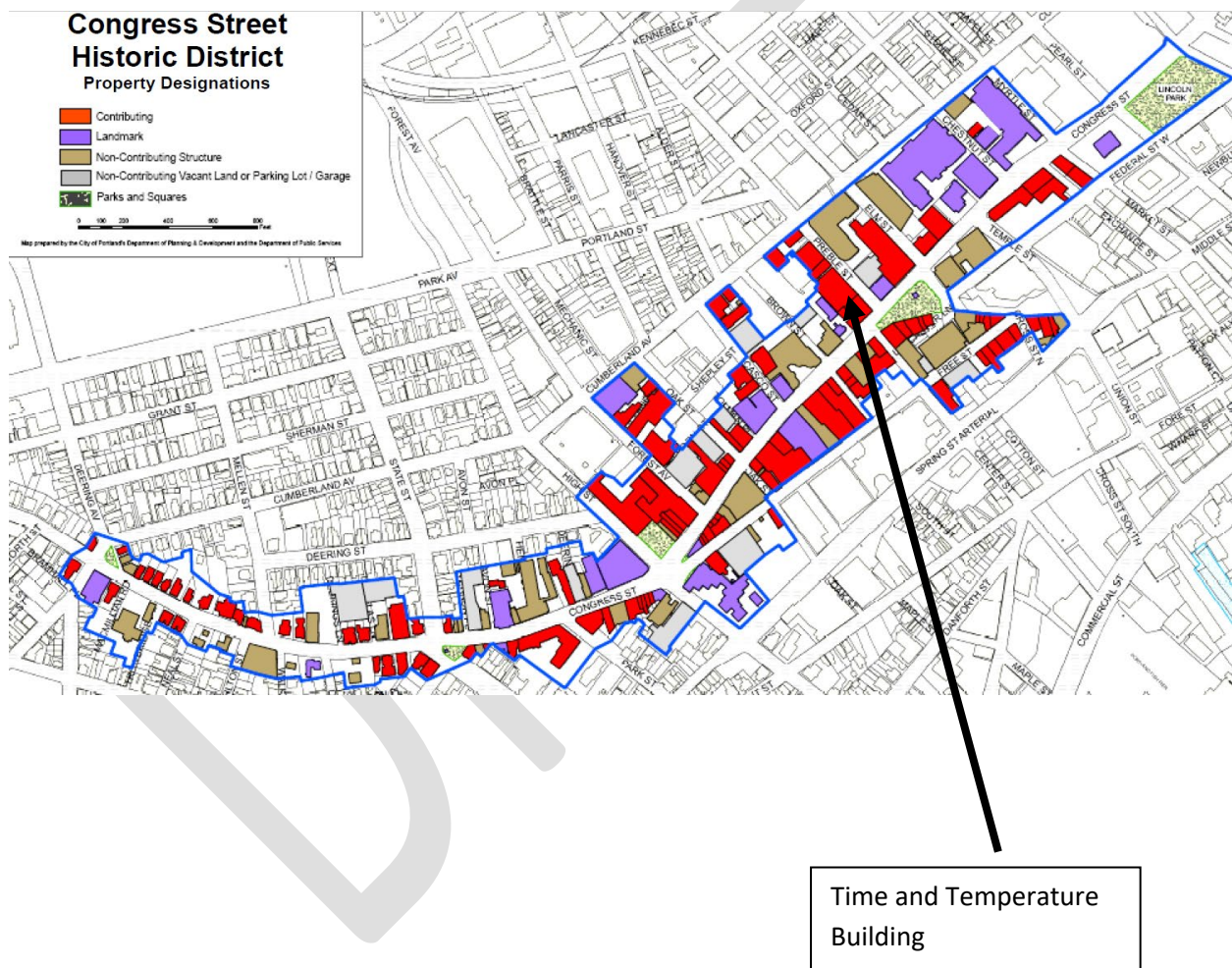
PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

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Appendix A: NR District Map



HISTORIC PRESERVATION CERTIFICATION APPLICATION

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District Inventory for 10-20 Preble Street

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

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Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for the B.F. Keith Theater

Monument Square	28	Emerson Clapp Building	Contributing
Monument Square	50 (474 Congress St.)	Lancaster Building	Contributing
Oak Street	44-50	Frye Building	Contributing
Oak Street	47-55 (51)	The Everett Chambers/Hotel Everett	Contributing
Oak Street	57		Non-Contributing
Oak Street	70-82	Parking Lot	Non-Contributing
Oak Street	104-106	Tennessee Hotel Building	Contributing
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Preble Street	10-20		Contributing
Preble Street	15-23	Parking Lot	Non-Contributing
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State Street	186-188		Contributing
State Street	190-192		Contributing
Tolman Place		Parking Lot	Non-Contributing

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for the Chapman Building

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

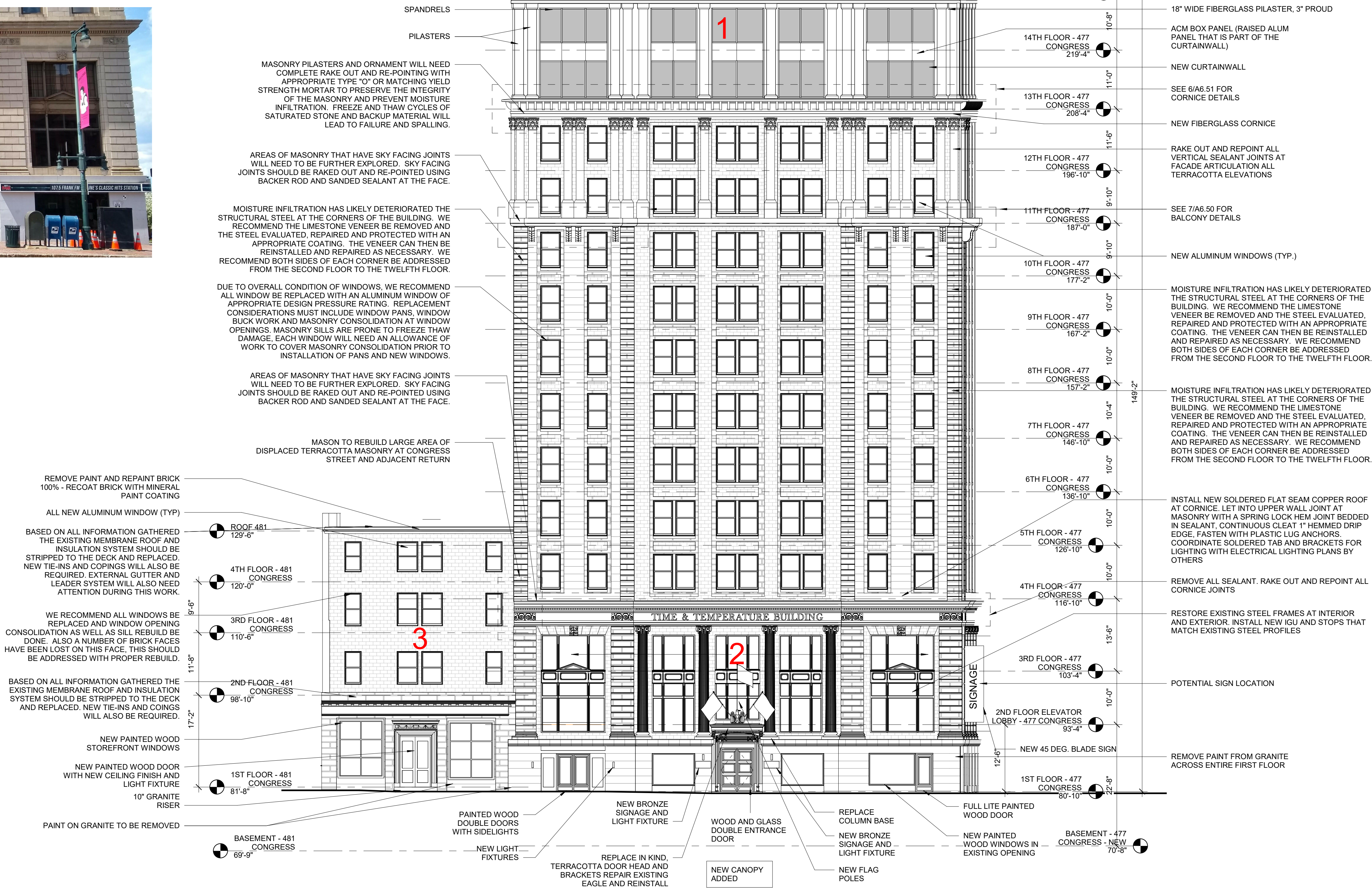
Property address: 477 Congress Street, Portland, ME

District Inventory for the Preble House Building

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Congress Street	400	Post Office Square (Building 2)	Contributing
Congress Street	415	Masonic Building	Landmark
Congress Street	423-433	First Parish Church	Landmark
Congress Street	431-441	The Metropolitan Building	Contributing
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Congress Street	499-513 (511)	Maine Savings Plaza	Non-Contributing
Congress Street	500		Contributing
Congress Street	504-506		Contributing
Congress Street	508-514 (510)	W.T. Grant Building	Contributing
Congress Street	516-518		Non-Contributing
Congress Street	515-519	Charitable Mechanics Hall Building	Landmark
Congress Street	522-528	Porteous Building/Miller Building	Landmark
Congress Street	523-543	J.B. Brown Memorial Building	Landmark
Congress Street	536-538	Durant Block	Contributing
Congress Street	542	F.W. Woolworth Building	Contributing
Congress Street	541-549		Contributing
Congress Street	550	Asa Hanson Heirs Block	Contributing
Congress Street	551	Lerner Shoe Block	Contributing
Congress Street	553	Benjamin Larrabee Heirs Block	Contributing



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



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

Prepared For:

PRESIDIUM

Consultant:

Architect:

ARCHETYPE
ARCHITECTS

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

Project:

TIME &
TEMPERATURE
HOTEL

477 Congress Street
Portland, Maine

Revisions:

Scale:

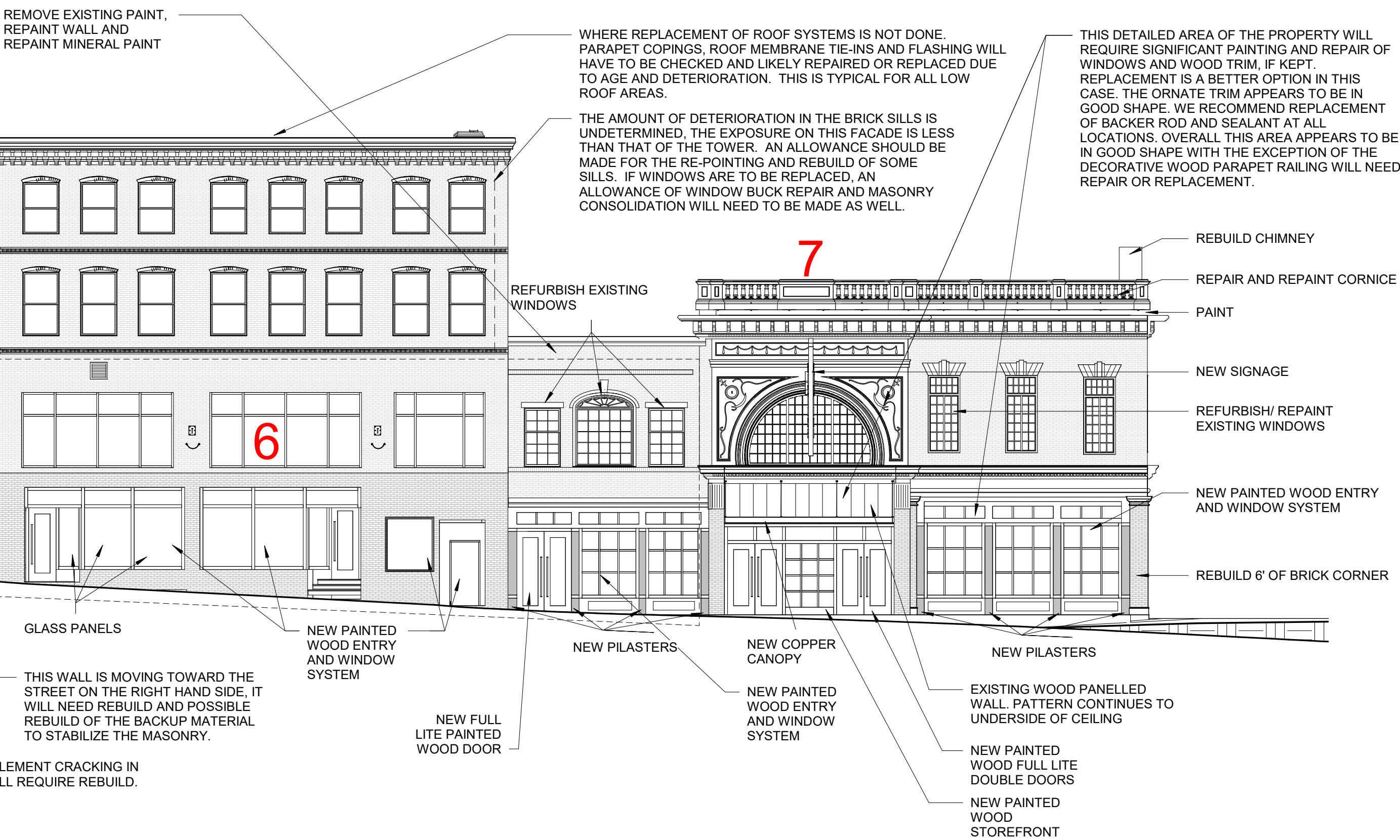
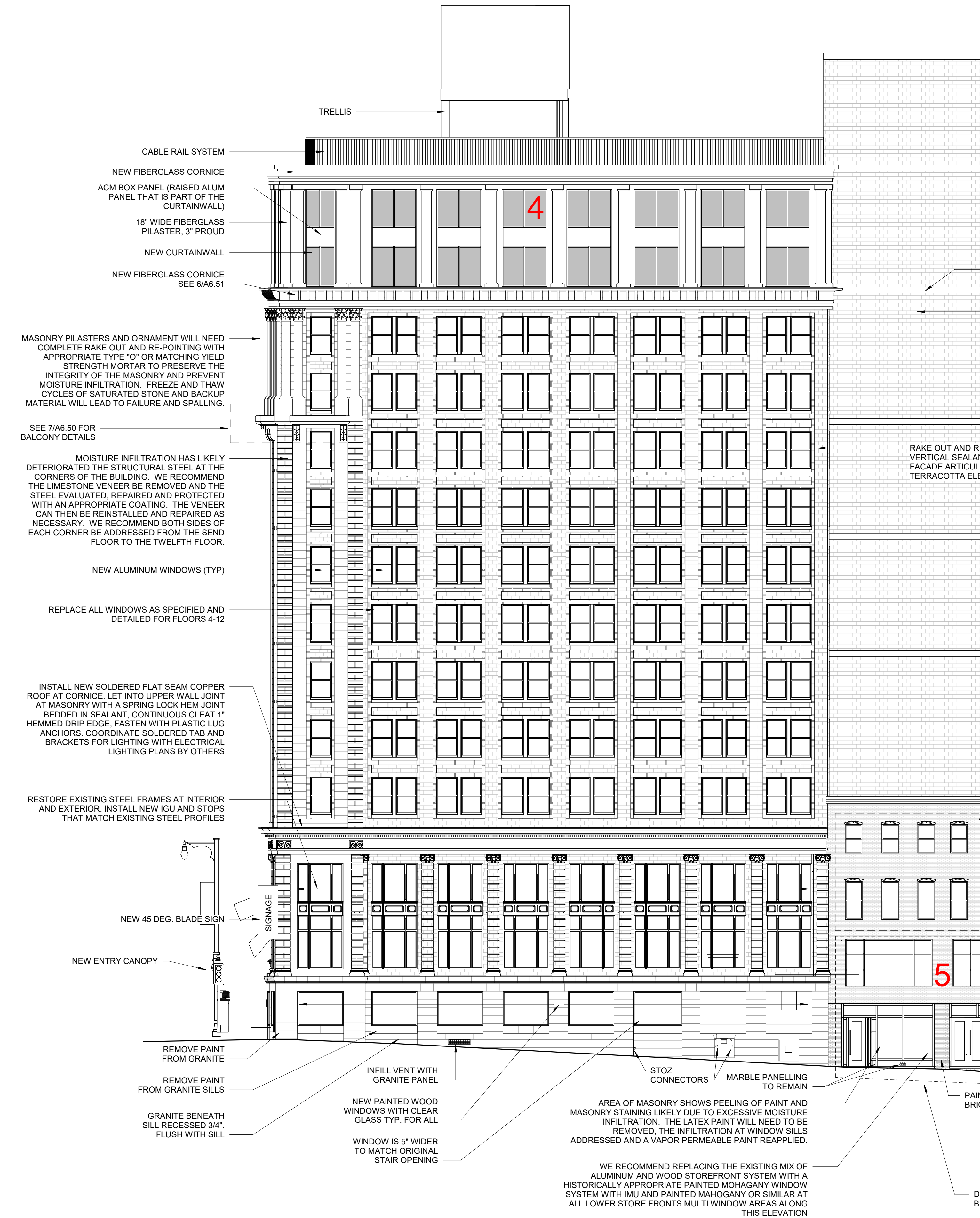
3/32" = 1'-0"

Date:

28 JAN, 2022

CONGRESS ST
ELEVATION

A4.21



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

Prepared For:

PRESIDIUM

Consultant:

Architect:

ARCHETYPE
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4066

Project:

TIME &
TEMPERATURE
HOTEL
477 Congress Street
Portland, Maine

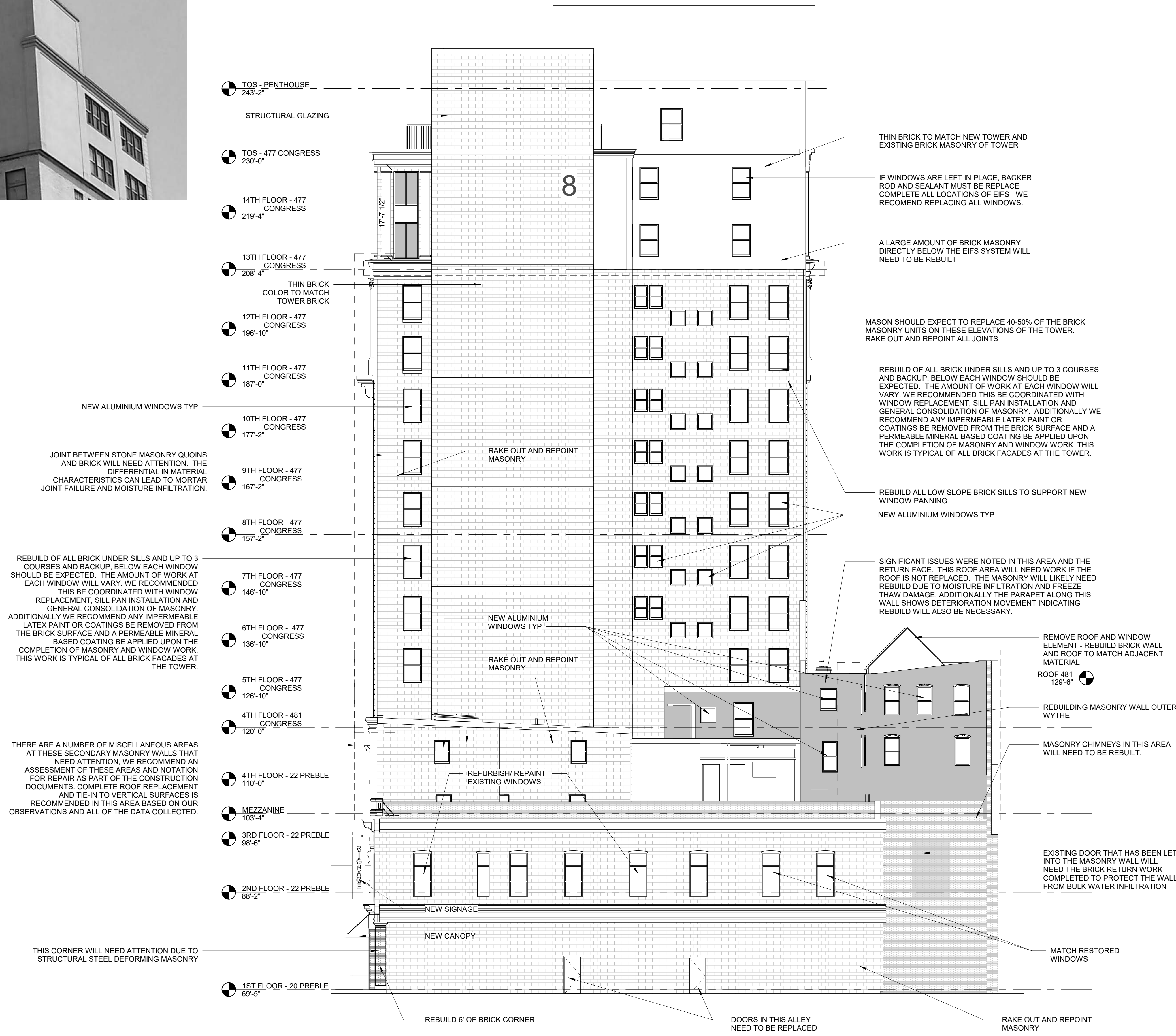
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Date:
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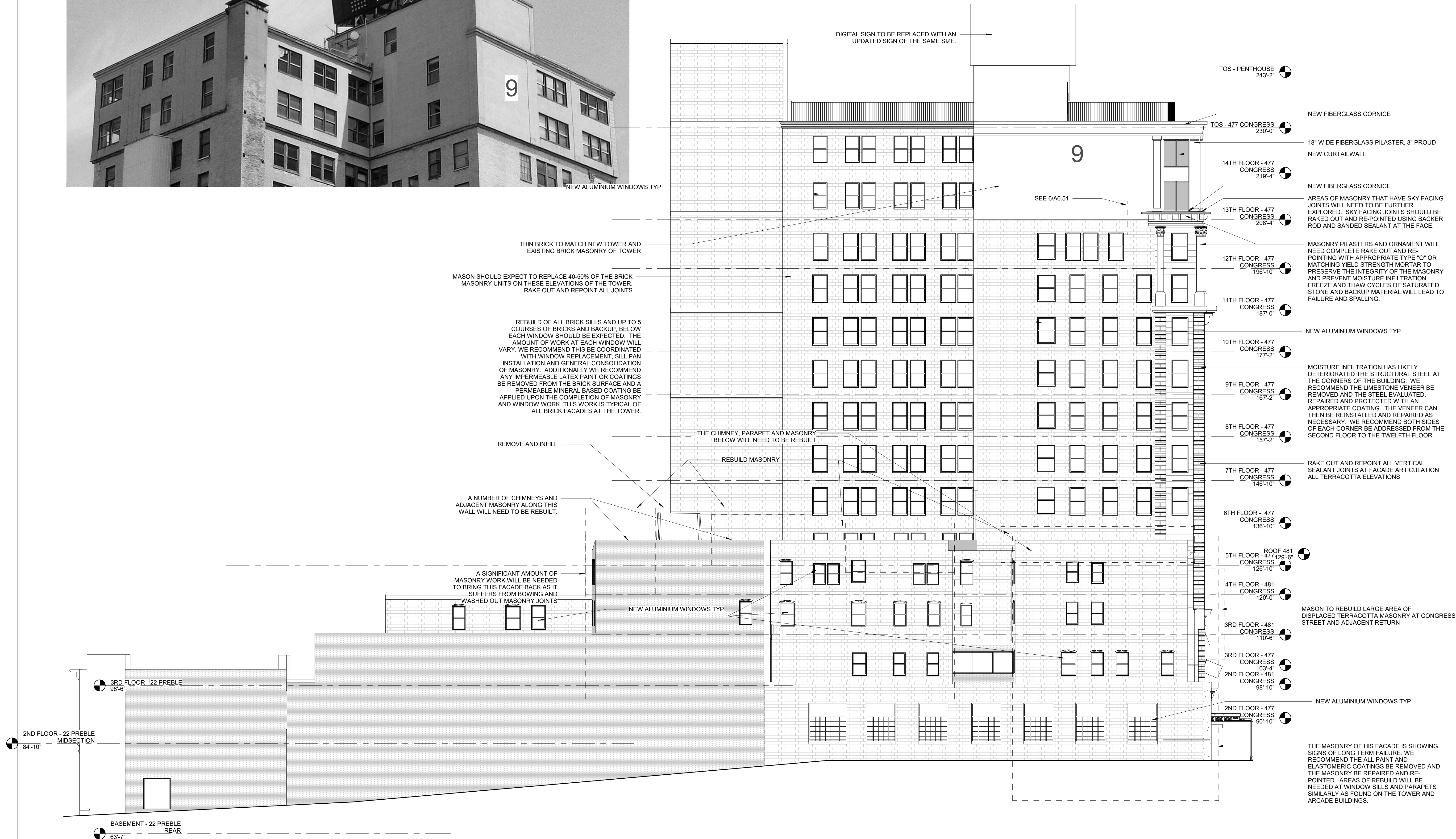
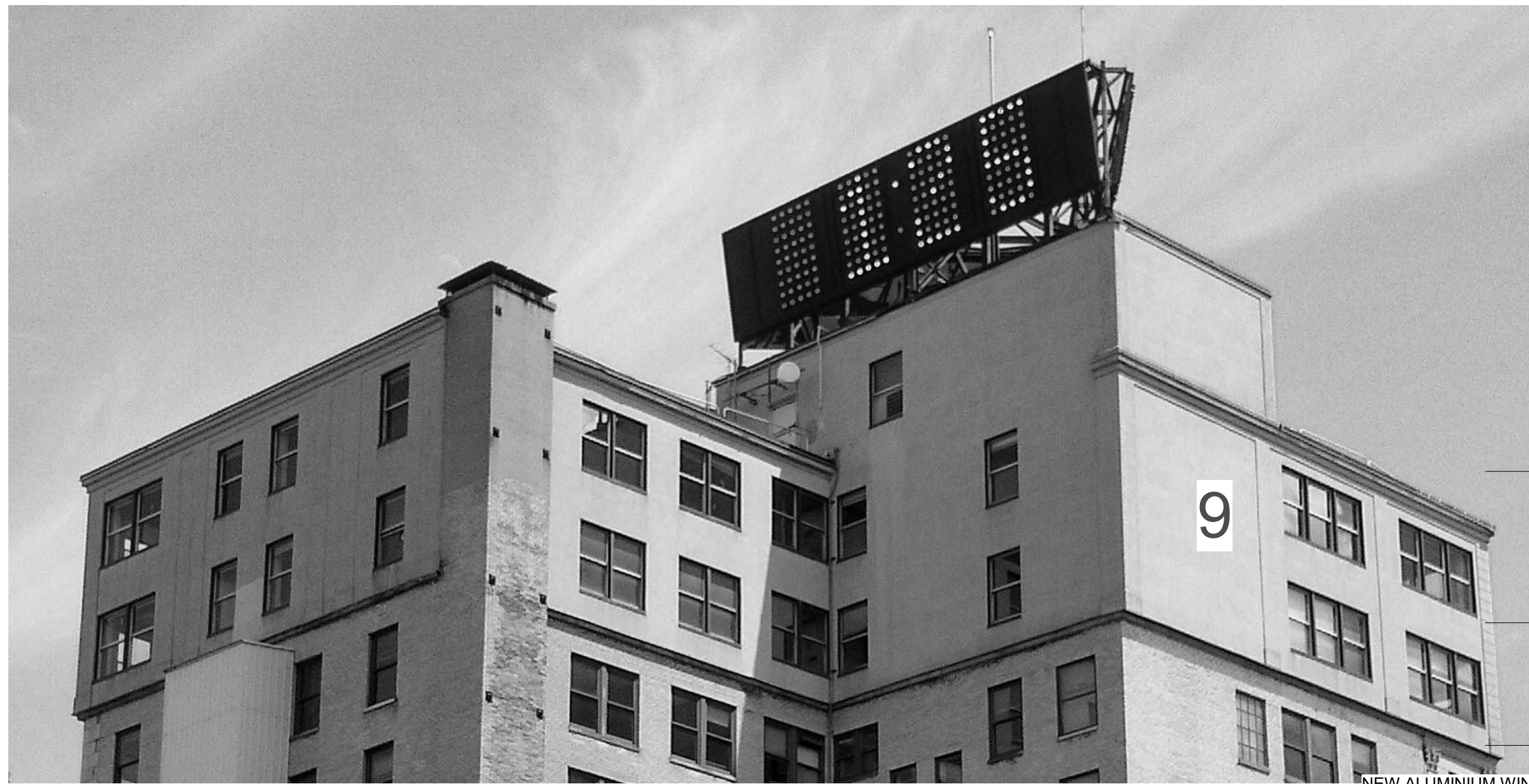
PREBLE ST.
ELEVATION

A4.22



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

Prepared For:		PRESIDIUM	
Consultant:		ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project:		TIME & TEMPERATURE HOTEL 477 Congress Street Portland, Maine	
Revisions:		NORTH ELEVATIONS	
Date:	28 JAN, 2022	Scale:	3/32" = 1'-0"
A4.23			



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

Prepared For:
PRESIDIUM

Consultant:

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

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

Revisions:

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

Date:
28 JAN, 2022

WEST ELEVATION

A4.24

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



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REV	DATE	DESCRIPTION
1	01/11/2022	RESPONSE TO CITY COMMENTS
2	01/11/2022	RESPONSE TO CITY COMMENTS
3	01/11/2022	RESPONSE TO CITY COMMENTS
4	01/11/2022	RESPONSE TO CITY COMMENTS
5	01/11/2022	RESPONSE TO CITY COMMENTS
6	01/11/2022	RESPONSE TO CITY COMMENTS
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14	01/11/2022	RESPONSE TO CITY COMMENTS
15	01/11/2022	RESPONSE TO CITY COMMENTS
16	01/11/2022	RESPONSE TO CITY COMMENTS
17	01/11/2022	RESPONSE TO CITY COMMENTS
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20	01/11/2022	RESPONSE TO CITY COMMENTS

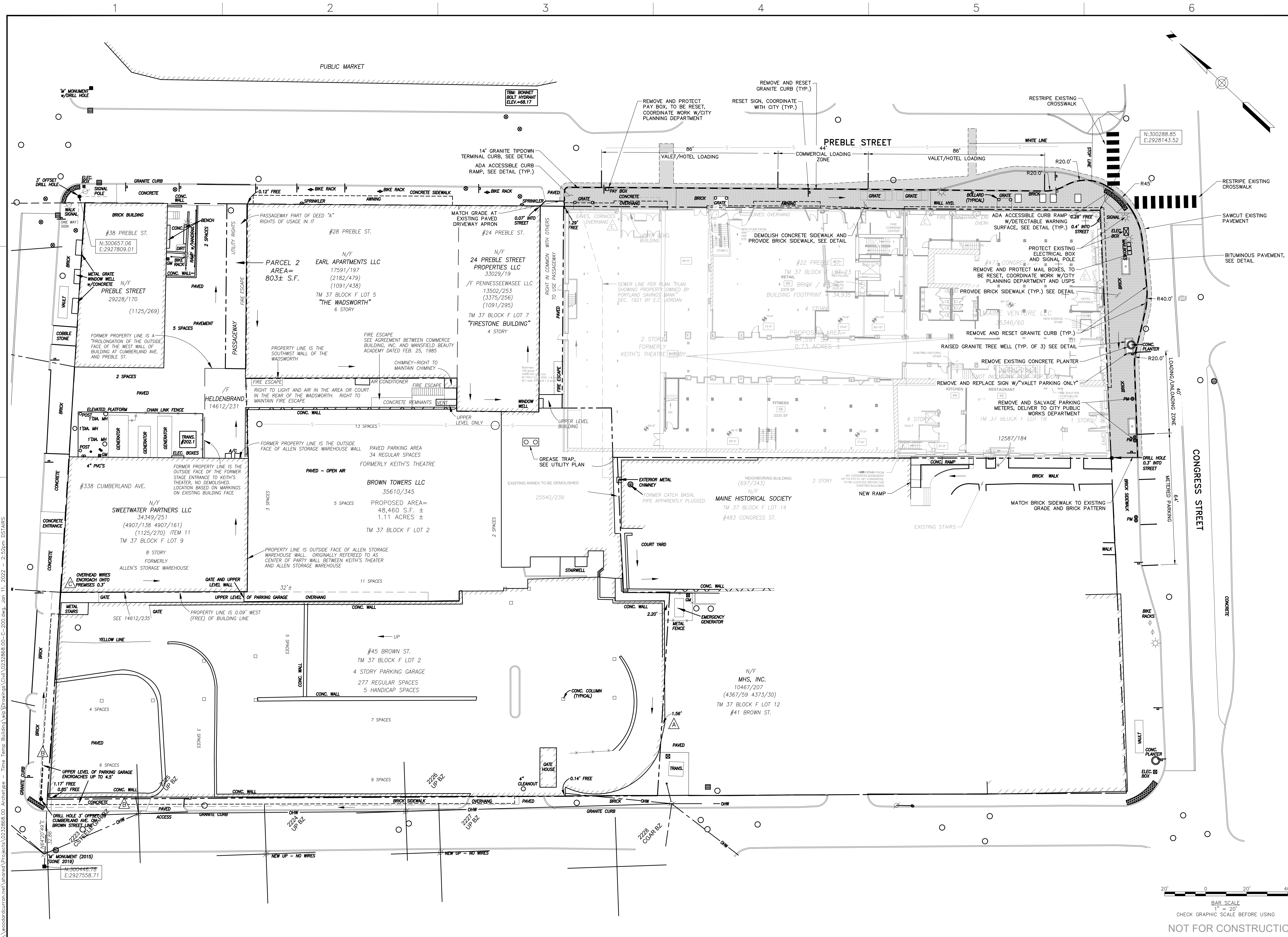
OVERALL SITE PLAN

477 CONGRESS HOTEL
PORTLAND, MAINE

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

JOB NO.: 0232868.00
DATE: JANUARY 11, 2022
SCALE: 1" = 20'
SHEET: 2 OF 7

C-200



20' 0 20' 40'

BAR SCALE
CHECK GRAPHIC SCALE BEFORE USING

NOT FOR CONSTRUCTION



Existing



Proposal #1



Current Proposal

