

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, April 20, 2022, 5:00 PM. This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation 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: Apr 20, 2022 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 4/20/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84734486676>

Or One tap mobile : US: +13017158592,,84734486676# or +13126266799,,84734486676#

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

Webinar ID: 847 3448 6676

International numbers available: <https://portlandmaine-gov.zoom.us/u/kbjzsFoBH7>

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 6, 2022

i. Public Hearing

54 York Street: *Bassett, Naifeh, Pollard, Tate, Turk, Whitten present; O'Brien absent*

1127 Westbrook Street: *Bassett, Naifeh, Pollard, Turk present; O'Brien, Whitten absent, Tate recused*

179 Vaughan Street: *Bassett, Naifeh, Pollard, Tate, Turk present; O'Brien, Whitten absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 6, 2022

- i. Certificate of Appropriateness for Comprehensive Exterior Rehabilitation; 54 YORK STREET; 54 York, LLC, Applicant. The Board voted 6-0 (O'Brien absent) to approve the application subject to conditions.

- ii. Certificate of Appropriateness for Building Additions and Site Alterations; 1227 WESTBROOK STREET; John Richardson and Claire Horn, Applicant. The Board voted 4-0 (O'Brien, Whitten absent; Tate recused) to table final consideration of the application, meeting date to be determined.
- iii. Certificate of Appropriateness for Exterior Renovation; 179 VAUGHAN STREET; Amy & Zachary McBee, Applicant. The Board voted 4-0 (O'Brien, Whitten absent; Tate recused) to table final consideration of the application, meeting date to be determined.

4. COMMUNICATION AND REPORTS

- i. Deputy Planning Director Kevin Kraft will provide a status report on the Planning Board's recommendation to repeal the Munjoy Hill Neighborhood Conservation Overlay District.

5. PUBLIC HEARING

- i. Unfinished Business:
Certificate of Appropriateness for Building Additions and Site Alterations; 1227 WESTBROOK STREET; John Richardson and Claire Horn, Applicant.
- ii. New Business:
Certificate of Appropriateness for Comprehensive Exterior Rehabilitation, including Alterations and Additions; 477 and 481 CONGRESS STREET, 10-20 and 22 PREBLE STREET; T.T. Maine Venture LLC., Applicant.

6. WORKSHOP

- i. Preliminary Consideration of Proposed Landmark Designation; BURNHAM & MORRILL CANNERY BUILDING; ONE BEAN POT CIRCLE; Nominated by Initiative for Digital Engineering & Life Sciences ("IDEALS").

7. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

Continuation of PUBLIC HEARING
1227 WESTBROOK STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: April 1, 2022 [Updated April 12, 2022](#)
RE: April 20, 2022 **PUBLIC HEARING** [\(continuation of April 6, 2022 PH\)](#)

Application for: Certificate of Appropriateness for Exterior Alterations,
Building Additions and Site Alterations

Address: 1227 Westbrook Street
Stroudwater Historic District

Applicant/Building Owner: John Richardson and Claire Horn

Architect: Scott Simons Architects

[Summary of April 6 Public Hearing, Upcoming Proceedings](#)

A public hearing and Board deliberations were held on this application on April 6, 2022. Four members of the Board were in attendance for the public hearing; members O'Brien and Whitten were absent and member Tate was recused.

During final deliberations and in preparation for a formal vote, two members of the Board (Bassett and Turk) indicated that they were in support of the project, subject to several conditions of approval. The supporting members acknowledged that the proposal was challenging in that it called for a substantial amount of program being added to the existing structure and property, but found that the new additions were successfully differentiated from the historic structure, were sufficiently recessive to allow the historic character to predominate and met the ordinance review standards in terms of compatibility with the subject structure and surrounding context. The other two members present (Naifeh and Pollard) indicated that they could not support the project as proposed. Ms. Pollard found that the addition of an attached garage changed one's overall perception of the historic house and that its introduction resulted in an erosion of character of the house itself and of the character of Stroudwater. Ms. Naifeh noted that the living room addition required the removal of an entire wall of the historic ell, which she found not to be a "minimal" change as required under Standard #1. Ms. Naifeh also found that the living room addition to be incompatible with the character of the historic house.

In their final comments, all four members of the Board expressed support for including conditions to any potential approval of the project. Recommended conditions included:

- Applicant to explore feasibility of restoring the windows on the existing house that are visible from a public way. Final proposal for window repair or replacement to be reviewed and approved by Staff.
- Applicant to provide additional details and material specifications related to proposed site alterations for final review and approval by Staff. Applicant to explore alternatives to all-asphalt paving to better relate to rural character of property and district.

In addition to these agreed-upon conditions of approval, Board member Bassett also raised a couple of additional outstanding issues. Were a final vote taken, these may have been offered as additional conditions of approval:

- Projection of roof over entry in the connector. The applicant was encouraged to set the leading edge of the roof back further from the face of the garage.
- Contrasting trim on new additions. Ms. Bassett suggested that a trim color that matched the color of the weathering shingles would help make the additions more recessive.

On the basis of Board members' concluding remarks, it was clear that any vote taken would have resulted in a tie vote, which is considered failure to approve. Under such circumstances, the Board may move to deny the project or to table final consideration of the project--see ATTACHMENT 7 for *Rules of the Historic Preservation Board*. Given the fact that unforeseen circumstances had led to limited attendance at the 4/6 public hearing, Board members agreed that tabling the formal vote to a future meeting would be appropriate. On a motion by Ms. Naifeh seconded by Mr. Turk, the Board voted 4-0 to table final consideration of the project to a date to be determined.

On Wednesday, April 20th, the Board will formally vote on the matter. Those members that were absent on April 6th were forwarded a link to the 4/6 meeting tape in order to review the entire record of the hearing, which is required under the Board rules.

“no member absent from a significant portion of a hearing shall be qualified to vote upon the matter heard unless that member shall first certify for the record that s/he has reviewed the entire record of any such portion of the hearing during which s/he was absent and has fully informed her/himself of the essential facts and issues of the matter being heard so as to be able to cast an informed and independent vote.”

Note: It will not be necessary for the four members present at the April 6 hearing to re-state their findings and conclusion prior to the vote unless they wish to do so. Those absent from the April 6 hearing will be asked to 1) certify that they have reviewed the tape of the April 6 hearing; and then 2) state their findings and conclusions as to whether the proposal meets the applicable ordinance standards. A roll call vote will follow.

Following is the original April 6 staff report for the public hearing:

Introduction

Following two preliminary review sessions, applicants John Richardson and Claire Horn have requested a public hearing and final review of their proposal for two building additions to the historic residential structure at 1227 Westbrook Street. A living room addition is proposed off an existing wing on the northwest side of the house and a two-story garage/master suite addition is proposed off the southeast elevation of the house. A recessed entryway connects this garage/master suite addition to the principal structure.

Although the focus of the preliminary workshops has been on the proposed building additions, the final application also calls for exterior and site alterations. The historic structure's existing windows are proposed to be replaced and modifications are proposed for the driveway and parking area. Board members are encouraged to review carefully these additional elements of the overall proposal as well.

Enclosed for the Board's review is a narrative prepared by Scott Simons Architects that describes the full scope of work and highlights the most recent design revisions made in response to the last workshop held on March 2—see ATTACHMENT 1. ATTACHMENT 2 includes final plans, annotated elevations and renderings. ATTACHMENT 3 is a compilation of public comment received to date.

For reference purposes, staff has attached renderings of the initial design proposal presented on January 12 and the revised design proposal presented on March 2—see ATTACHMENT 4. Staff has also attached a copy of the March 2 staff report (ATTACHMENT 5). Board members are encouraged to reread this report as it includes a description of the character-defining features of the property and the district and a description of the physical constraints and zoning parameters affecting this project. The March 2 report also summarizes the Board's response to the initial proposal presented in January and describes the design revisions made in response to these preliminary comments and concerns. Finally, staff is forwarding a copy of the Stroudwater Historic District designation report—see ATTACHMENT 6. As Board members are aware, compatibility with the overall character of the neighborhood is an important consideration in the review under Standards #1 and #9.

Summary of March 2 Workshop

At the conclusion of the first workshop on January 12th, Board members noted that the scope and nature of the proposal presented significant challenges in terms of meeting applicable ordinance standards—in short, the applicant's ambitious program was difficult to accommodate without unduly compromising the character of the historic structure. Citing threshold ordinance Standards #1 and #2, Board members expressed the view that the cumulative effect of the proposed additions was to overwhelm/dominate/compete with the existing historic structure. (A more detailed summary of Board comments is included in the March 2 staff report.)

The design proposal presented at the second workshop reflected a number of notable adjustments intended to respond to the Board's concerns. Design modifications were as follows:

Living Room Addition

- Rather than extend the roof slope of the existing ell, the roofline of the addition stepped down to create differentiation
- The dormer was removed.
- A glass "hyphen" was added at the juncture between the existing ell and the addition.

Garage/Master Suite Addition

- The addition was physically separated from the existing structure, but for a "breezeway" connector that was set back from the front elevation of the addition.
- The size and volume of the addition were reduced. As modified, the garage was 360 sq. feet and now a 1 ½-car, rather than 2-car, garage. Its original width of 18 feet had been reduced to 14 feet.
- The garage door was narrower than in the previous proposal and applied trim was added to further reduce the apparent scale of the door.
- The second floor was also reduced in footprint and volume.
- The breezeway connector was shown with a full glass door and a large single-lite window above. A corresponding window on the rear elevation of the breezeway allows for views through the connector. A hood was shown over the entryway.

In the applicant's submittal for the March 2 workshop, two options were shown for the treatment of the garage/master suite addition. The two options varied as follows:

Option 1: The ridgeline of the connector stepped down from the roof ridge of the main addition. In this option, the garage door included glazing.

Option 2: The main addition and the connector shared the same roofline and there was no glazing in the garage door.

At the workshop, the project architects showed a design for the entryway connector that differed from what had been provided in advance of the meeting. The revised proposal showed the connector pushed forward of the position shown in the packet drawings and the hood over the entry door extending almost to the front plane of the garage.

Board Comments at 3/2 Workshop

Board members responded very favorably to the changes made to the original design proposal, finding that the additions now read as subordinate to and more respectful of the historic structure. With regard to the living room addition, Board members found that the stepping down of the roofline, the elimination of the dormer and the introduction of the glass hyphen at the juncture between the existing ell and new addition all served to better

distinguish the new from the old. They also found the new design to be sufficiently recessive so as not to compete with the historic structure.

Board members also found the revised design proposal for the garage/master suite addition to be a significant improvement over the original design, especially in terms of its reduction in scale and its separation from the principal structure by way of a recessed connector. This physical separation avoids the removal/obstruction of historic material and allows the form of the original building to read through. Board members also noted that the smaller garage did not compete for prominence with the main house and that it had taken on a more shed-like appearance, rather than the appearance of a suburban two-car garage with a single, wide garage door.

Having found the major design revisions to be successful, much of the discussion at the March 2 workshop focused on the position and treatment of the breezeway connector and on the garage door design, as the project architects had offered alternative treatments for the Board's consideration. Board members were mixed in their response to the two roofline options for the connector. There were also mixed views as to whether the garage doors should include glazing or not, but there appeared to be a consensus of opinion in favor of no glazing.

With respect to the position of the breezeway connector, there was clear agreement among Board members that the face of the breezeway should be further recessed as shown in the drawings included in the original Board packet. Board members also agreed that the hood over the entry should not project to the extent shown.

Board members also recommended that the amount of paving on site be reduced and that gravel or another alternative paving material be used for the area next to the side southeast elevation of the garage.

It should be noted that some members of the Board, while acknowledging that the proposal had been significantly improved, continued to express general concerns about the overall visual impact of the proposed addition(s) on the existing historic house and their compatibility with the distinguishing characteristics of the Stroudwater Historic District.

Final Proposal

Please refer to Mr. Simons' cover letter for the final proposed scope of work. Note that in addition to the proposed building additions, the project also includes the exterior rehabilitation of the existing building's exterior. The rehabilitation calls for the replacement of the existing windows with clad wood windows (Marvin Ultimate, Anderson "A" series or Loewen are under consideration.)

With respect to site changes, Mr. Simons' letter indicates there will be no changes, but the enclosed renderings show a stone wall and walkway with stairs leading from the driveway to

the front door of the house. The site plan shows some reduction in width of the existing driveway, but no change in paving material as suggested by Board members.

Final Comments

Proposed Additions: As the Board concludes its review of the proposed additions, Board members are encouraged to reread the ordinance review standards as they apply to this project—in particular Standards #1, 2 and 9. Recognizing that the project has evolved and improved considerably over the course of the preliminary review sessions, ultimately the Board must find that the proposal meets the ordinance review standards.

Proposed Window Replacement: As noted above, the final application calls for replacing the windows on the existing house. Given the age and significance of the house, window replacement should be given careful consideration. In staff's view, if the windows are determined to be historic, every reasonable effort should be made to restore the windows unless the condition of the windows makes this infeasible. If they do require replacement, staff recommends that wood windows, such as Green Mountain Windows, be installed in conformance with Standard #6. As staff has not had an opportunity to examine the existing windows to determine their age and condition, staff recommends as a condition of approval that replacement of the existing house's windows (those that are visible from a public way) be subject to final review and approval by staff.

Site Alterations: Staff suggests that Board members ask for clarification about the scope and nature of site alterations, as the enclosed site plan and renderings are not consistent. For example, is a stone wall and second walkway from the driveway to the front door proposed? Will there be a transition in paving materials for the area on the southeast side of the garage, as suggested?

Final Connector Design: staff recommends that the roof over the entryway and walkway be pulled back further than shown, as recommended by Board members at the last meeting.

Applicable Ordinance 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.

- (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.

The historic preservation ordinance's New Construction Standards are also applicable.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the April 6, 2022 public hearing and information included in the April 6, 2022 and April 20, 2022 staff reports, the Board finds that the proposed program of building additions and exterior and site alterations at 1227 Westbrook Street **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Alterations and Standards for Review of Construction **(subject to the following conditions.....)**

ATTACHMENTS

- 1. Architect's cover letter
- 2. Final submittal, including plans, elevations & renderings of original and revised proposal
- 3. Public Comment
- 4. Renderings from Jan. 12 and March 2 proposals
- 5. March 2 Staff Report
- 6. Stroudwater Historic District Designation Report
- 7. [Rules of the Historic Preservation Board](#)

COVER LETTER FOR HP PUBLIC HEARING: APRIL 6, 2022

We are pleased to submit our Revised Design documentation for a Small Project Certificate of Appropriateness Public Hearing with the Historic Preservation Board. This proposal is for alterations and additions to an existing residential dwelling at 1227 Westbrook Street, to be occupied as a single-family dwelling. The proposed work includes the renovation of an existing two-story wood frame house in conjunction with a 253 sf living room addition on the NW end of the house, an approx. 360 sf garage and master bedroom addition on the SE end of the house (the MBR/bath are approx. 260 sf), and related minor site improvements.

The project has been reviewed in two Historic Preservation Board Workshops, the first on January 12, 2022 and the second on March 2, 2022.

REVISED PROJECT DESCRIPTION

Based on the feedback we received in the two HP workshops, the plans and 3-D models have been revised as follows:

The roof over the connecting entryway between the new garage and the existing house has been held back from the front edge of the garage/MBR addition by 12", and the front door has been set back 42" from the roof edge to more clearly articulate the space between the old and the new. The revised configuration reduces the visual impact of the garage/MBR addition on the original house. Allowing the garage/MBR addition to read as more separate from the historic house, more legible as an addition and not part of the original structure. The breezeway has a full glass door and sidelight on the front, creating a clear separation between the historic house and the garage/MBR addition. The garage door has been moved to the inside of the entryway, to simplify the exterior form of the garage at this important intersection.

To further distinguish the renovations to the existing building from the additions, it was decided to use new double hung and fixed windows on the renovated portions of the rear building, and to use casement and fixed windows on the new additions. All windows will have white clad exteriors and painted wood interiors. All new windows will be trimmed with 5/4" x 2" painted wood trim.

The original house will be repainted white, as it was in the 1924 photo. The additions will have white cedar shingle siding with a "bleaching oil" stain to give them a uniform weathered appearance, to further differentiate the additions from the original house.

OUTLINE SPECIFICATIONS FOR EXTERIOR MATERIALS

Historic House (original)

Existing clapboard siding, rake, eave, corner, and window trim to remain and be repainted white.

Existing windows are in poor condition and need to be replaced. The replacement windows will exterior clad wood double hung windows with historically accurate sashes and mullions, and painted wood trim to match the existing in size and configuration. The mullion patterns will match the existing mullion patterns as closely as possible (6 over 6).

The front door, frame, surround, and sidelights will remain. They will be restored and repainted. Existing roof shingles to be replaced with new asphalt shingles, similar to the existing in configuration and color (gray).

Historic House (addition)

Existing clapboard siding, rake, eave, corner, and window trim to remain and be repainted white. Existing windows to be replaced with new clad wood windows with painted wood trim. The windows will be double hung and fixed windows as shown on the elevation drawings. Existing roof shingles to be replaced with new 30-35 year asphalt shingles, similar to existing.

Proposed Additions

New white cedar shingle siding with “bleaching oil” stain for a uniform weathered appearance. All rake, eave, corner, and window trim will be 5/4” x 2” and painted white. New windows will be clad wood windows with painted wood trim. The windows will be casement and fixed windows as shown on the elevation drawings. The new roof shingles will be 30-35 year asphalt shingles, to match those on the historic house.

Window Specification

Marvin Ultimate clad wood windows, or approved equal by Anderson “A Series” or Loewen. White clad exteriors, painted or clear interiors; low-e double pane glass.

Siding Specification

White cedar shingles with “bleaching oil” stain by Cabot or approved equal, to produce a uniformly weathered finish, in contrast to the white clapboards on the original house.

Roofing Specification

CertainTeed XT-25 asphalt roofing shingles, or approved equal.
Color: Dove Gray, or equivalent.

RENOVATION AND REPAIRS

No changes in scope.

SITE WORK

No changes in scope.

REVISED: APPLICABLE STANDARDS

We believe the proposed alterations meet the Standards applicable for Alterations to Contributing properties, as outlined below. We also believe the proposed addition conforms to the Standards for review of new construction related to (a) scale and form, (b) composition of principal facades and (d) other standards, as applicable. We look forward to reviewing these with you and receiving feedback from both the Historic Preservation Staff and the Board.

STANDARD #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 original intended purpose.

REVISED: The residential uses proposed for the additions are compatible with the existing residential uses of the property. The proposed revisions have reduced the impact on the primary character defining feature of the original house, which is the front facade as it is viewed and perceived from the road and neighborhood, while still accommodating the owner's needs and requirements.

STANDARD #2: The distinguishing original qualities or character of the 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.

REVISED: The distinguishing original qualities and character of the house will be preserved. The garage/MBR and living room addition has been reduced in size and mass to reduce their impact on the original building. No historic material or distinctive architectural features are being removed with the proposed additions (see existing elevation drawings showing where the proposed additions will touch the existing buildings).

STANDARD #9: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historic, 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.

REVISED: With the changes to the size and massing of the additions, the revised proposal further differentiates the new work from the old and makes them more compatible with the size, scale, color, material and character of the property, neighborhood or environment.

STANDARD #10: Whenever 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.

REVISED: The proposed additions will have distinct edges and construction joints that will allow them to be removed without seriously damaging the historic fabric of the original house (a small number of existing shingles will have to be removed to allow for step flashing). The revised proposal further reduces the impact on the original building. As reviewed at the second HP Workshop, the garage/MBR addition touches the historic house approx. 1/2 as much as it did in the original proposal. The living room addition allows the original roofline to read clearly above the roofline of the addition, and it preserves the rake and soffit trim of the original 1850's addition.





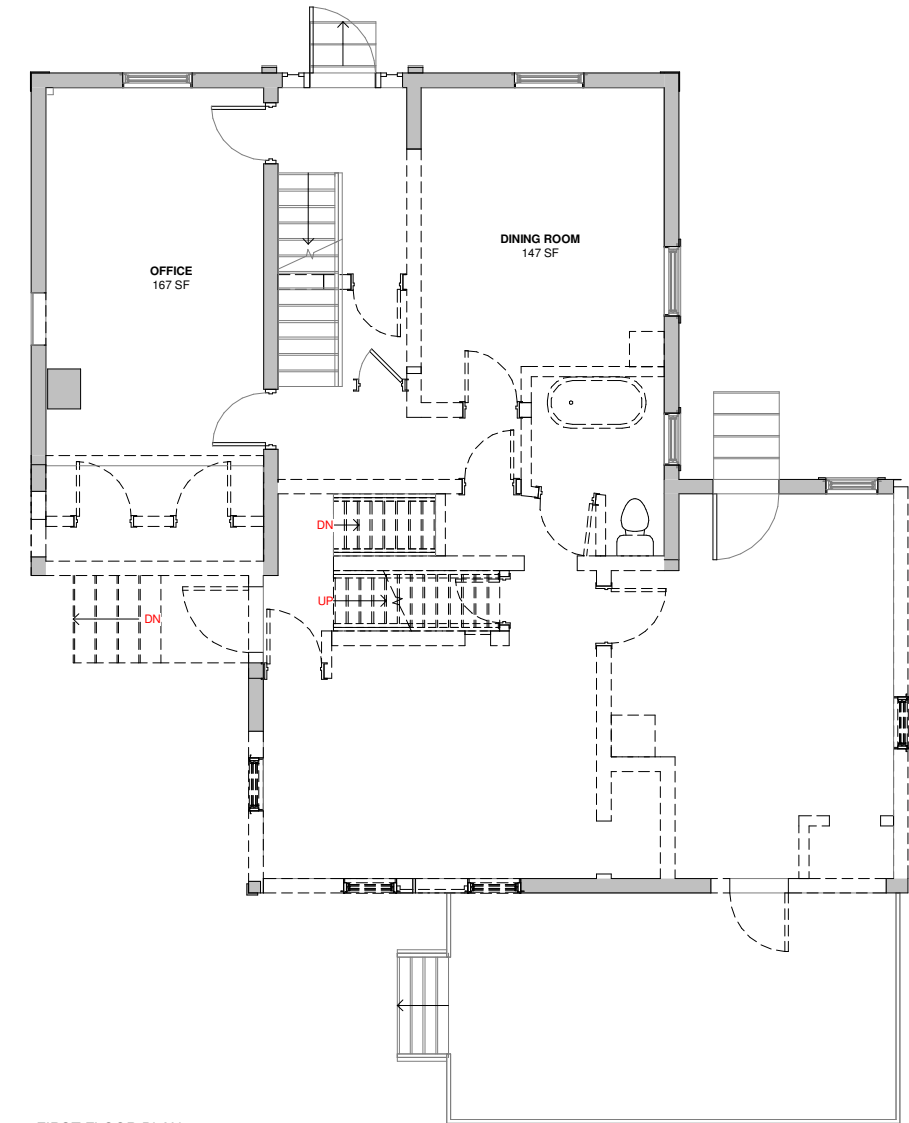


www.maine-memory.net/item/90705
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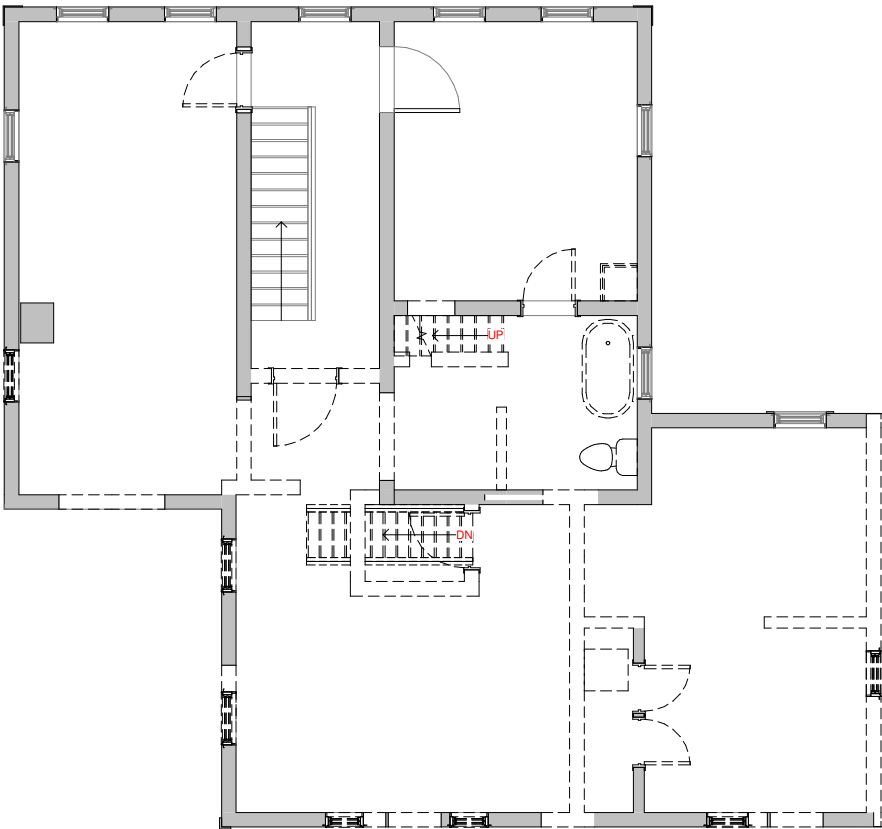




75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



① FIRST FLOOR PLAN
1/4" = 1'-0"



② SECOND FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME:
**RICHARDSON
HORN HOUSE**

1227 Westbrook St
SEAL:

**NOT FOR
CONSTRUCTION**

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△ REVISIONS

DATE OF ISSUE:	DATE OF ISSUE
PROJECT NUMBER:	2017-0110
STATUS:	0% PROGRESS

**DEMO AND
REMOVAL +
EXISTING PLANS**

G012



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:

RICHARDSON
HORN HOUSE

1227 Westbrook St

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DATE OF ISSUE: DATE OF ISSUE

PROJECT NUMBER: 2017-0110

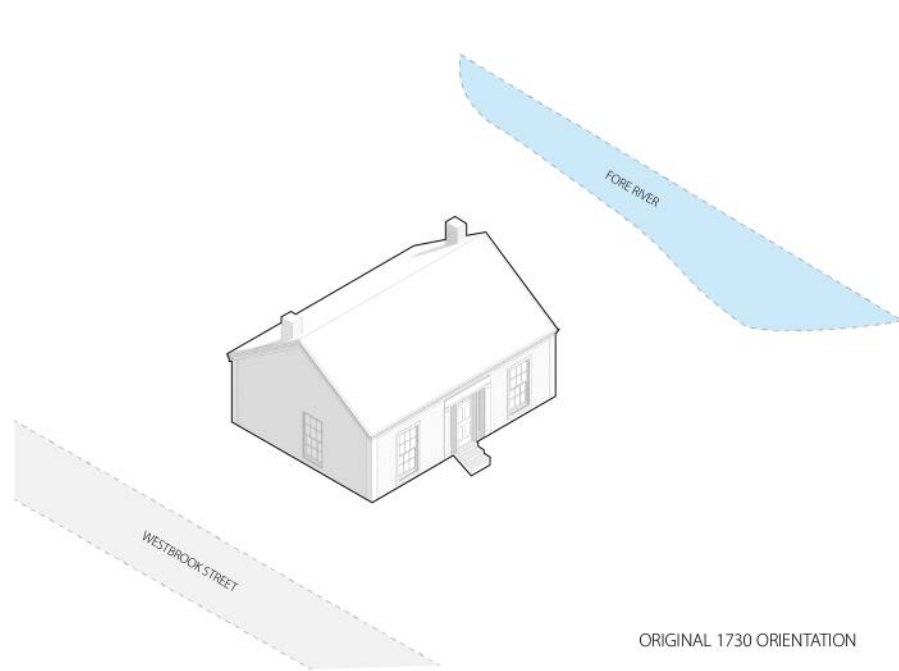
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EXISTING
ELEVATIONS

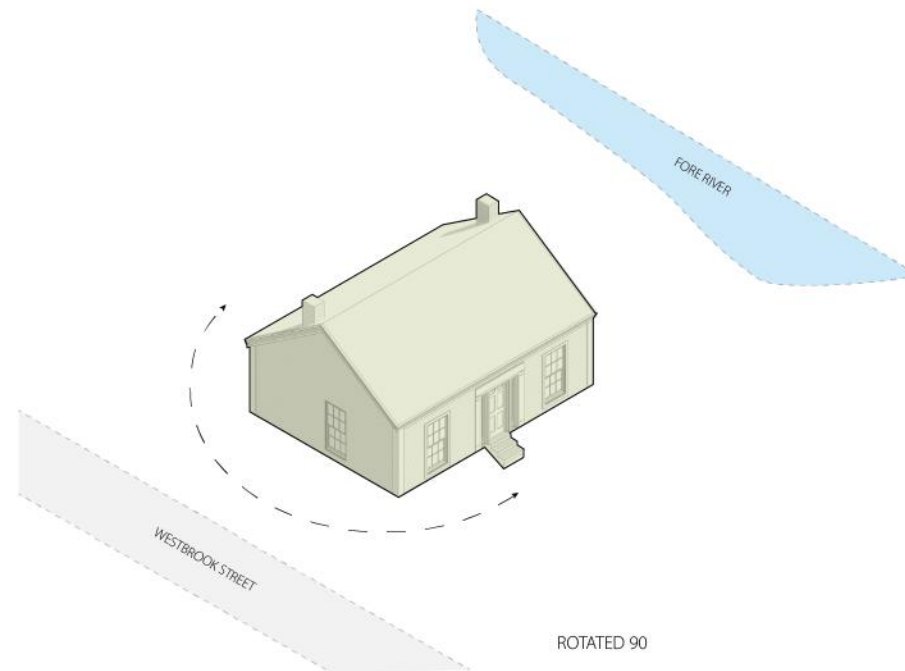
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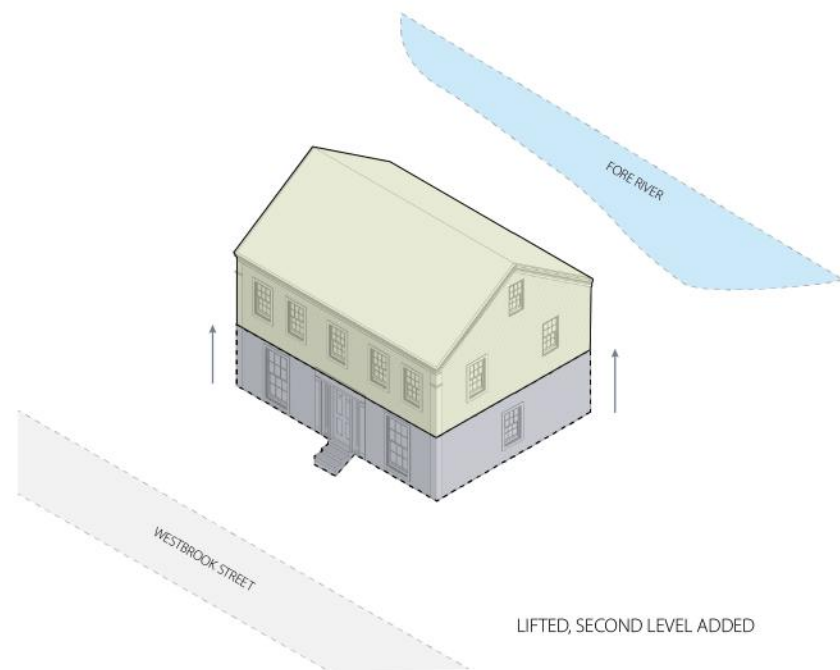
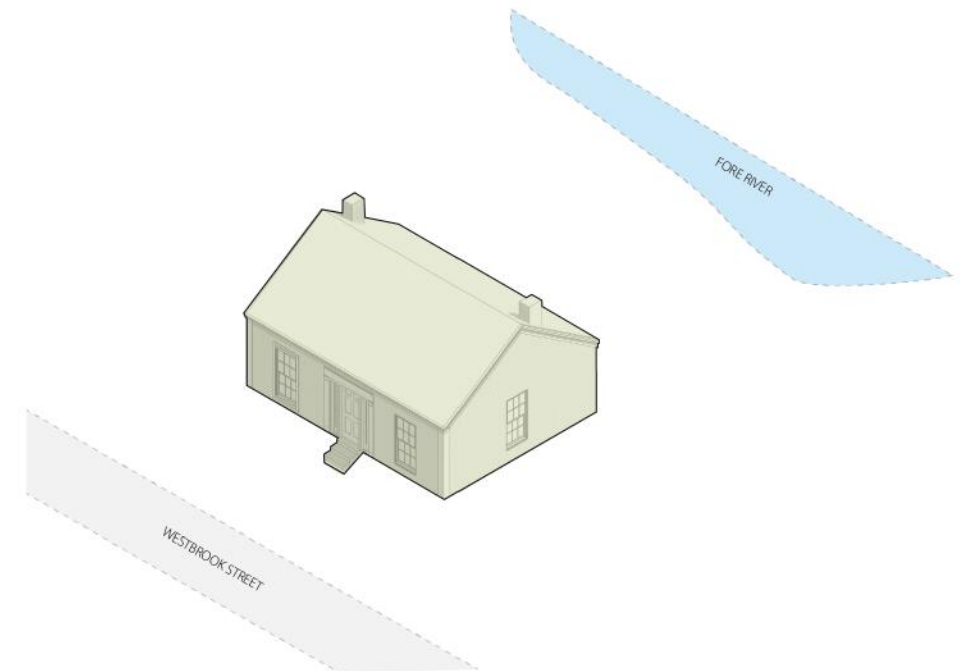
- 1 CREATE OPENING IN EXISTING WALL FOR INSTALLATION OF NEW GLAZING, DOOR AND/OR STRUCTURAL FRAMING + REINFORCEMENT
- 2 REMOVE EXISTING WINDOW
- 3 REMOVE EXISTING WINDOW, REPLACE
- 4 REMOVE EXTERIOR WALL IN ITS ENTIRETY



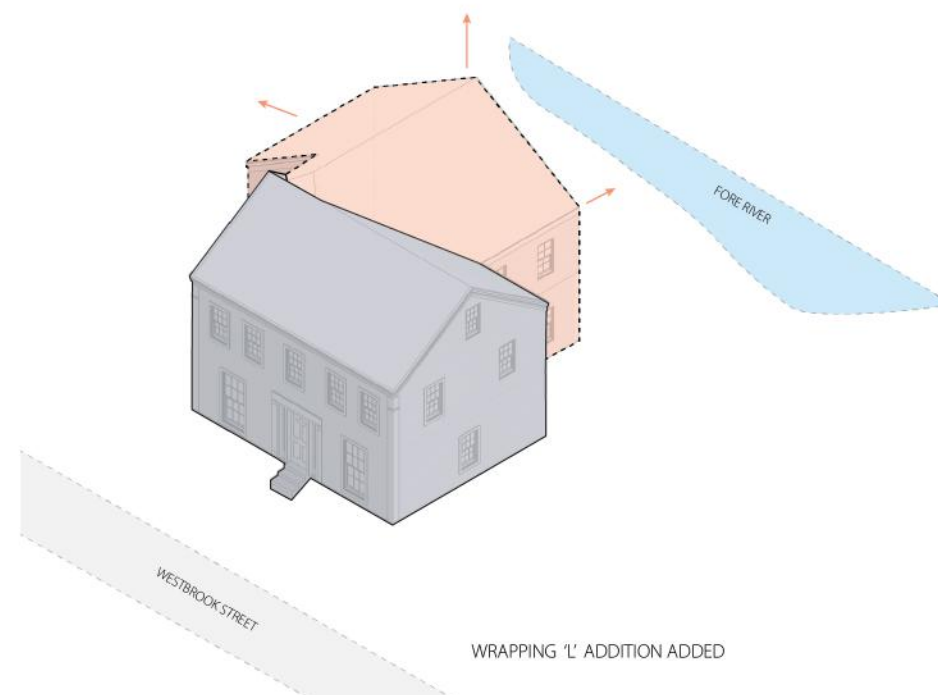
ORIGINAL 1730 ORIENTATION



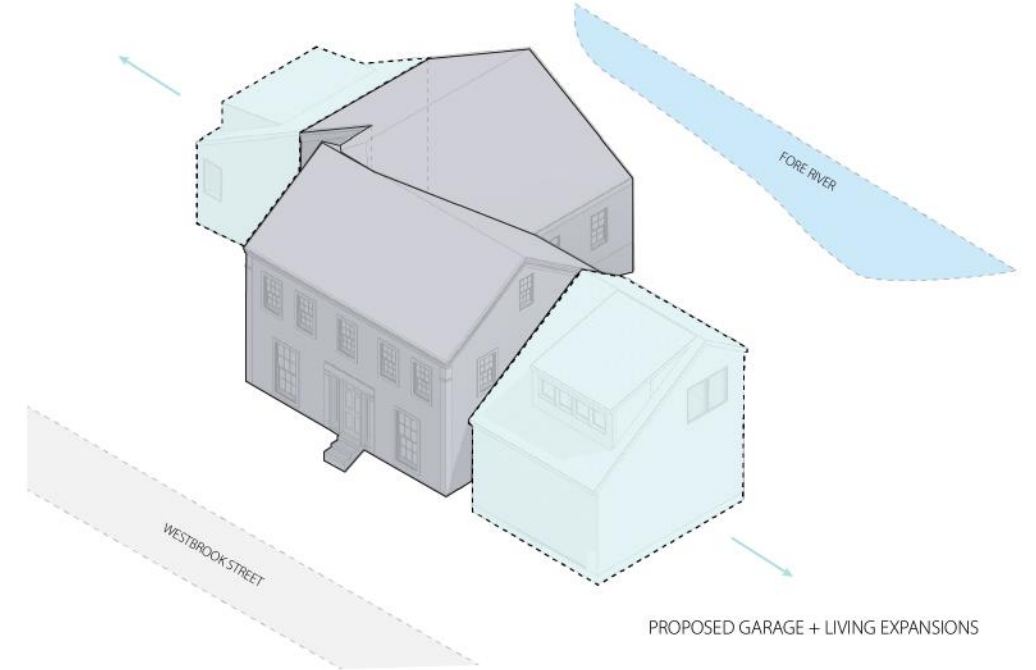
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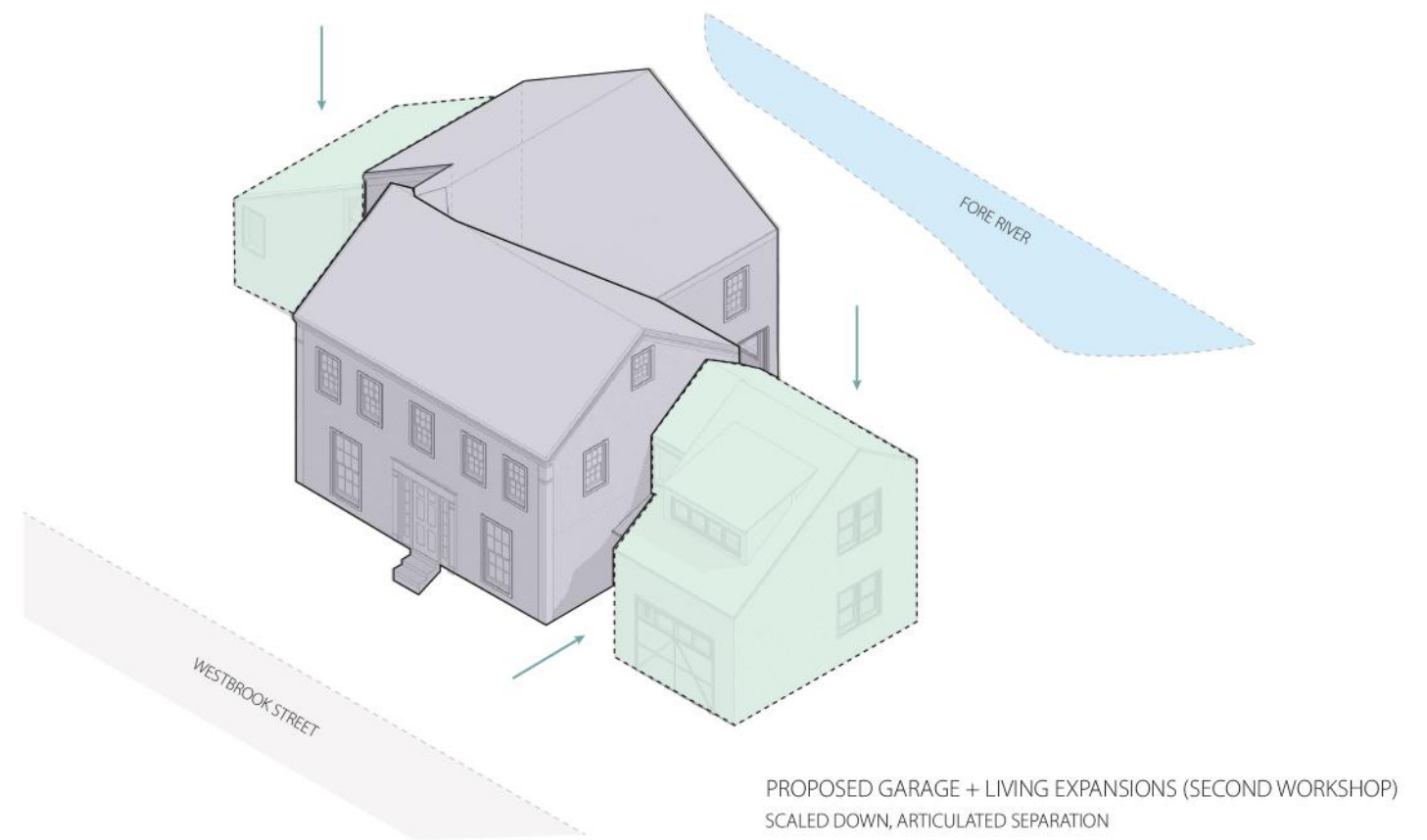
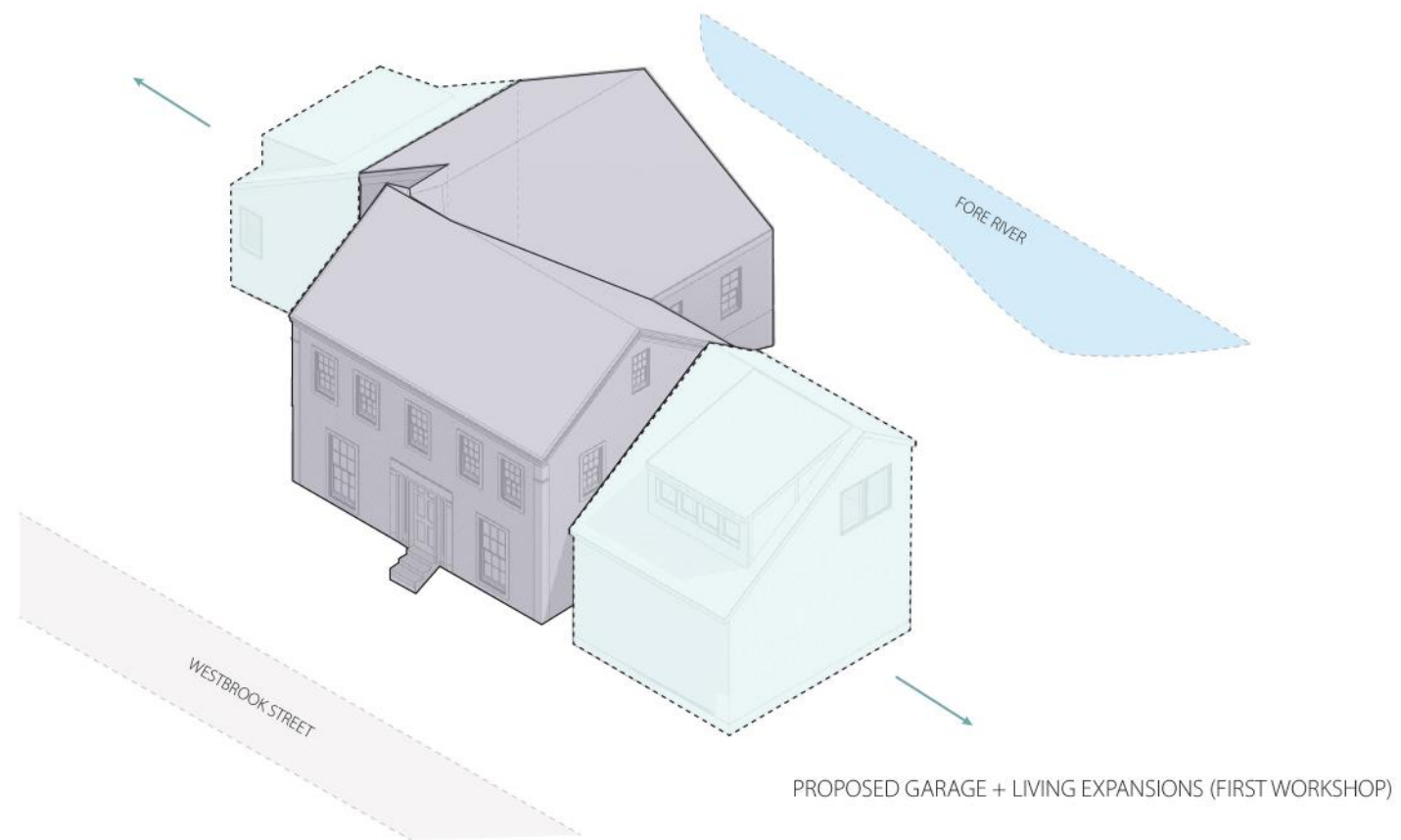
LIFTED, SECOND LEVEL ADDED



WRAPPING 'L' ADDITION ADDED



PROPOSED GARAGE + LIVING EXPANSIONS

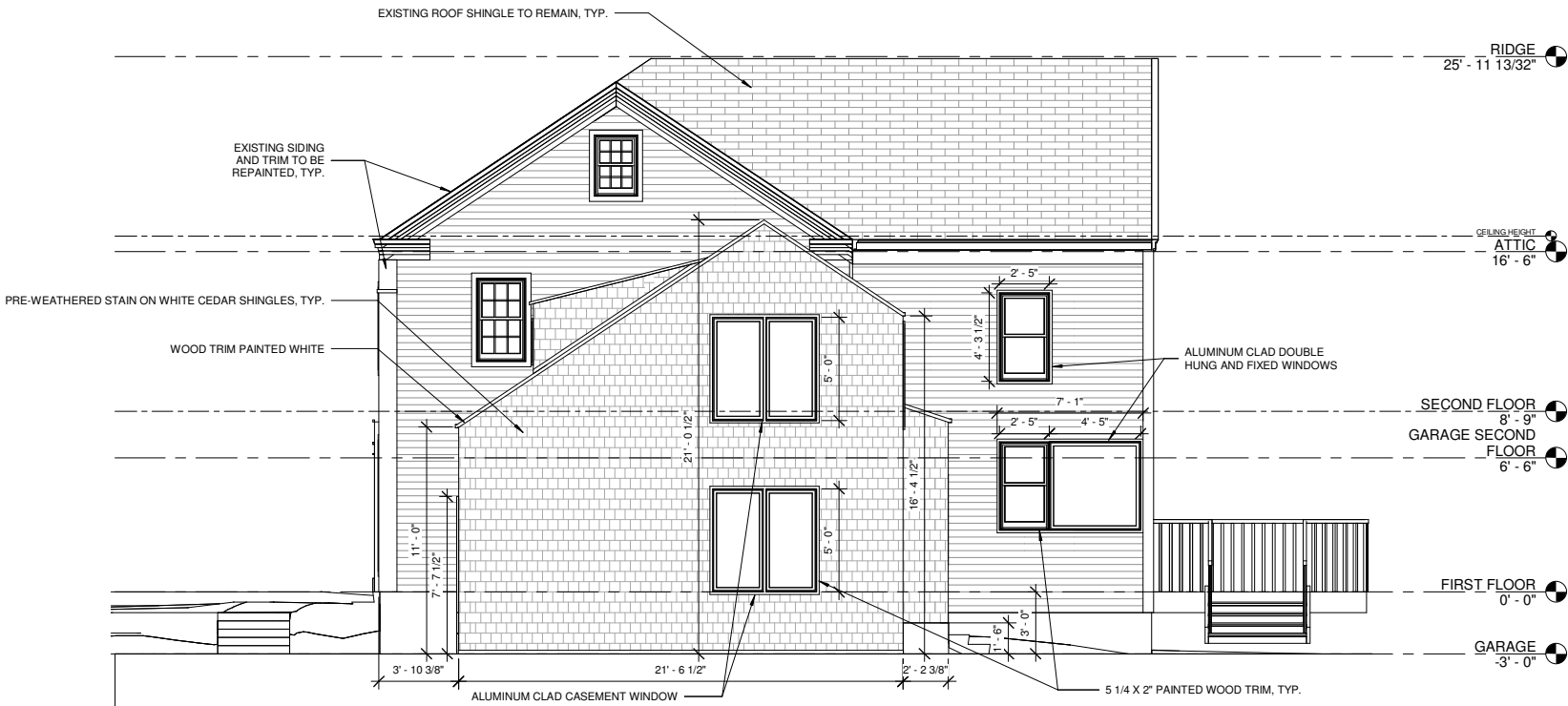




ALUMINUM CLAD CASEMENT,
DOUBLE HUNG, AND FIXED WINDOWS



① SOUTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:
**RICHARDSON
HORN HOUSE**

1227 Westbrook St
SEAL:

**NOT FOR
CONSTRUCTION**

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△ REVISIONS

DATE OF ISSUE: DATE OF ISSUE
PROJECT NUMBER: 2021-0080
STATUS:

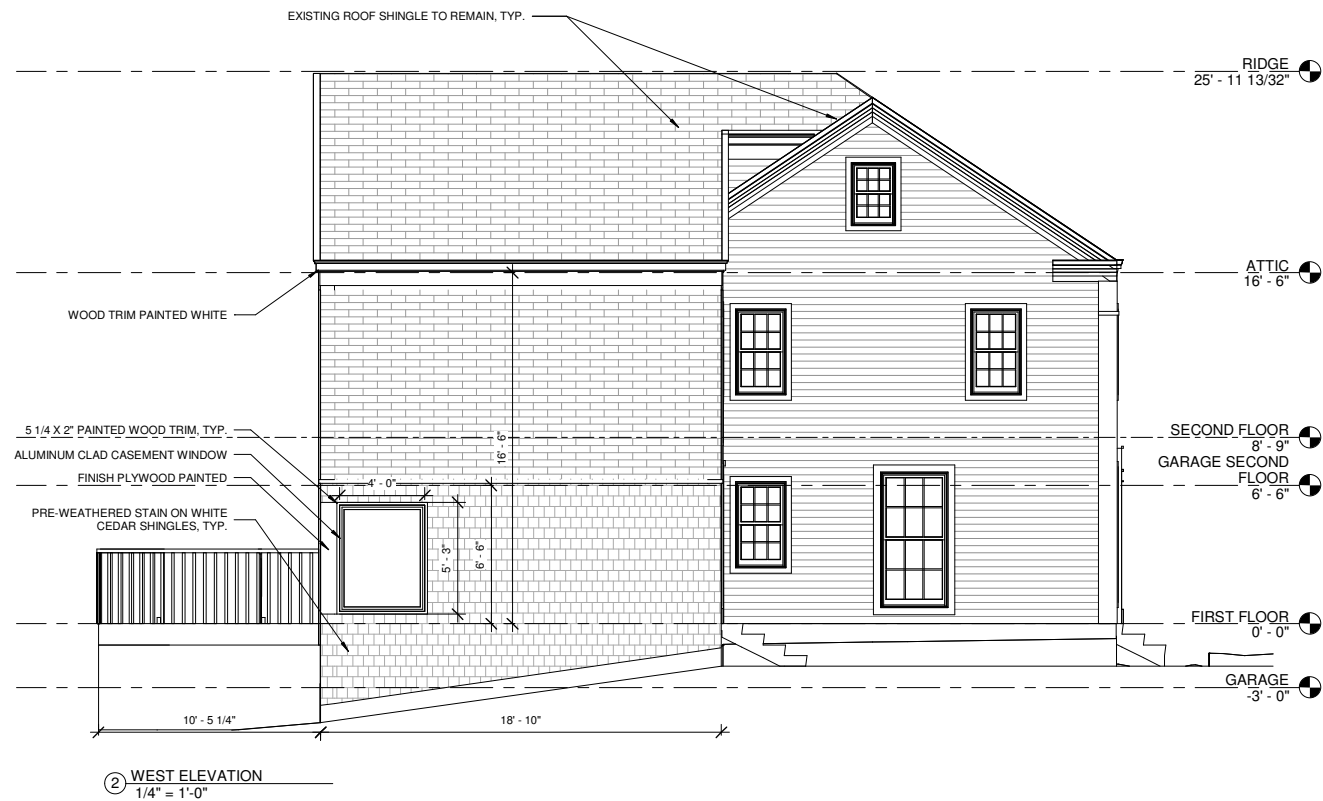
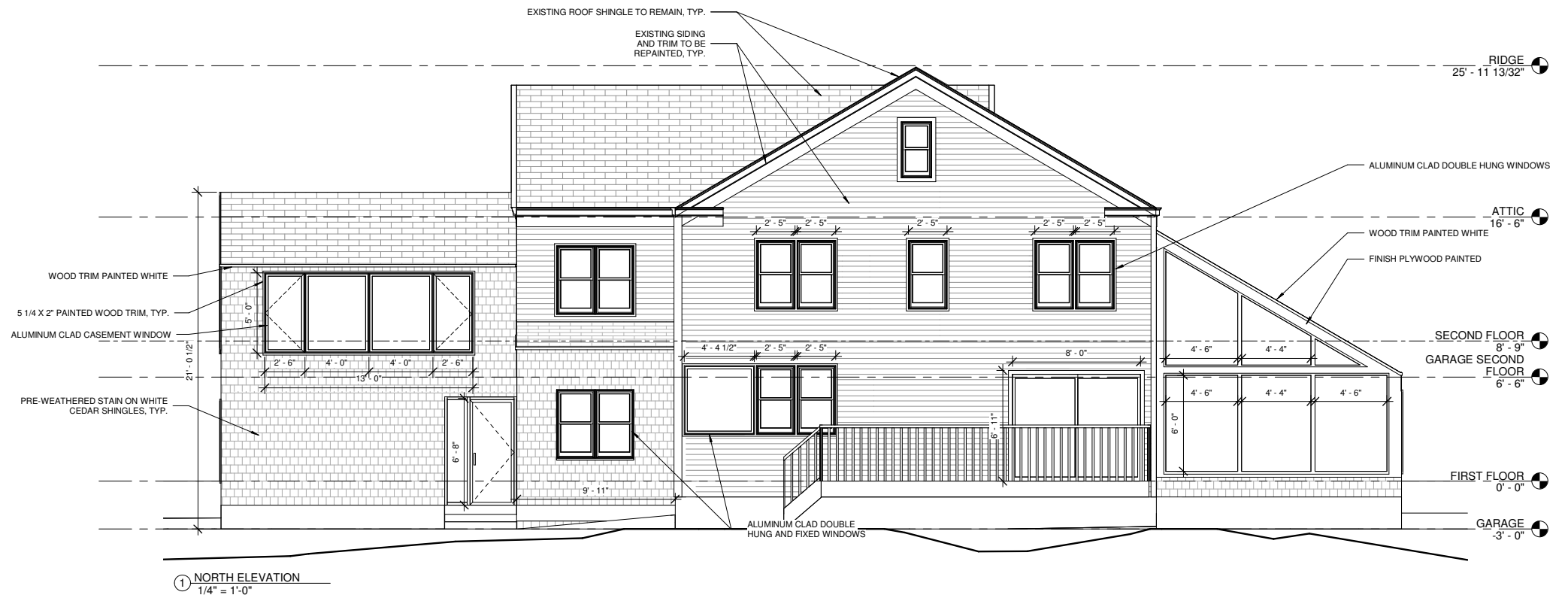
**PROPOSED
ELEVATIONS**

G006

MATERIAL PRECEDENT



MATERIAL PALETTE



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:
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HORN HOUSE**

1227 Westbrook St
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DATE OF ISSUE: DATE OF ISSUE
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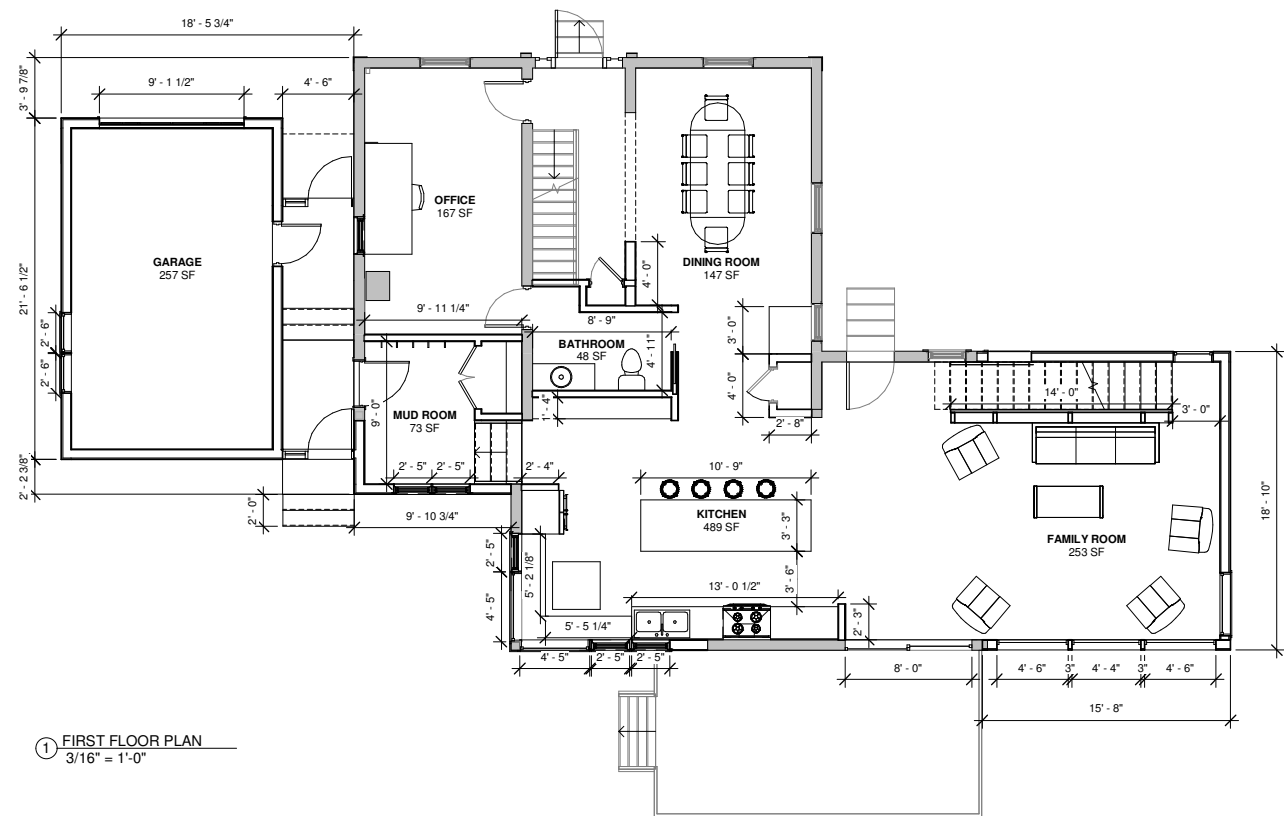
**PROPOSED
ELEVATIONS**

G007

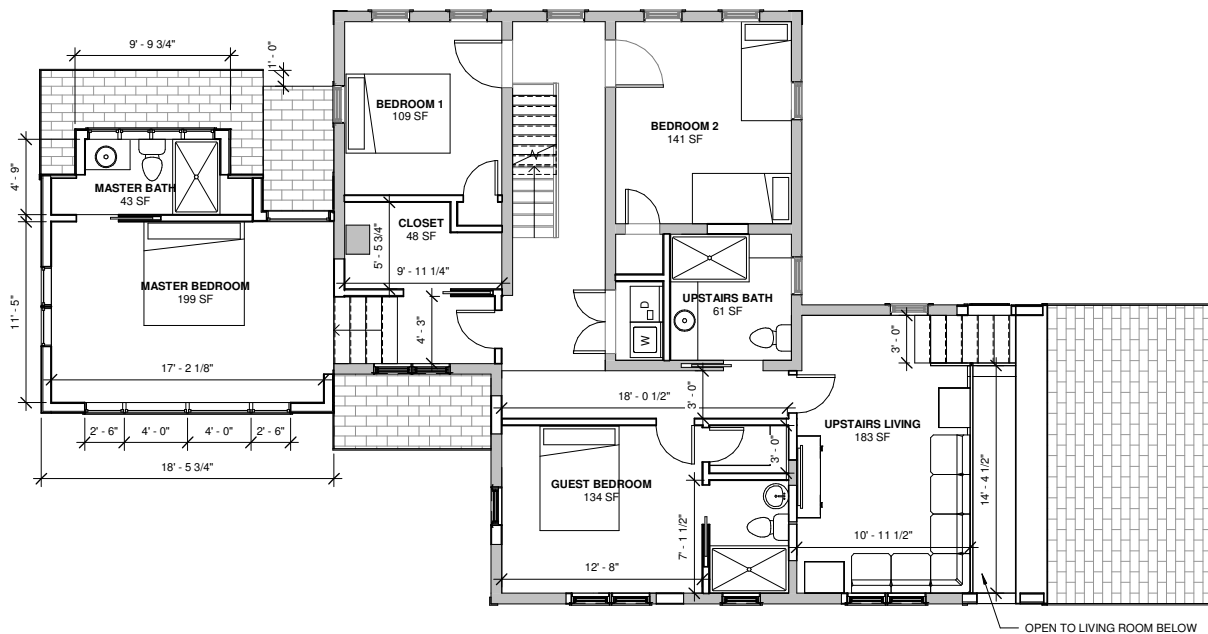








① FIRST FLOOR PLAN
3/16" = 1'-0"



② SECOND FLOOR PLAN
3/16" = 1'-0"



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:

**RICHARDSON
HORN HOUSE**

1227 Westbrook St

SEAL:

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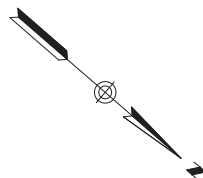
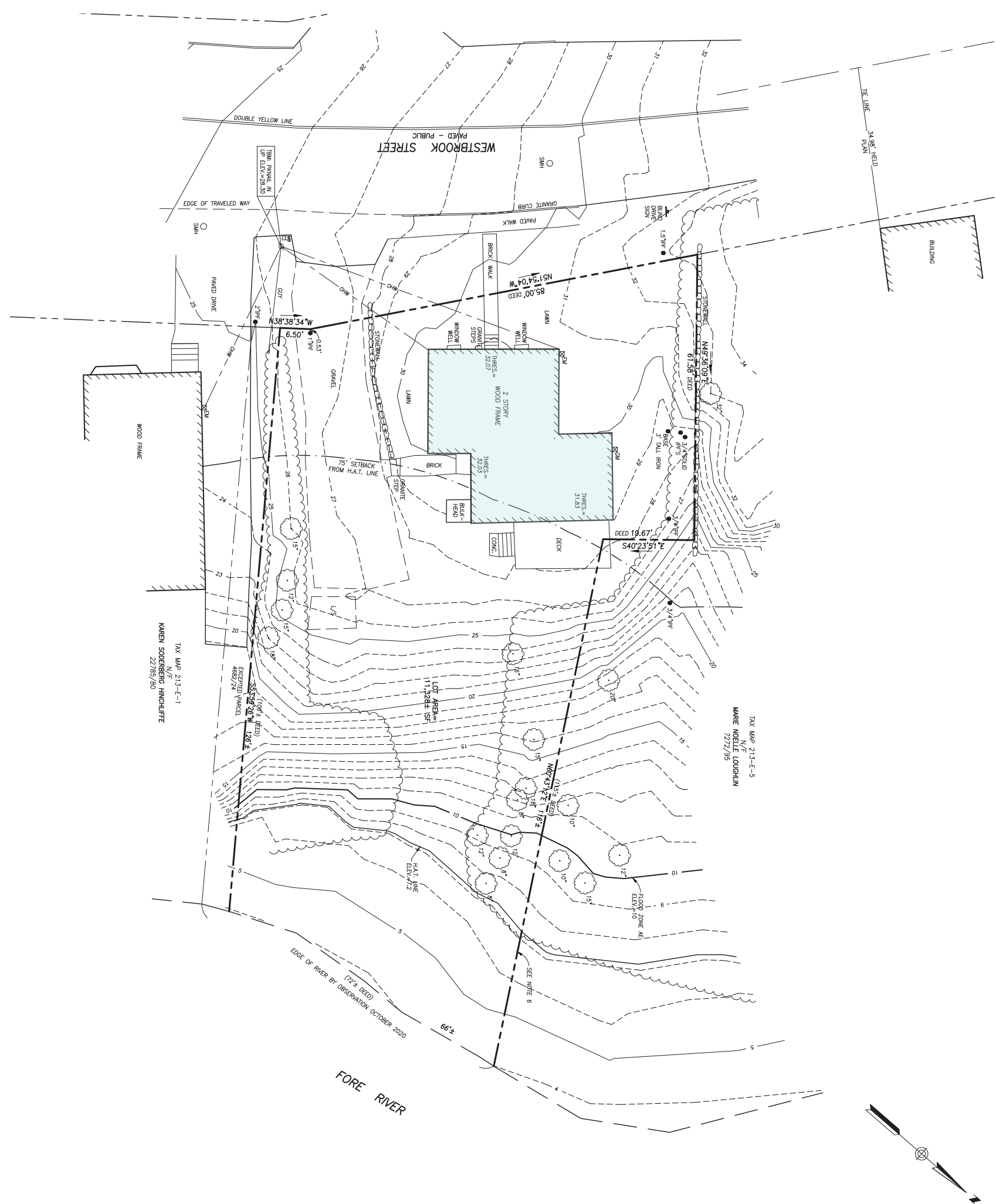
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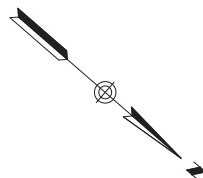
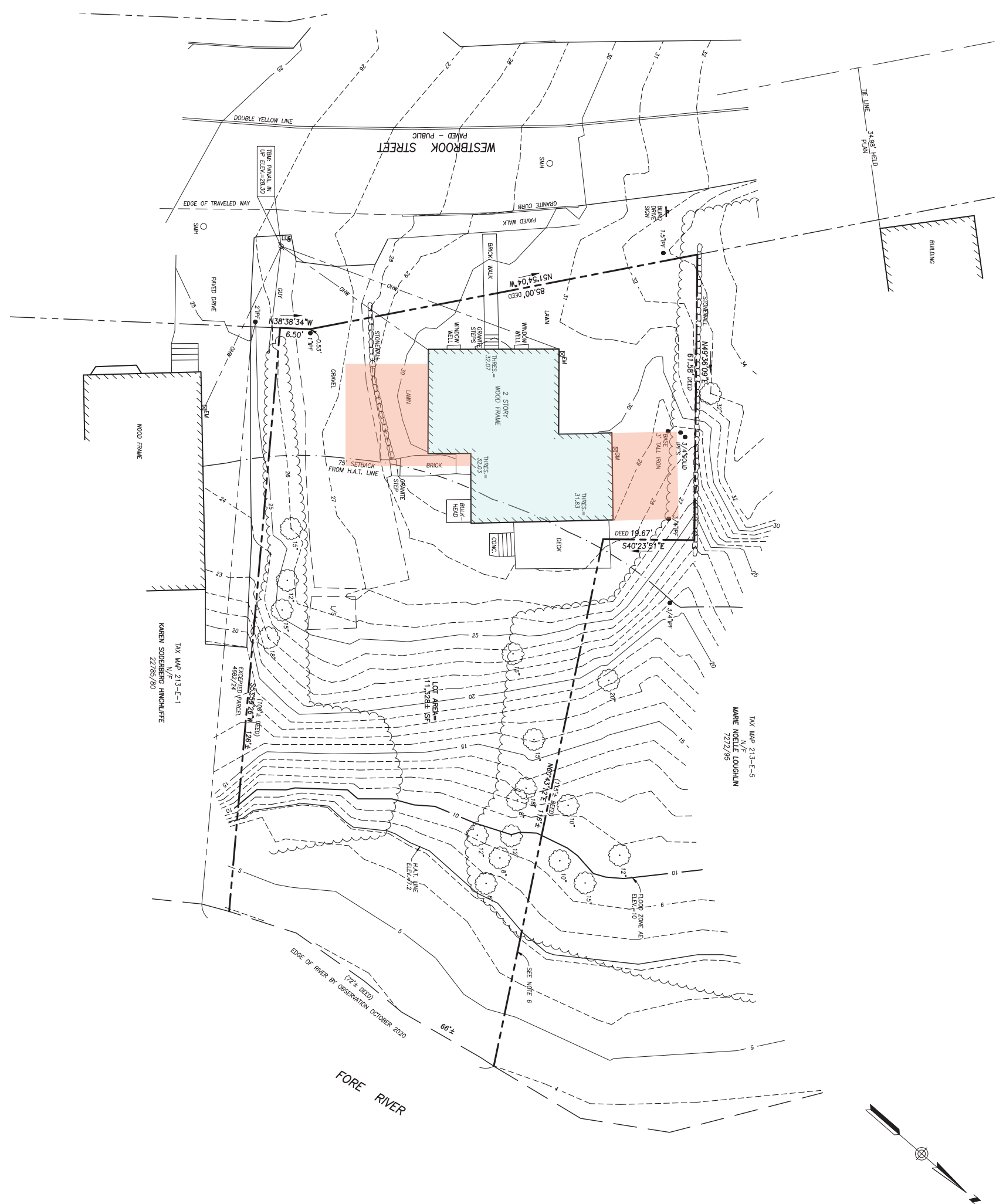
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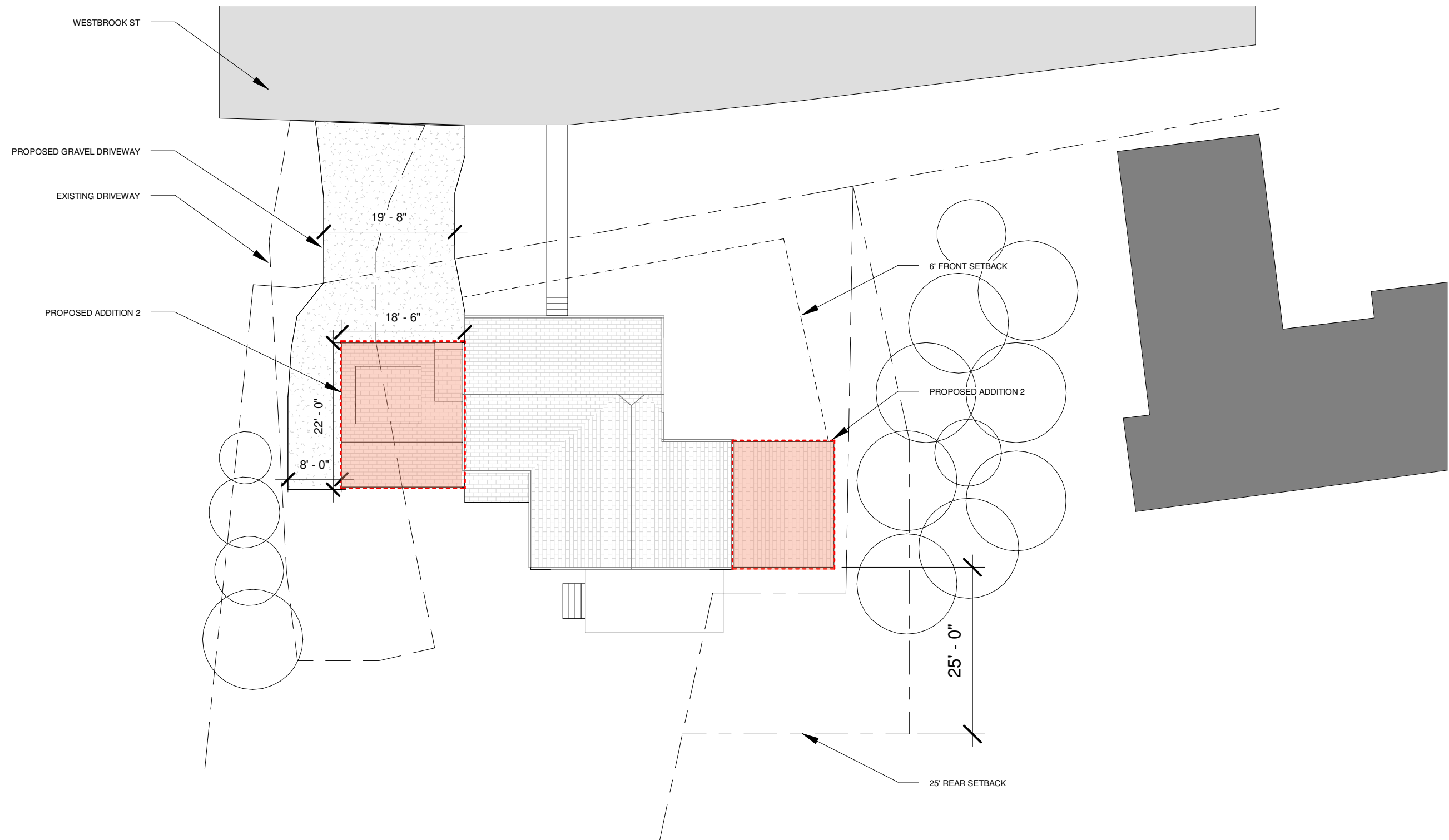
STATUS:

**PROPOSED
PLANS**









public comment re: 1227 Westbrook Street proposal External Inbox

**Deb Andrews**

3:24 PM (9 minutes ago)

to PC, rjobrien@mail.com, Jennifer, me, Hilary, joy, Julia, rob@whittenarchitects.com, Robert, John

----- Forwarded message -----

From: **Eugenia O'Brien** <genieme80@gmail.com>

Date: Wed, Jan 12, 2022 at 3:11 PM

Subject: Stroudwater Historic District?

To: Deb Andrews <dga@portlandmaine.gov>Cc: Robert Wiener <rwiener@portlandmaine.gov>

Hello Deb Andrews and Rob Wiener,

I wish to express my concern about a homeowner seeking to alter his recently purchased home at **1227 Westbrook Street**. With a plaque on the home and an address in a nationally recognized Historic District, this designation is not just for a single home but a distinct community of homes. (Please reference #2 on the attached listing of individual homes). Stroudwater residents are dismayed to hear about the addition of an out of context 2 car garage and an additional living room being proposed. Concerns about potential shoreline proximity issues have been raised as well.

Please be mindful of the mission and purpose of houses receiving the honor of an address on a National Register, as well as the intent of Portland's own Historic Preservation Committee to maintain the character and charm of an historic Stroudwater Village. The unique architecture and quality of structures located here have passed rigorous standards and deserve your special consideration.

I implore you to take careful time to consider what precedents you are setting for historically designated homes - especially those extending to a National Register - when 'home improvements' come to you for review. Due to a conflict, I am unable to attend tonight's Historic Preservation Meeting at 5pm to learn more about this situation.

Thank you.

Eugenia O'Brien
1376 Westbrook Street Portland, ME 04102
(207) 773-5610

January 21, 2022

Re: 1227 Westbrook Street

Hello Historic Preservation Board Members:

I wish to follow-up on activity in Stroudwater regarding the proposed renovations to the historic property at 1227 Westbrook Street, Portland, Maine, owned by John & Claire Richardson.

As a result of concerns brought forward at your last meeting, John Richardson reached out to me as a representative to those anxious about proposed changes to a house in the historic district setting. I was invited to walk the property with John to more fully understand intentions regarding the house.

The original depictions shared did not reveal many of the details learned:

the garage

is shingled

has a clerestory effect in keeping with the historic Tate House

has a roof line in symmetry with that of the main house

is set back from the front of the house to be less dominant

is not as wide as the foot print of the current driveway

the living room

is situated next to - but not impairing - a tree line

works with the land it is to occupy

adds light to the first floor living space

This house is in need of loving restoration and it will not be an easy transformation. The Richardsons plan to invite their new neighbors to come share their vision with an open house soon so that any and all concerns can be heard and a response provided. John is on the Stroudwater Neighborhood Association Board and is deeply committed to being an active participant in Stroudwater's future as well as its historic past.

This information has been shared with those hesitant about the impact of the setting and scope of this project.

It is apparent the Richardsons are earnest in their desire to preserve this house and we feel fortunate they have chosen Stroudwater as their home.

Sincerely,

Eugenia O'Brien

1376 Westbrook Street, Portland, ME 04102 (207) 232-0717

David Silk
to h...@portlandmaine.gov

10:35 AM (1 hour ago)

Hi: I am writing to offer comments on a pending application to add a 2 bay garage and addition to the historic home at 1227 Westbrook St. located in the Stroudwater Historic District. I have looked at the plans and renderings.

As shown the proposal to me lacks any thoughtful integration with the existing home and neighborhood. The massing, design, angles and windows have no relationship to the existing structure and surrounding homes. When I look at the standards below, what is proposed to me fails the test.

Scale and form are not visually compatible. The slanted roofline and out of place narrow windows on the addition, and the wall of the 2 bay garage, are not compatible either with the historic house or neighborhood. This is pretty self-evident to me and many others in the District. The garage should be pushed back or downsized and the addition should respect the existing home in terms of scale, form and lines.

I hope the applicant is encouraged to come back with a better plan that not only meets the applicants' needs but fits with the scale, massing and form of the home and the District.

Thank you.

David Silk 1187 Westbrook St Portland

Standard #9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or 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.**

(a) Scale and form:

1. Height. In addition to the applicable requirements of articles III, IV and V of this chapter, **the proposed height shall be visibly compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.**
2. Width. The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
3. Proportion of principal facades. The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways and open spaces to which it is visually related.
4. Roof shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.
5. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the structures, public ways and places to which they are visually related.
6. Applicability to congress street historic district. In the Congress Street historic district, for new construction within the B3 zone, the historic preservation board shall not impose conditions more restrictive than the dimensional requirements (Sec 14-220) of the B3 zone.

(b) Composition of principal facades:

1. Proportions of openings. The relationship of the width to height of windows and doors shall be visually compatible with structures public ways and places to which the building is visually related.
2. Rhythm of solids to voids in facades. The relationship of solids to voids in the facade of a structure shall be visually compatible with structures, public ways and places to which it is visually related.
3. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks

shall be visually compatible with the structures, public ways and places to which they are visually related.

4. Relationship of materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

(c) Relationship to street:

1. Walls of continuity. Facades and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

2. Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

3. Directional expression of principal elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

4. Streetscape, pedestrian improvements. Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to, or on a landmark, within an historic district or within an historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the design manual.

(d) Other standards:

1. Compatible uses. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

2. Distinguishing original character. The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.

3. Archeological resources. Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

4. Contemporary design. Contemporary design for 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, material and character of the property, neighborhood and environment.

5. Additions. Wherever possible, new additions to structures and objects shall be undertaken in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Fwd: ie: 1227 Westbrook Street Inbox**Deb Andrews**

to me

3:31 PM (6 minutes ago)

----- Forwarded message -----

From: **Michael Archibald** <marchie1962@gmail.com>

Date: Thu, Feb 10, 2022 at 1:07 PM

Subject: ie: 1227 Westbrook Street

To: Deb Andrews <dga@portlandmaine.gov>

Dear Ms. Andrews,

Attached is our letter of support for the Richardson Family's proposed renovation of the historic property at 1227 Westbrook Street in Stroudwater. Please consider our letter when coming to a decision about the property.

Thank you,

Michael Archibald

Michael Archibald

126 Stroudwater Rd

Portland ME 04102

c) 617-699-3017

Michael Archibald & Jason Dionne

126 Stroudwater Road
Portland, ME 04102
617-699-3017
marchie1962@gmail.com

February 10, 2022

Debra Andrews, ie: **1227 Westbrook Street**
Historic Preservation Board
Portland ME

Dear Ms. Andrews,

My husband, Jason Dionne, and I are neighbors of John and Claire Richardson who are submitting a renovation application for approval by your board for the property at **1227 Westbrook Street** in the historic Stroudwater District.

We have spent time with the Richardson's along with their plans for expanding the footprint and massing of their historic home. After much discussion, both Jason and I are **fully supportive** of their plans. We both feel that the house has been neglected over the years and there is a real possibility that it may have to be demolished if not made livable for a 21st century family. Since the house has been changed dramatically since 1730, in order to accommodate families of different time periods, it seems absolutely appropriate that the Richardson's have a chance to make the property livable for a modern family. We are sure that in 100 years, (if hopefully still standing), the house will accommodate whoever lives there at that time, while keeping its historic character.

All the applicable standards of the Historic Preservation Board seem to have been painstakingly taken into account with regards to their architect's plans.

As neighbors of the Richardsons, we look forward to seeing them raise their family at 1227 Westbrook St. in the home that they imagine, as well as contributing to Stroudwater's close knit community.

Sincerely yours,

Michael Archibald & Jason Dionne

From: **anne marie wilberg** <mientje4663@gmail.com>

PC5

Date: Mon, Feb 14, 2022 at 5:05 PM

Subject: Letter support for Richardson application 1227 Westbrook street

To: <dga@portlandmaine.gov>

Dear Ms. Andrews, please share this letter with the Historic Preservation Board as our public comment.

My husband and I are writing in support of John and Claire Richardson's application for renovation and additions at [1227 Westbrook Street, Portland, Maine](#).

We have reviewed in detail the plans of the proposed additions and architect's renderings. We feel that not only are they aesthetically attractive, but the plans also fall squarely within what is allowed by the standards under which these applications are to be judged.

As homeowners in the Stroudwater neighborhood (44 Tide Mill) for the past 6 years, we have enjoyed the historic nature of the community and are saddened by the deterioration of many of the homes due to neglect. We have been heartened by the influx of new families with young children who create a vibrancy that is such a positive for any neighborhood.

Having been inside the house on several occasions, it is clear this house is in great need of renovation and TLC to bring it back from its current condition. Without intervention this house will suffer a similar fate to several abandoned and deeply neglected houses in this neighborhood.

The first house that we bought was a beautiful old cape from 1729 in Cumberland. It had beautiful King pine floorboards, a foundation made out of large tree trunks, a dining room which was not wired for electricity, with a ceiling that was insulated with corn husks. We revelled in these features. Sadly, the barn was unsafe and needed to be replaced, and other parts of the house needed to be renovated so as to be a house our family could live and grow in. We recognized the need to "honour " the house and its history because it was the "right thing to do", while balancing the need to add living space that was sorely needed. We mention this only to reinforce the fact that we strongly believe in maintaining the integrity and remaining true to history of the house and believe that John and Claire share this sensibility.

With this in mind we, wholeheartedly encourage the board to approve their application.

Sincerely, Jim and Anne Marie Willberg

From: <willavennema@gmail.com>
Date: Sun, Feb 27, 2022 at 4:16 PM
Subject: Richardson Renovation
To: <dga@portlandmaine.gov>

Dear Ms. Andrews,

Please forward our letter to the Historic Preservation board.

Dear Esteemed Members of the Historic Preservation Board,

We are writing in support of the Richardson's proposed renovation and additions to their house at 1227 Westbrook Street in the Historic Stroudwater neighborhood.

We recently renovated our house at 40 Garrison, and know what a huge undertaking they are hoping to be able to pursue. We have seen their architectural drawings and think the additions look tasteful and in keeping with the aesthetics of the neighborhood without trying to mimic the time period.

The expense and emotional energy required to renovate an antique home are tremendous. It is a special thing when a young couple wishes to do so, and plans to stay in Portland and raise their children here.

We hope the board will approve John and Claire Richardson's plans, and we will gain another young family and a beautifully restored home in our neighborhood.

Best regards,

Willa Vennema and Carter Waldren
40 Garrison Street
Portland Maine
04102
willavennema@gmail.com
207-553-0572

February 28, 2022

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

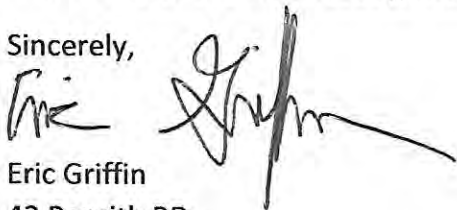
Dear Ms. Andrews:

I am resident of the Stroudwater neighborhood, and I am writing to provide my 100 percent endorsement and support of the renovations being proposed on the residential home located in the Stroudwater Historical District at 1227 Westbrook Street that is owned by John and Claire Richardson.

My support of this project was made after carefully reviewing the City of Portland Historical Preservations Ordinance Review Standards and feel strongly that the proposed renovations for this historical home meet and in many cases exceed the published standards. Furthermore, there is no doubt in my mind that the renovations being proposed will preserve this historic home for many years to come and will be a welcome asset in our Stroudwater community and the City of Portland.

Please share this letter of support with the members of Portland's Historical Preservation Board in advance of the Wednesday, March 2 workshop and meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Griffin', with a long horizontal flourish extending to the right.

Eric Griffin
42 Penrith RD
Portland, ME 04012
ecgriffin3@gmail.com
(774) 573-5014

From: **Greg Anderson** <anderson.greg@outlook.com>
Date: Tue, Mar 1, 2022 at 7:01 PM
Subject: [1227 Westbrook St](#) Renovations
To: <dga@portlandmaine.gov>

Hi Deb,

I'm reaching out on behalf of myself and Noelle, who own the James Forder house (1235 Westbrook) immediately to the west of John and Claire Richardson ([1227 Westbrook St](#)). We wanted to write to offer support for their updated plans. For some background, we originally came to Stroudwater with the understanding that our house and the house next door (1227) were the two oldest houses in Portland and carry quite a bit of historic significance. As such, we were a little apprehensive after hearing word of renovations. It was the intertwined history of the homes as well as the greater neighborhood that were major factors in wanting to be in Stroudwater. We're both huge history buffs so this is the ideal place to call home. However, after seeing the updated plans, we have no objections. We feel the plans strike a nice balance between historic preservation and modern updates. It's nice to be able to separate old vs new without blurring the lines, and it's that clear delineation between the two that makes it worth supporting. We know it's impractical to live how people lived hundreds of years ago, and we're very pleased to see that the historical aspects can still be enjoyed by us and the rest of the neighborhood while increasing its habitability for the homeowners. It feels like a win-win.

Could I ask a favor, and that's to share this email with the Historic Preservation Board as an official comment in favor of the plans? We'd be much appreciative!

Kind regards,
Greg and Noelle

From: **Lucas Hathaway** Date: Tue, Mar 1, 2022 at 11:05 PM
Subject: 1227 Westbrook Street
To: Andrews, Deb <dga@portlandmaine.gov>

Hi Deb -

I believe the proposed renovation of the 1227 Westbrook Street property is on the agenda for Wednesday's HPB meeting. Do you know what time that will be, and can you share a link to attend the virtual meeting?

I'd also like to voice my support for this project as a Portland resident and a neighbor. From what I've seen of the architectural renderings, the new design effectively keeps the historic structure front and center (literally), and the clear focal point of the curb view of the home

I also appreciate that the owners are investing their resources and energy into what I understand is a fairly challenging set of circumstances with this historic property. It sounds like they are willing to make a significant financial investment for the very sake of preservation - money would likely go farther in finding or building a different, "easier" home for their family.

I would welcome this investment in the Stroudwater neighborhood and therefore I would like to add my endorsement to the proposed project, and hope that the owners and HPB can find a mutually agreeable design that allows this property to come back to life..

Please forward this message to the Board and let me know details of the workshop, when you get a chance.

Thank you -
Lucas Hathaway
60 Garrison Street

HP Public Comment - 1227 Westbrook application - History & Significance Issues

External Inbox

**George Rheault**

10:45 AM (8 minutes ago)

to HHistoric, Deb, Robert, jmy, me, Christine

I am fully in support of the additions and renovations proposed by the applicant (whom I do not know and have never communicated with in any fashion, even by proxy, though I wish them well and welcome their investment in our community).

I am disappointed however that the HPB and planning staff seem to be unduly restricting this applicant from pursuing a more extensive plan.

For example, the scaling back of the dormer on the north elevation by the applicant appears to be a concession offered to gain approval. Yet the HPB has little basis for subjectively claiming that such a dormer, a minor aspect of the overall project, would "upstage" the existing structure.

This overall scaling back of the original submission is very regretful even if in some ways the new submissions appear more successful (the strips of glass-filled transition spaces between the old and the new are excellent - I suspect these innovations were held back initially as part of the typical kabuki theater the HPB regularly engages in).

My basis for questioning the HPB's opinions in this matter are directly related to the questionable history surrounding this house and what kind of significance the public should attach to certain of its features, particularly the rear ell, beyond its front facade.

To begin with, as is typical, the preservation documentation in the record is shoddy and poorly supported. Indeed we have conflicting information about what to even "name" the structure. For instance, the Maine Historic Preservation Commission, "Portland Historic Resources Inventory, 1976" has a different identification for the property:

1227 Solomon Morton, Jr., House, early 18th century
Colonial and Greek Revival, 2½ stories, frame with clapboarded exterior

Source: https://digitalcommons.usm.maine.edu/me_collection/58

Even if we swap the "Solomon Morton, Jr. House" for the "Isaac Fry House" there remains the outstanding question of why attach any importance to Isaac Fry.

Apparently what little we know of him and his family comes from some conjecture from Leonard Chapman that was then repeated by Myrtle Kittridge Lovejoy in her *"This is Stroudwater"* compendium circa 1985.

We have no firm evidence Mr. Fry built the original structure or even had anything to do with its further evolution after its creation. Fry merely is the first person for which we have written documentation of having a legal attachment to the property (the dates of his actual occupation of it likely are lost to history). Indeed, it is almost a certainty Fry had nothing to do with the NW ell in the rear which preservation staff dates to 1850 but provides no evidence for that conjecture (perhaps relying on nothing more than the "75+ years" guess from the 1924 tax assessor card).

Ms. Lovejoy, who was a tenacious researcher and a big booster of Stroudwater's history at every opportunity, struggles to be able to say more than a handful of paragraphs about the house and ignores all of its other occupants beyond Fry (who is on record having sold the building in 1830 with apparently no further connection to it). Planning staff offer up no census records or other information to help us understand the dwelling's caretakers up to our present era.

The 1924 tax assessor records make clear that in 1924, this property was a TWO-FAMILY dwelling (the HPB of course has no interest in preserving THAT history). The records also make clear there was a substantial "shed" (with a very large footprint) behind the house that was in active use (both for storage and apparently including a henhouse). This

large out-building shows up on the 1913-1914 Richards Atlas for the area: https://digitalcommons.portlandlibrary.com/richardsatlas_plates/11/
https://digitalcommons.portlandlibrary.com/richardsatlas_plates/11/



325-331 Westbrook Street, Portland, 1924 - Maine Memory Network (HOUSE)

<https://www.mainememory.net/artifact/85594>

325-331 Westbrook Street, Portland, 1924 - Maine Memory Network (REAR OUT-BUILDING CONTAINING HENHOUSE)

<https://www.mainememory.net/artifact/85595>

[NB: the 1950 tax assessor card accessible via the City's website makes no mention of this out-building so it clearly did not survive beyond 1950]

The point of all this is to highlight that this property has undergone a great deal of change which we do not need the remaining physical structures to understand. The current applicant is committed to making sure the original Greek Revival front facade is respected and not overwhelmed by the additions. This is good and achieves the goals of the historic district, but I cannot see why the rear ell should receive any special standing.

The ell is barely visible from the road (even in the winter) or any other public vantage point. And there is precious little history showing that the ell has any real significance of any kind - either to Stroudwater's history or the rest of Portland. It is simply a pedestrian vernacular survivor and while that is an achievement, that alone should not be a straitjacket for future plans.

I admire its quirkiness and I am sure we would all love to learn more about its origins (something may get revealed during the renovations), but the ell should not be the "tail" that wags the "dog" (in this case, the dog is the major renovation plan under review here).

In summation, please give the applicant a free hand to develop the NW addition and the rear portions of the house without attaching any significance to the ell.

It is NOT a character-defining feature of the property, and the story it "tells" is the exact same story the current owner is about to carry forward: which is that each generation makes its own accretions and accommodations to a property in order to suit its contemporary needs within the resources available at the time.

The ell is well-documented and future historians, if any care, will be well informed of its existence up to this point but beyond that there is little to no need to protect it from major alteration if the new owner has other ideas. The Stroudwater Historic District will not be diminished by the ell being swallowed up or significantly altered. The HPB is

not a de facto homeowners association but a body that tries to balance the past with the future and should show ample restraint when it does not have a good leg to stand on for making purely subjective judgements.

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

**WORKSHOP
MUNJOY HILL**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 29, 2019
RE: September 4, 2019 2nd **WORKSHOP – Preliminary Review of Nominated Munjoy Hill Historic District**

On July 10th staff presented the Planning Department's proposal to designate a defined area within the Munjoy Hill neighborhood as a local historic district under the provisions of Portland's historic preservation ordinance. The designation proposal was developed by Historic Preservation staff based on the findings of a detailed historic resources survey and building documentation effort as well as the analysis and recommendation of preservation consultant Scott Hanson of Sutherland Conservation & Consulting. Information provided by provided by Greater Portland Landmarks, including historical research and the findings of a preliminary building survey, also informed the department's proposal. Evaluation of a potential historic district on Munjoy Hill was at the explicit direction of the Portland City Council.

Immediately following the workshop, a letter signed by six members of the Historic Preservation Board was submitted to the Planning Department formally nominating the subject area as a local historic district. Formal nomination by at least two members of the Board is required to initiate the district designation review process.

Renovation & Addition

CLIENTS	Sam Cohen & Mary Iaculli
ARCHITECT	Kaplan Thompson Architects
CONTRACTOR	O'Brien Wood & Iron, LLC
PROJECT ADDRESS	30 Obrion Street Portland, ME

ZONING	R-6
MIN. FRONT YARD SETBACK	5'-0"
MIN. REAR YARD SETBACK	10'-0"
MIN. SIDE YARD SETBACK	5'-0", for side streets depth of immediate abutting street-facing yard, whichever is less

MAX. LOT COVERAGE	60%
ACTUAL LOT COVERAGE	37%
MAX. BUILDING HEIGHT	35'-0"
BUILDING CODE	IRC 2015
OCCUPANCY	Single Family Residential

PROPOSED OCCUPANCY:	Single Family
PROPOSED BUILDING HEIGHT:	2-Story
EXISTING FOOTPRINT:	+/- 823 SF
PROPOSED FOOTPRINT:	+/- 1,122 SF
EXISTING TOTAL FLOOR AREA:	+/- 1,438 SF
PROPOSED TOTAL FLOOR AREA:	+/- 2,093 SF



PROJECT

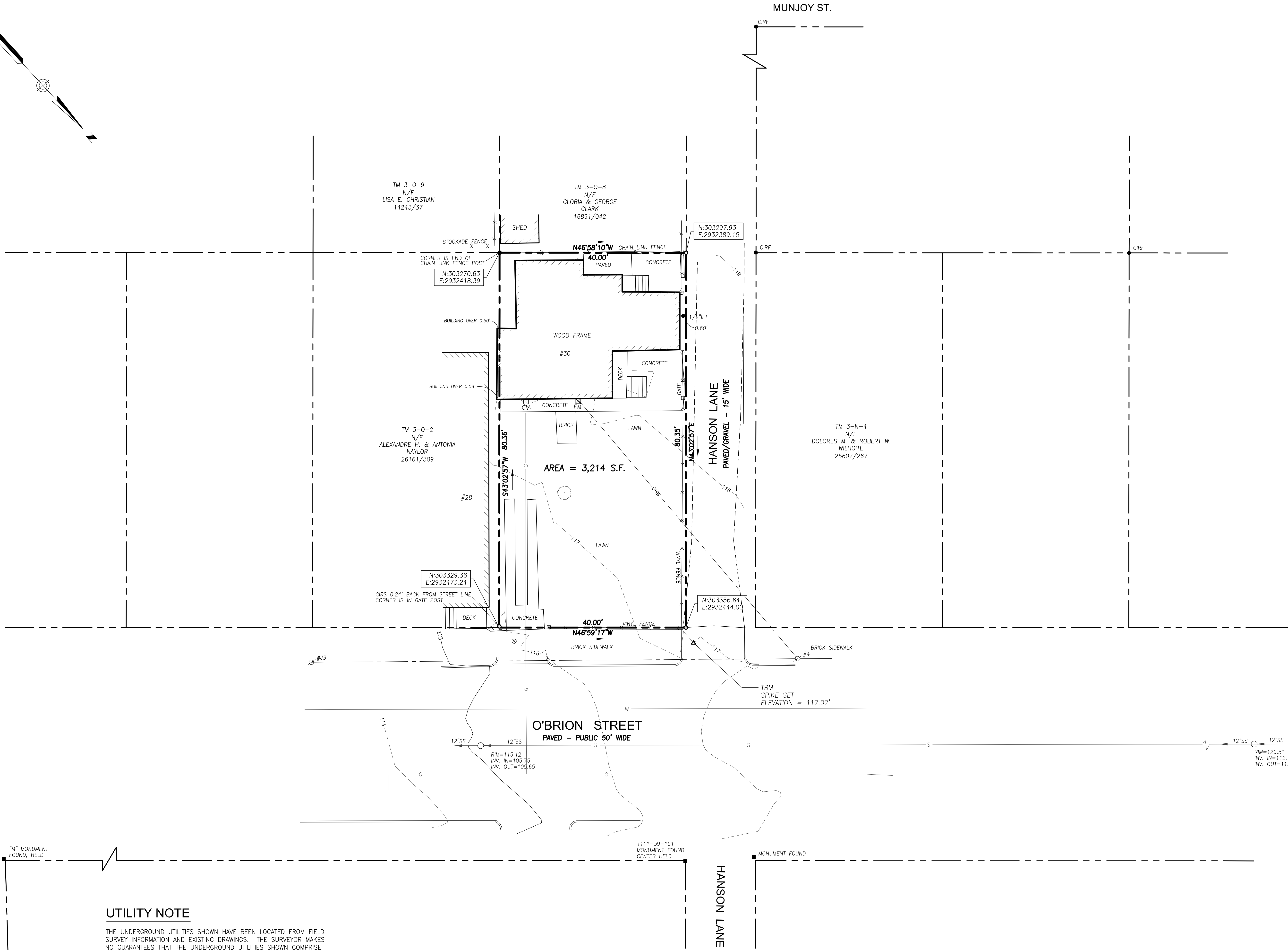
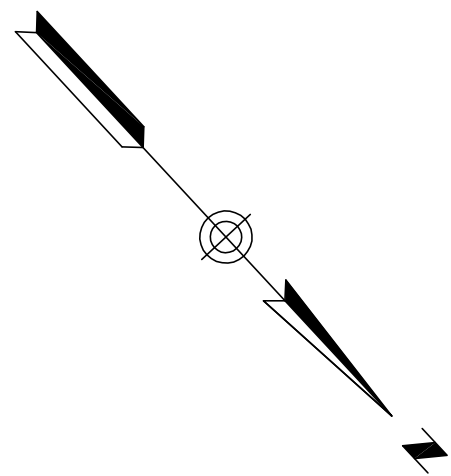
Renovation & Addition

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PROJECT	CHN
DATE	09/05/2019
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REVISED 2	
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PHASE	For Permit

COVER SHEET

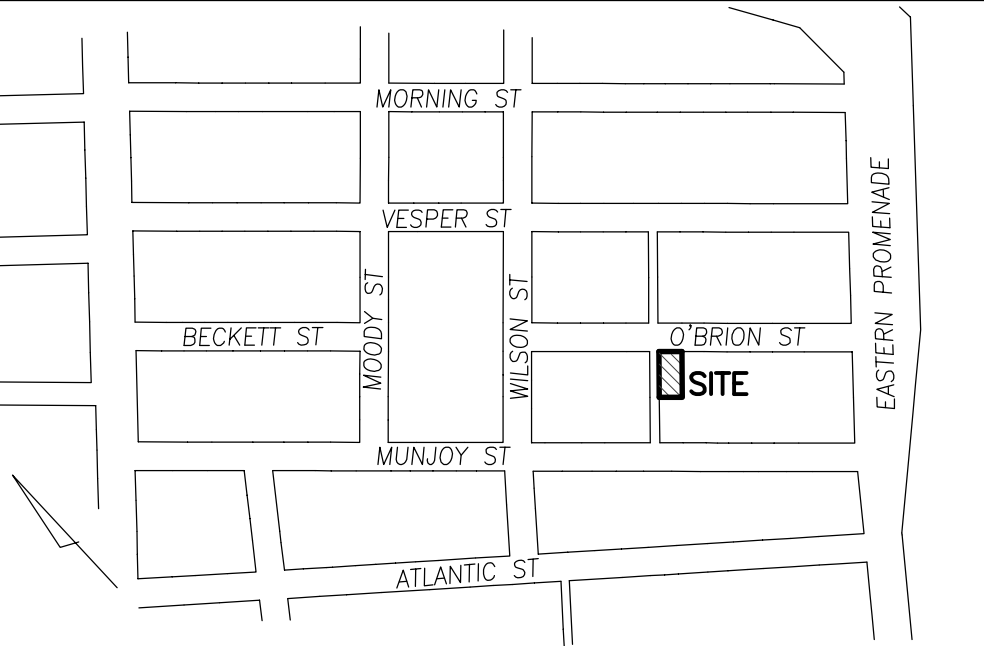
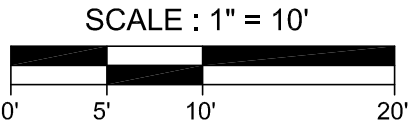


EASTERN
PROMENADE

HANSON LANE

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



LOCATION MAP

N.T.S.

LEGEND

■	MONUMENT FOUND	—X—X—	FENCE
●	IRON PIPE OR ROD FOUND	=====	CURB
⊗	UTILITY POLE	—OHW—	OVERHEAD WIRES
○	MANHOLE	—W—	WATER LINE
⊗	ELECTRIC/GAS METER	—G—	GAS LINE
⊗	SIGN	—S—	SANITARY SEWER
⊗	WATER VALVE OR SHUTOFF	N/F	NOW OR FORMERLY
⊗	DECIDUOUS TREE	000/000	DEED BOOK AND PAGE
		FFE	FINISHED FLOOR ELEVATION
		—120—	1' CONTOUR

PLAN REFERENCES

1. PLAN OF DIVISION OF LOT NO. 8, PROPRIETORS PLAN OF MUNJOY HILL, MADE BY COMMISSIONERS FROM THE S. J. COURT, OCTOBER TERM, 1853 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 250 PAGE 568.
2. BOUNDARY SURVEY AT 27 O'BRIEN STREET, PORTLAND, MAINE MADE FOR ZEILE DOUGHER, SEPT. 29, 2014 BY OWEN HASKELL, INC.
3. CONDOMINIUM PLAT OF WILSON HEIGHTS CONDOMINIUMS O'BRIEN & WILSON STREET PORTLAND, MAINE FOR RECORD OWNER: WILSON HEIGHTS, LLC DATED 12-19-06 BY SEBAGO TECHNIQS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 206 PAGE 834.
4. BOUNDARY AND TOPOGRAPHIC SURVEY OF 40 O'BRIEN RESIDENTIAL INFILL 40 O'BRIEN STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD DOCKSIDE GALLERY & CO., LLC BY OWEN HASKELL, INC. DATED MARCH 3, 2016, REVISED THROUGH JUNE 21, 2018.

GENERAL NOTES

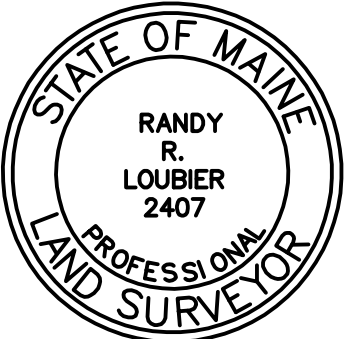
1. OWNER OF RECORD: CHARLES COHEN & MARY IACULLI PORTLAND, MAINE, C.C.R.D. BOOK 33661 PAGE 33
2. PARCEL IS SHOWN AS LOT 1 BLOCK 0 ON CITY OF PORTLAND'S ASSESSORS MAP 3.
3. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE NAD1983. CITY POINTS USED: T114-2-207 N 303124.549 E 2932692.922 AND T102-68-5 N 303420.590 E 2932135.737.
4. ELEVATIONS BASED ON CITY DATUM, CITY POINT T102-68-5 USED ELEVATION=126.76.
5. HANSON STREET WAS HELD AT RIGHT ANGLE TO MUNJOY STREET. THE BACK LINE OF THE PREMISES IS HELD MID WAY BETWEEN O'BRIEN AND MUNJOY STREETS.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

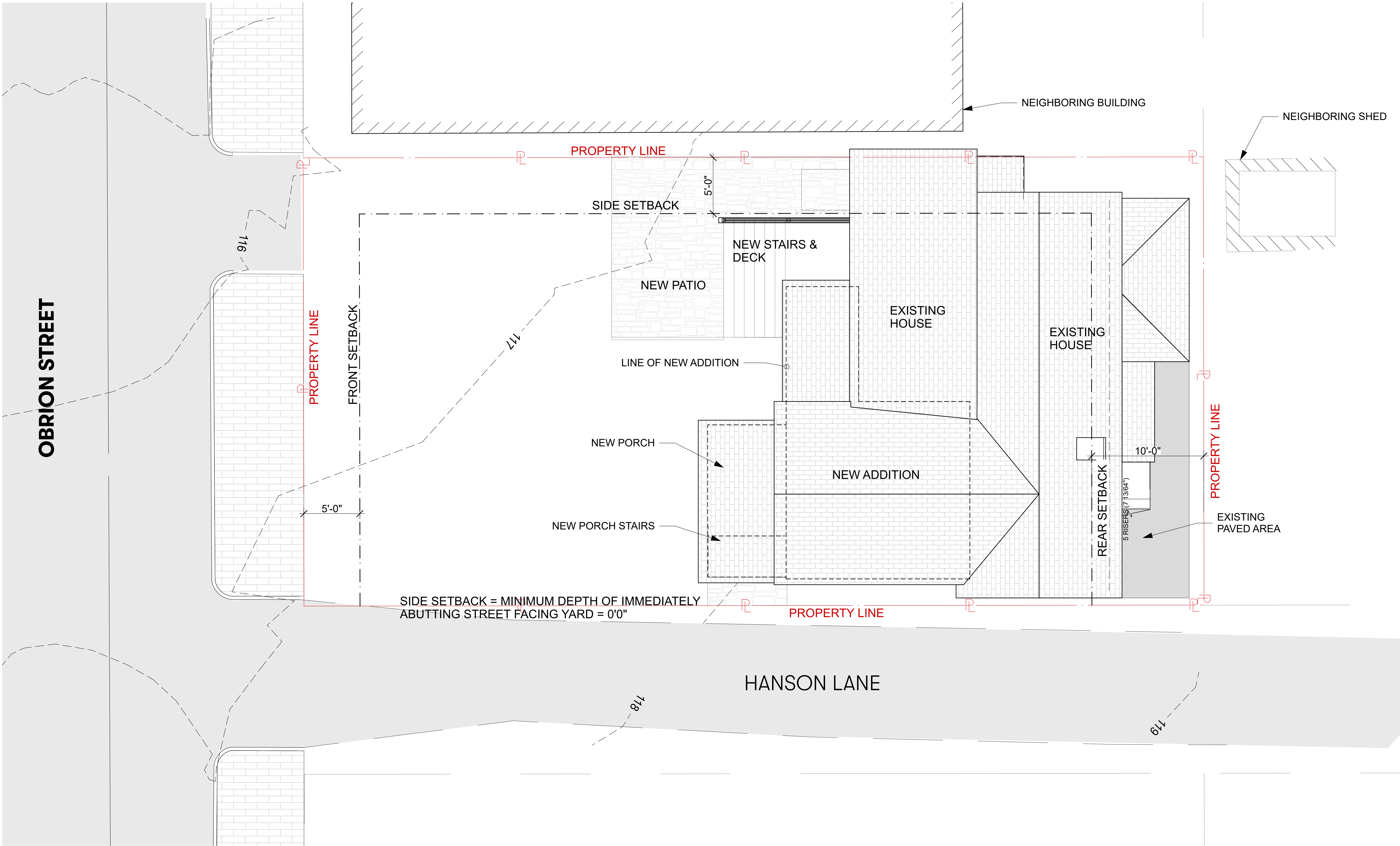
Randy R. Loubier
RANDY R. LOUBIER, PLS #2407

7/17/18
DATE

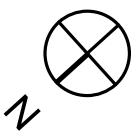
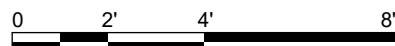


Boundary & Topographic Survey
At
30 O'Brion Street, Portland, Maine
Made for
Sam Cohen
30 O'Brion Street, Portland, Maine

OWEN HASKELL, INC. PROFESSIONAL LAND SURVEYORS 390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105			
DRAWN BY: RRL / JLW	DATE: JULY 17, 2018	JOB NO. 2018-119P	
CHECKED BY: RRL	SCALE: 1" = 10'	DRWG. NO. 1	



1 MAIN LEVEL
SCALE: 1/4" = 1'-0"



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PROJECT	CHN
DATE	09/05/19
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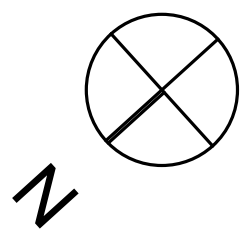
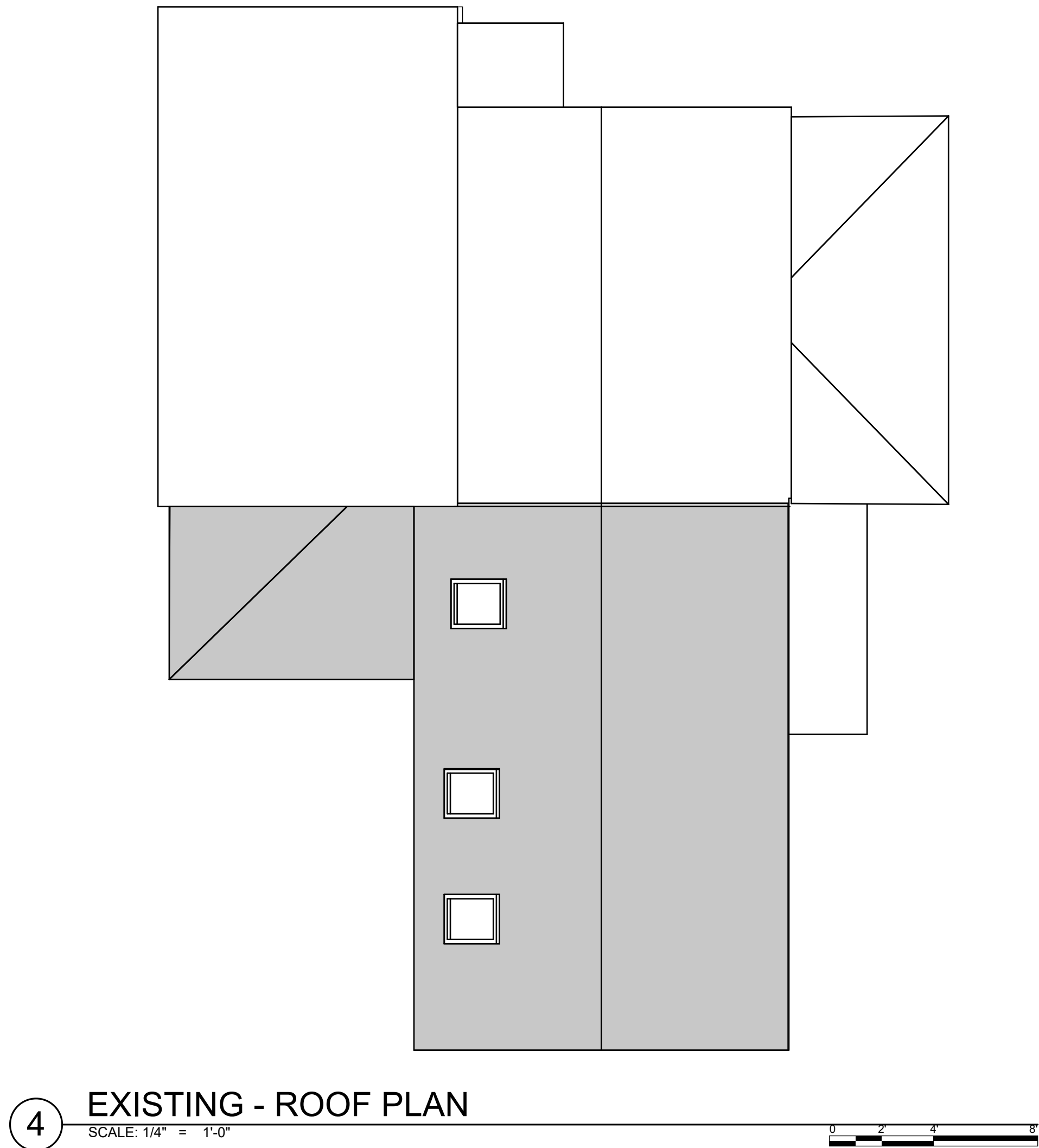
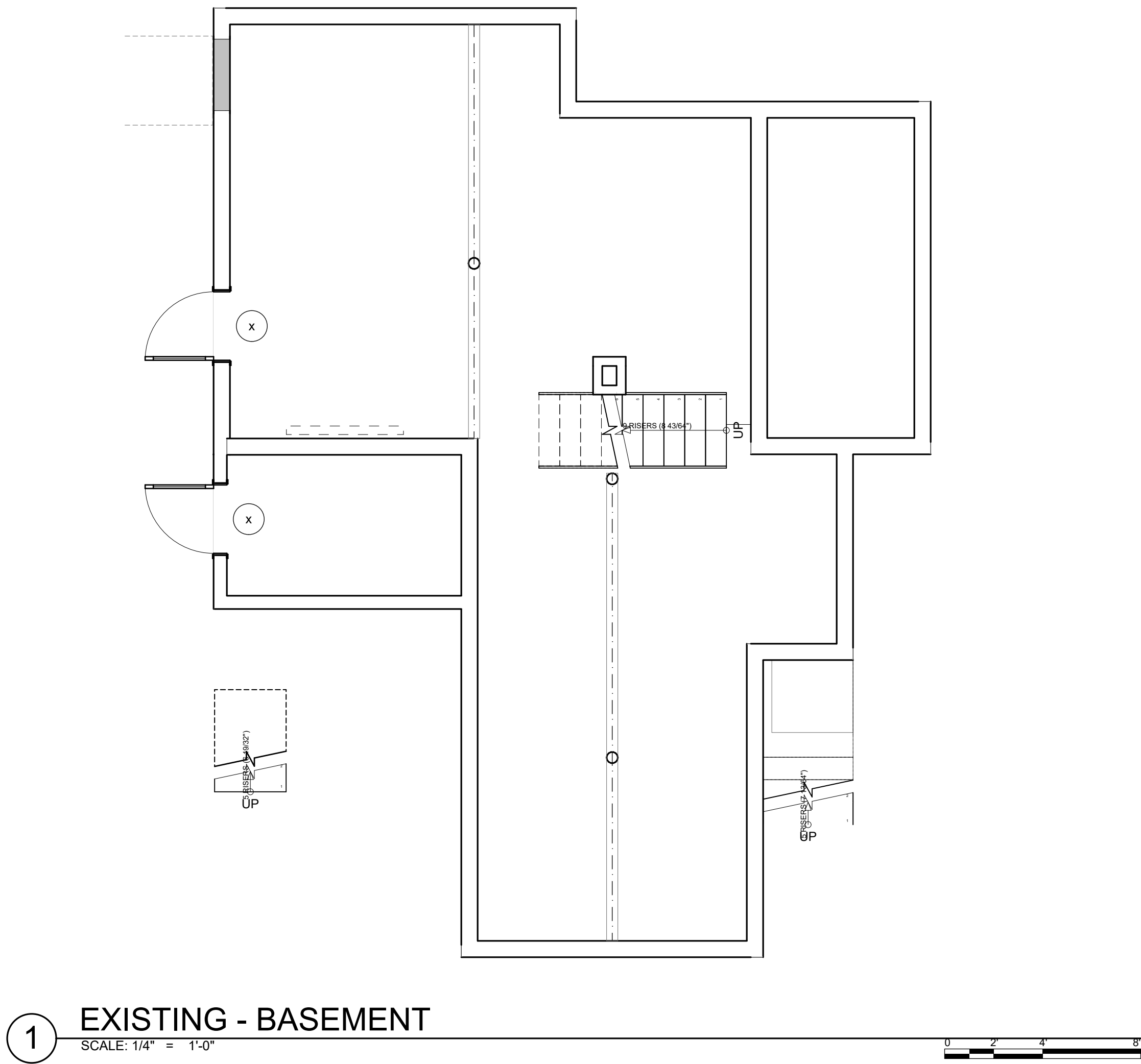
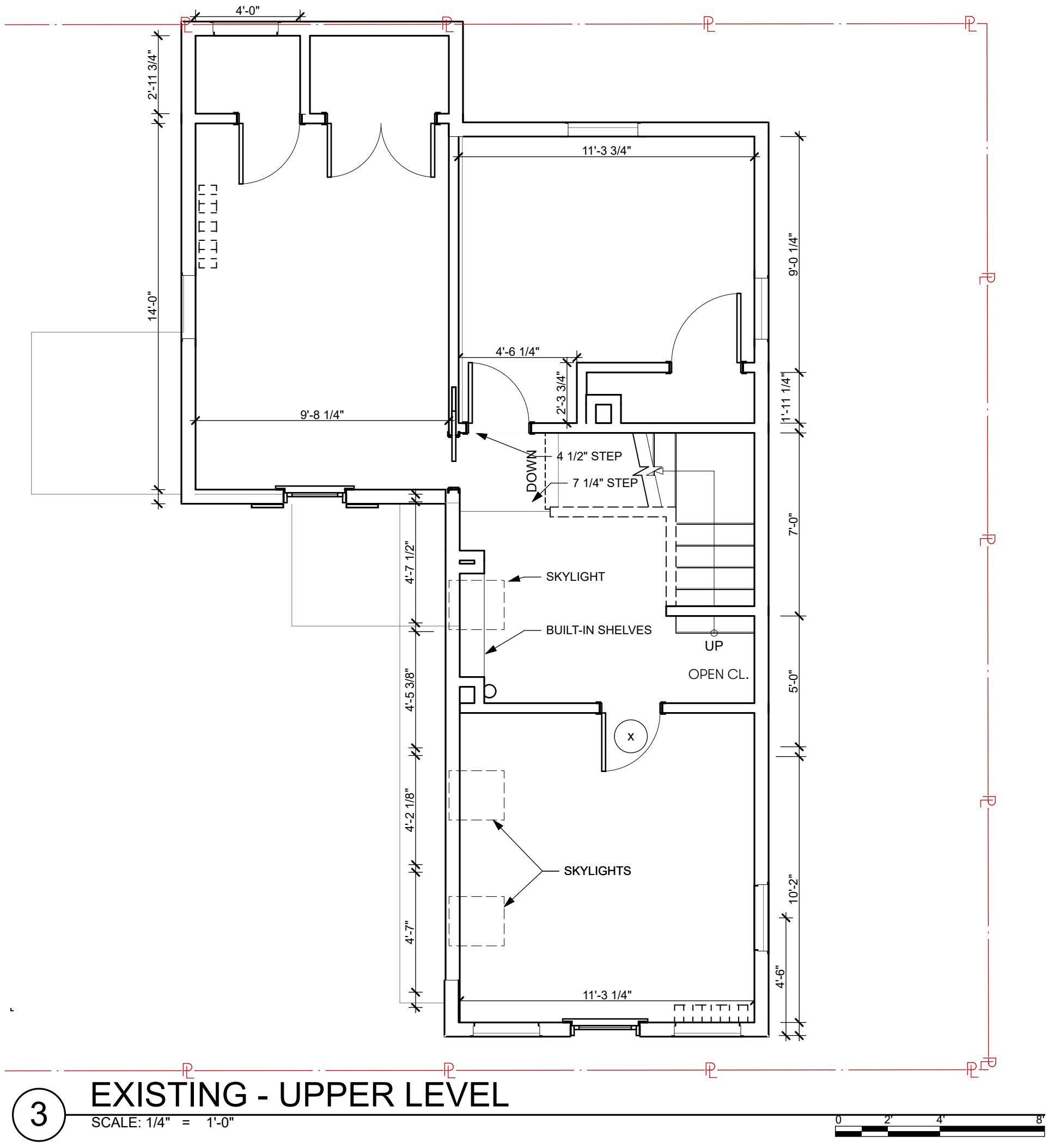
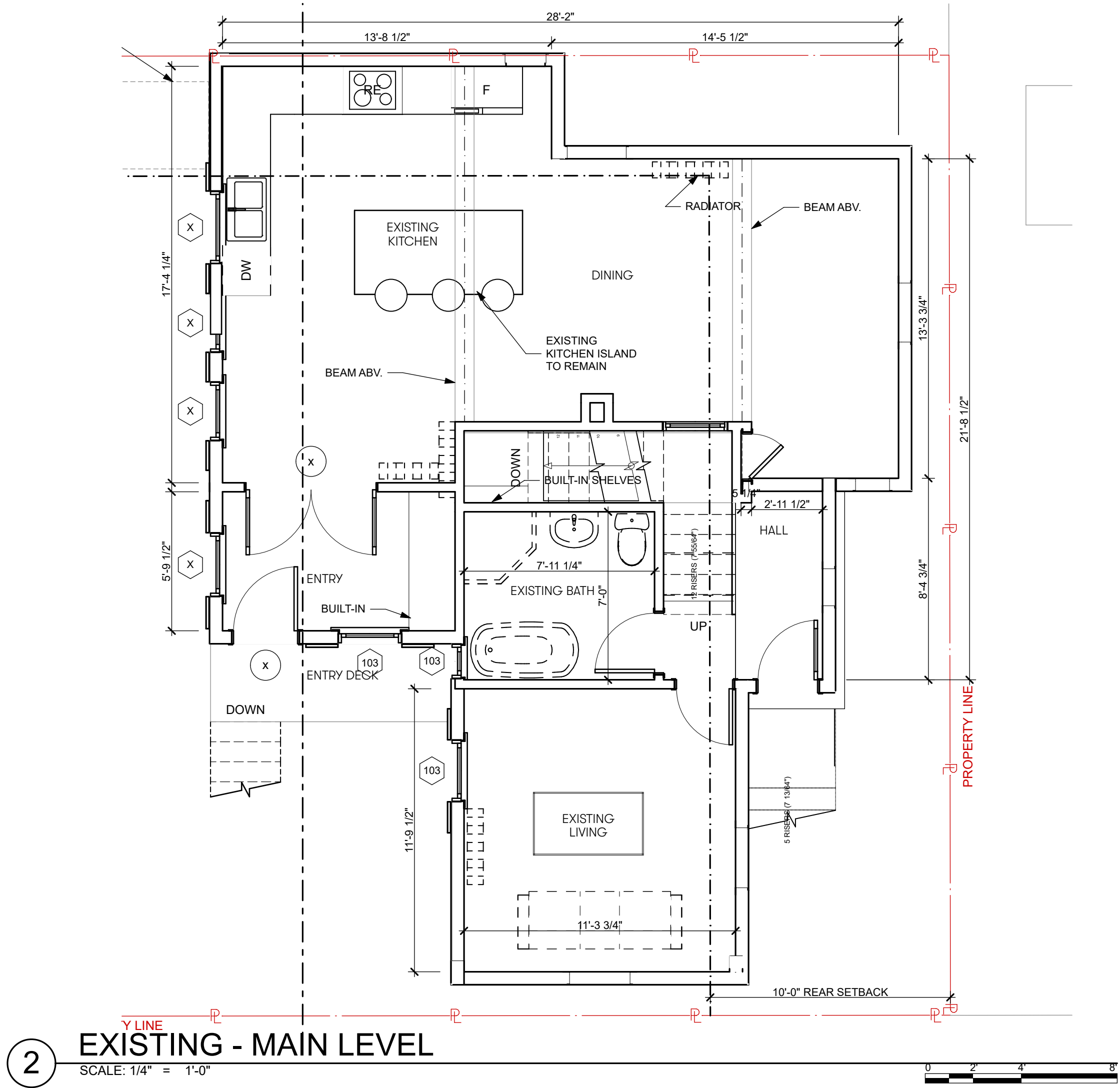
SITE PLAN

A-0.0

EXISTING CONDITIONS

TO BE DEMOLISHED

NEW CONSTRUCTION



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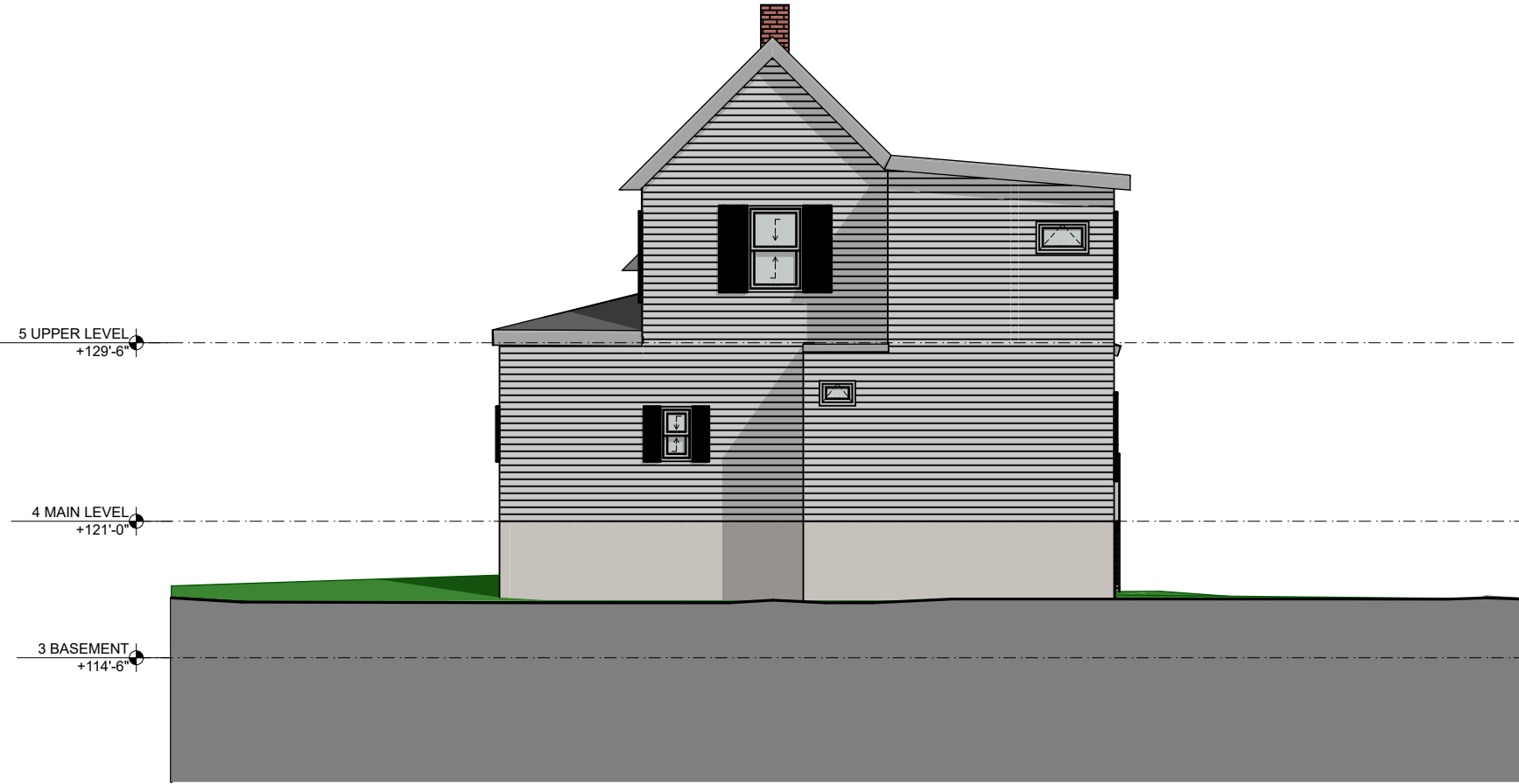
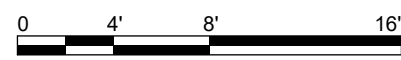
PROJECT	CHN
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EXISTING
CONDITIONS

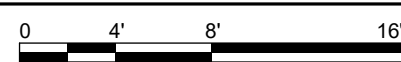
X-1.1



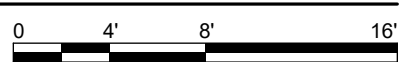
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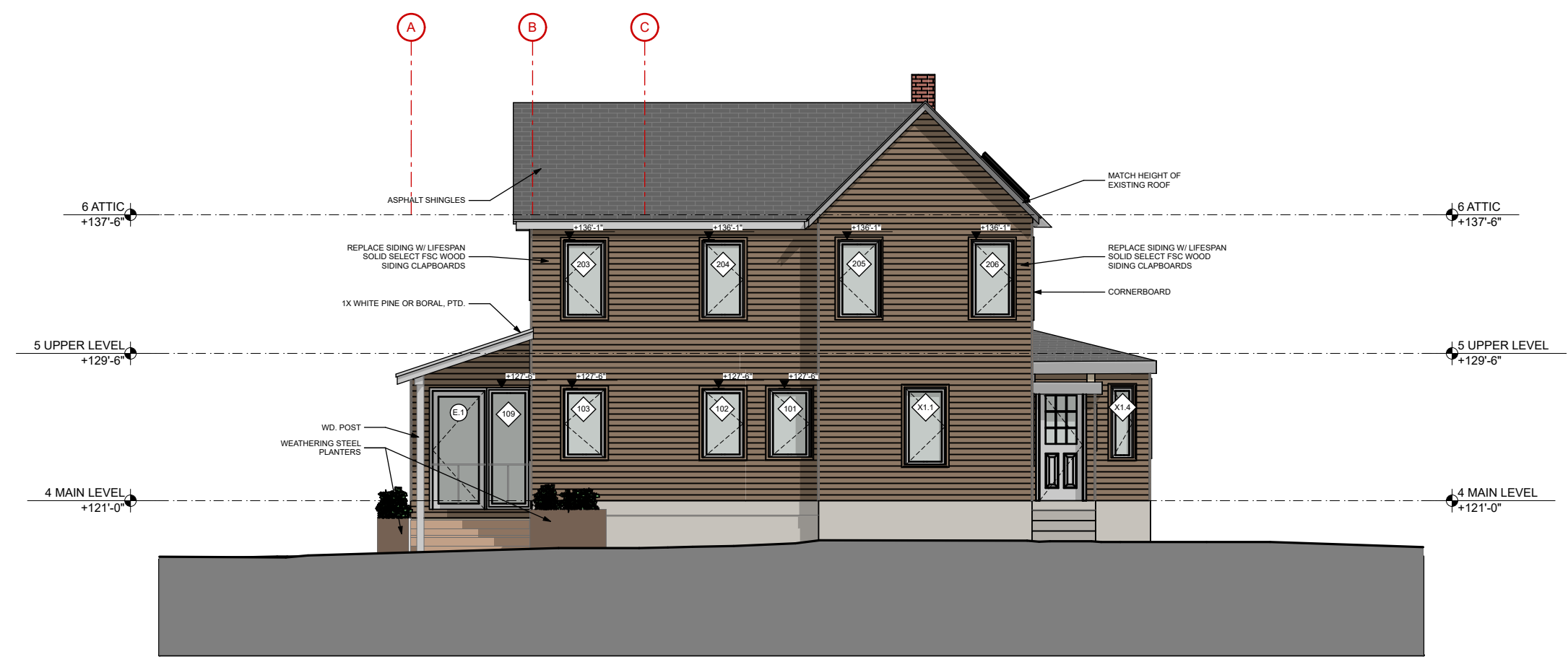
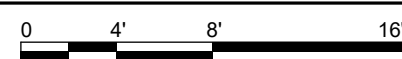
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SCALE: 1/8" = 1'-0"



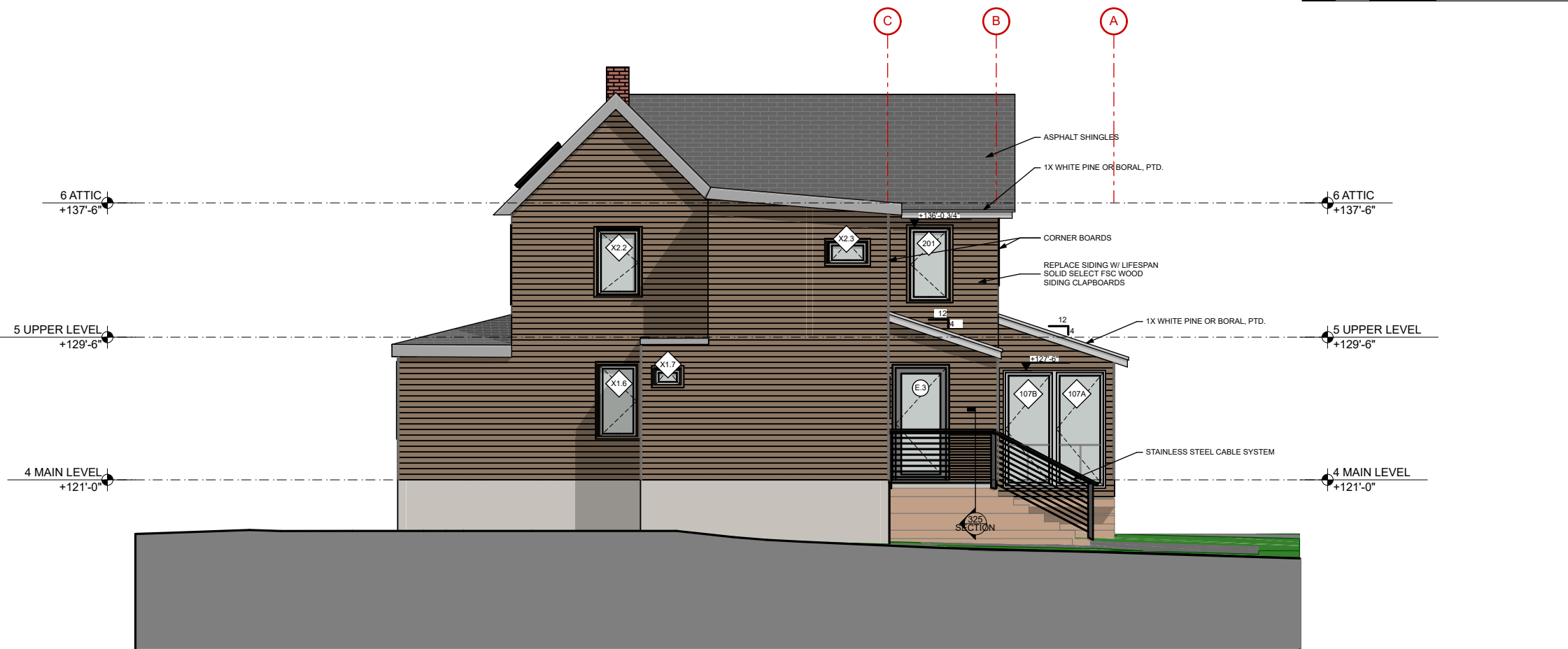
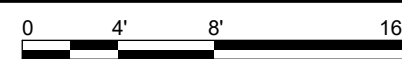
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SCALE: 1/8" = 1'-0"



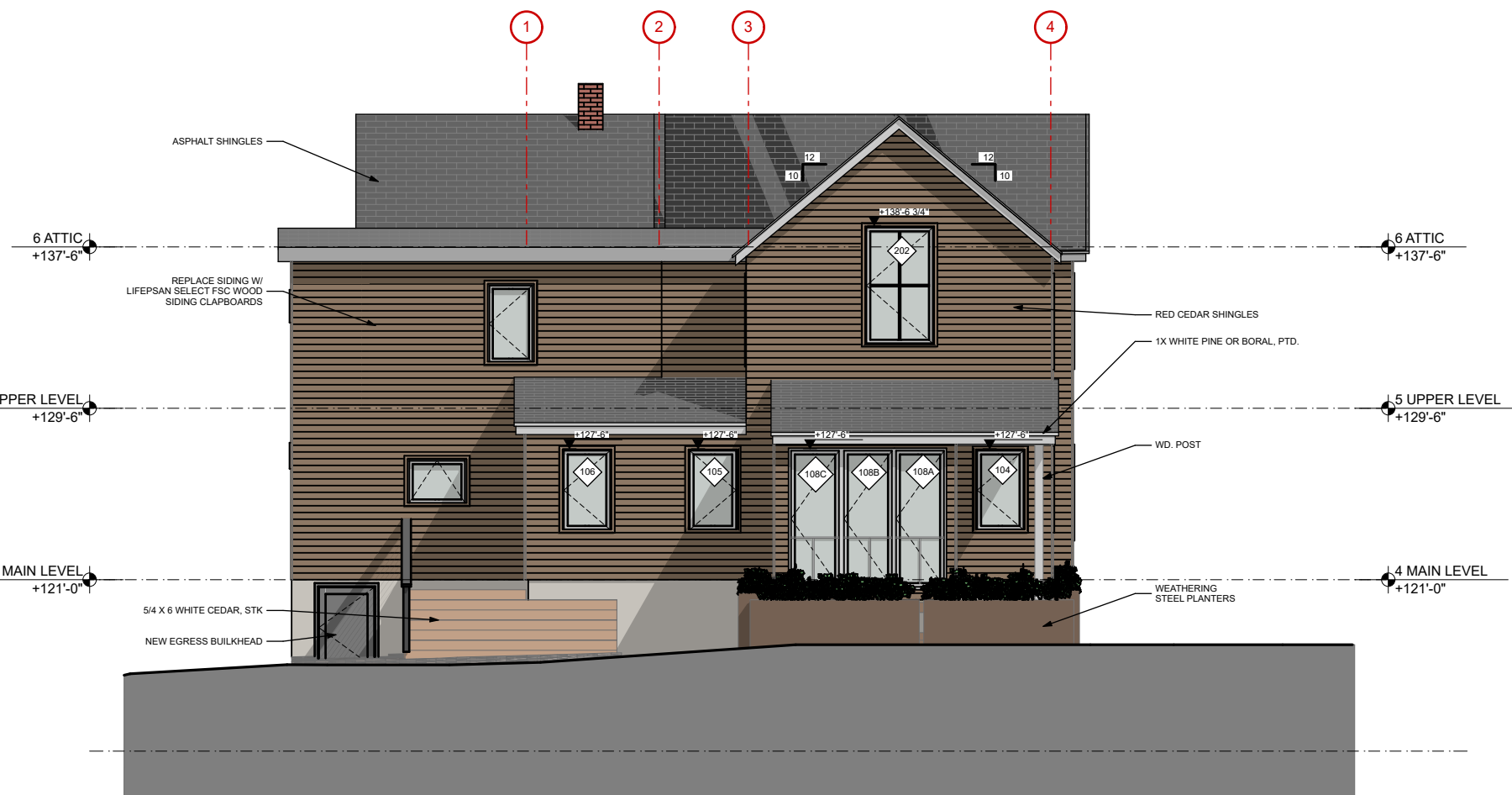
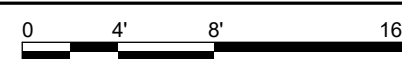
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SCALE: 1/8" = 1'-0"



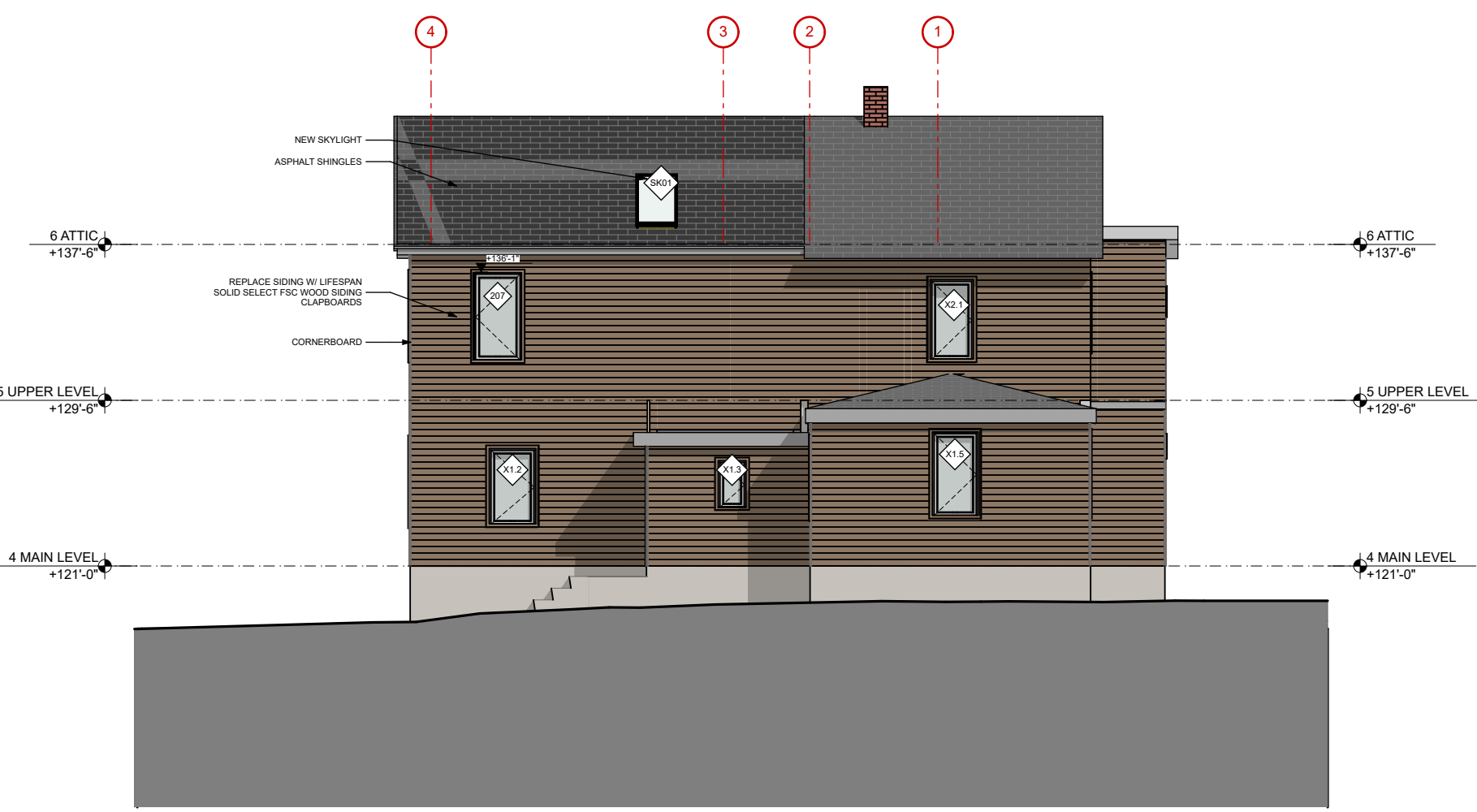
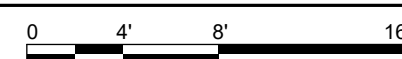
1 PROPOSED NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



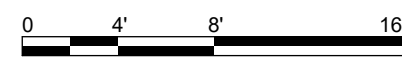
2 PROPOSED SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



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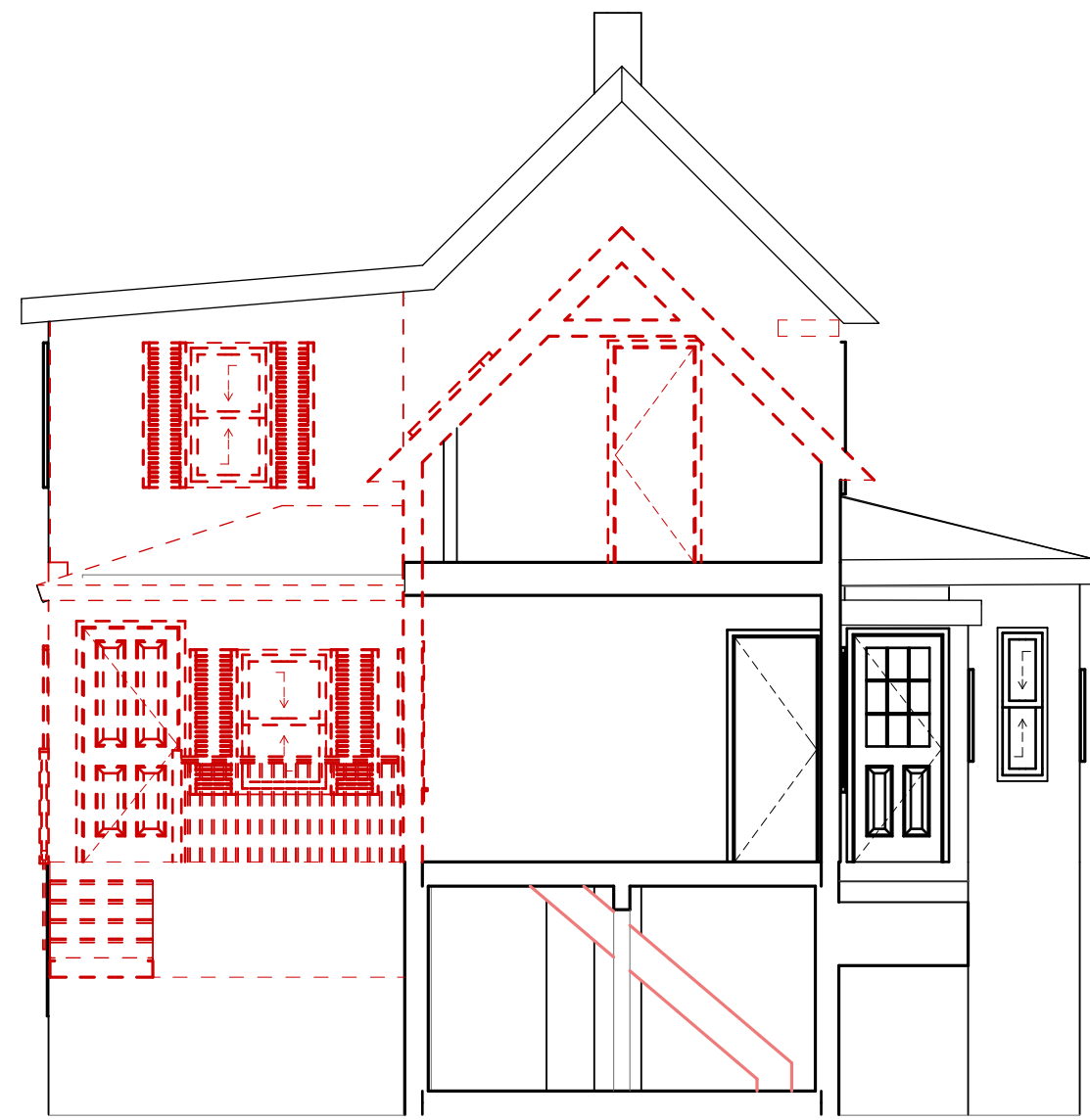
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PROJECT	CHN
DATE	09/05/19
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PHASE	For Permit

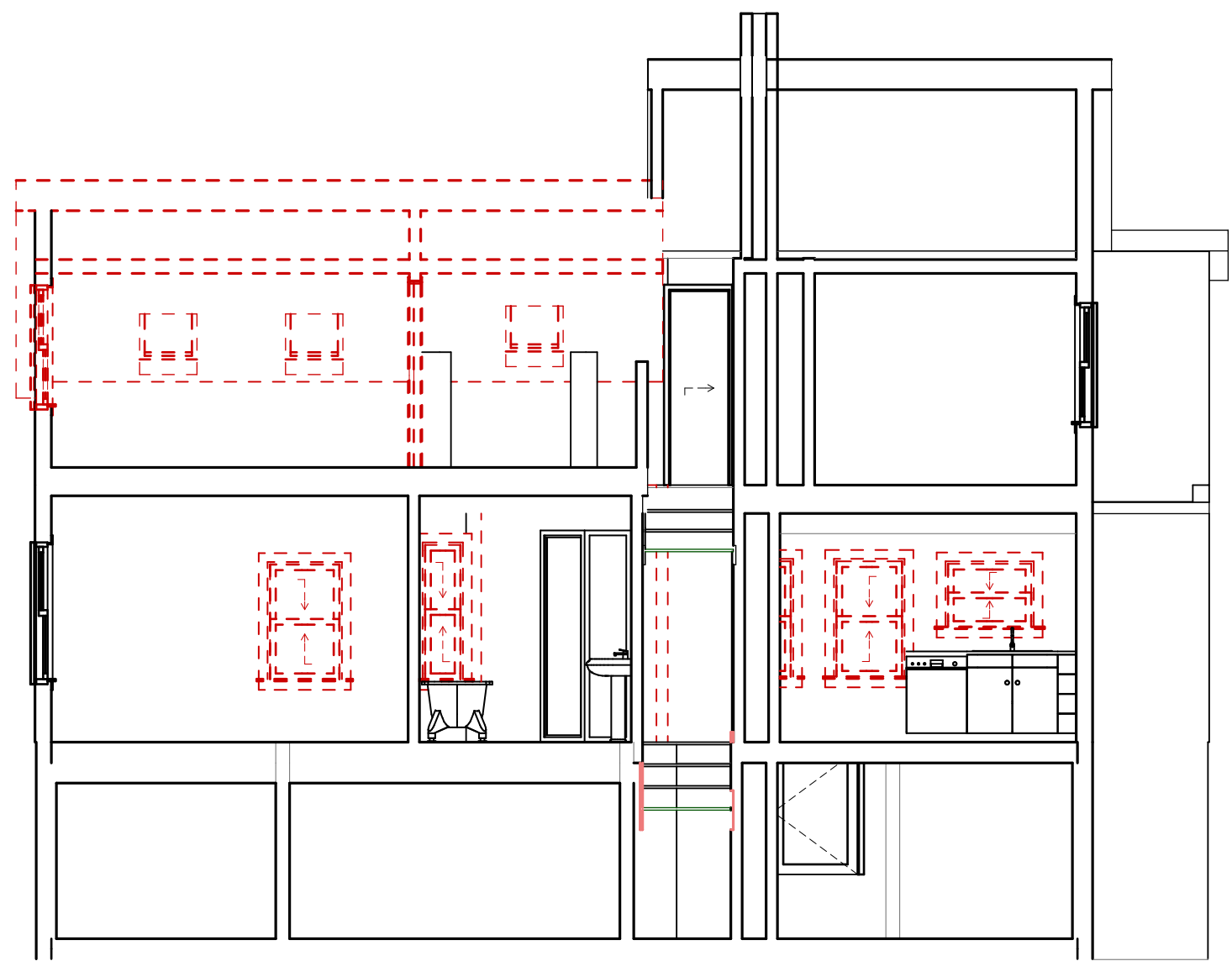
EXISTING/PROPOSED
ELEVATIONS

X-1.2

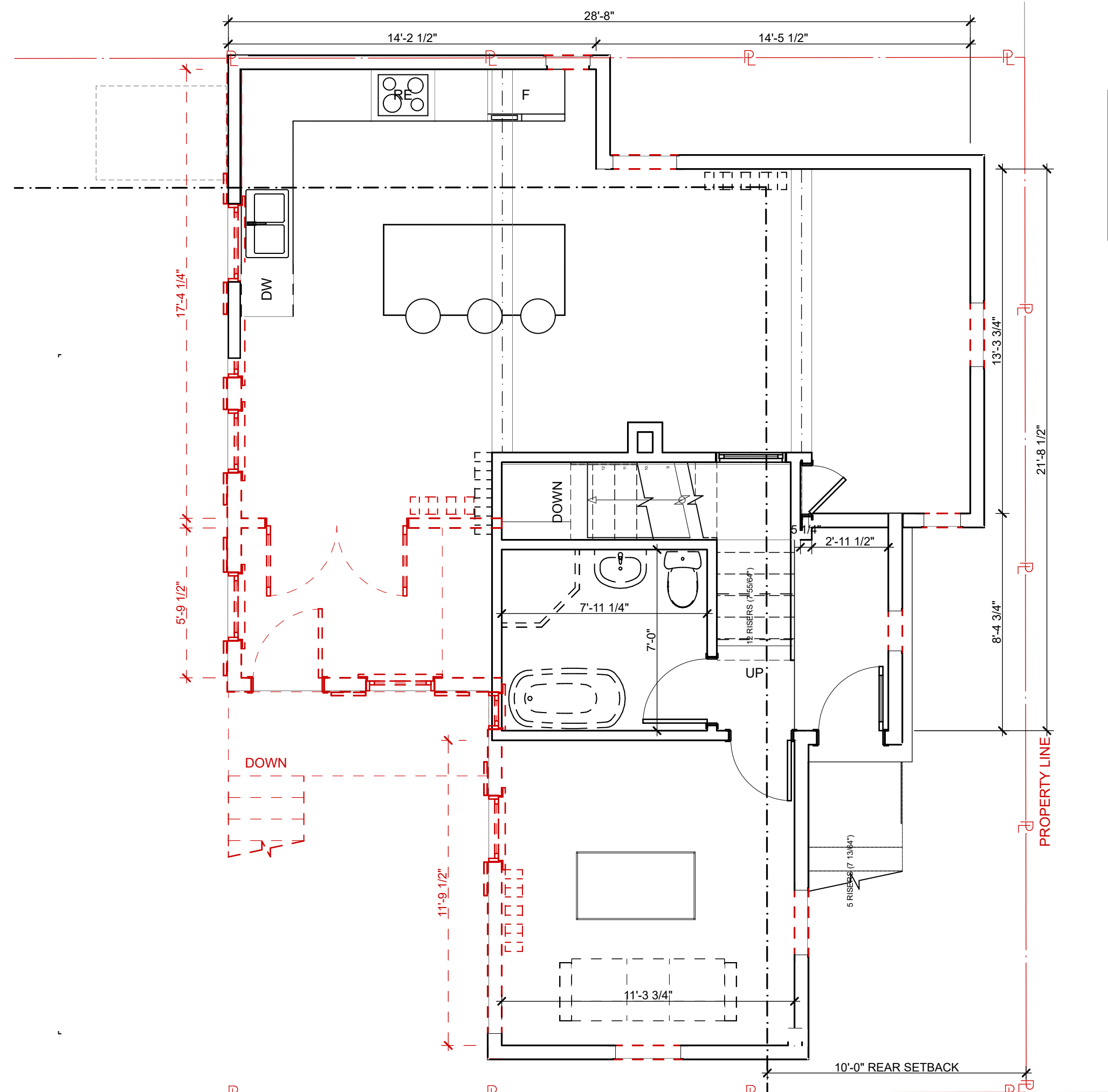
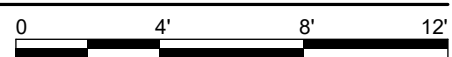
EXISTING CONDITIONS
TO BE DEMOLISHED
NEW CONSTRUCTION



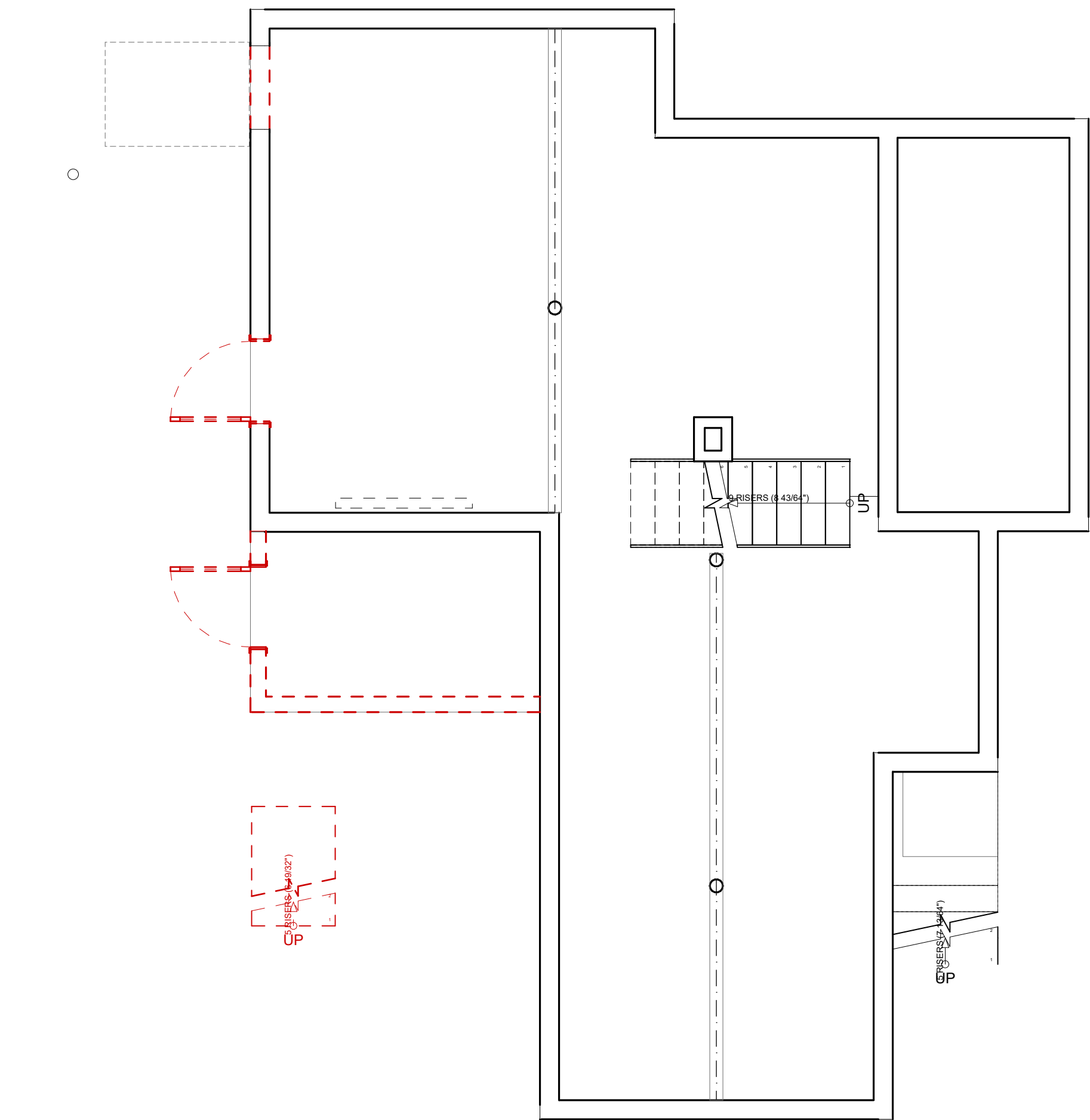
5 SECTION - DEMOLITION
SCALE: 3/16" = 1'-0"



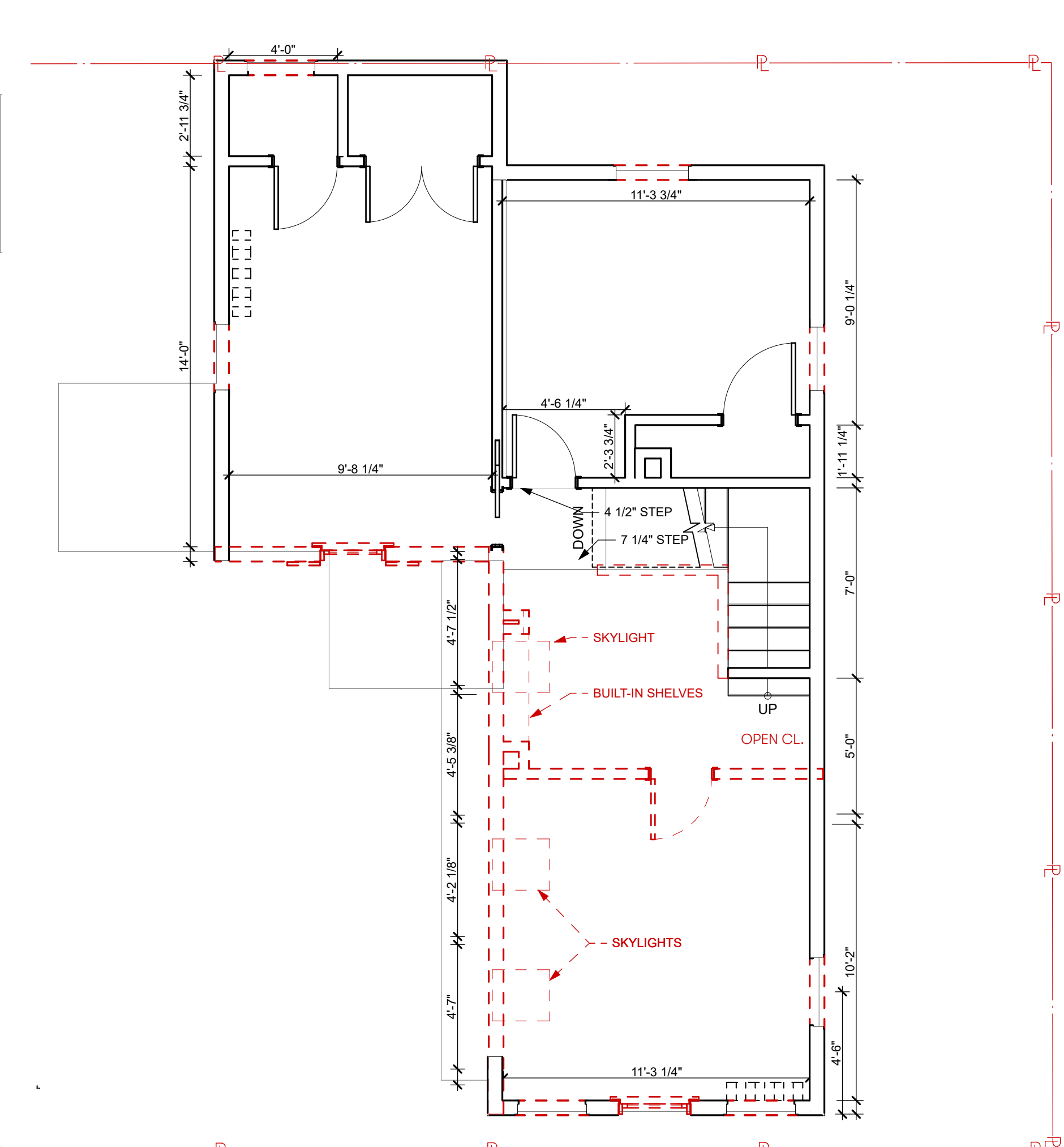
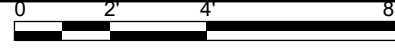
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SCALE: 3/16" = 1'-0"



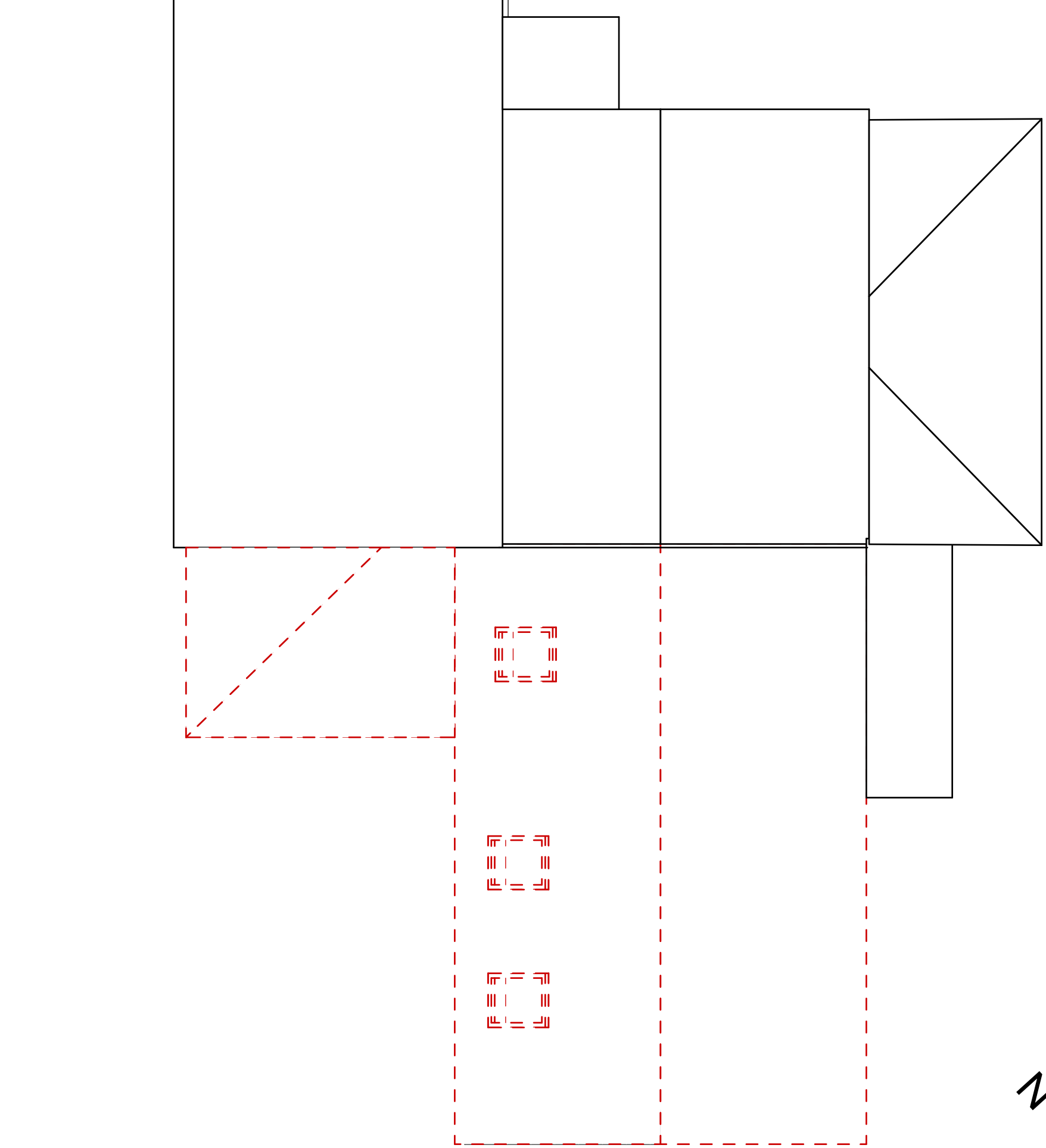
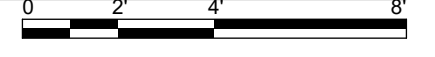
2 MAIN LEVEL - DEMOLITION
SCALE: 1/4" = 1'-0"



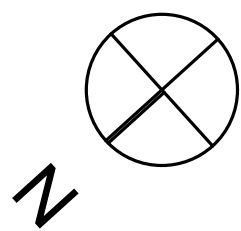
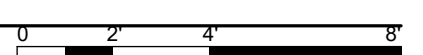
1 BASEMENT - DEMOLITION
SCALE: 1/4" = 1'-0"



3 UPPER LEVEL - DEMOLITION
SCALE: 1/4" = 1'-0"



4 ROOF PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"



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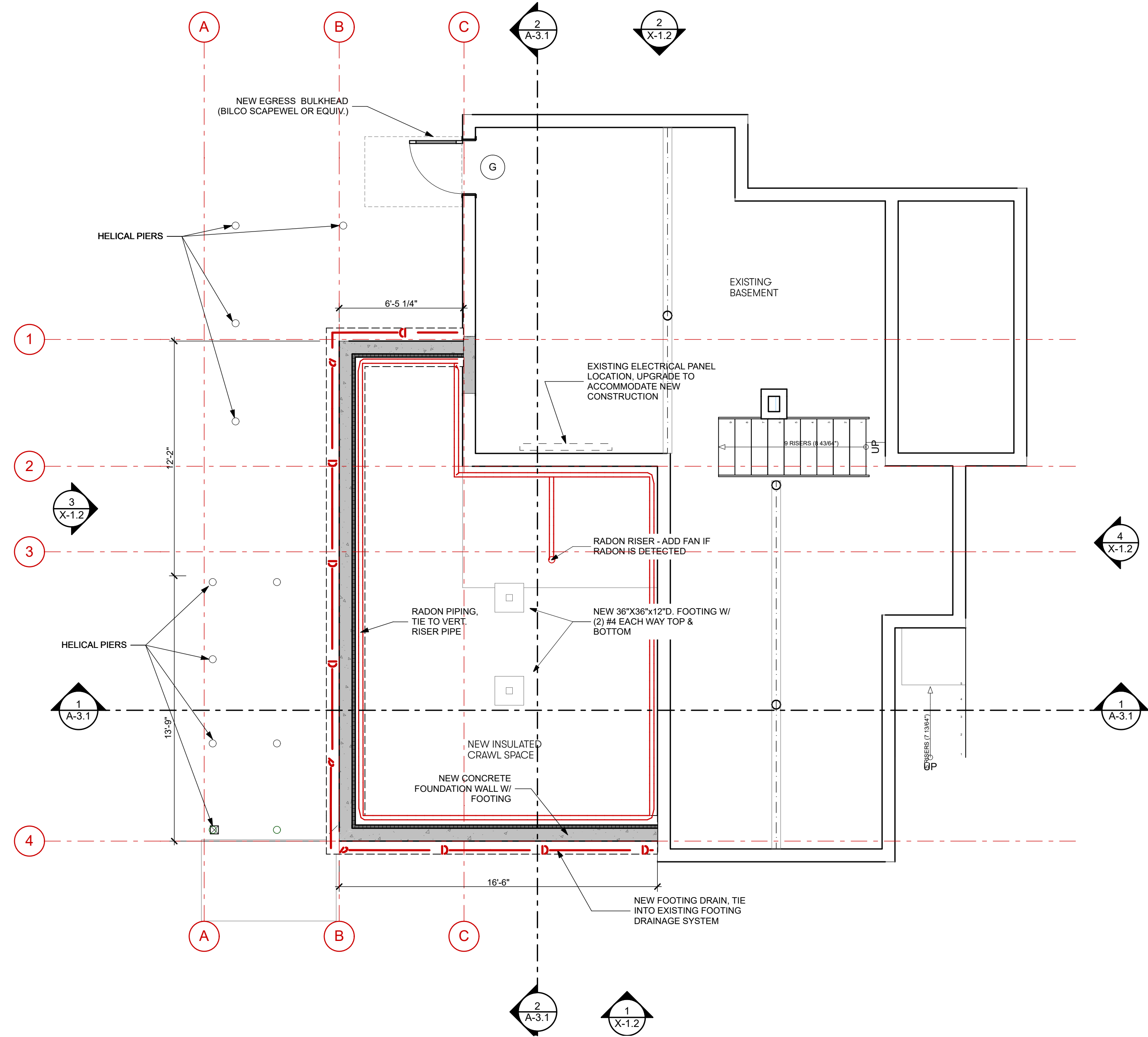
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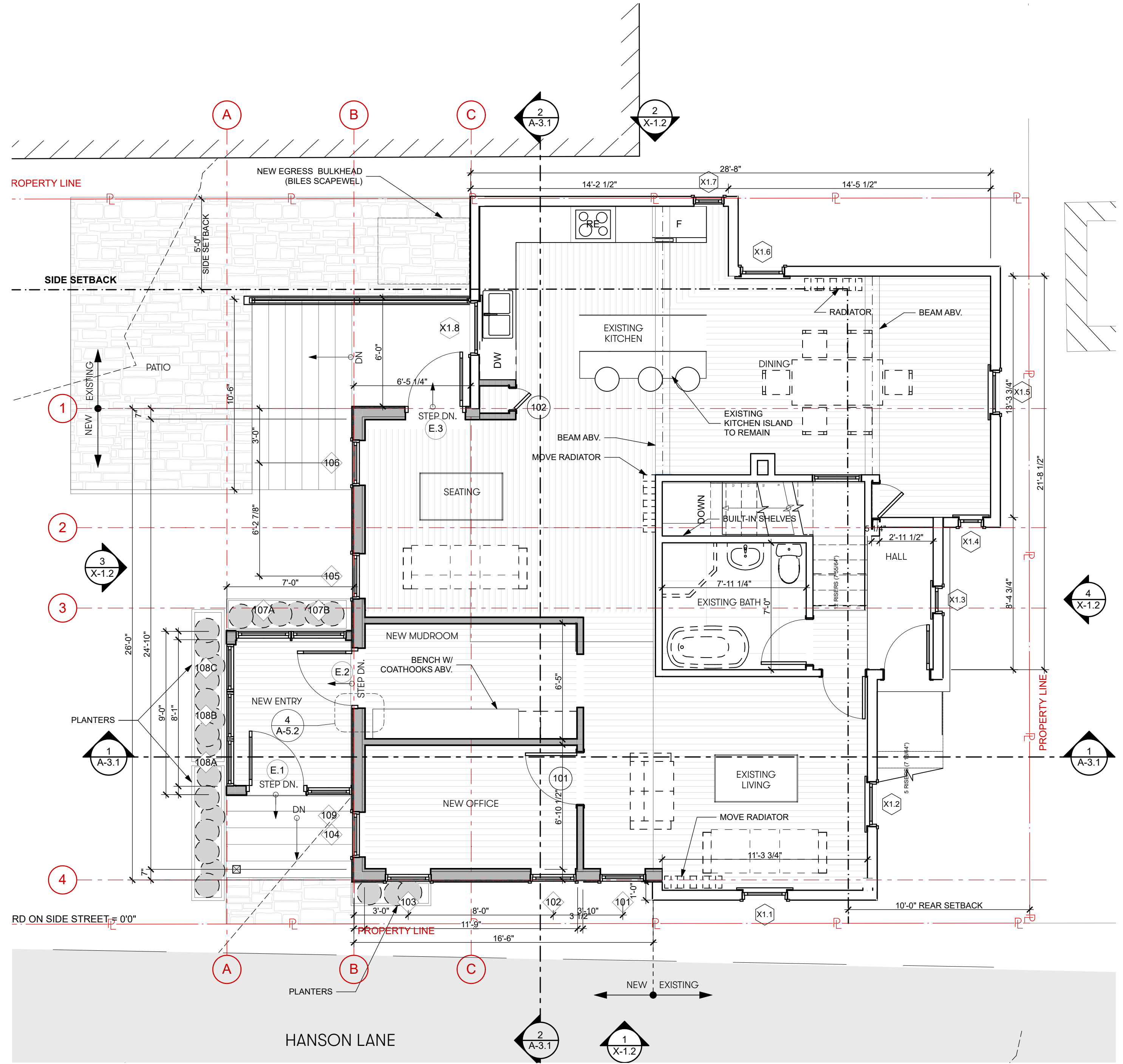
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DEMOLITION PLANS
D-1.1



1 BASEMENT



2 MAIN LEVEL

EXISTING CONDITIONS
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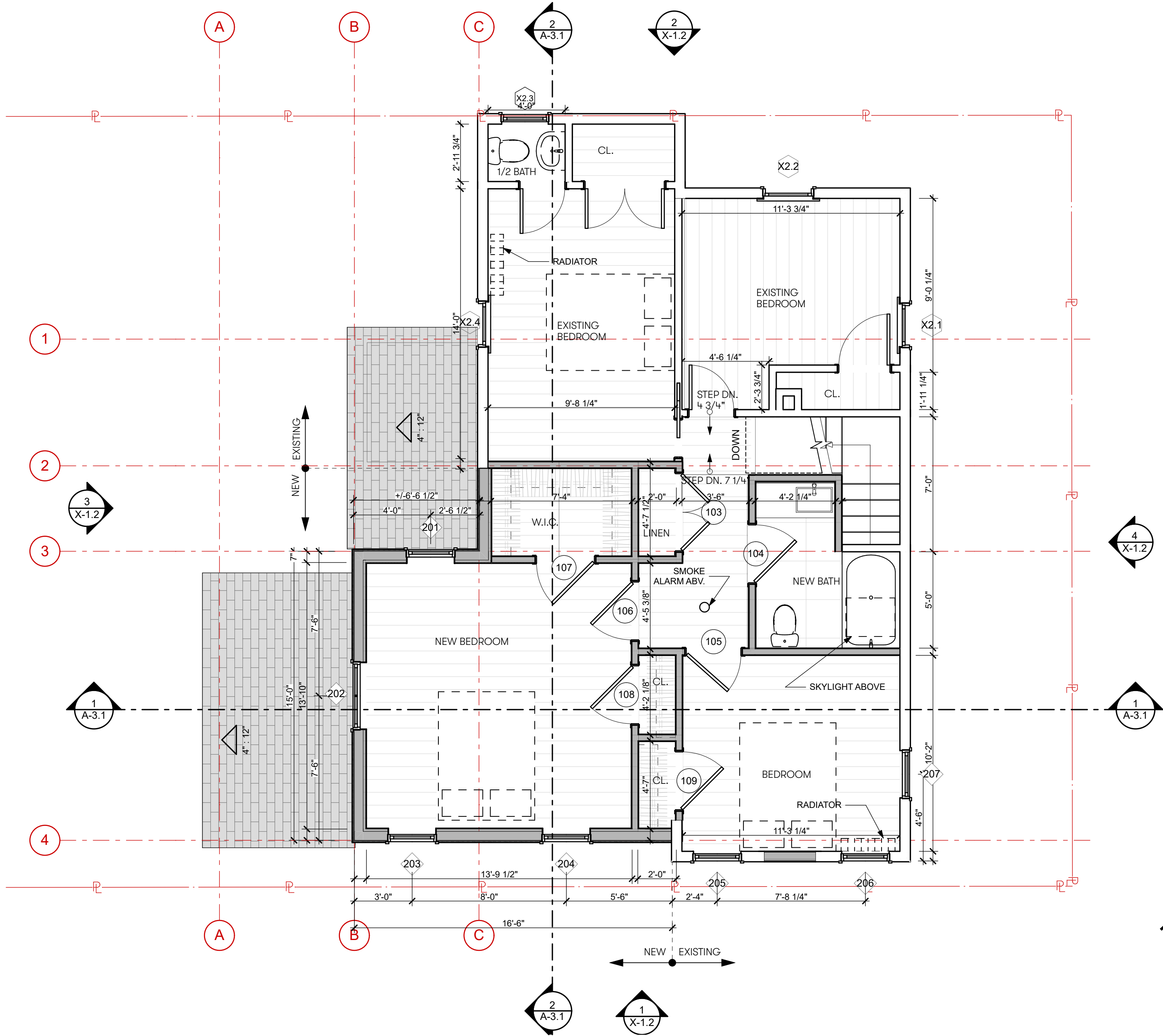


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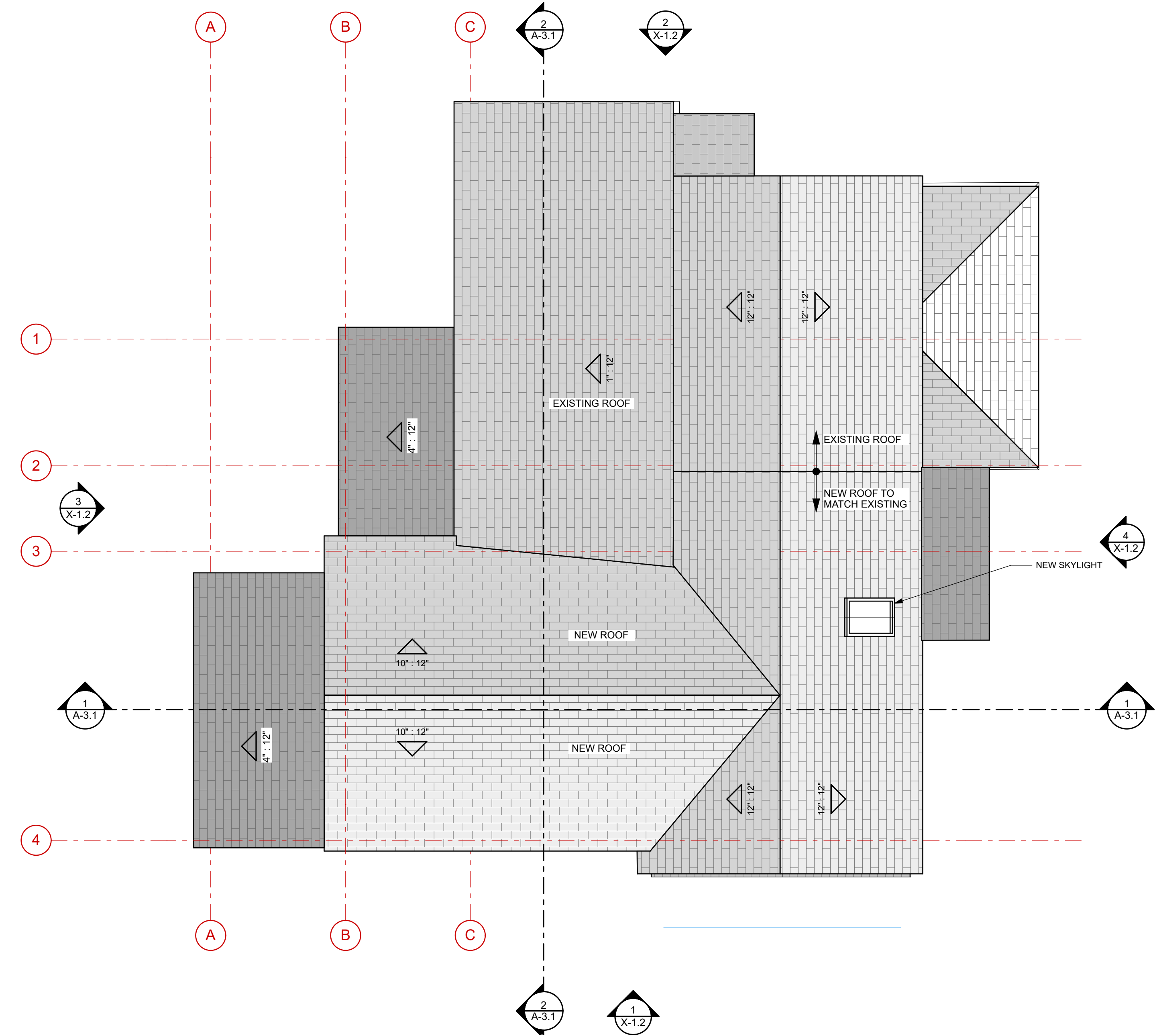
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FOUNDATION &
MAIN LEVEL FLOOR
PLAN

A-1.1



1 UPPER LEVEL
SCALE: 1/4" = 1'-0"



4 ROOF PLAN
SCALE: 1/4" = 1'-0"

EXISTING CONDITIONS
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PROJECT
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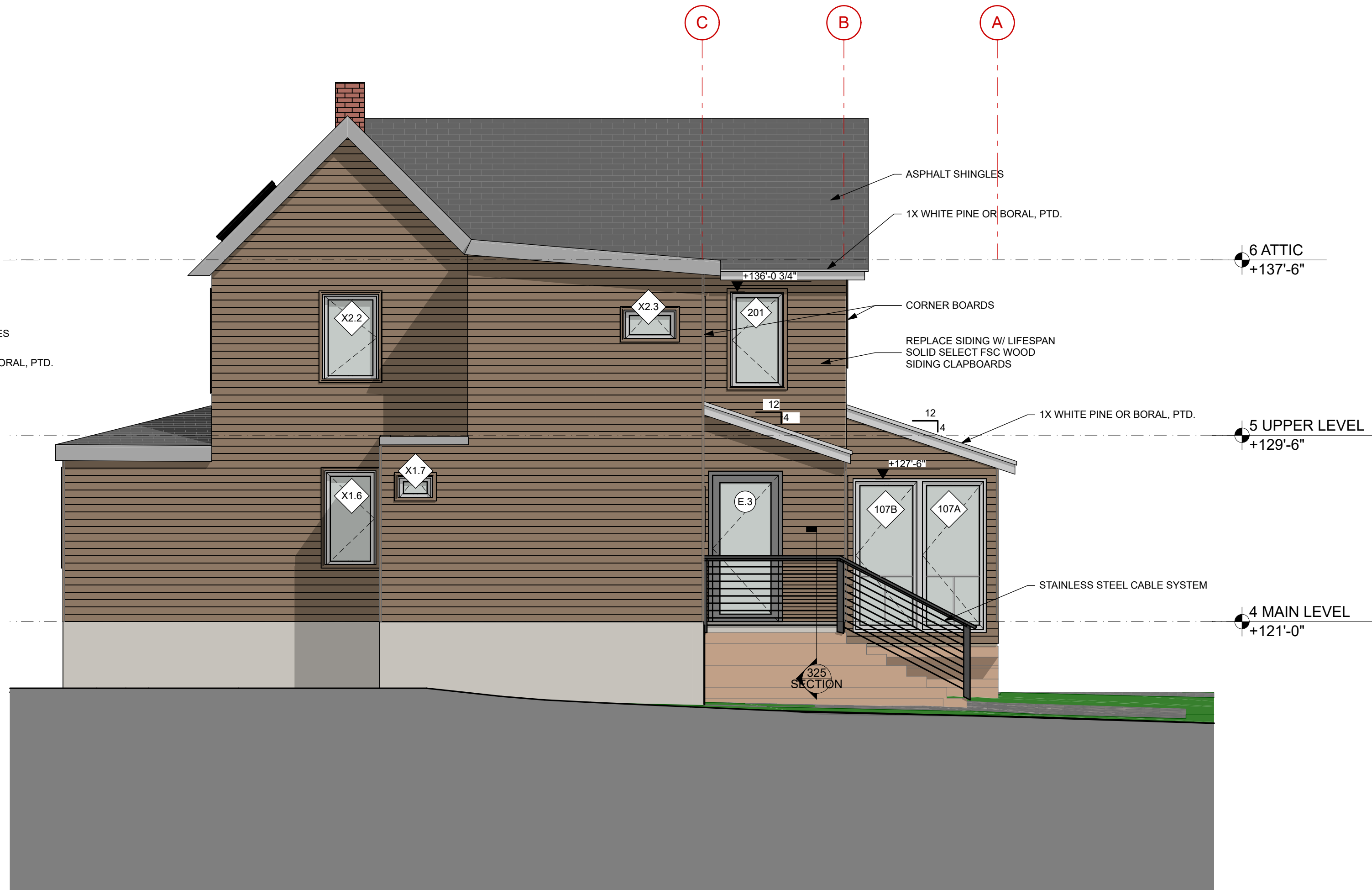
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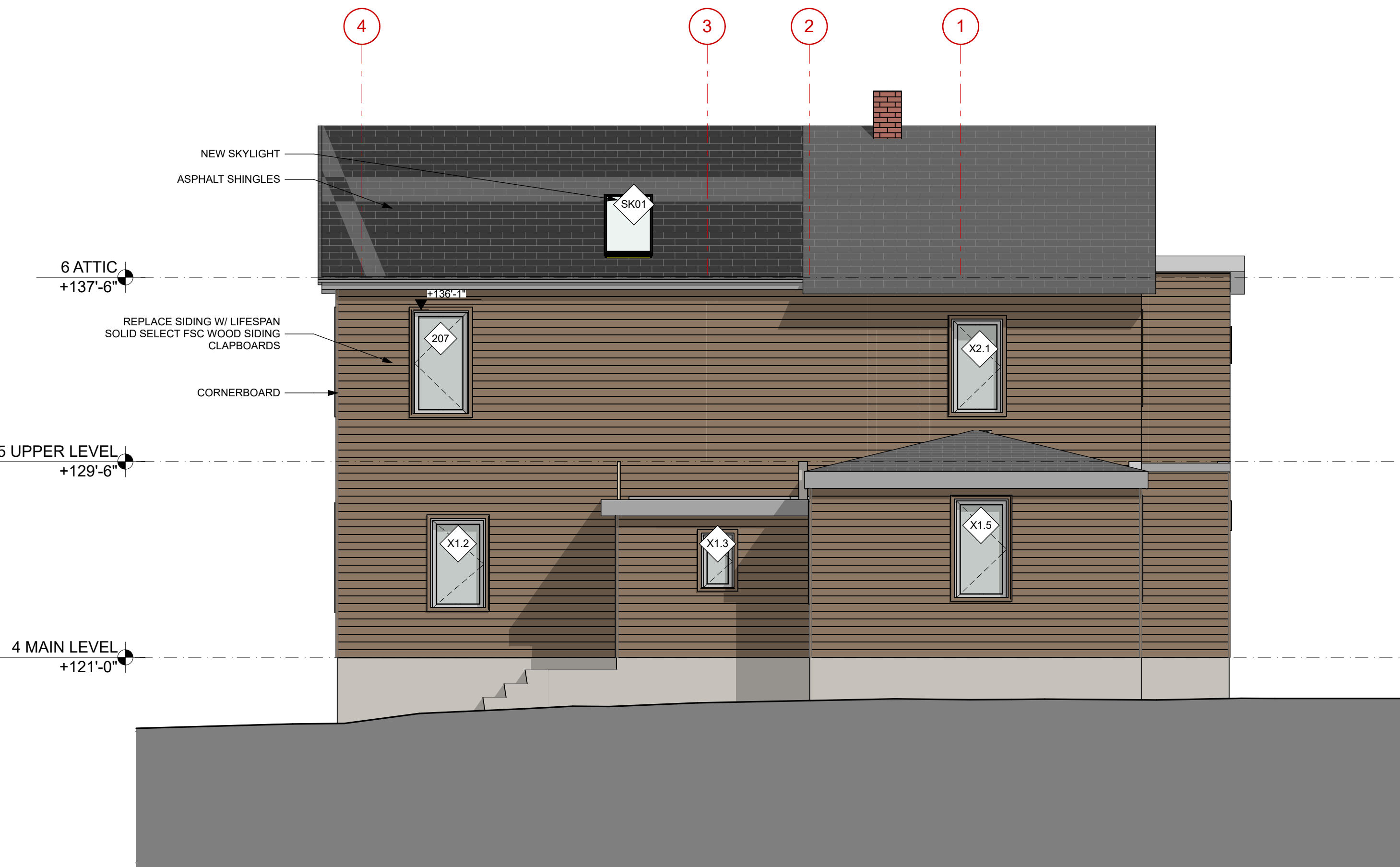
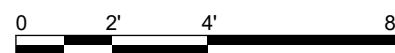
UPPER LEVEL & ROOF
PLAN
A-1.2



2 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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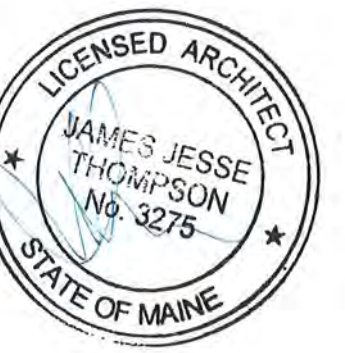
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PHASE	For Permit

ELEVATIONS

A-2.1

From: **David Silk** Date: Wed, Mar 2, 2022 at 10:54 AM
Subject: Public Comment on 1227 Westbrook St
To: <hp@portlandmaine.gov>

Hi: I am writing to offer comments on a pending application to add an attached garage and side addition to the historic home at 1227 Westbrook St. located in the Stroudwater Historic District. I have lived in the District at 1187 Westbrook Street since 1996. I understand there is a 2nd workshop later today. I write again to voice my concerns regarding the proposal.

As a general comment troubling to me is the applicants' insistence on an attached garage. One of the dominant characteristics of the District as viewed from a public way is the lack of any garages, attached or otherwise. It is a 21 Century suburban phenomenon. And simply not compatible in this District.

When the parcel in the District across the street from me (1190 Westbrook) was developed 15 or so years ago, as approved by this Board, the new home had massing and scale and features that integrated the new home with its surroundings. Most notably the garage was located well behind the new home and hidden from the street.

If someone wants a home with the amenities of an attached garage there are plenty of such modern homes located just outside the District with that feature, such as all the homes on Tide Mill Rd developed in the 1990s and those at Rivers Edge Drive developed in early 2000s.

Leaving aside how it is styled, attaching a garage to this historic structure and visible from a public way denigrates the historic nature of the structure and surroundings. The Tate house is just a stone's throw away. It is not a character of the District because the District traces its routes to the pre-car period.

Standard 9 says in part: "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.**" The proposed garage addition fails this test in my view.

The Staff's comments on page 5 of the Board memo applicable to the initial proposal remain equally applicable to the revised proposal. The proposed modifications "has the effect of engulfing, overpowering the original house." The historic structure will be "compromised by the proposed addition(s)."

It is hard to say no to an applicant. But the addition of a suburban attached side garage to this historic structure just does not work no matter how presented. It is simply not compatible with the structure and is not consistent with the character of the District (which is the absence of garages, attached, attached with breezeway or otherwise, visible from a public way). The garage should be dropped from the proposal.

The revised proposed addition on the other side is an improvement over what was presented before and standing alone (with no added garage on the other side) is far less overwhelming due to the additions' recessed setback and scale. The mostly blank wall remains of concern.

I will add that others in the District share my concern. They welcome the Richardsons but feel that adding a garage as a side addition to this house just does not work no matter how dressed up.

Thank you for considering my views.

David Silk
1187 Westbrook St
Portland

Public Comment on 1227 Westbrook St. External Inbox

**Lynn Jennings**

to me

11:59 AM (2 minutes ago)

Hello,

I am writing to share comments on the pending application to add an attached garage and other additions to the historic house at 1227 Westbrook Street in the Stroudwater Historic District. I've lived in the district at 1187 Westbrook Street since 2019.

The proposal for the attached garage shouts suburban in the very midst of what is a collection of historic homes on Westbrook Street. When that garage is coupled with the other additions the original house's simplicity is overwhelmed and suburbanized. The variety of rooflines distract the eye from the clean and simple lines of the original structure. The jumble of additions are visually discordant and not in character with surrounding homes.

I walked up and down Westbrook Street yesterday and noted how from the Tate House onward there is an immediate sense of entering an intimate old-timey village of homes with simple lines and forms. The simplicity is striking, the stately structures are appealing. Of course there is modernity everywhere with cars in driveways and so on but the atmosphere of preservation and upkeep is clear.

A portion of Standard 9 says, "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.** The proposed multiple additions (one with a big blank street-facing wall with only one window) plus an attached garage stuck onto the simple original structure at 1227 Westbrook St do not meet the compatibility test.

I appreciate that the Richardson's want to update their house and I am glad they are in the neighborhood. I hope they can find a way to execute their updating while remaining sensitive to the surrounding houses whose owners care very much about being good stewards and guardians of the neighborhood's special historic nature.

Thank you for reading and for considering my views.

Lynn Jennings

1187 Westbrook St.

Isaac Fly House at 1227 Westbrook Street 0 views

Subscribe ☐

an...@annetaintor.com
to h...@portlandmaine.gov, an...@annetaintor.com

Mar 29

Dear Historic Committee,

I love living in Stroudwater, and I love walking through this neighborhood: the beautiful old houses, the equally beautiful rivers... and all the space! My son-in-law once described Stroudwater as living in the country in the middle of a city.

This week I looked at images of the proposed additions to the Isaac Fly House at 1227 Westbrook Street. (I'm so late to take action because I had no access to internet for 4 months.) After looking at the images I walked by the house to get an idea of how the additions would affect things. I'm concerned.

- The additions will block two lovely views of the Fore River. It seems to me that the views and the spaces are important elements of the historic character of this neighborhood.
- The additions totally change the character of the Isaac Fly House. From the stately building it now is it will turn into a Scarborough-esque McMansion, totally inappropriate to this historic neighborhood.
- It also appears to me that the artist's renderings of the project are misleading. The renderings show mature trees to the east of the garage addition – trees that simply do not exist in the locations shown. And it appears that those trees, if they *were* there, would actually be on the lawn of 1221 Westbrook. I don't believe that the space and foliage shown in the artist's renderings actually exist.

You may remember that years ago I spoke in support of my next-door neighbor's proposed additions. Every time I look out my back windows and see her barn instead of the river view I once had I regret my support.

Does the decision of whether to approve the project rest solely on whether the additions meet the Standards for Review of Alterations to Contributing and Landmark Properties? Or, as I hope, will the Committee take into account the effect that the proposed additions will have on the other elements of the historic character of the neighborhood?

Thank you for letting me voice my concerns.

Regards,

Anne Taintor

Archelaus Lewis House

1258 Westbrook Street

1227 Westbrook Street from John Swan

0 views

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an...@annetaintor.com
to h...@portlandmaine.gov, lost...@aol.com

Mar 29

To the Historic Committee:

I am here typing a handwritten letter from John Swan. John is having computer issues, and so he asked me to submit this for him:

Stroudwater is a very special place, defined by waterfalls, rivers, and tidal estuaries. The heart of the Historic District, with a few exceptions, is a short section of Westbrook Street that extends from Congress Street to the end of Westbrook Street, and fortunately for Stroudwater, the neighborhood has aged gracefully through the ravages of three centuries, and it remains as a rare example of an 18th and 19th century village.

The Isaac Fly House, which is likely the oldest surviving house in Portland, sits at the heart of this small community, and any additions to it should reflect a respect and sensitivity to its unique surroundings, history, and neighbors.

Applicable Standard #1 states that any addition to an historic building “requires minimal alteration to the character and defining features of the structure, object or site and its environment or to use a property for its original intended purpose (sic).”

The proposed additions of the bedroom and bath, two-car garage, and west wing addition do not adhere to this standard.

Although the original façade remains in the proposal, there would be, in effect, two more facades attached to it facing Westbrook Street, which would have a negative impact on the historic nature of the immediate neighborhood, especially the Hinchliffe property to the east, which would be overwhelmed and dwarfed by the bed and bath and garage.

It is space that defines structures as much so as the structure, and it is space that lends grace and beauty to neighborhoods.

The space on either side of the Isaac Fly House, with open views of the Fore River, will be blocked by the proposed additions, and have the effect of being “shoe-horned” between its two neighbors.

Applicable Standard #9 states “The new work shall be compatible with size, scale, color, material, (and again) character of the property.”

The proposed construction overwhelms the original house, giving the original façade the impression of a postage stamp stuck on a box, an incongruous token at best.

The large, angular, contemporary windows on the west addition, and where the garage attaches to the second story of the house, certainly do not adhere to Standard #9. They are hideous at best and destroy the historical character and grace of the original house and neighborhood. A new home in the historic district would not be allowed to have them.

Additions should represent and compliment rather than contradict an historic house.

Architects who seek to promote their own distinctive designs are out of place in an historic neighborhood. The concept that historic additions should be distinct in some way from the original building is misguided, and it is designed to give architects an excuse to impose their own creative stamp on a structure.

Applicable Standard #8 states "Every reasonable effort shall be made to protect and preserve significant resources affected by or adjacent to any project." Do not the open spaces with beautiful views of the Fore River that separate the Fly House from its neighbors qualify as significant resources? Space defines a neighborhood, please take notice of the open space as it exists now.

To me, the proposed additions are overwhelming in scale, and seem to be an excuse and a support system for all the glass on the north side of the house.

It's a transformation rather than a restoration, and if other historic houses in Stroudwater were approved for similar construction, the neighborhood would be fundamentally changed forever.

John Swan

1246 Westbrook Street

Portland 04102



EXTERIOR RENDER UPDATED (SECOND WORKSHOP)

GARAGE ADDITION ROOF AND GARAGE DOOR OPTION 1



EXTERIOR RENDER UPDATED (SECOND WORKSHOP)
GARAGE ADDITION ROOF AND GARAGE DOOR OPTION 2



EXTERIOR RENDER (FIRST WORKSHOP)

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

**WORKSHOP (2nd)
1227 WESTBROOK STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: February 25, 2022
RE: March 2, 2022 **WORKSHOP** – Preliminary Review of Proposed Building Additions

Address: 1227 Westbrook Street
Stroudwater Historic District

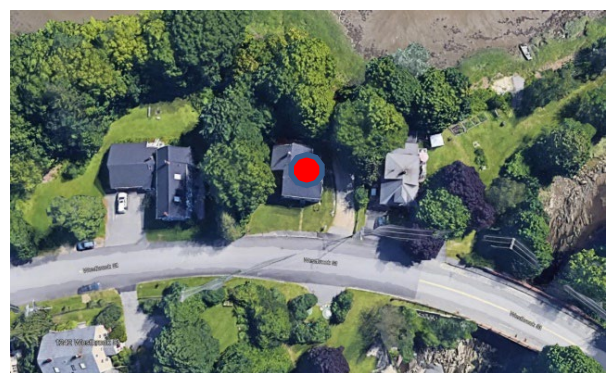
Applicant/Building Owner: John Richardson and Claire Horn

Architect: Scott Simons Architects

A sign announcing the Historic Preservation Board's meeting on March 2, 2022 was posted at the property on February 23, 2022. A legal ad was published in the Portland Press Herald on 2/21/22 and 2/22/22 and 32 notices were sent to neighboring property owners within 100' of the property.

Introduction

On behalf of applicants Claire Horn and John Richardson, architect Scott Simons has requested a second workshop to present a revised proposal for building additions to the historic single-family home at 1227 Westbrook Street, located within the Stroudwater Historic District. The rear of the property abuts the Fore River. The design revisions were made in response to Board feedback at the initial workshop, held on January 12, 2022.



As Board members will recall, the proposal calls for a living room addition off an existing wing on the northwest side of the house and a two-story garage/master suite addition off the southeast elevation of the house. Plans also call for site alterations associated with the garage addition.

Enclosed with this submittal is a cover letter summarizing the changes made in response to Board comments on January 12th, as well as plans, elevations and renderings. Mr. Simons has included drawings of the original proposal for reference purposes, together with the revised plans. Note that two design options for the revised garage/master suite addition are provided for consideration at this follow-up workshop.

Background Information (*excerpted from 1/12/22 staff report for reference purposes*)

Subject Structure, Character-Defining Features of House and District

The subject structure, known as the Isaac Fly House, has evolved considerably since its original construction. Built as a single-story cape around 1730, the cape was lifted around 1850 and a new first floor was constructed underneath. The architectural character of the building as it stands today clearly reflects this 1850's renovation, as the exterior is representative of the Greek Revival style popular during that period--note the characteristic entry surround and simple Greek Revival trim.

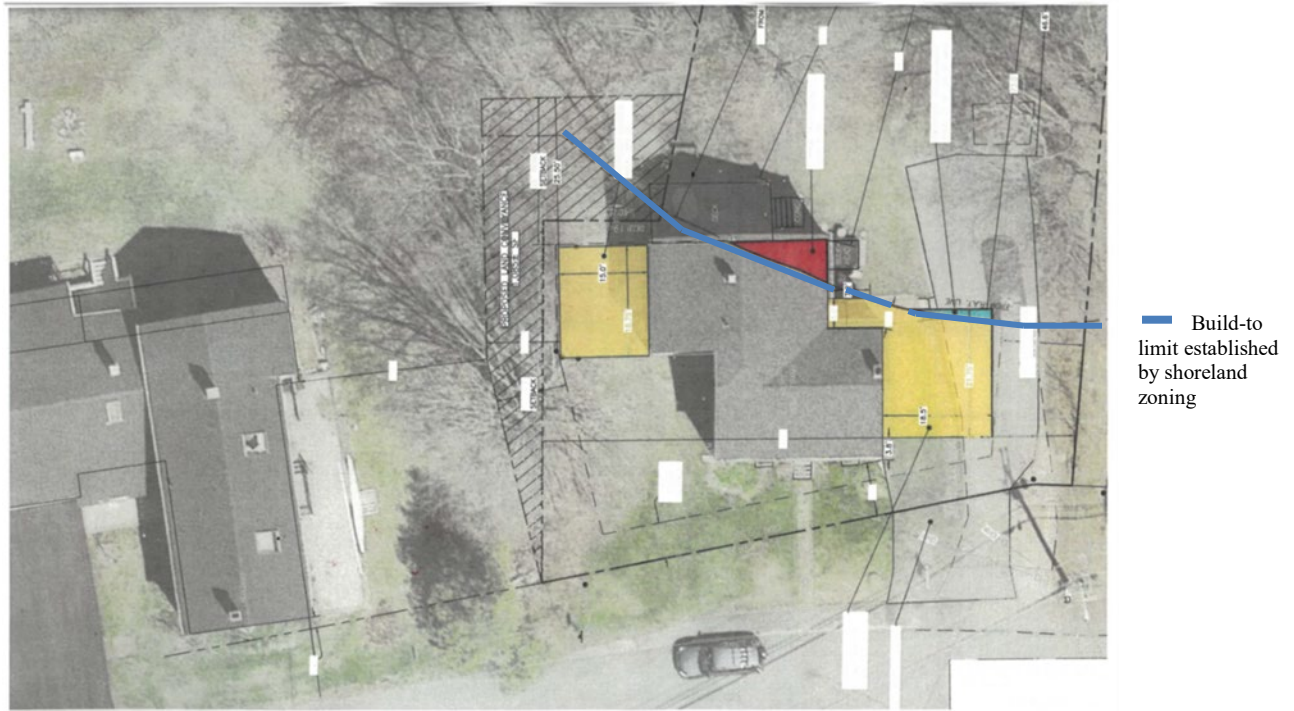
A rear two-story wing was added later during the 19th century. (There is some question as to whether this wing was a separate building that was moved and attached to the rear of the house, given the awkward intersection of rooflines.) This wing, with its gable roof oriented to the street, projects beyond the northwest corner of the main house. , Mr. Simons has provided axonometric views illustrating the evolution of the structure over time.

Enclosed with the applicant's submittal is a photo of the house as it appeared in 1924. Today, as in 1924, the building remains remarkably unchanged from its mid-19th century appearance and is representative of Stroudwater's period of significance. (*Please refer to ATTACHMENT 3 of the 1/12/22 packet for a description of the Stroudwater Historic District, its visual character and its areas of significance.*) Key character-defining features of the subject structure include its simple form and massing, its spare architectural details typical of the architectural periods that characterize the village of Stroudwater and its overall relationship to its site (although the introduction of a wide curb cut and driveway in recent years have eroded the original relationship).

Physical and Zoning Constraints

As Board members will recall, the subject structure is located on the east side of Westbrook, with the back of the property abutting the Fore River. There is a fairly sharp change in grade behind the house as well as a change in grade immediately beyond the southeast elevation of the building. These conditions need to be accommodated in any design solution.

More significant considerations for this project are the applicable zoning requirements and restrictions for this property, including those associated with shoreland zoning. The proposal before the Board, especially in terms of the position and footprint of the additions, has been shaped in great part the need to accommodate zoning restrictions applicable to this site. Below, for quick reference, is a plan review that shows the two additions (in yellow) and applicable setback and shoreland zoning requirements. (A more detailed view of this site plan is included with the applicant's submittal.)



As the property abuts the Fore River, no portion of any new structure or addition may be built within the required 75' setback from the shore—shown in the blue line above. As this illustrates, shoreland zoning severely constrains the available building envelope where additions can be introduced, particularly on the southeast (driveway) side of the building. The shoreland zoning map shows that there is an existing encroachment (see area highlighted in red), but this encroachment, as well as the deck beyond it, are considered grandfathered. Any additional encroachments would be another matter. (Note that a small area at the rear corner of the addition will require an exception.)

During preliminary meetings with the applicant and Mr. Simons, the possibility of setting the garage addition further back or to the rear was discussed. This was not an option based on the shoreland zoning restrictions.

The proposed building additions will also need to meet the setback requirements of Portland's zoning ordinance. In order to meet the sideyard setback on the northwest side of the property, the applicants have negotiated a land conveyance with their

neighbor. (See cross-hatched area.)

Original (1/12/22) Design Proposal *See elevations and renderings of the original proposal included for comparison with the new submittal.*

As proposed, the living room addition to the northwest continued the sloped roofline of the earlier wing and featured one single-lite window of vertical proportions facing the street. The addition also featured a shed dormer with a band of mulled windows facing the side yard. The addition was clad in natural shingles to distinguish itself from the historic structure. Trim was kept to a minimum.

The garage/master suite addition featured an 18.5' x 21.75' footprint and immediately abutted the southeast elevation of the principal structure, obscuring much of this elevation. As Mr. Simon confirmed in his presentation, the historic structure's side wall was to be retained. The addition was set back 3'9" from the face of the house and extended about 5' beyond the rear corner of the principal structure. The ground floor level of the addition was set lower than that of the house—approximately 30". The addition's sloped roof form was similar to that of the living room addition and featured a shed dormer facing the street. The dormer featured 5 mulled windows. A single garage door with vertical boards was shown. Exterior materials and finishes were the same as those for the living room addition.

As Mr. Simons explained in his cover letter for the 1/12 workshop, the additions were designed to be simple in form and spare in detail and were intended to make clear the distinction between new and old.

The proposal also called for widening the driveway (the curbcut will not change) and constructing a low stone retaining wall at the edge of the driveway to accommodate a 30" drop from the driveway to the front door.

Board Comments at 1/12/22 Workshop

In offering preliminary feedback, Board members acknowledged the fact that the physical constraints of the property as well as zoning restrictions applicable to this site severely constrain any flexibility as to the size, form and placement of any addition, making this a particularly challenging project. Board members also expressed appreciation for the fact that the applicant is looking to accommodate the needs of a growing family. That said, Board members noted that the scope and nature of the proposal presented significant challenges in terms of meeting applicable ordinance standards—in short, the applicant's ambitious program was difficult to accommodate without unduly compromising the character of the historic structure. Citing threshold ordinance Standards #1 and #2, Board members expressed the view that the cumulative effect of the additions was to overwhelm/dominate/compete with the existing historic structure.

While several specific questions were raised about the living room addition (see below), the Board's major area of concern was the proposed garage/master suite addition. Board members found that it obscured the massing and form of the original house--being physically attached to the house's southeast elevation and set back only a short distance from its façade. They also found that an attached two-car garage located in such a visually prominent position appeared incongruous to the historic character of the house and within the context of surrounding Stroudwater neighborhood.

Following are specific questions and comments offered during Board discussion:

Questions:

- Did you look at separating the garage addition from the house?
- Did you explore with zoning staff whether a variance might be allowed given the unique circumstances of the lot and the historic designation of the house?
- Is the garage as small as it can be?
- Have you considered swapping the two functions, with the garage on the northwest side of the house?

Comments:

- Although the design of the additions is restrained and the material palette limited, they do not appear sufficiently recessive
- The combination of additions has the effect of engulfing, overpowering the original house
- Existing building is very discrete. Its massing clearly communicates its period of significance. This is compromised by the proposed addition(s?)
- Regarding the living room addition, there is insufficient differentiation between the addition and the ell to which it is attached in that the addition's roof slope continues the ell's roof slope and the addition's front elevation is coplanar with that of the ell.
- Would like to see the garage separated and set back further to allow the original form and clarity of the house to read through.
- A two-car garage reads as a suburban addition—incongruous. Given the garage door's width and treatment, it is more prominent than the main door of the house. This upends the traditional hierarchy.
- Would encourage consideration of a one-car garage with narrower single door. This would improve the proportions of the garage addition and make it more secondary to the principal structure. Consideration might also be given to reducing the width of the dormers.

Revised Proposal

In response to Board feedback, the design proposal has been modified in a number of ways. The changes are described in Mr. Simons' cover letter with the latest submittal and are summarized below. Also notice that the latest submittal includes two options for the garage/master suite addition. The two options do not vary in terms of overall

footprint and scale, but offer an alternative in terms of design details.

Living Room Addition

- Rather than extend the roof slope of the existing ell, the roofline of the addition now steps down to create differentiation
- The dormer has been removed.
- A glass “hyphen” has been added at the juncture between the existing ell and the addition.

Garage/Master Suite Addition

- The addition is now separated from the existing structure, but for a “breezeway” connector that is set back from the front elevation of the addition. Although not indicated on the drawings, staff understands that the distance between the side wall of the house and the garage is 4’6”.
- The size and volume of the addition have been reduced. The garage is 360 square feet and is now a 1 ½ car garage. Its original width of 18 feet has been to 14 feet.
- The garage door is narrower (comparison in door widths not provided) and now features applied trim that reduces the apparent scale of the door.
- The second floor has been reduced in footprint and volume. The second floor is 260 square feet. (No comparison in square footage provided.)
- The breezeway connector features a full glass door and a large single-lite window above. There is a corresponding window on the rear elevation of the breezeway, allowing for views through the connector. There is also a hood shown over the entryway.

As noted above, two options are shown for the treatment of the garage/master suite addition. The two options vary as follows:

Option 1: The ridgeline of the connector steps down from the roof ridge of the main addition. In this option, the garage door includes glazing.

Option 2: The main addition and the connector share the same roofline and there is no glazing in the garage door.

Exterior Finishes

The current submittal indicates that the original house and existing ell are to be painted white, consistent with the building’s appearance in the 1924 photo (and typical of the building’s period of significance). As before, the additions are proposed to be weathered cedar shingles with white or light grey trim. This scheme is proposed to further differentiate the new and the old.

Staff Comments

A number of design revisions have been made to address concerns expressed by members of the Board at the initial workshop while accommodating the applicant’s program needs. The Board’s role is to determine not only whether the changes represent improvements to the original proposal but also whether the scheme as currently proposed meets the ordinance’s review standards. If the Board finds that the proposal is

within reach of meeting the ordinance review standards but warrants addition modifications/refinements, these should be identified at the workshop. If, on the other hand, there are fundamental concerns with this proposal (or a modest adjustment thereto) that are not likely to be satisfied, Board members should make that clear in order to provide direction to the applicant.

Applicable Ordinance 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.
- (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.

The historic preservation ordinance's New Construction Standards are also applicable.

ATTACHMENTS

1. Architect's cover letter
2. Revised submittal, including plans, elevations & renderings of original and revised proposal
3. Public Comment

Stroudwater Historic District



The Village of Stroudwater, seen from across the Fore River, retains a coherent sense of place and of scale in the two and one half story gabled buildings sited sympathetically in the landscape.

The Stroudwater Historic District is significant as an early village which still conveys a coherent sense of a place, as well as its distinctive history. The fact that Stroudwater is now part of the City of Portland, where comparable eighteenth- and early nineteenth-century settlement has been considerably obliterated by fires and later development, makes this historic district even more important to the city. Moreover, Stroudwater is a good example of the planning of a New England village, not according to rigid grid plans and stereotypical central commons, but in terms of the natural topography that both respected the landscape and exploited it for economic advantage. For instance, the streets on which the historic structures now stand follow the high ground and were originally the roads used to haul masts to the Fore River. For these reasons the historic district is of inestimable educational value, requiring special protection to preserve it from the intrusion of twentieth-century urbanism.

The village of Stroudwater, now incorporated into the City of Portland, occupies the western bank of the tidal Fore River where it is joined by the Stroudwater River.

The historic district contains about thirty residences, dating from the Colonial, Federal, and Greek Revival periods and standing on the gentle hills that slope down to the Fore River. In addition the district includes the village burying ground, sites associated with the collecting and exporting of masts, mills, tanneries, and shipyards which supported the inhabitants, and the section of the Cumberland and Oxford Canal which runs along the eastern bank of the Fore River opposite the village.

Three periods of prosperity formed the village of Stroudwater and gave it its distinctive character. The first period was the permanent settlement begun in 1727 by Colonel Thomas Westbrook, mast agent for King George II, who moved to the confluence of the Fore and Stroudwater rivers from Portsmouth, New Hampshire. Colonel Westbrook built roads on which to haul the mast timbers, a landing from which to launch them down the Fore River to Portland where they were shipped to England, a large bridge across the Fore River, a garrisoned house for protection from the Indians, and dams, saw mills, and a paper mill.



This view conveys a clearer sense of the subtle shifts in elevation of this village. Roads meander, following the contour of the topography.



The terminus of the Cumberland and Oxford Canal is located in Stroudwater. It runs parallel to the Fore River in the outwash plain below the village.

The next major period of growth occurred after the Revolution with a shipping trade based on stores, saw mills, and a tannery. The Embargo Act of 1807 caused commercial recession, with the economy recovering about 1830 with the completion of the Cumberland and Oxford Canal. The canal opened up new sources of lumber and raw materials, and stimulated exporting and importing with the interior and shipyard activities on the Fore River until the railroads made canal transportation obsolete in the second half of the nineteenth century. The fact that Stroudwater was not swallowed up by Portland's industrial expansion after the Civil War helped to preserve the topography of the eighteenth- and early nineteenth-century village and a majority of its residences.

Several of the residences included within the Stroudwater Historic District are outstanding examples of the architecture of their period. The George Tate House (1755) is a National Historic Landmark which was carefully restored by the National Society of Colonial Dames in Maine and is open to the public in the summer. The house of a mast agent for the royal navy, it is a wood-frame and clapboarded structure with a central chimney and an unusual gambrel roof pierced with windows which afford views overlooking the Fore River. The Captain James Means House (1797)), the

Francis Waldo House (c. 1765), the Samuel Ficket House (1795), the Martin Hawes House (1853), and the Dr. Jeremiah Barker House (1799) are significant examples of their respective periods. The remaining houses, even though more modest, contribute to the overall integrity of the historic district.

As important as the surviving structures are the locations of early village activities, even though most of the non-residential historic buildings do not survive. The burial ground to the north is still extant with the earliest gravestone dating to 1739. Along the Fore River are the sites of the shipyards and wharves used from 1717 to the 1850s, a bark mill and a tidal mill of the 1830s, and the Cumberland and Oxford Canal (1825-1830). On higher ground near the Tate and Means houses is the site of the mast yard (1727-1770s). And behind the houses on the west side of Westbrook Street are remains of the Stroudwater Dam of 1845, built to replace one farther upstream.



George Tate House, 1270 Westbrook Street, 1755. Built for the Royal Mast Agent George Tate, this dwelling was designated a National Historic Landmark in 1972, is one of the four earliest remaining structures and summarizes the importance of this village. The pedimented entrance door flanked with pilasters and crowns on the lower windows are typical mid-eighteenth century architectural details. The dormer cut into the gambrel roof is unusual, while the central chimney indicates the placement of the interior fireplaces.

The Stroudwater Historic District is Portland's only surviving and best preserved example of the early settlement and development that characterized the Maine coast. While the late-nineteenth-century industrialism largely passed it by, the village has been threatened in the twentieth century with the growth of the Portland International Jetport and the commercial development to the west which has led to new buildings

and the widening of roads in the area. Yet the preservation of about thirty structures in a landscape that still evokes the appearance of Stroudwater in the first half of the nineteenth century in terms of the spacing of the houses, their setbacks from the street, and even the absence of curbstones provides a unique historic district in the City of Portland. Sensitive protection is required to maintain its integrity.



Martin Hawes House, 1266 Westbrook Street, 1835. This dwelling is sited with its gable end facing the street, is made of brick and is, in style, transitional from Federal to Greek Revival. The straight stone lintels are of the newer style while the height of the house and doorway configuration are more old fashioned. Its building coincided with the opening of the Cumberland and Oxford Canal.



Stroudwater Dam, built in 1845 and found on the river which flows behind the Tate and Hawes houses.



View from Stroudwater River bank of rear of Tate and Hawes houses, showing the river south of these dwellings passing behind the Samuel Fickett House at 1190 Westbrook Street, built in 1795.



The importance of this original village setting cannot be overestimated. Stroudwater combines buildings, scenic views, natural features and unique historic sites including the canal, the dam and the cemetery. The addition of new development needs to be carefully considered to preserve these essential qualities.

Boundaries of the Stroudwater Historic District



- a. to present witnesses and offer rebuttal evidence;
- b. to cross-examine all witnesses testifying in opposition to the applicant's position through the Chair, or, with permission of the Chair, directly; and
- c. to examine and reproduce any documents produced at the hearing.

Section 4. The rules of evidence shall not be strictly applied.

Section 5. Submission of Exhibits. Exhibits presented by an applicant or by a member of the public shall be numbered and become part of the record. The applicant or member of the public may provide a photograph or photocopy instead of an original model or document. Said photograph or photocopy shall be numbered and shall become part of the record.

Section 6. No new agenda items will be begun after 9:30 p.m. unless at least four members of the Committee vote to suspend this rule. Any agenda items which have not begun before 9:30 p.m. and for which the Committee has not suspended this rule shall be automatically tabled to the next regularly scheduled meeting or to a date determined by the Committee. Any item tabled under the provisions of this rule shall be considered as unfinished business at the next regularly scheduled meeting or at the meeting date specified by the Committee.

ARTICLE VII. DELIBERATIONS, VOTING, DECISIONS.

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

* Section 2. No member absent from a significant portion of a hearing shall be qualified to vote upon the matter heard unless that member shall first certify for the record that s/he has reviewed the entire record of any such portion of the hearing during which s/he was absent and has fully informed her/himself of the essential facts

and issues of the matter being heard so as to be able to cast an informed and independent vote.

Section 3. Recommendations to the Planning Board or the City Council shall include findings of fact and the reason or reasons for such recommendation and shall contain a separate statement setting forth the recommendation of the Committee.

Section 4. The Committee will take no final or binding vote on any matter which is a final decision rather than merely a recommendation unless it shall first have stated its findings, reasons, and conclusions at a meeting open to the public. Where a vote on a matter results in a failure to approve, the Committee shall immediately vote upon a motion to either table or deny the project. A motion to deny shall include the findings, reasons and conclusions of the Committee supporting a denial.

Section 5. Any one or more members of the Committee may file minority or dissenting reports in support of any position concerning any matter brought before the Committee.

Section 6. When a vote is completed it shall be in order for any member who voted in the majority, in the negative in a tie vote, or otherwise on the prevailing side, to move for reconsideration thereof at the same or at the next regular meeting but not afterwards; and when the motion for reconsideration is decided, that vote shall not be reconsidered. No motion to reconsider a vote completed at a previous meeting shall be in order for consideration at the next regular meeting unless an item to that effect is contained on the agenda for such regular meeting or unless four (4) members consent to such reconsideration.

Section 7. Any item finally acted upon and not thereafter reconsidered shall not again be considered for a period of one year next succeeding the Committee's final action on the original item if the Committee determines it to be in the same or substantially the same form.

Section 8. In the event of a tie vote, the matter shall be tabled to the next meeting, where it shall be considered as unfinished business.

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
477 CONGRESS STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: April 15, 2022
RE: April 20, 2022 **PUBLIC HEARING – Final 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

A sign announcing the Historic Preservation Board's meeting on April 20, 2022 was posted at the property on or before April 14, 2022. A legal ad was published in the Portland Press Herald on 4/12/22 and 4/13/22, and 128 notices were sent to neighboring property owners within 500 feet of the subject property.

Introduction

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

Recall that 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. After a long hiatus a second workshop occurred on February 2, 2022, at which time plans were more fully developed and a number of changes responded to the Board's preliminary comments from the previous June. The scope of work has remained largely consistent since the first workshop, but important design modifications have been made with each iteration, and the enclosed final plans include a wealth of detail pages. Two sets of drawings are included in the architects' final submission, with the second one providing many details.

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. At this time staff is uncertain of the status of the tax credit application process, and we believe 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.

Staff is again including information about the building complex that is to be included with the Part I Historic Tax Credit certification application to the National Park Service. This narrative includes a written description of each structure, a history of the complex and a statement of the Time and Temperature Building's significance. Also enclosed are historic views of the buildings.

Second Workshop, February 2, 2022 – Summary of Board Comments

In the package presented on February 2, 2022, the architects included design changes to several highly visible elements, in response to Board comments. The most significant of these were:

- Redesign of the two-story rooftop addition, to have a more compatible apparent scale and articulation
- Redesign of the front entrance canopy, to be lighter in appearance, more refined, and less concealing of the front entry of the building
- Redesign of the rear stair and elevator tower, with measures to break down the mass and apparent scale through articulation and differentiation.

General Comments: As they did at the first workshop on June 2, 2021, Board members expressed unanimous general support for the intent and direction of the design, and were enthusiastic about the revitalization of the building. With a property that is a complex of four connected buildings and many distinct features, considerably more detail will be

expected for a final review for a Certificate of Appropriateness.

Main Entrance and Canopy: Members appreciated the reduced extent and lighter appearance of the metal and glass canopy, which allows more visibility of the original masonry building entrance surround.

Stair and Elevator Tower: The Board was generally quite comfortable with the revised design for the proposed circulation core tower, with the articulation provided by horizontal bands of darker brick at every other floor. At least one member requested further exploration of one-story modules, adding a band at every floor level, to follow the pattern of the Chapman Building (477 Congress) more closely and further break down the mass.

Upper Floor Addition and Cornices: Board members supported the design approach, which intends to strip the existing cladding down to the frame, re-clad the top two floors with thin metal panels and insulate towards the interior, thus keeping the faces of the addition as aligned with lower floors as possible. The curtain wall was clearly articulated to delineate the two floors, and the result is less top-heavy in appearance than in June, 2021.

There were some comments concerning the color of the top two floors, whether there should be minimal contrast with the stone of the lower floors, and whether the apparent mass could be lightened through use of color. There was apparent consensus around using a color very close to that of the building's historic stone, and agreement with Mr. Hanson's point that the National Park Service would generally favor compatibility over upper floors that might stand out because of their color. It was mentioned that different textures, materials and finishes could make similar colors look quite different because of variations in how they interact with light.

Cornices: General support was expressed for the move to bring back as much of the original spirit of the robust cornice as possible, below the top two floors. Instead of the original 6' high cornice assembly, only 4' is possible because of the need to leave windows unobstructed. Further careful study of the detailing of both cornices was encouraged.

Rooftop Bar and Canopy: Board members were cautiously willing to consider the bar and its covering, with some questions about whether the setback of the railings and the canopy from the cornice edge would be sufficient to make visibility negligible from below. It was suggested that an additional rendering from the beginning of Federal Street and Monument Way would be advisable, to assess how much of the canopy could be seen.

Preble Street Storefronts: Though more storefront details will be needed for a future public hearing, there was general support for greater consistency in the Preble Street facades, and the re-establishment of glass transoms instead of solid panels. The Board also endorsed the design that will bring all storefronts back to the sidewalk edge; some have been recessed since past renovations altered them.

Keith Theater Entrance Façade and Sign: No objections were raised to opening up the theater entrance with an updated interpretation, but a greater level of detail will be needed for a final review. Board members all appeared to agree that the new proposed blade sign would be preferred to one side of the façade, to better see the restored details, rather than being placed in the center, as the historic sign was.

Architectural Lighting: Asked what the plans were for lighting the exterior of the building, Ms. Stanley said no details were available yet, but narrow spotlights were being considered to wash lower walls between windows, carefully avoiding spilling light into room interiors.

Time and Temperature Sign: Board members had a number of questions regarding the iconic rooftop sign, its historic significance and history, and the details of the proposed updating. Ms. Stanley and Mr. Hanson reviewed some of the previous changes to the sign, and emphasized that though the technology would be updated, the size, shape, appearance, and position of the sign would be essentially the same as the present sign. It was explained that though current sign technology permits an LED screen instead of the present form of illumination, its display could look basically the same as it does now. Further details will become available as discussions with potential vendors continue; for this review, the Board encouraged consideration of the sign as having acquired significance since its original deployment in 1969. There appeared to be agreement that the character should not change substantially, and members looked forward to more details on the sign's proposed updating.

Updated Scope of Exterior Work – for April 20 Hearing

The packet of drawings submitted by the architects provides substantially more detail on the proposed exterior rehabilitation, and also addresses several of the primary concerns voiced by the Board on February 2:

- The blade sign at the old theater entrance (22 Preble Street) has been relocated to the corner of the building. (Note that the color rendering of Preble Street shows the sign in the previous position, centered on the entrance, but the perspective drawing on page 16 of the primary drawing package shows the vertically oriented blade sign at the corner of the building.)
- The board asked how the flagpoles would be attached behind the eagle. Detail A6.20 has been included to show the flag bracket.
- The current 13th and 14th floor addition protrudes just beyond the terracotta face of the floors below. Detail A6.50 shows the relationship to the new curtainwall system and GFRC in relationship to the terracotta face.
- A rendering of the new roof top sign is included. The manufacturer confirmed that their media player can support the historic marquee style light bulb font.
- Note that the color rendering of the front entrance canopy (page 10) does not correctly show its relationship to the curb; the site plan on page 11 demonstrates

that the sidewalk is to be widened near the corner of Preble Street, leaving the end of the canopy set back from the curb.

Masonry

- The project calls for a comprehensive program of masonry repairs on all of the brick buildings within the complex. More detail has been provided on the masonry work, including assessment of the terracotta detailing and plans for repair and replacements in-kind.

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.
- 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.
- At 22 Preble (the former Keith Theatre building), existing multi-lite upper floor sash are to be refurbished. The ornate, arched window system at the second-floor level is to be restored, as are the multi-light windows just to the north.

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, with a detail of the bracket provided, as noted above.
- At 481 Congress, new painted mahogany doors and windows are proposed.
- 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 simple 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. More details on the cornice have been provided, in the second packet of drawings.

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 at the corner of the former Keith Theatre building on Preble. There is no indication of other individual signs for retail tenants.

Mechanicals

- 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.

Rooftop Bar

- Additional plans and details have been provided for the rooftop canopy and railing. As shown, the bar area is surrounded by vertical cable fencing which is set back 5'-5" from the cornice edge. The leading edge of the 14' tall canopy is set back 12' from the roof edge. A portion of the canopy is likely to be visible from some locations on streets below, though in renderings from Monument Square itself, provided with this submission, the canopy is not seen.

Staff Comments

As noted in the staff report for the two previous workshops, 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, staff is uncertain whether the applicant's plans have 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 are responsive to previous Board comments, and the alterations are generally both successful and respectful of the complex's history. Additional details and specifications have been provided for this final review of the project, though it may be that additional details or clarifications would be useful for some features.

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 may want to confirm whether these illustrations are fairly accurate in terms of scale and character. As signage will be an important feature of this development, Board members may wish to comment on whether they are comfortable with the plans and specifications for each sign that have been provided with the final submission. If necessary, final review of signage could be dealt with as a condition of approval.

At this time, staff is unclear whether additional changes to exterior lighting are planned. Wall mounted fixtures are shown at the ground floor level, but their exact nature is unspecified except in the images. Staff is unaware of any additional information on architectural lighting at this time.

The additional information about the alterations to the Time & Temp sign is not highly detailed, but indications are that although the technology of the sign will be changing, the visual character will not. At the workshops, Board members appeared to agree that the appearance of this iconic element on Portland's skyline will need to be essentially unchanged without careful further review.

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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicants for the April 20, 2022 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 477 Congress Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Architect's presentation drawings and photos
2. Additional detail pages provided by architects
3. History of Building Complex and architectural descriptions, from Part I HTC application
4. Historic views of complex buildings









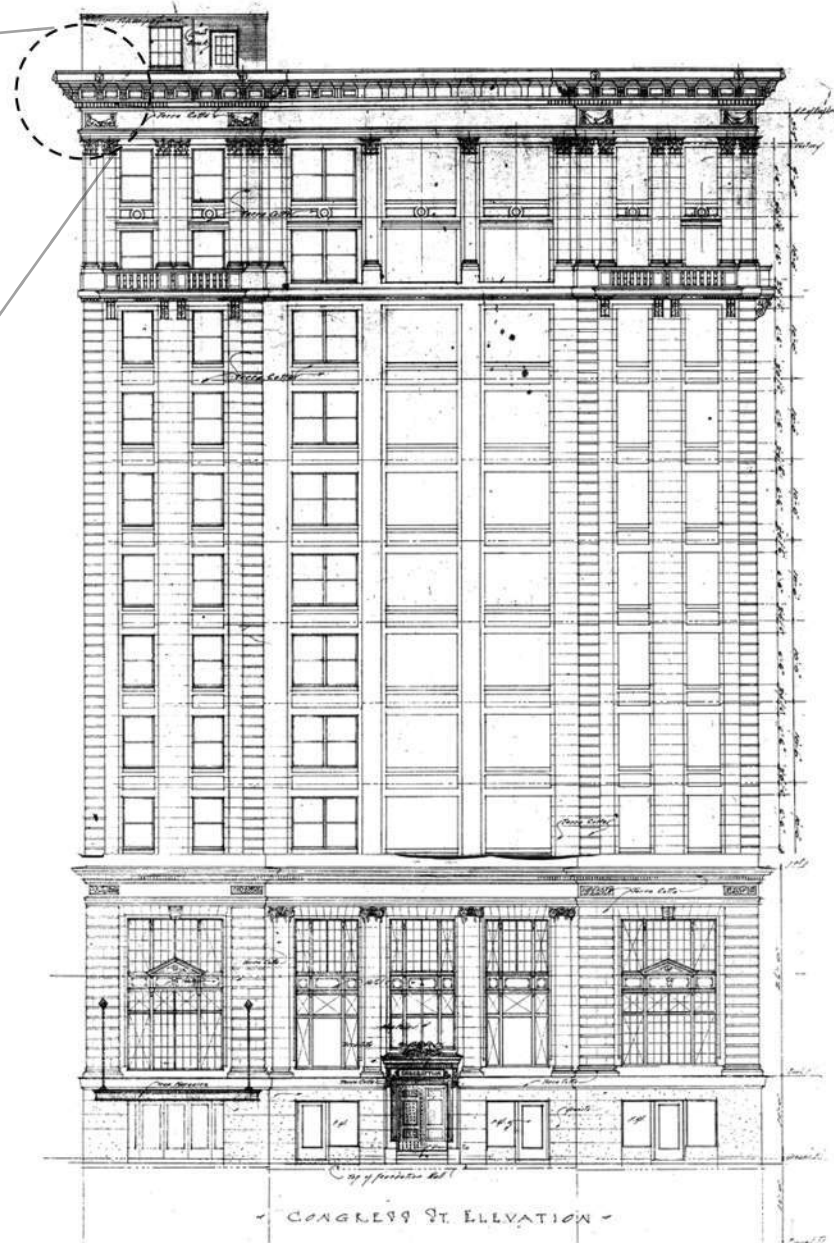
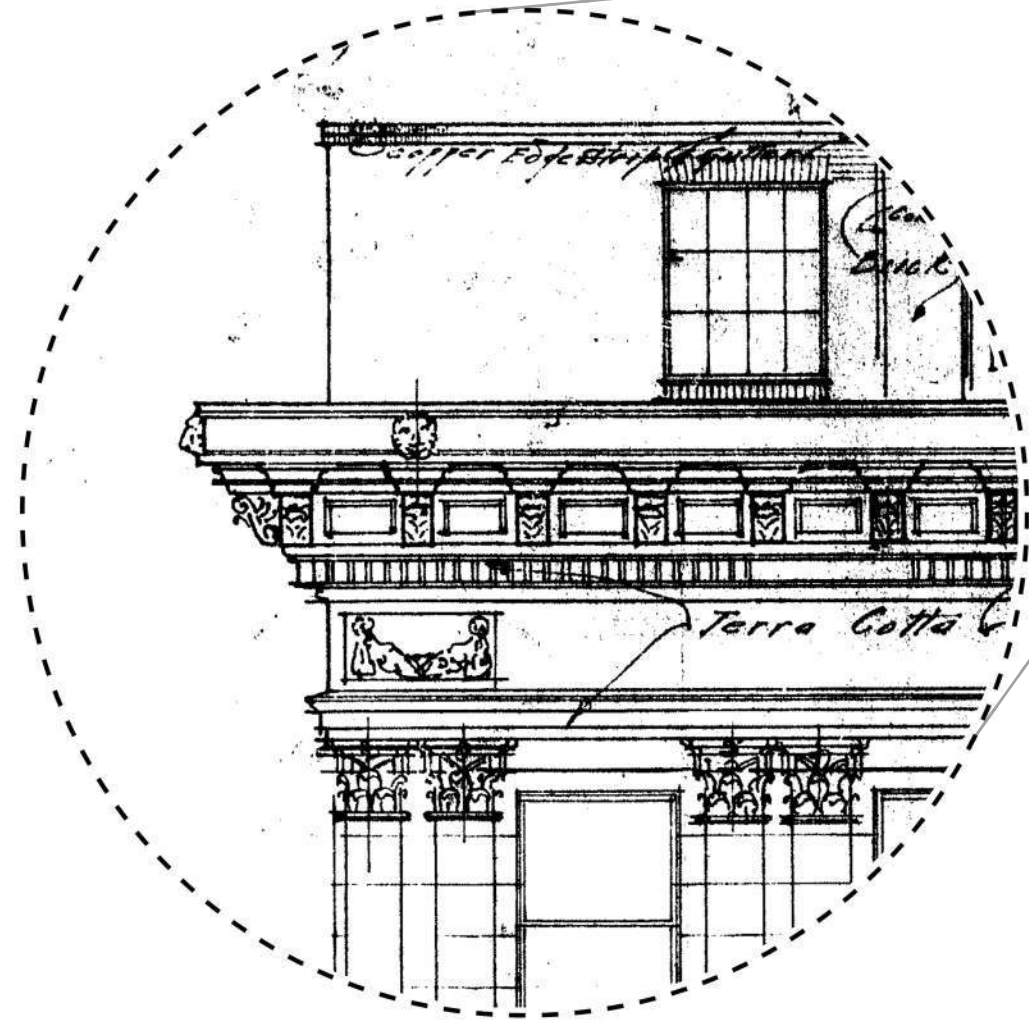


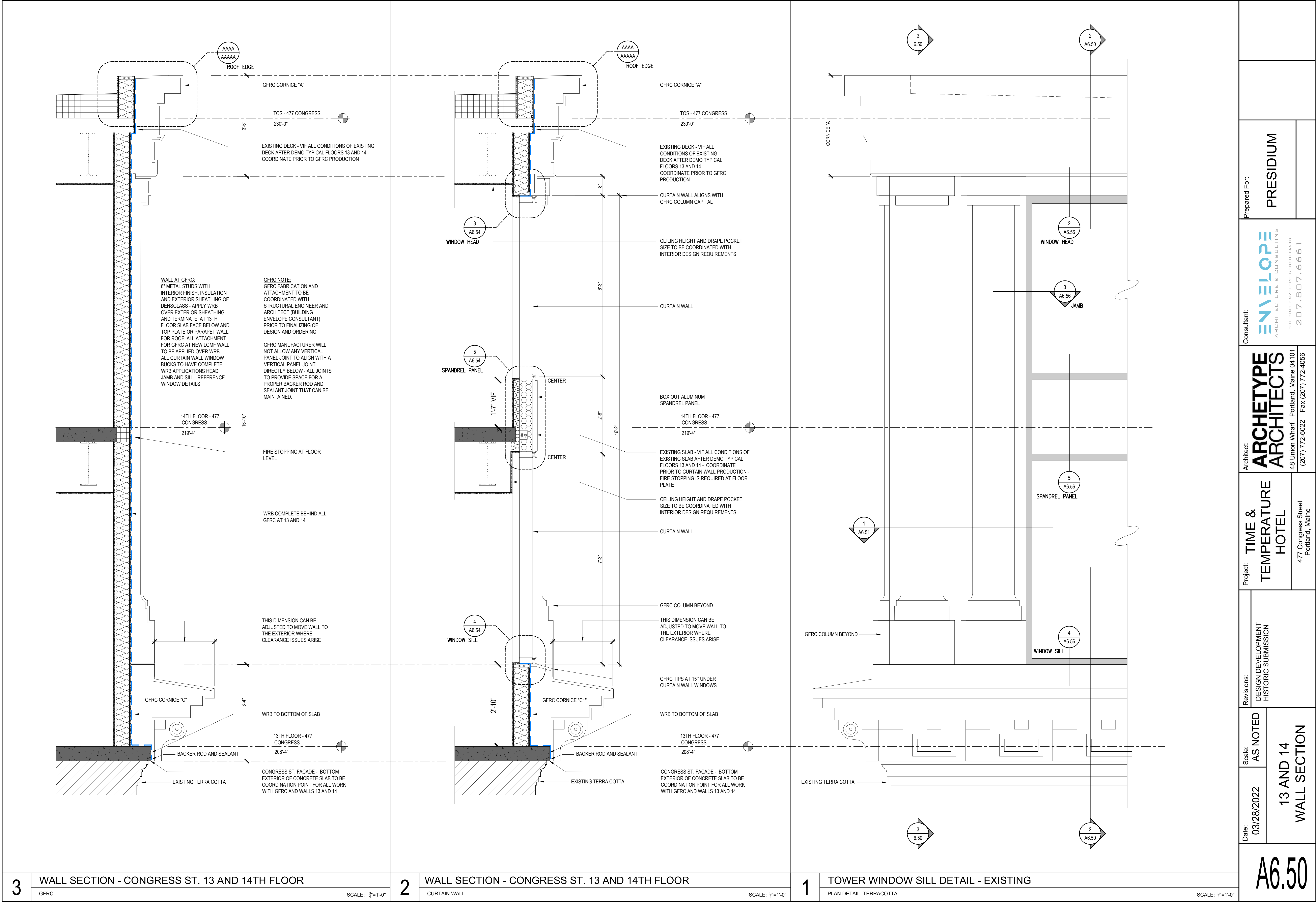


Existing



Current Proposal





Prepared For:		PRESIDIUM	
Consultant:		ENVELOPE ARCHITECTURE & CONSULTING BUILDING ENVELOPE CONSULTANTS 207.807.6661	
Project:		TIME & TEMPERATURE HOTEL 477 Congress Street Portland, Maine	
Revisions:		DESIGN DEVELOPMENT HISTORIC SUBMISSION	
Date:	03/28/2022	Scale:	AS NOTED
		13 AND 14 WALL SECTION	
A6.50			



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Portland, Maine 04102
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REV	DATE	DESCRIPTION	CHECKED BY	DATE
A	07/11/2022	RESPONSE TO CITY COMMENTS	JGC	
B	07/21/2022	ADDED FRONT ENTRANCE CANOPY	JGC	

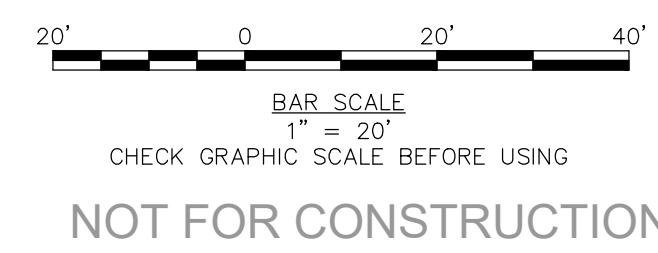
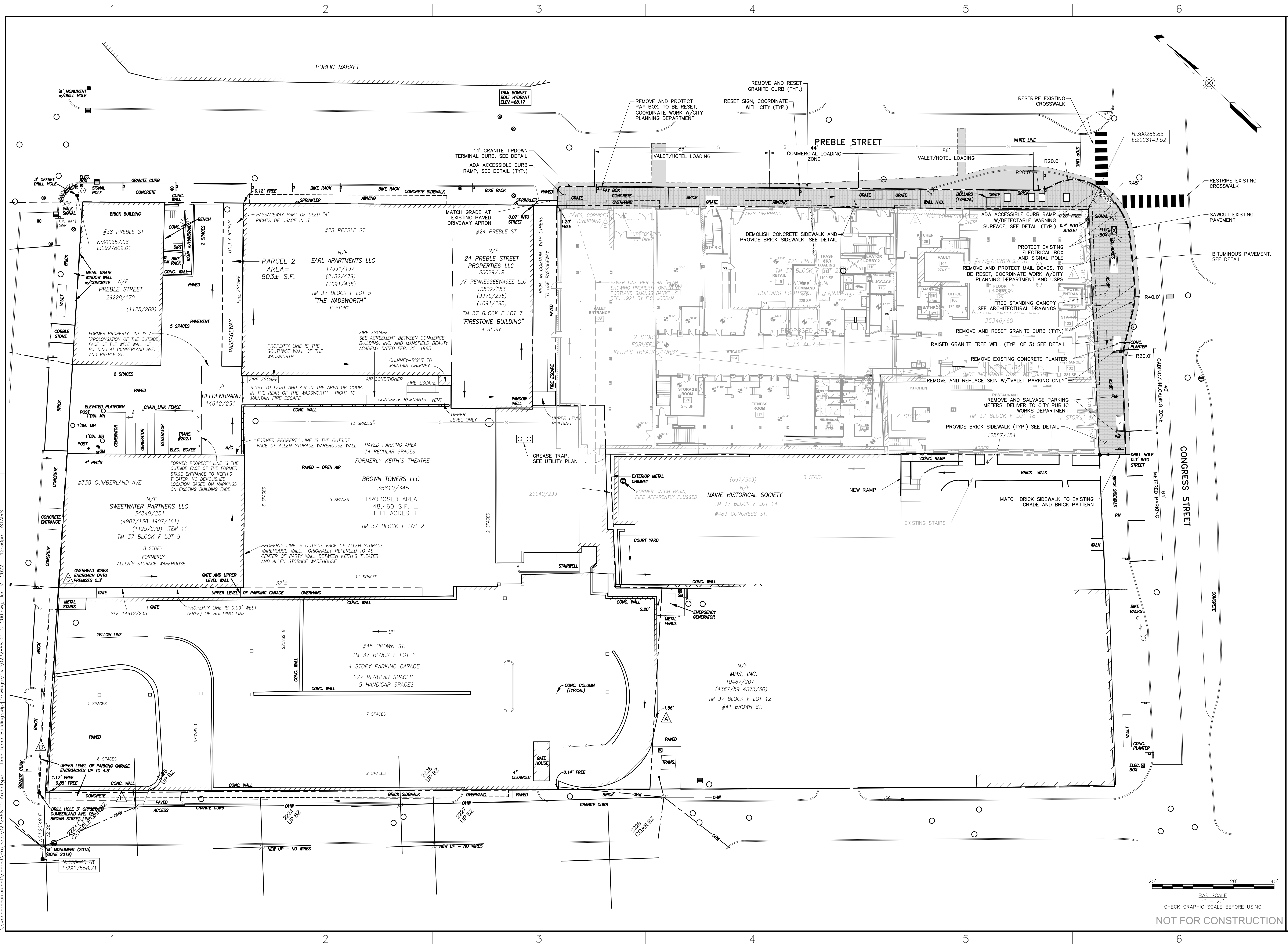
OVERALL SITE PLAN

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







PLEASE NOTE THAT THE ROOFTOP CANOPY IS NOT VISIBLE FROM EITHER GROUND VIEW IN MONUMENT SQUARE

1 | MONUMENT SQUARE VIEW



PLEASE NOTE THAT THE ROOFTOP CANOPY IS NOT VISIBLE FROM EITHER GROUND VIEW IN MONUMENT SQUARE

2 | MONUMENT SQUARE VIEW 2

		PRESIDIUM	
Consultant:			
Architect:		ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project:		TIME & TEMPERATURE HOTEL	477 Congress Street Portland, Maine
Revisions:			
Date:	Scale:	MONUMENT SQUARE VIEWS	
28 MAR, 2022			
		A2.46	

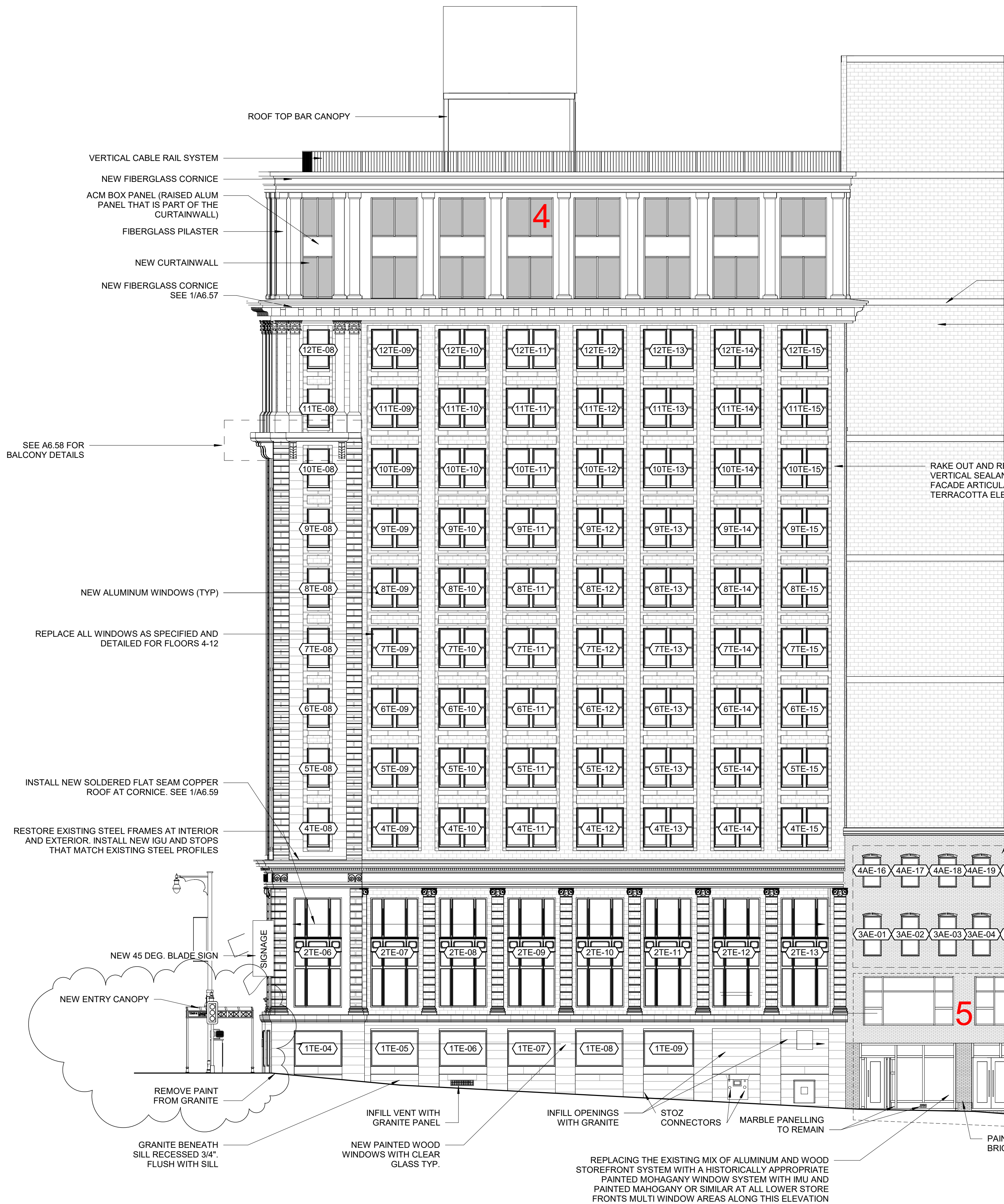


- Preliminary General Notes:**
1. Terracotta cladding is difficult to work with and expensive to replace. Skilled masons must be used to ensure existing pieces are protected and new work is placed properly. We recommend existing TC be sent to the two leading manufacturers as soon as possible for replication ability in finish, and deliverable schedules.
 2. All masonry joints in the tower Terracotta to be raked out and repointed with special attention given to window sills and decorative ornament.
 3. Replace all EPDM membrane and install new roof drain with additional drains and leaders.
 4. Replace all windows allowing for work at each window for consolidation.
 5. Wood storefronts should be replaced with Mahogany or similar wood and IGU windows, reference details.
 6. All bricks coated with latex paint should have the paint removed and repainted after repairs with a mineral paint.



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

Prepared For:		PRESIDIUM	
Consultant:		ARCHETYPE ARCHITECTS	
Architect:		TIME & TEMPERATURE HOTEL	
Project:		CONGRESS ST ELEVATION	
Date:	28 MAR, 2022	Scale:	3/32" = 1'-0"
Revisions:		Date:	Revision 1
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477 Congress Street Portland, Maine			
A4.20			



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

Prepared For:
PRESIDIUM

Consultant:

Architect:
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(207) 772-6022 Fax (207) 772-4056

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

Revisions:
Date 1 Revision 1

Date:
28 MAR, 2022

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

**PREBLE ST.
ELEVATION**

A4.21





1 | THEATER VIEW



2 | PREBLE VIEW



3 | BANK VIEW



4 | CONGRESS-PREBLE VIEW

Prepared For:
PRESIDIUM

Consultant:

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

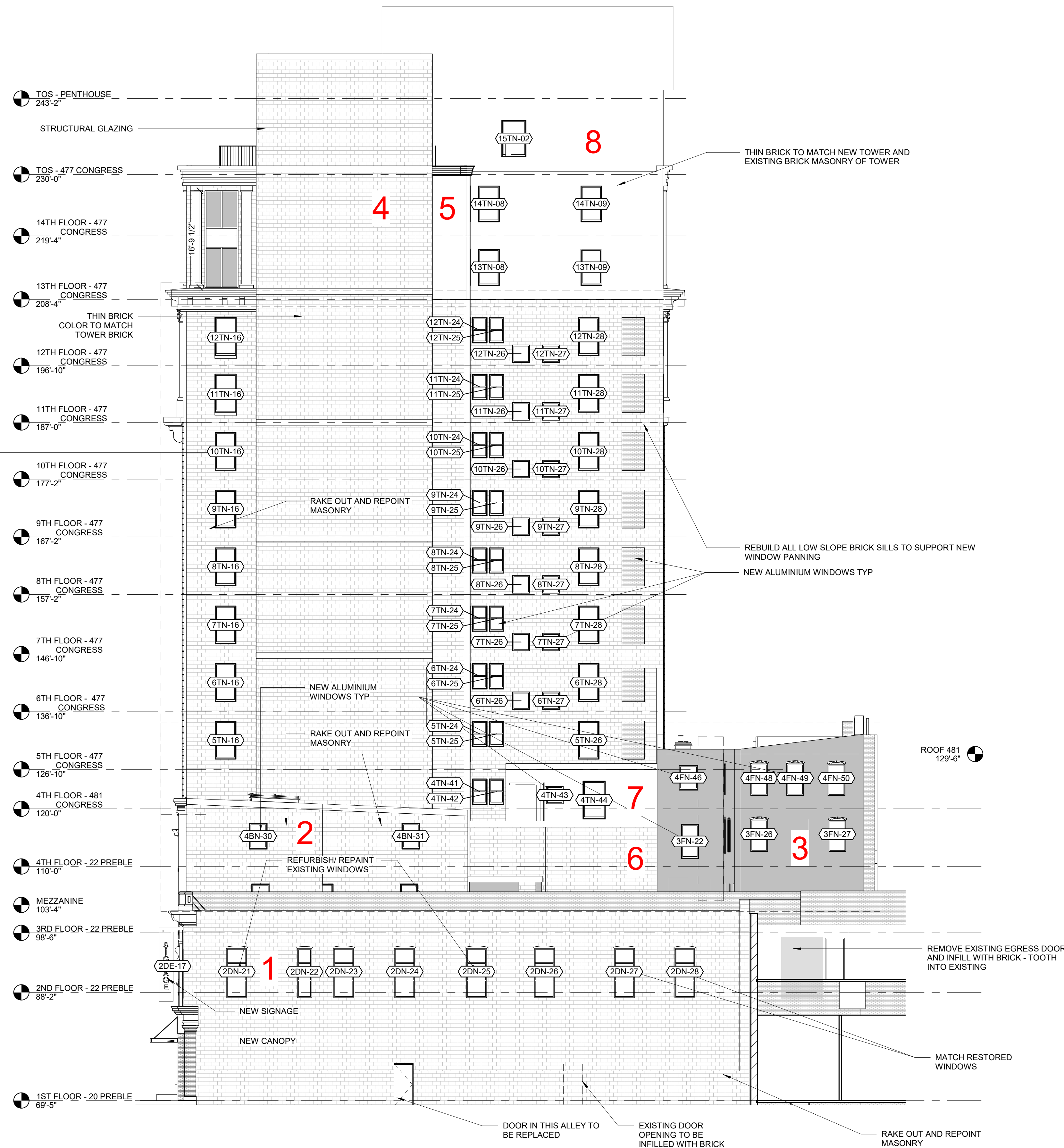
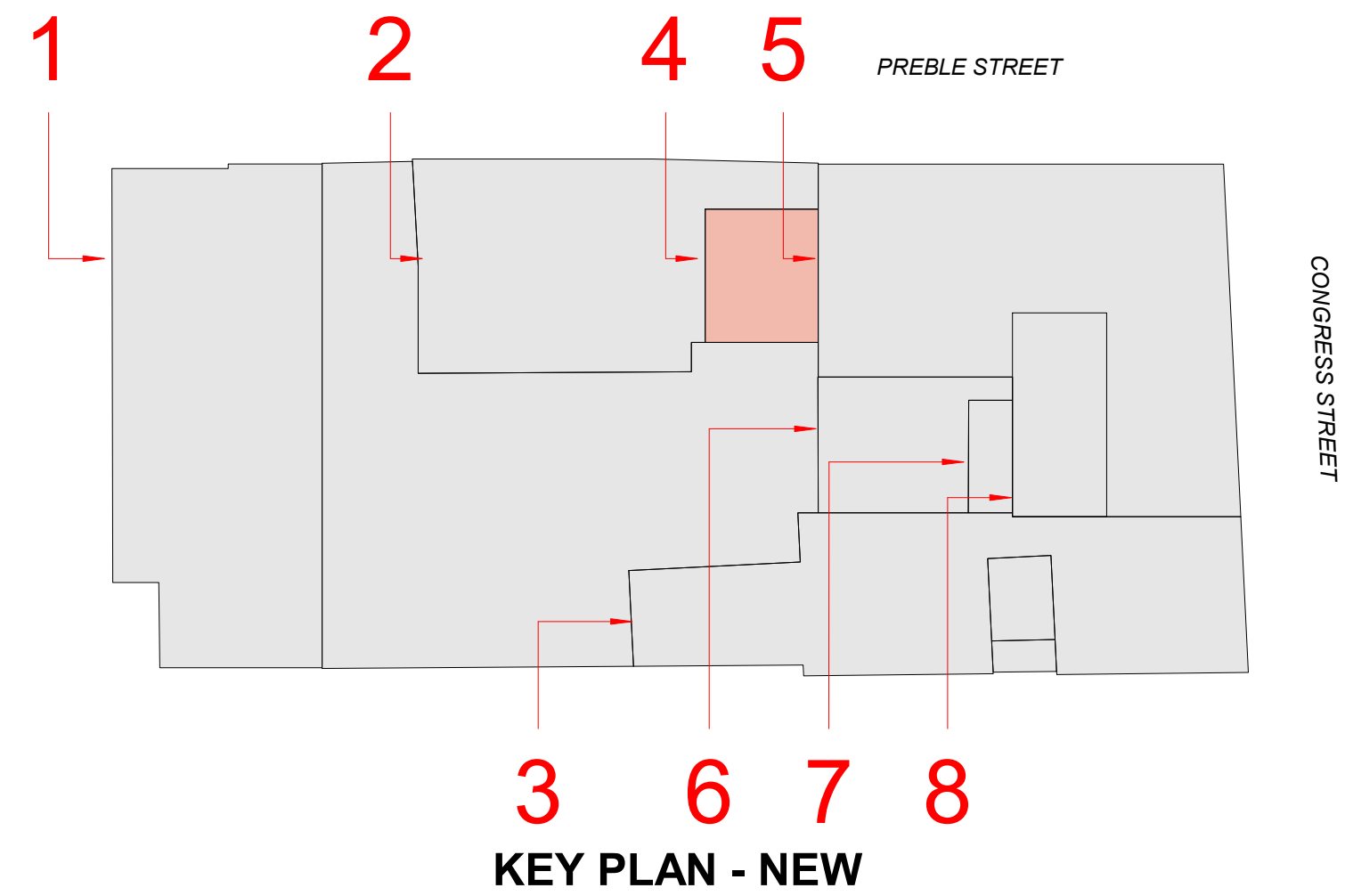
Revisions:

Scale:

Date:
28 MAR, 2022

VIEWS

G0.04



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

Prepared For:
PRESIDIUM

Consultant:

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

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

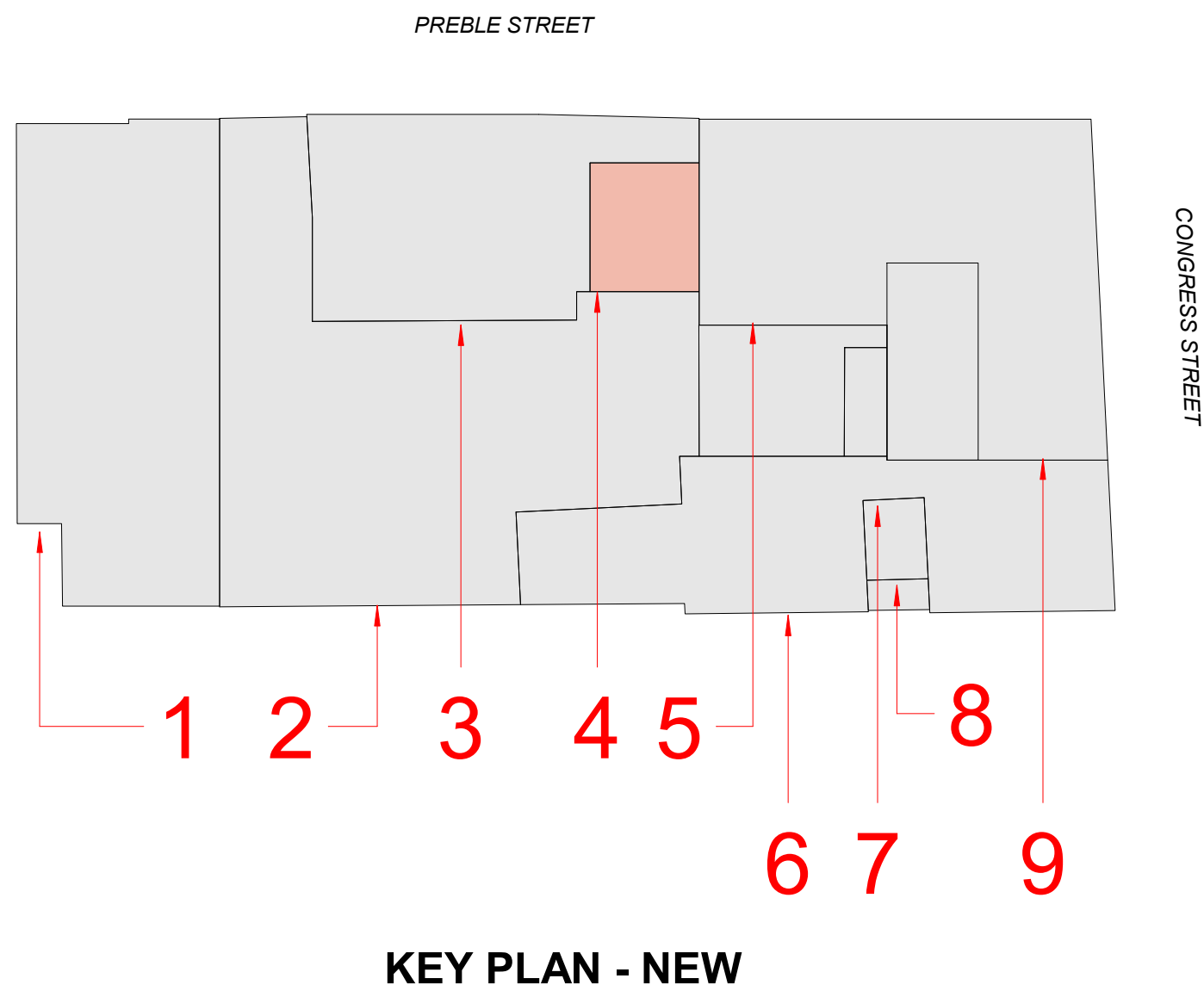
Revisions:

Scale:
As indicated

Date:
28 MAR, 2022

NORTH ELEVATIONS

A4.22



Consultant.

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(207) 772-6022 Fax (207) 772-4056

TIME & TEMPERATURE HOTEL

REVISIONS.

As indicated

Date.
28 MAR, 2022

WEST ELEVATION

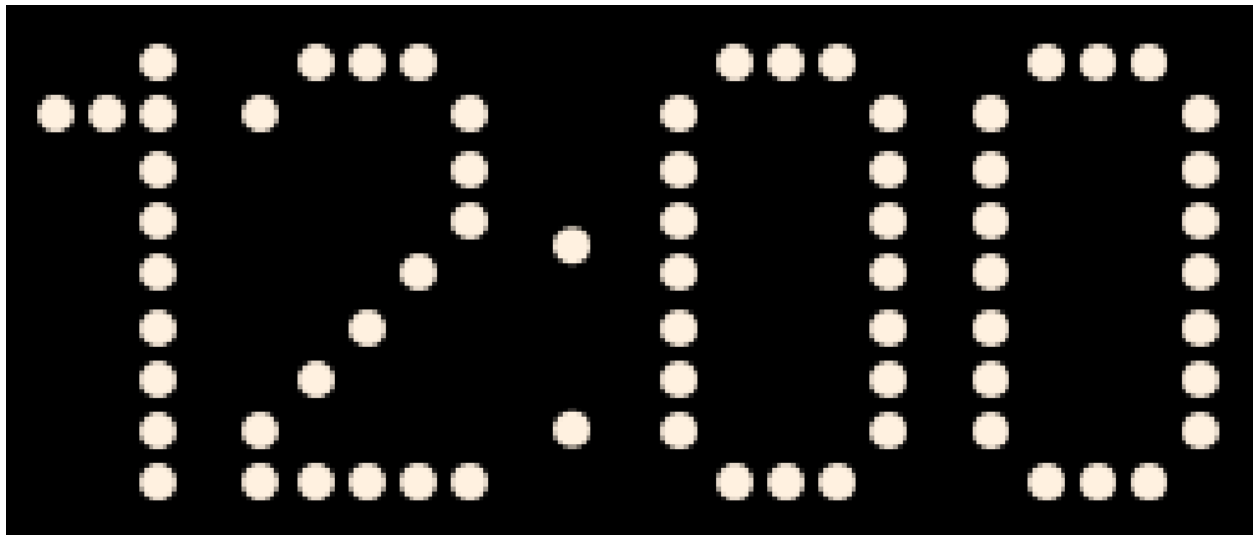
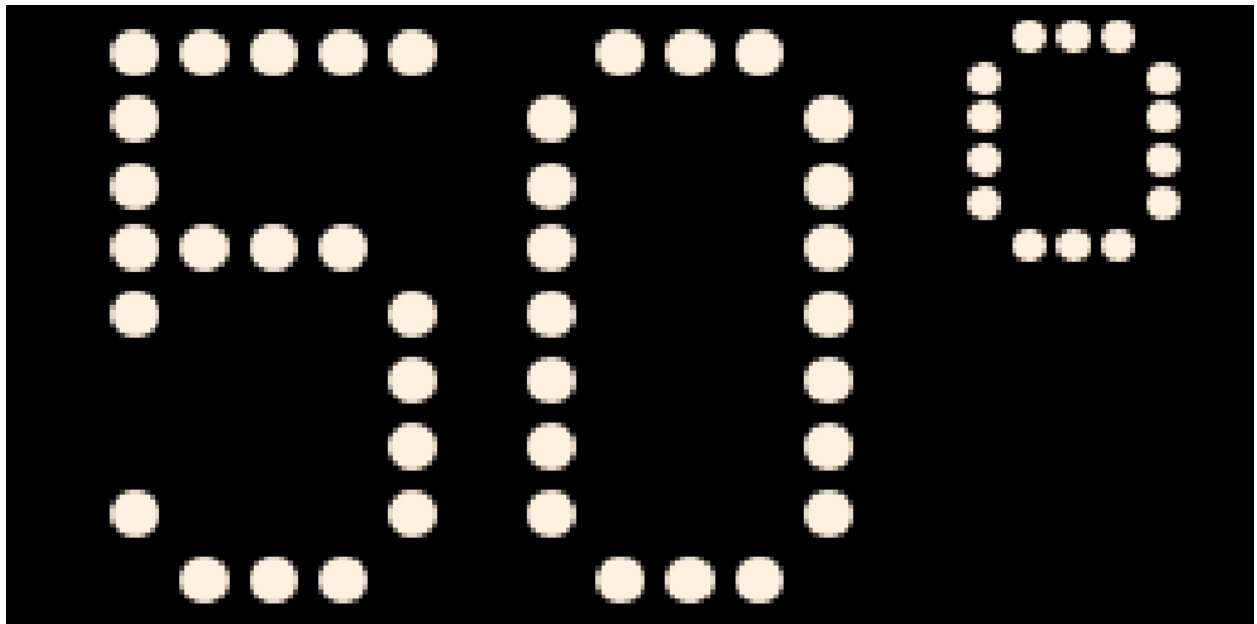
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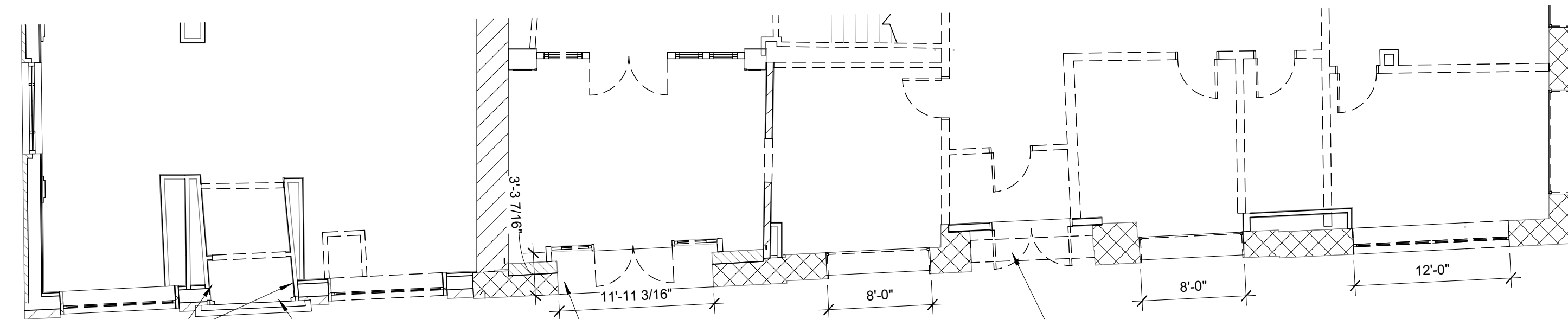


Existing



Current Proposal





MARBLE ON EITHER
SIDE OF DOORWAY

CONCRETE ENTRY
FLOOR

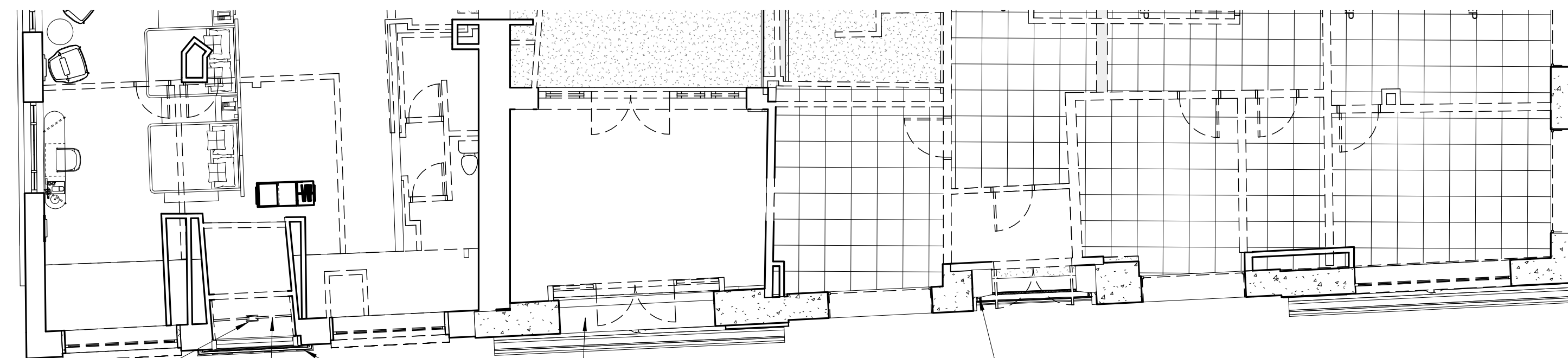
CONCRETE ENTRY
FLOOR

GRANITE RISER
EXTENDS BACK TO
DOOR

CONGRESS STREET

1 | FIRST FLOOR CONGRESS STREET

1/8" = 1'-0"



RECESSED
RECTANGULAR
DOWNLIGHT

CONCRETE ORNATE
ENTRANCE ABOVE
DOORWAY

PAINTED GRANITE
ABOVE DOORWAY

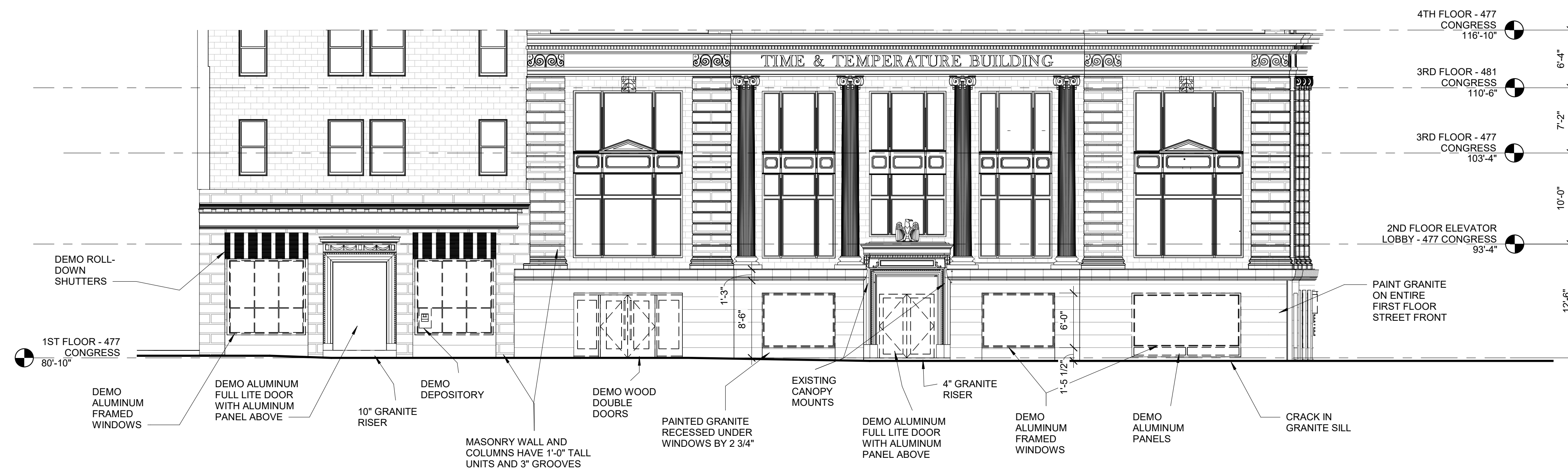
CONCRETE ORNATE
ENTRANCE ABOVE
DOORWAY

EXPOSED STEEL BEAM
SPANNING BENEATH
CEILING

CONGRESS STREET

2 | FIRST FLOOR CONGRESS STREET - RCP

1/8" = 1'-0"



DEMO ROLL-
DOWN
SHUTTERS

1ST FLOOR - 477
CONGRESS
80'-10"

DEMO ALUMINUM
FRAMED
WINDOWS

DEMO ALUMINUM
FULL LITE DOOR
WITH ALUMINUM
PANEL ABOVE

10" GRANITE
RISER

DEMO DEPOSITORY

MASONRY WALL AND
COLUMNS HAVE 1'-0" TALL
UNITS AND 3" GROOVES

PAINTED GRANITE
RECESSED UNDER
WINDOWS BY 2 3/4"

DEMO WOOD
DOUBLE
DOORS

EXISTING
CANOPY
MOUNTS

4" GRANITE
RISER

DEMO ALUMINUM
FULL LITE DOOR
WITH ALUMINUM
PANEL ABOVE

DEMO ALUMINUM
FRAMED
WINDOWS

DEMO ALUMINUM
PANELS

CRACK IN
GRANITE SILL

4TH FLOOR - 477
CONGRESS
116'-10"

3RD FLOOR - 481
CONGRESS
110'-6"

3RD FLOOR - 477
CONGRESS
103'-4"

2ND FLOOR ELEVATOR
LOBBY - 477 CONGRESS
93'-4"

PAINT GRANITE
ON ENTIRE
FIRST FLOOR
STREET FRONT

3 | CONGRESS STREET FIRST FLOOR ELEVATION

1/8" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

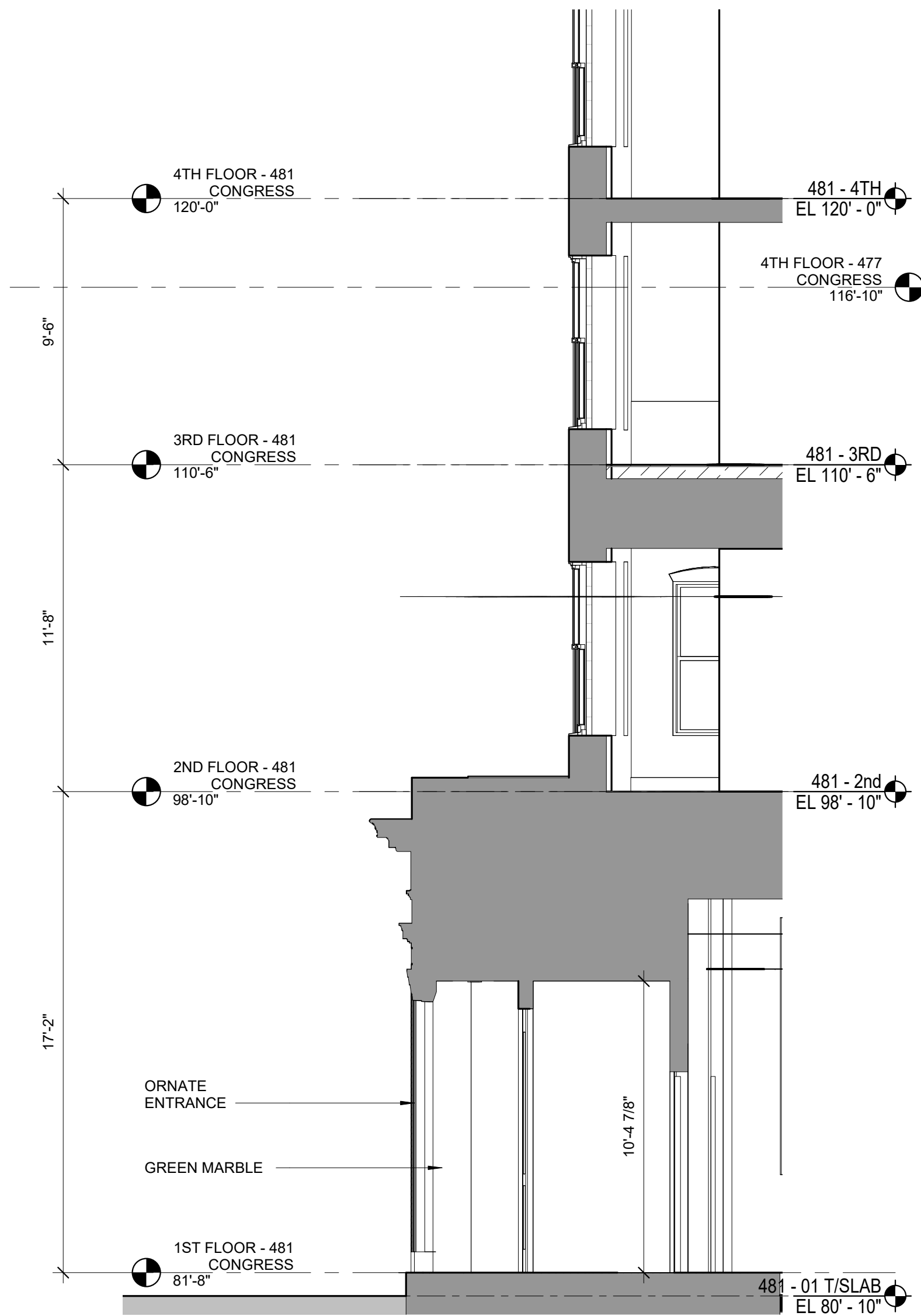
Architect:
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(207) 772-6022 Fax (207) 772-4056

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

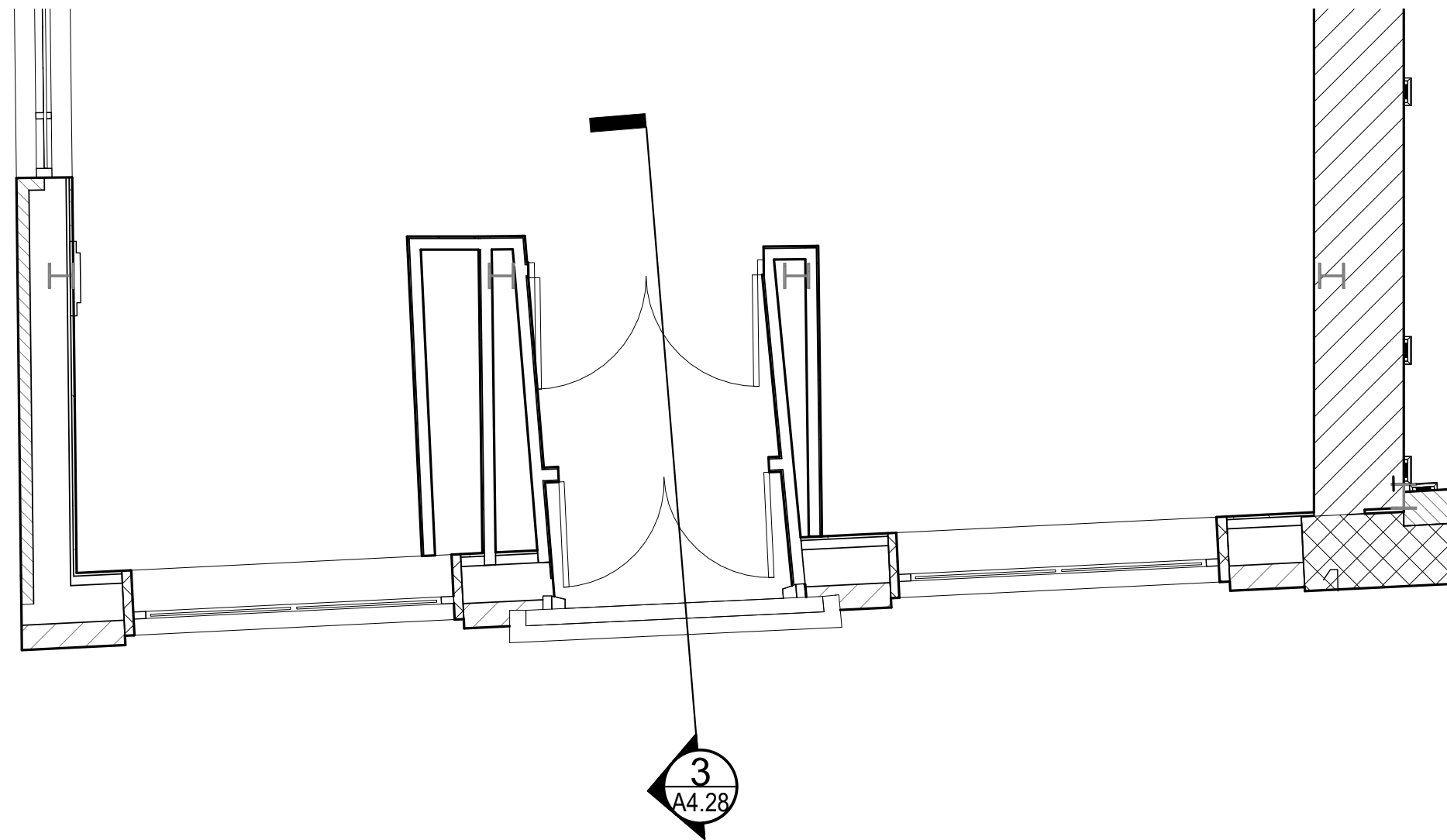
Revisions:

Date:
28 MAR, 2022
Scale:
1/8" = 1'-0"
**CONGRESS STREET
DETAILS - EXISTING &
DEMO**

A4.27



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



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



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

Prepared For:
PRESIDIUM

Consultant:

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

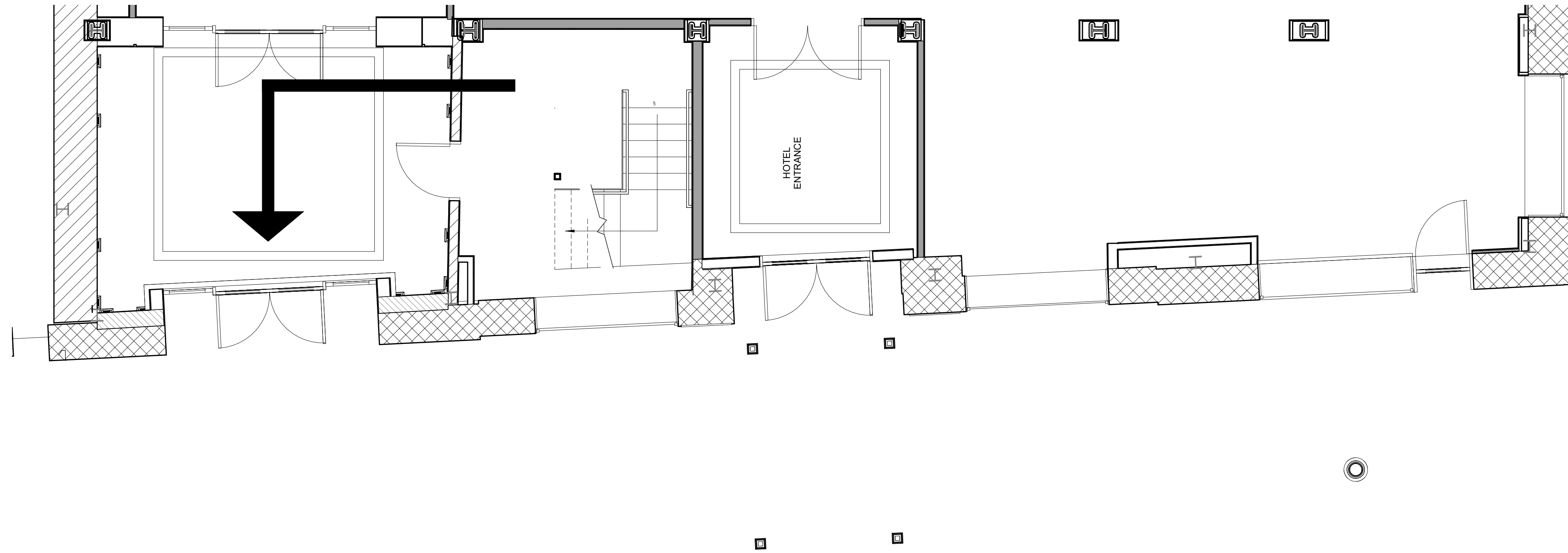
Revisions:

Date:
28 MAR, 2022

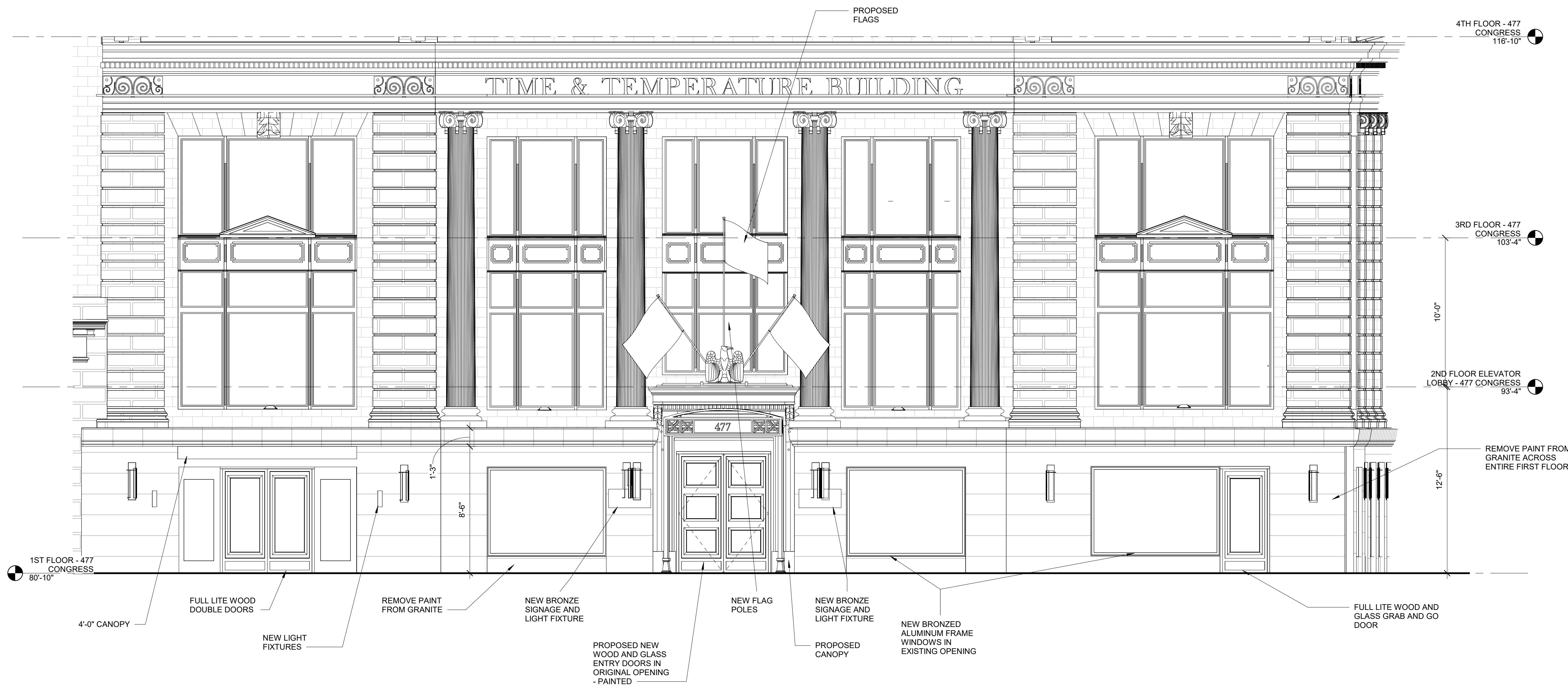
Scale:
1/4" = 1'-0"

CONGRESS STREET
DETAILS - NEW

A4.28



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



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

Prepared For:
PRESIDIUM

Consultant:

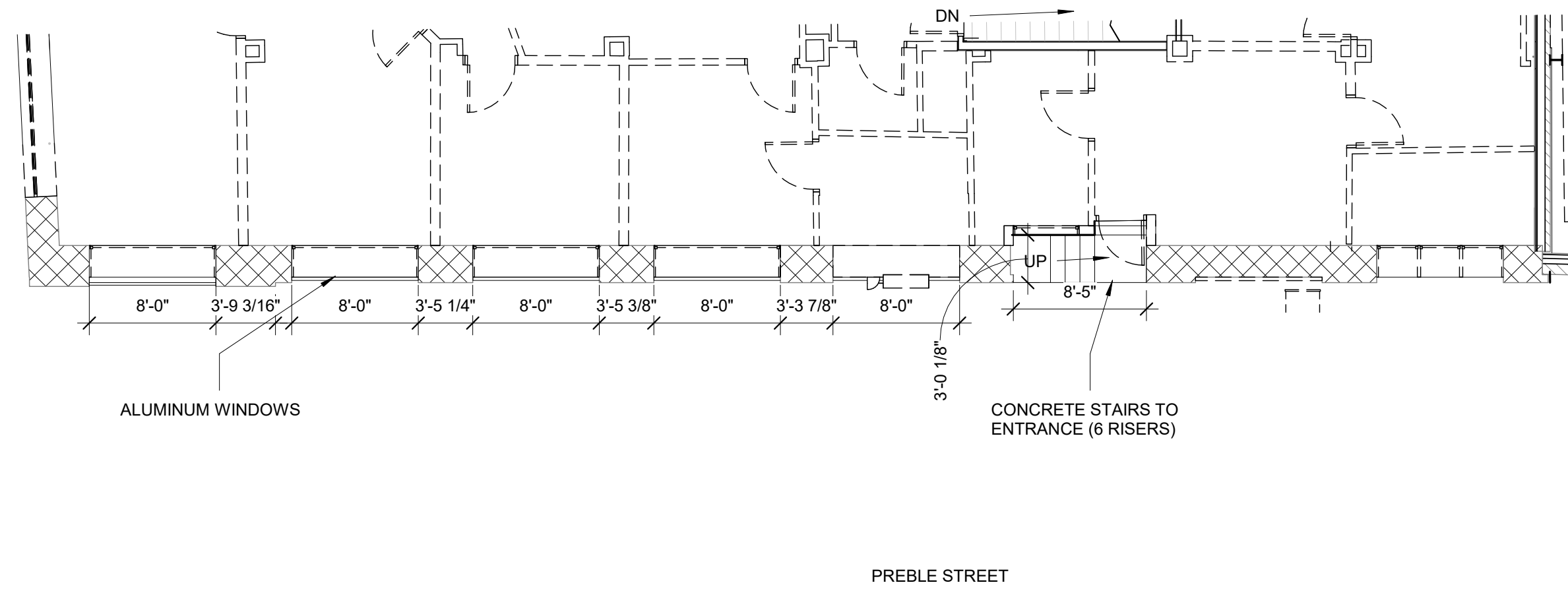
Architect:
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(207) 772-6022 Fax (207) 772-4056

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

Revisions:

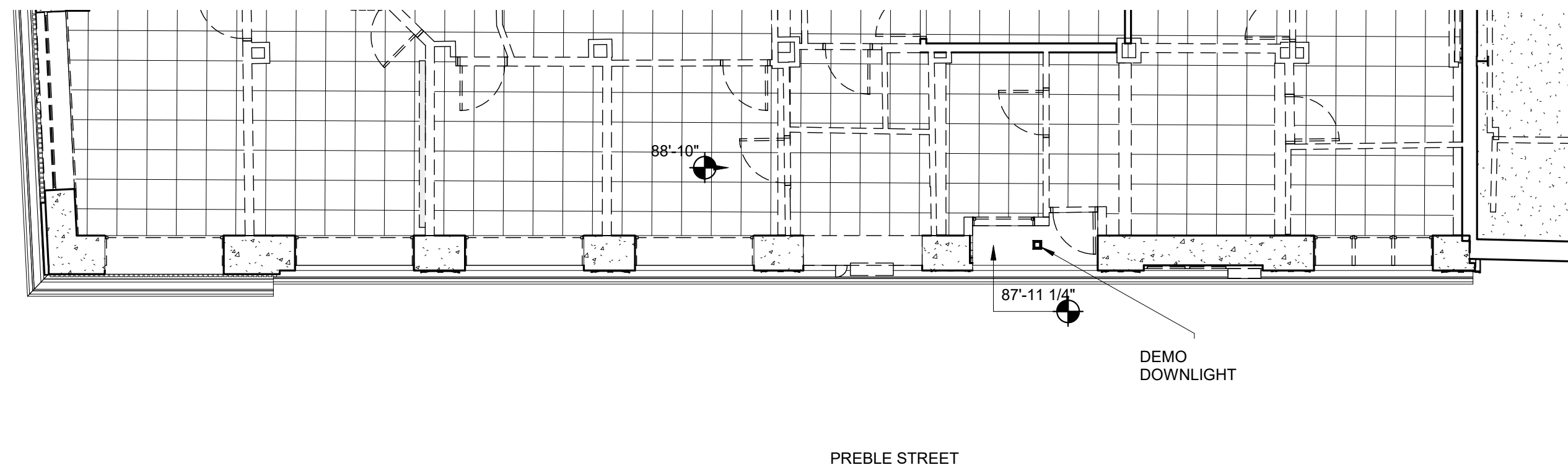
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28 MAR, 2022
Scale:
1/4" = 1'-0"
**CONGRESS STREET
DETAILS - NEW**

A4.29



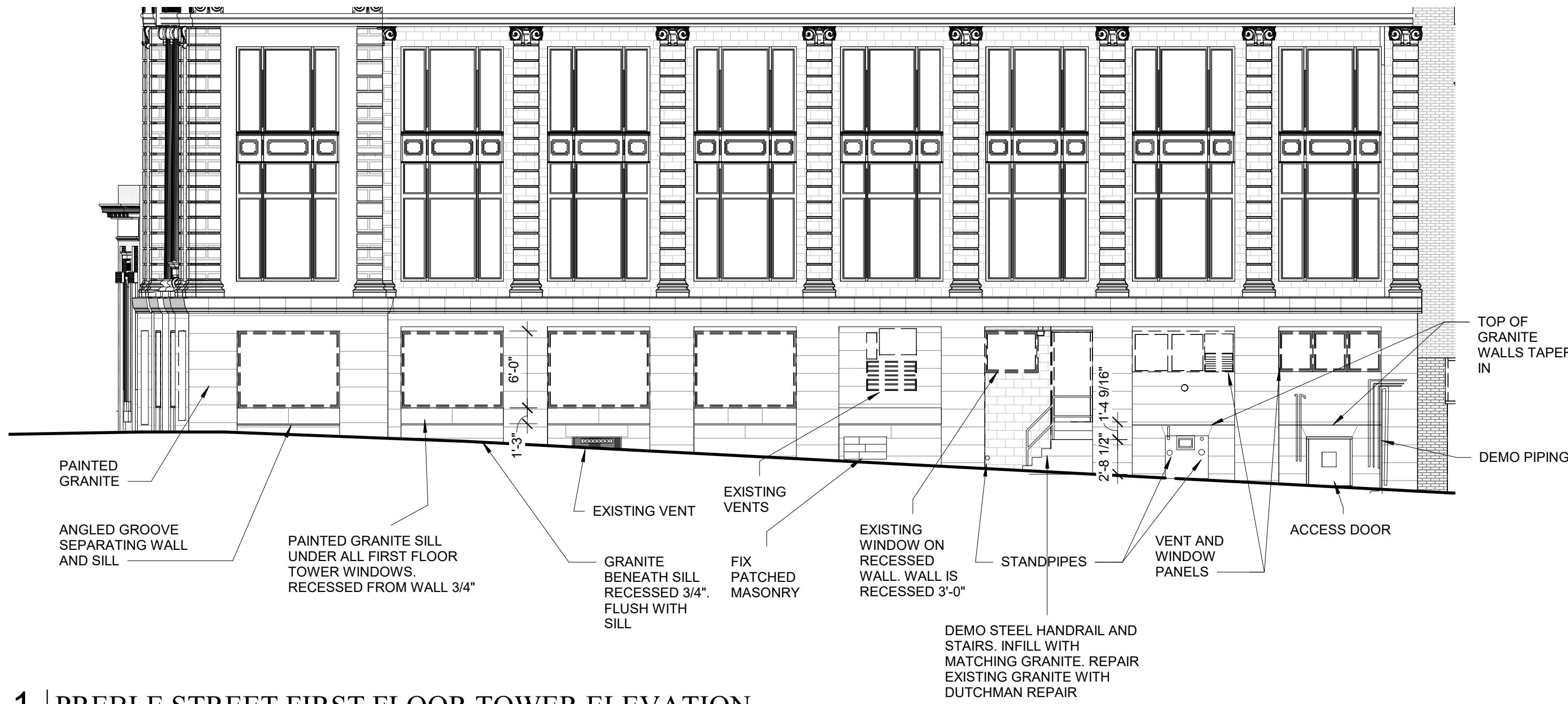
3 | FIRST FLOOR PREBLE STREET TOWER

1/8" = 1'-0"



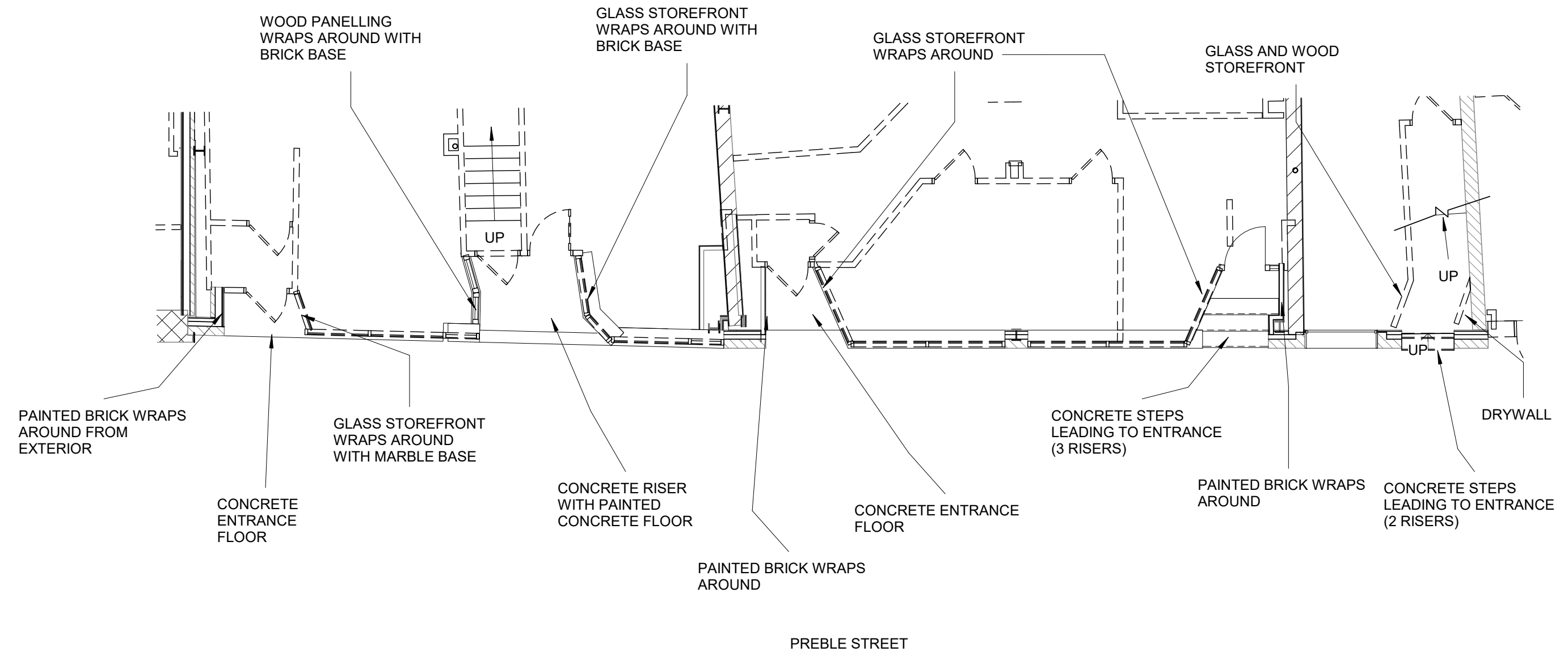
4 | FIRST FLOOR PREBLE STREET TOWER - RCP

1/8" = 1'-0"



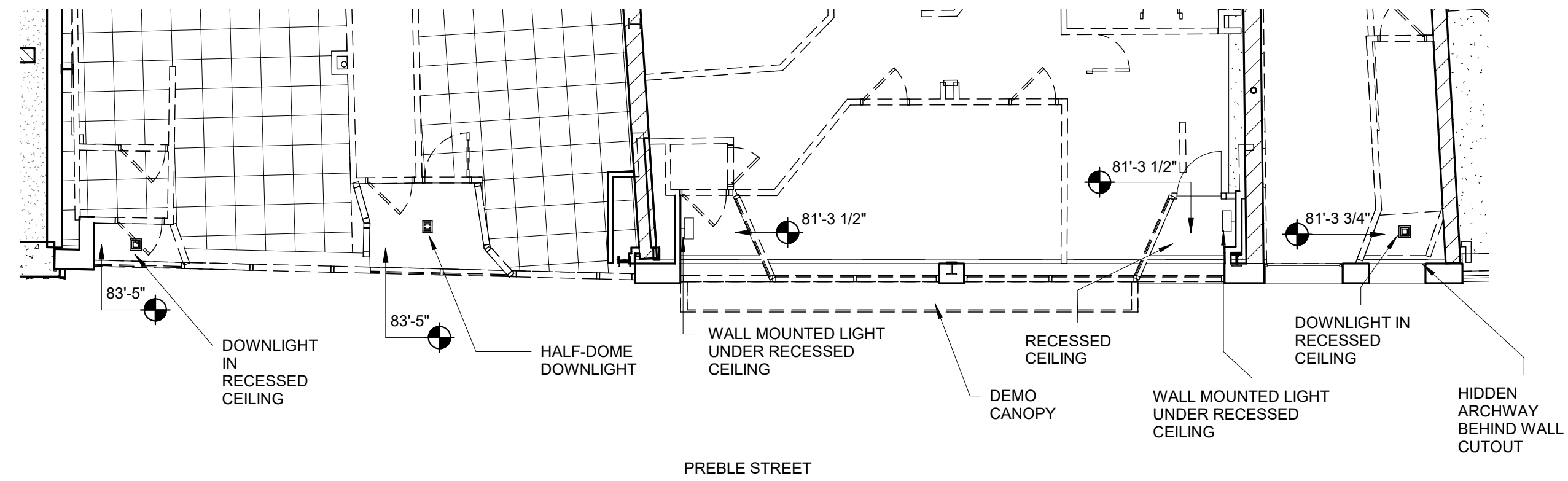
1 | PREBLE STREET FIRST FLOOR TOWER ELEVATION

1/8" = 1'-0"



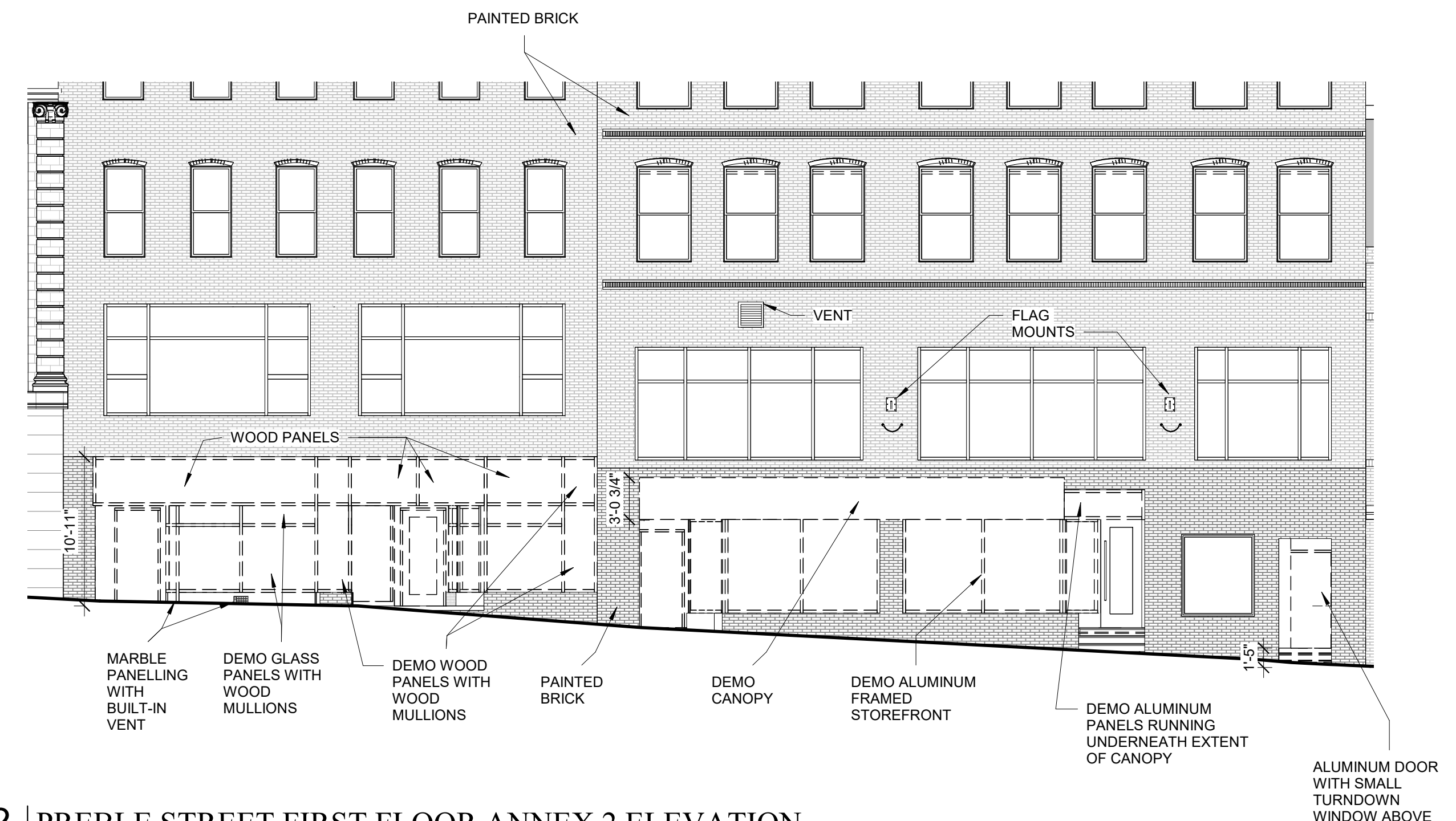
6 | FIRST FLOOR PREBLE STREET ANNEX 2

1/8" = 1'-0"



5 | FIRST FLOOR PREBLE STREET ANNEX 2 - RCP

1/8" = 1'-0"



2 | PREBLE STREET FIRST FLOOR ANNEX 2 ELEVATION

1/8" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

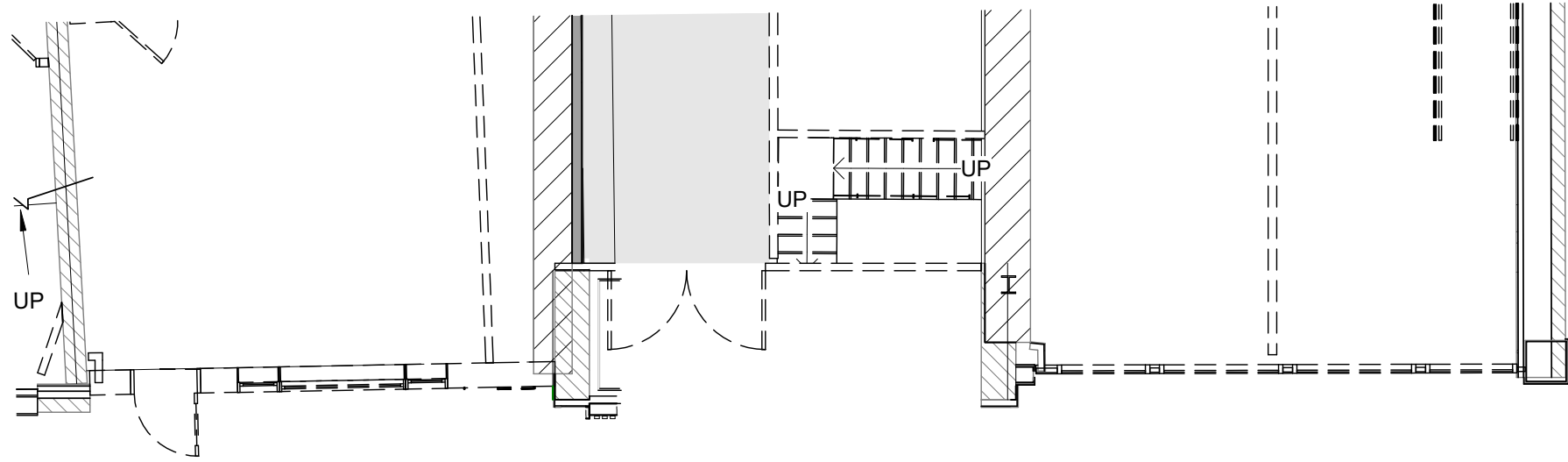
Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
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Project:
TIME & TEMPERATURE HOTEL
477 Congress Street Portland, Maine

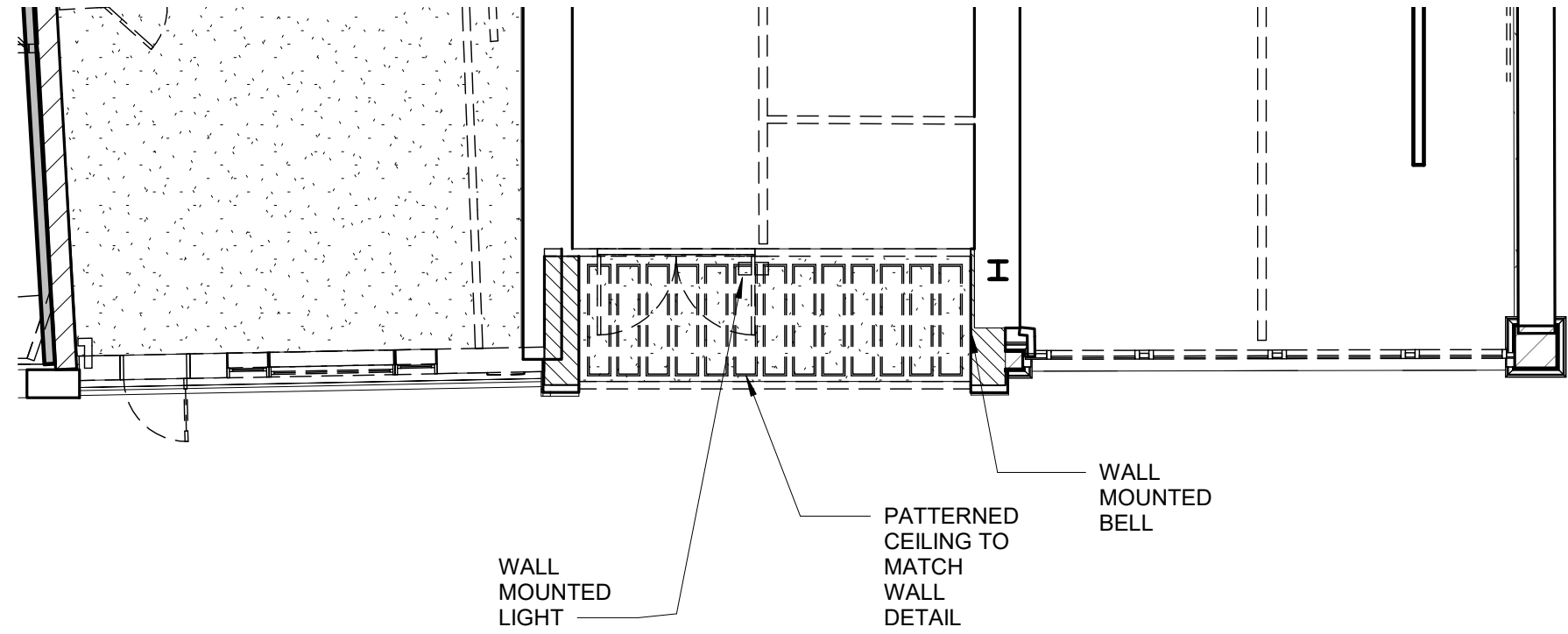
Revisions:

Date:
28 MAR, 2022
Scale:
1/8" = 1'-0"
PREBLE STREET DETAILS - EXISTING & DEMO

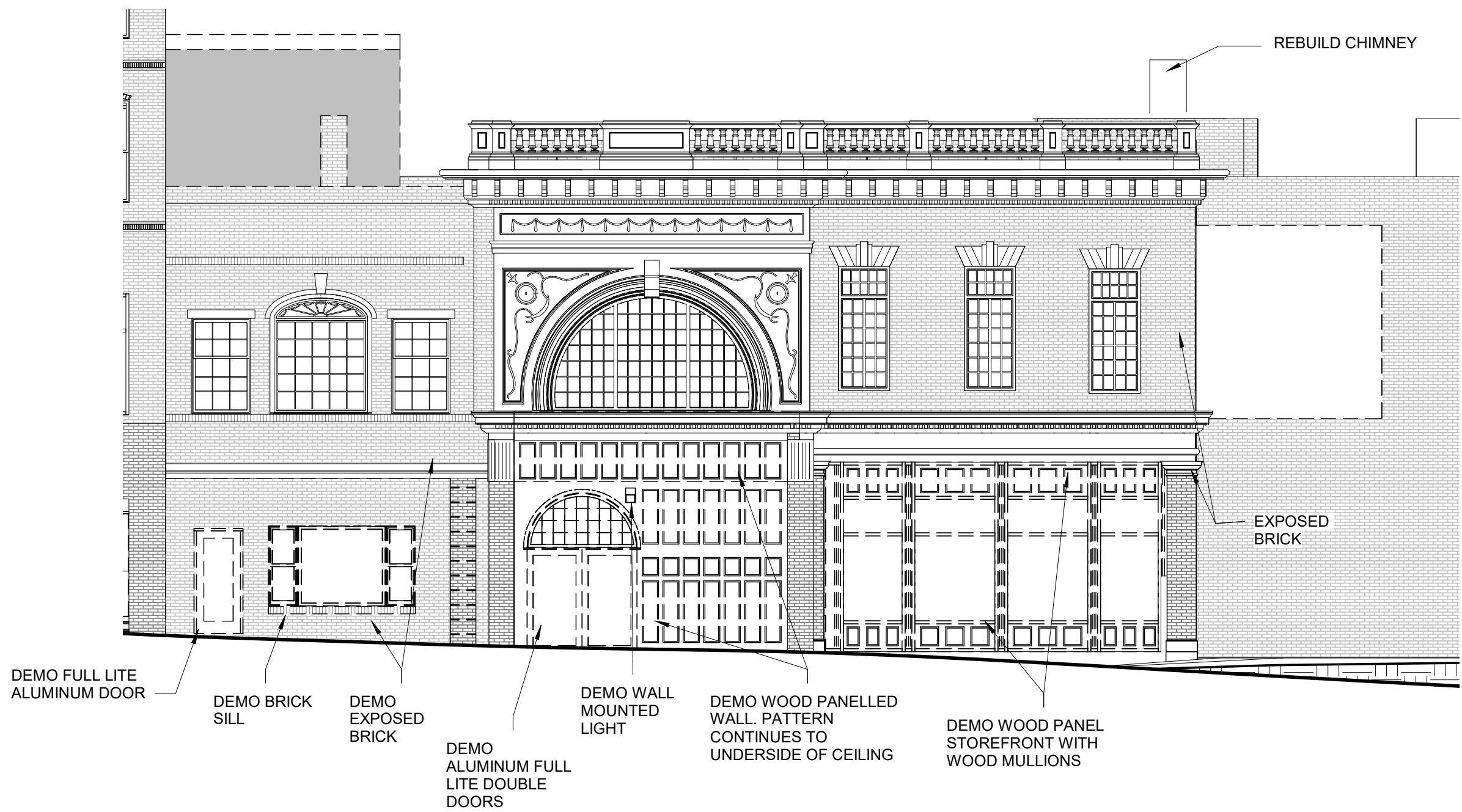
A4.30



3 | FIRST FLOOR PREBLE STREET ANNEX
1/8" = 1'-0"



2 | FIRST FLOOR PREBLE STREET ANNEX - RCP
1/8" = 1'-0"



1 | PREBLE STREET FIRST FLOOR ANNEX ELEVATION
1/8" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

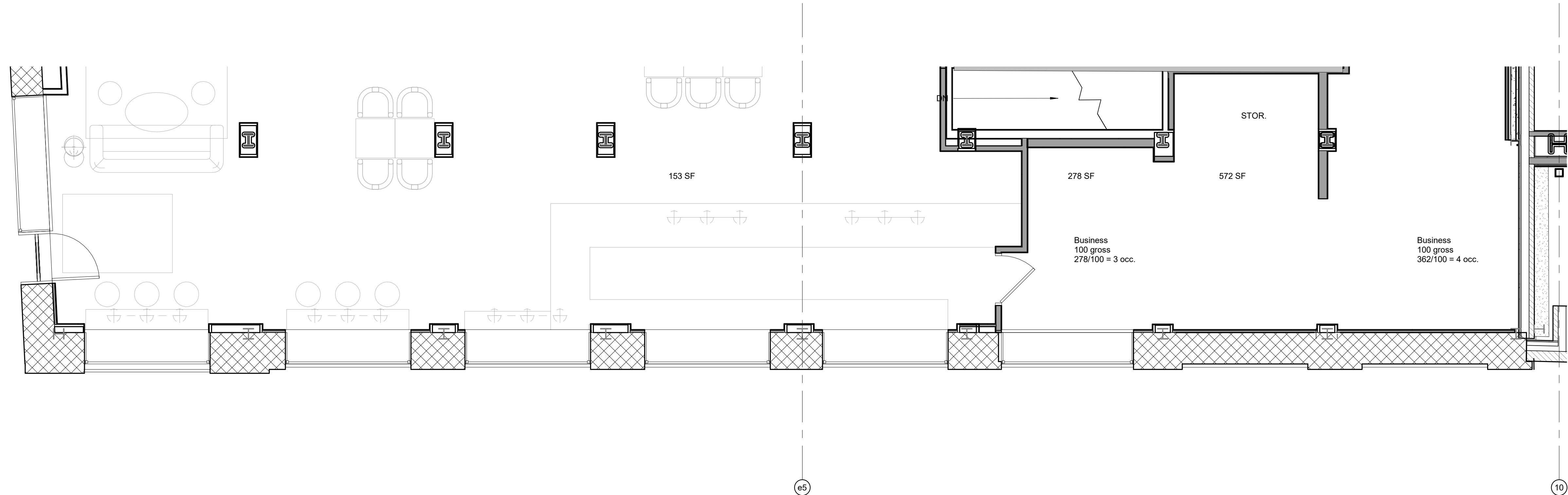
Architect:
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Project:
**TIME &
TEMPERATURE
HOTEL**
477 Congress Street
Portland, Maine

Revisions:

Date:
28 MAR, 2022
Scale:
1/8" = 1'-0"
**PREBLE STREET
DETAILS - EXISTING &
DEMO**

A4.31



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



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

Prepared For:
PRESIDIUM

Consultant:

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

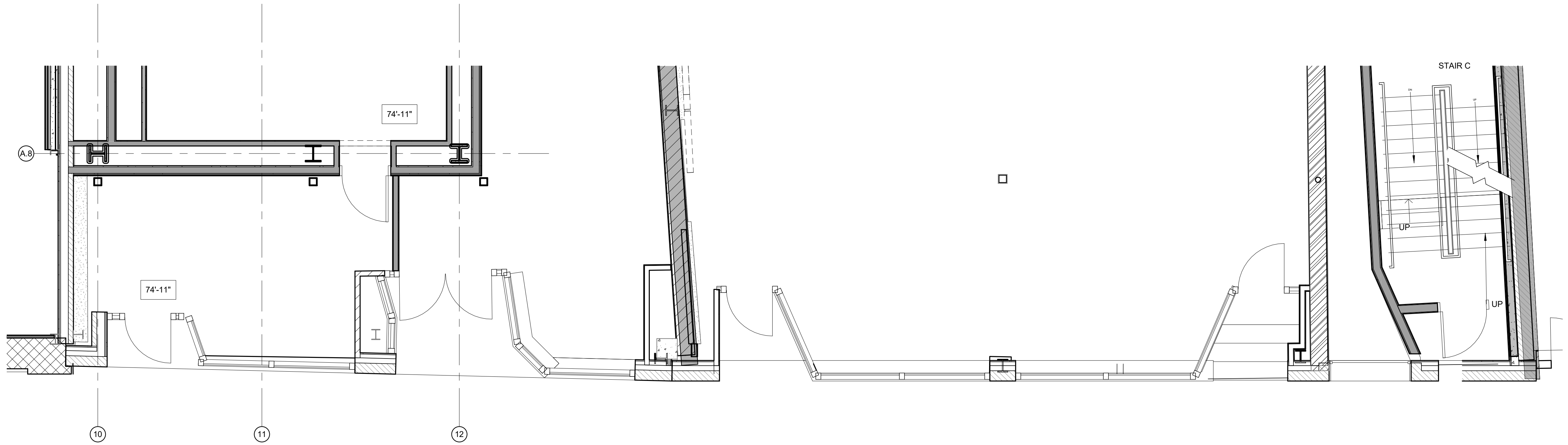
Revisions:

Date:
28 MAR, 2022

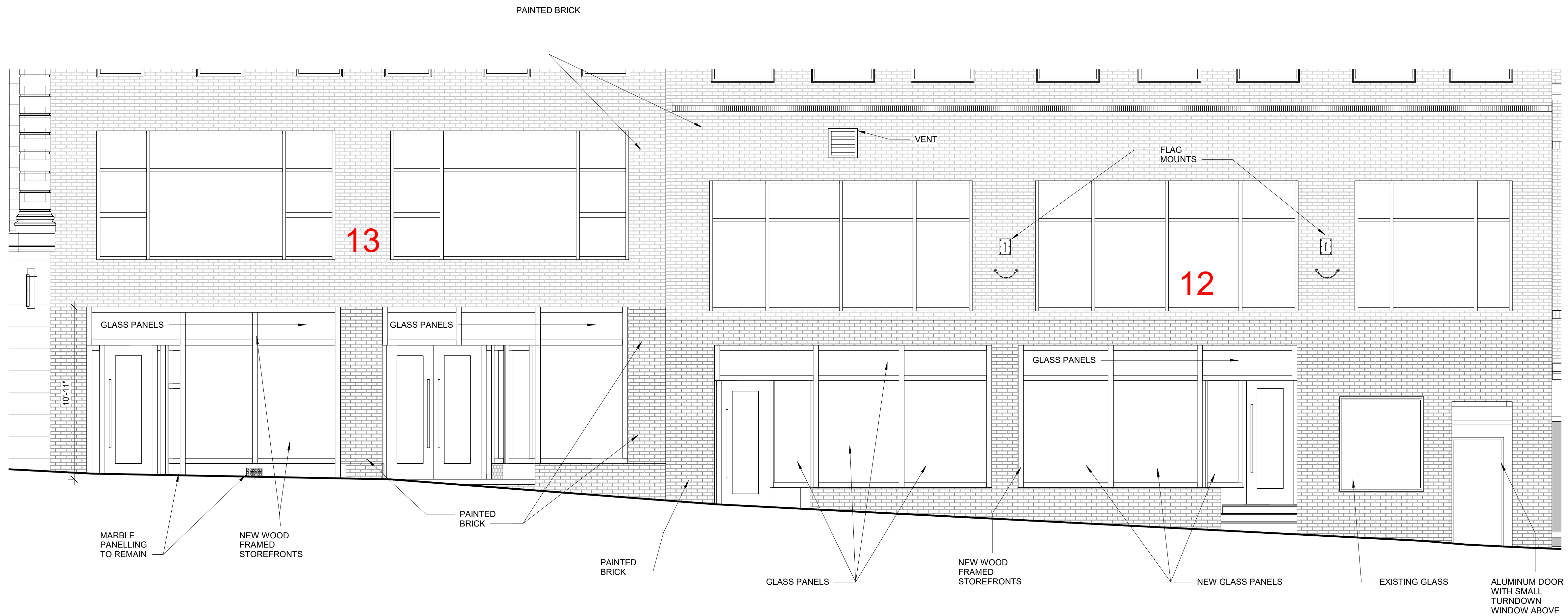
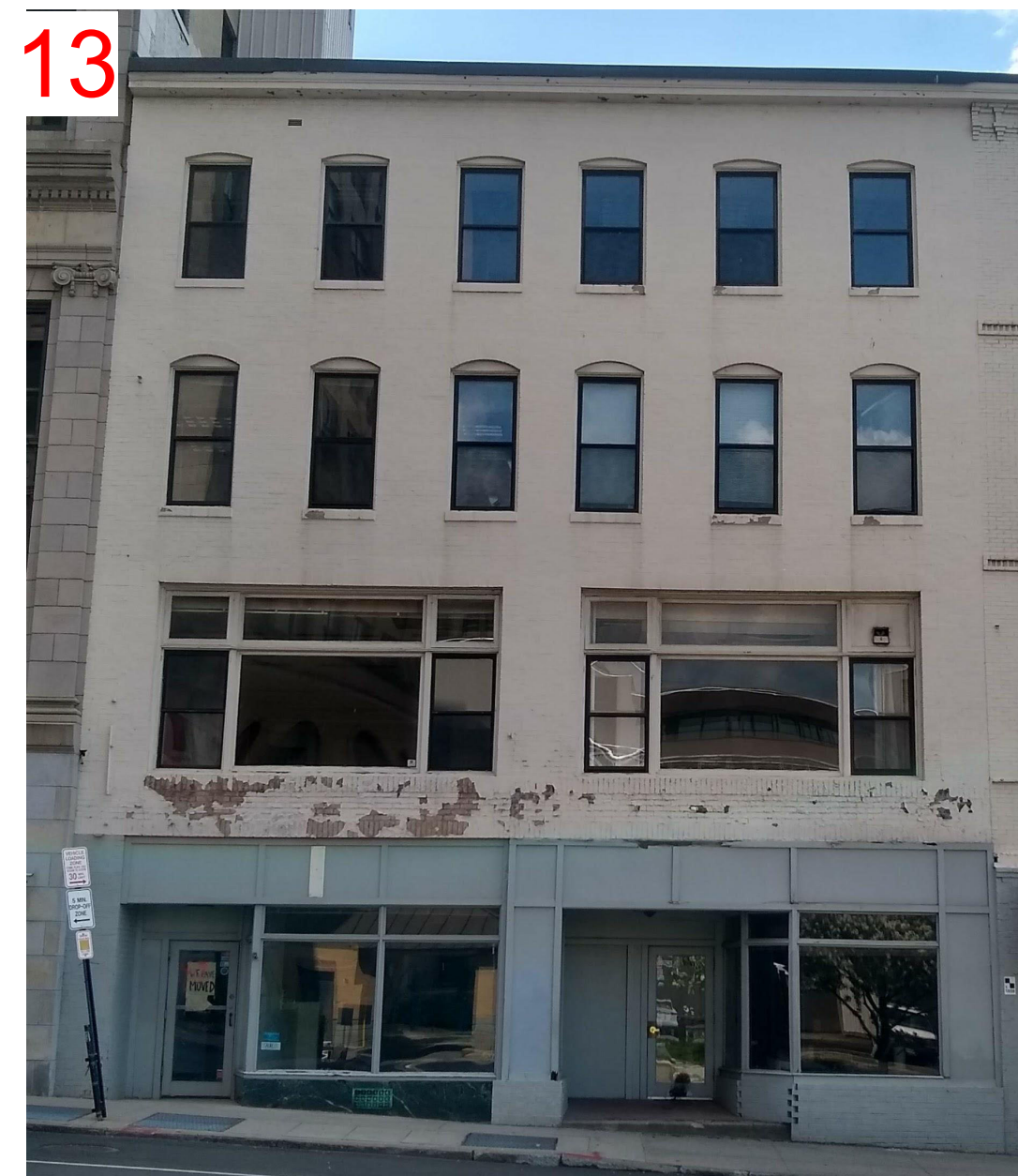
Scale:
1/4" = 1'-0"

**PREBLE STREET
DETAILS - NEW**

A4.32



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



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

Prepared For:
PRESIDIUM

Consultant:

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

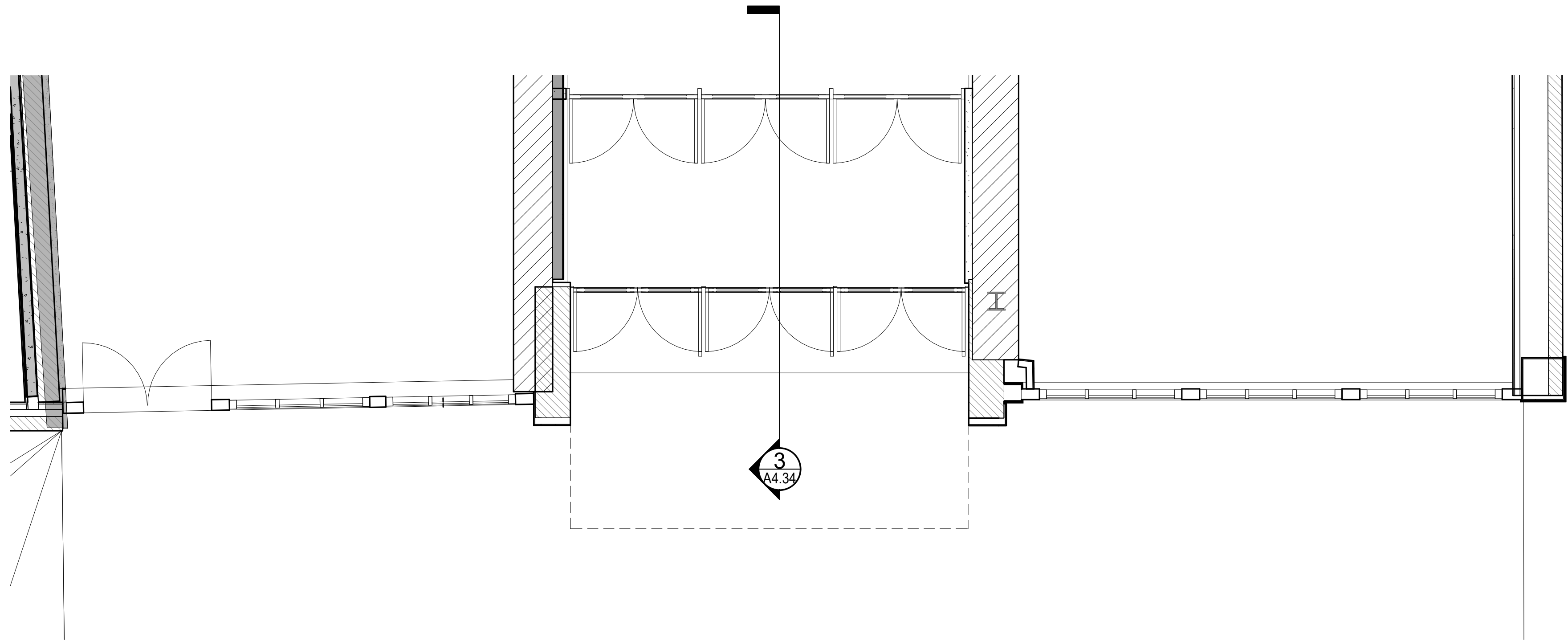
Revisions:

Date:
28 MAR, 2022

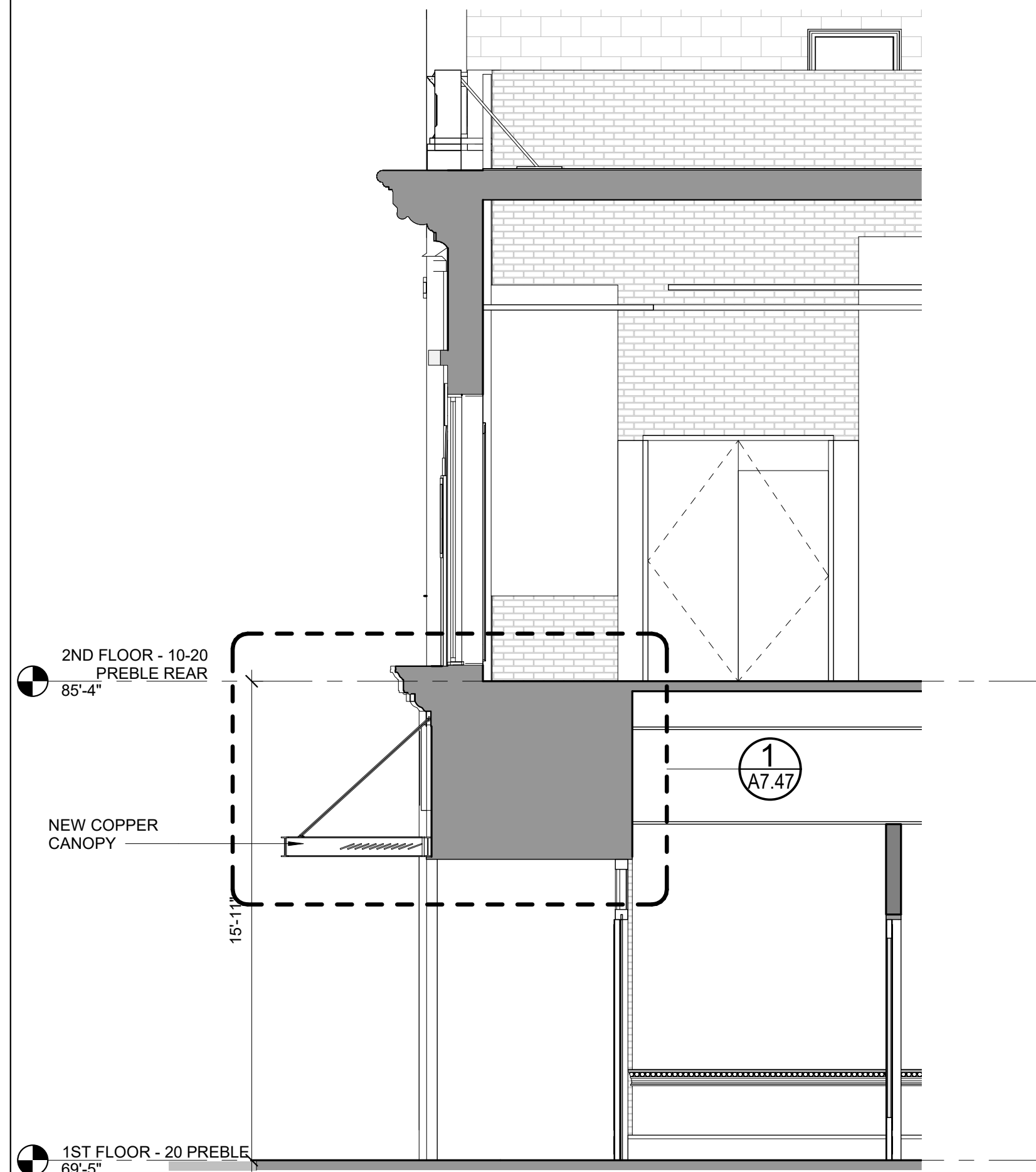
Scale:
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**PREBLE STREET
DETAILS - NEW**

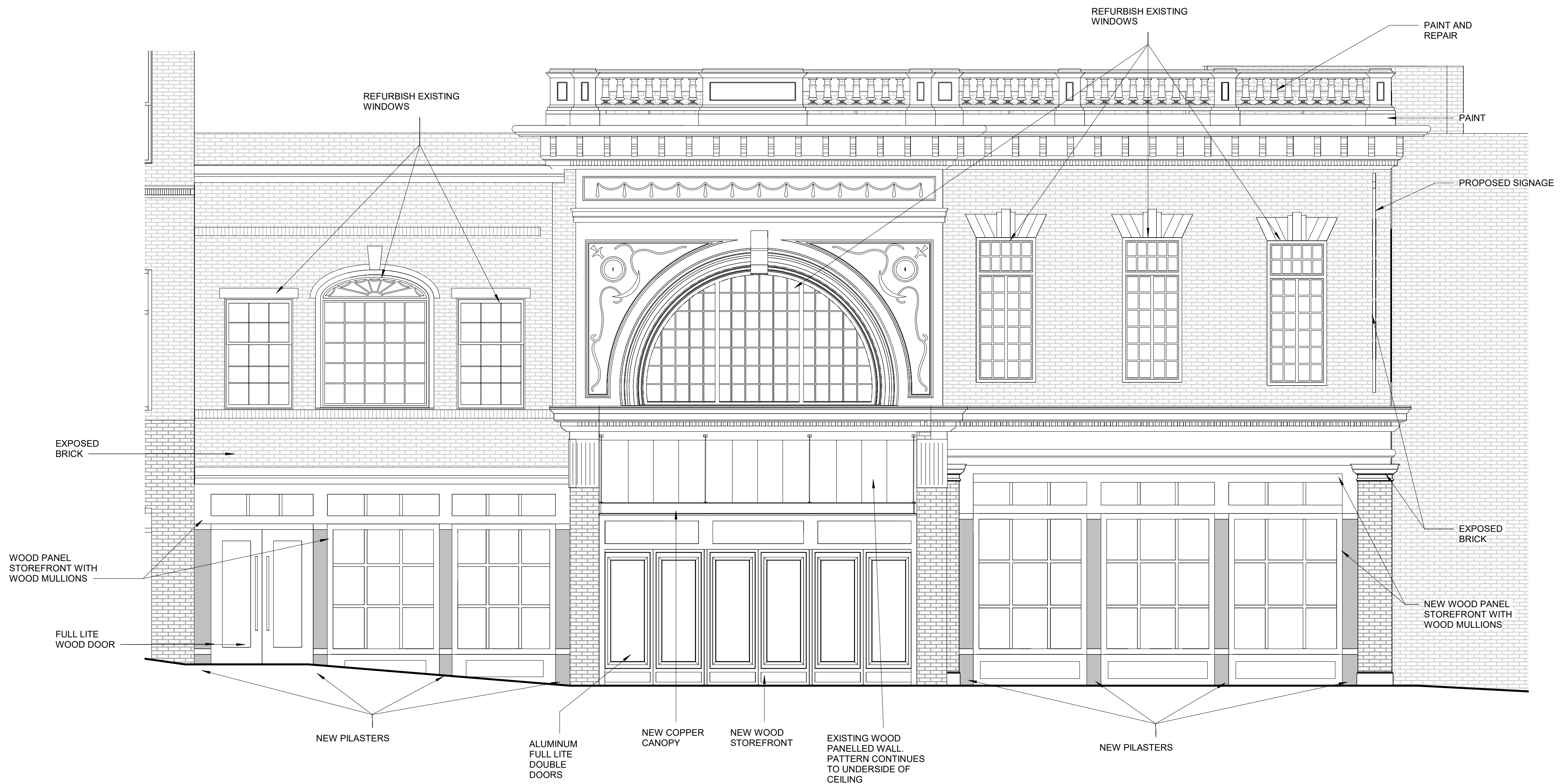
A4.33



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



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



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

Prepared For:
PRESIDIUM

Consultant:

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

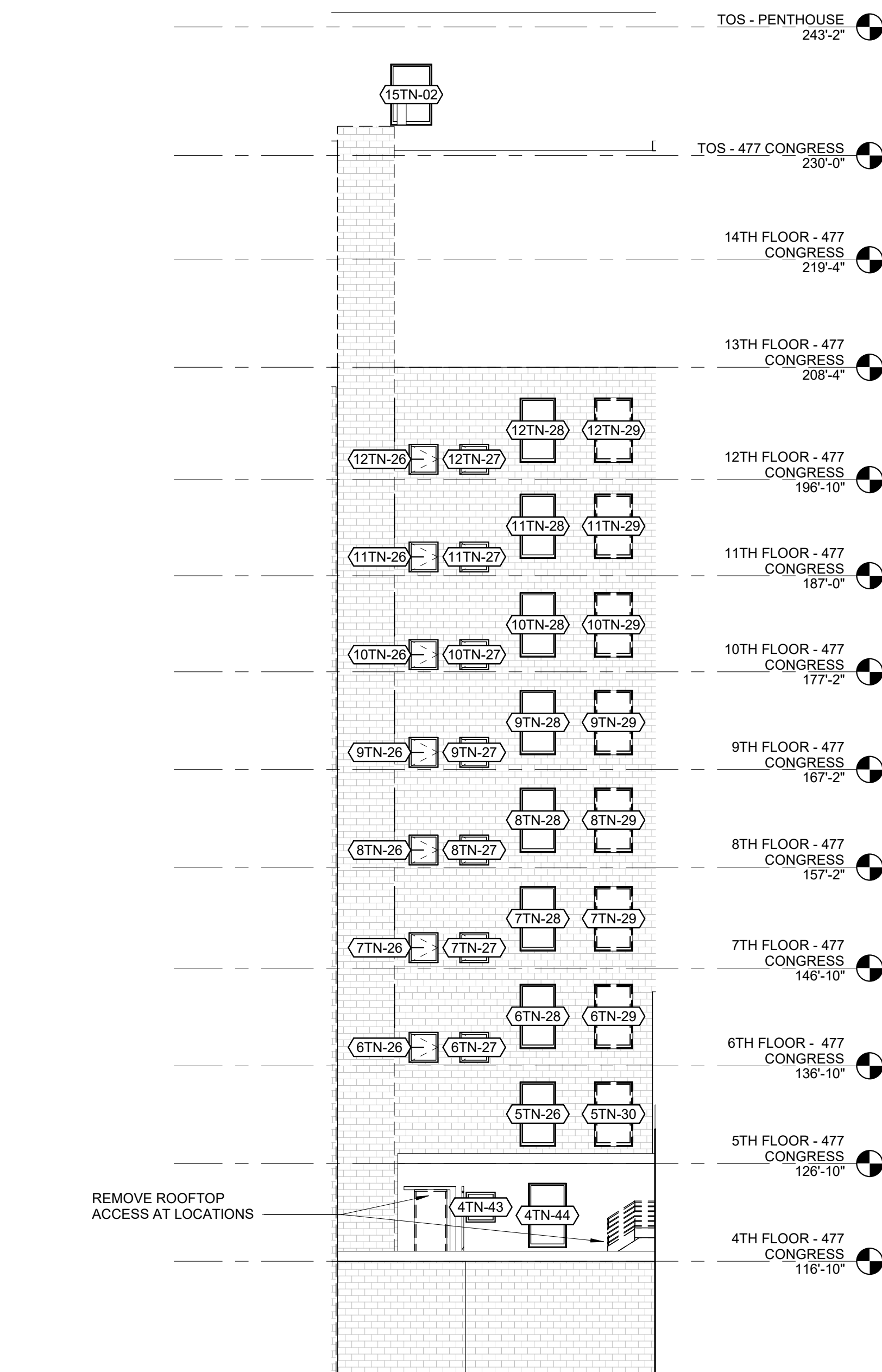
Revisions:

Date:
28 MAR, 2022

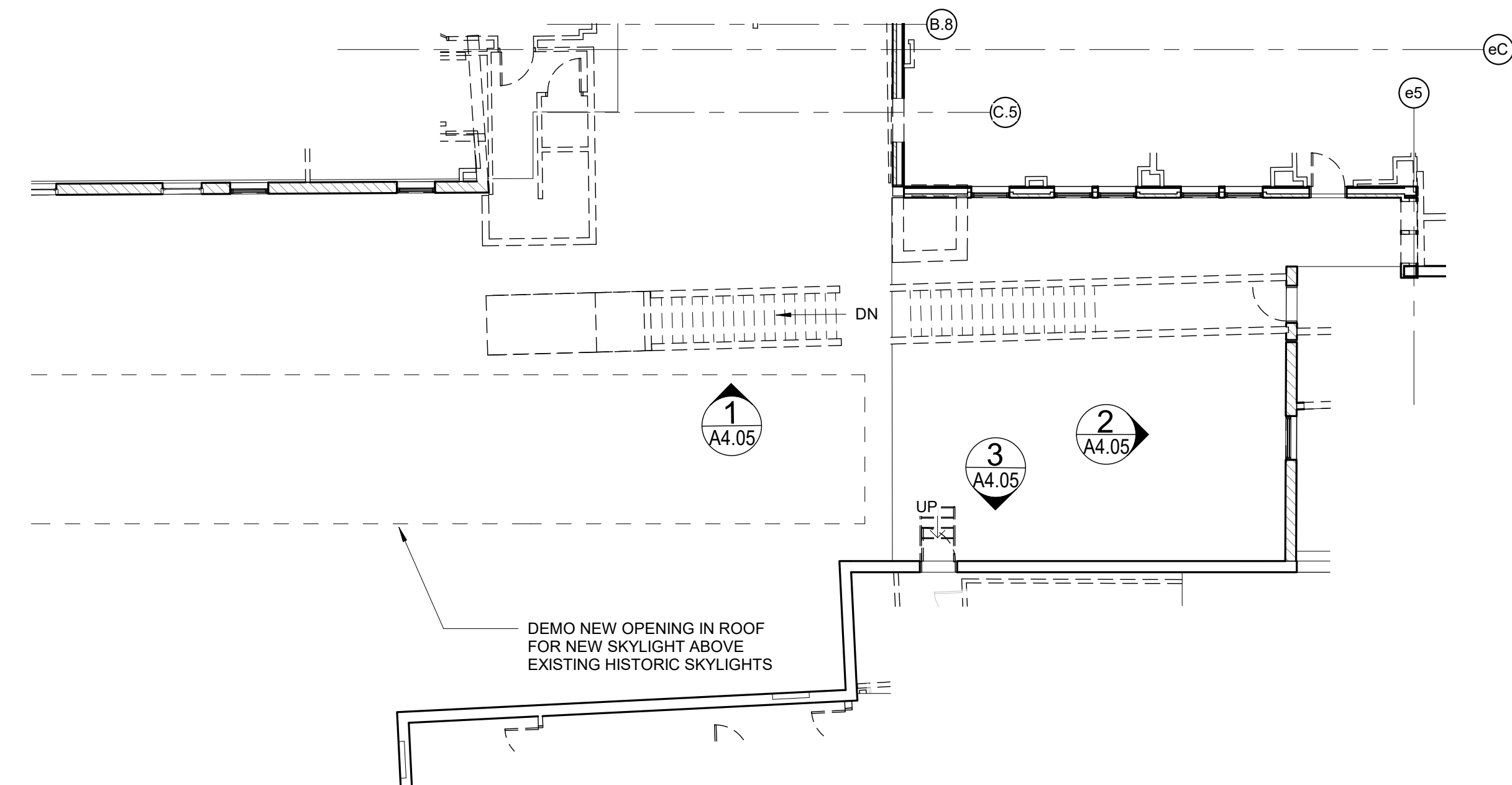
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**PREBLE STREET
DETAILS - NEW**

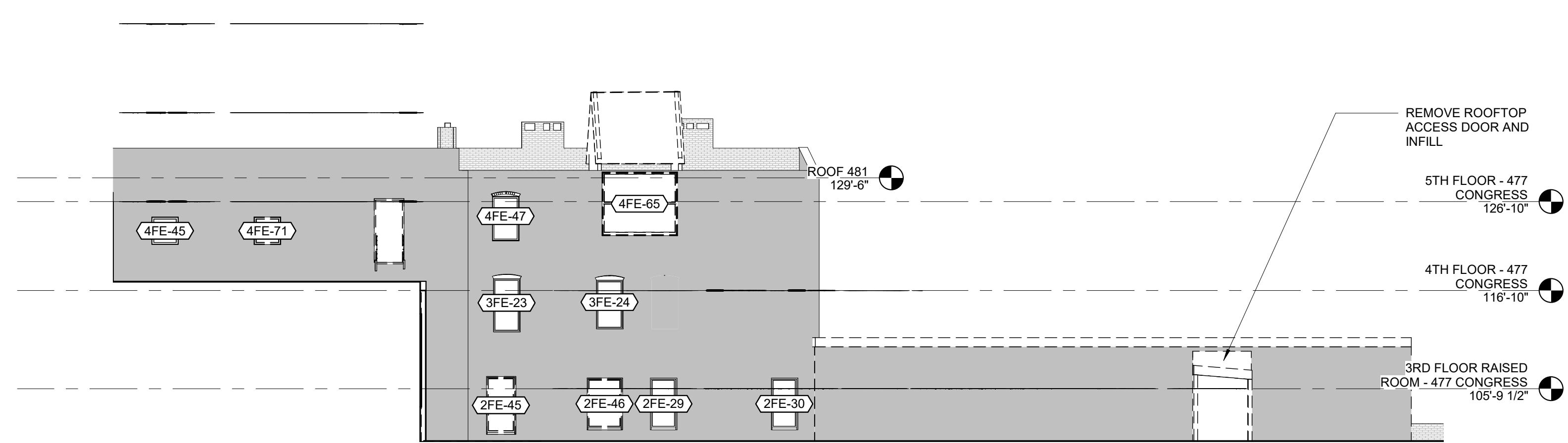
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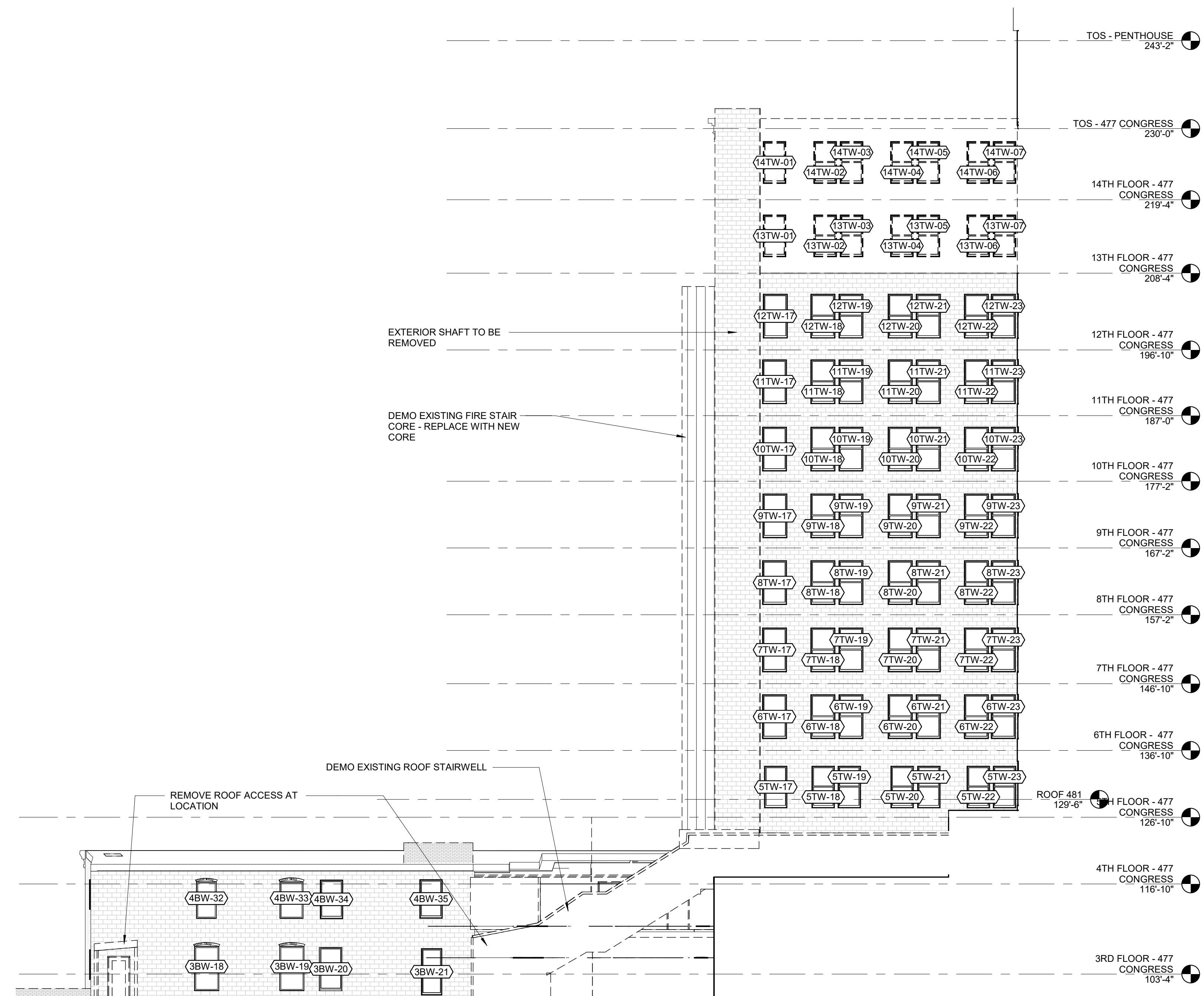
2 | NORTH ELEVATION - INNER COURTYARD
3/32" = 1'-0"



4 | 4TH FLOOR - INNER COURTYARD - EXG
3/32" = 1'-0"



3 | EAST ELEVATION - INNER COURTYARD
3/32" = 1'-0"



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

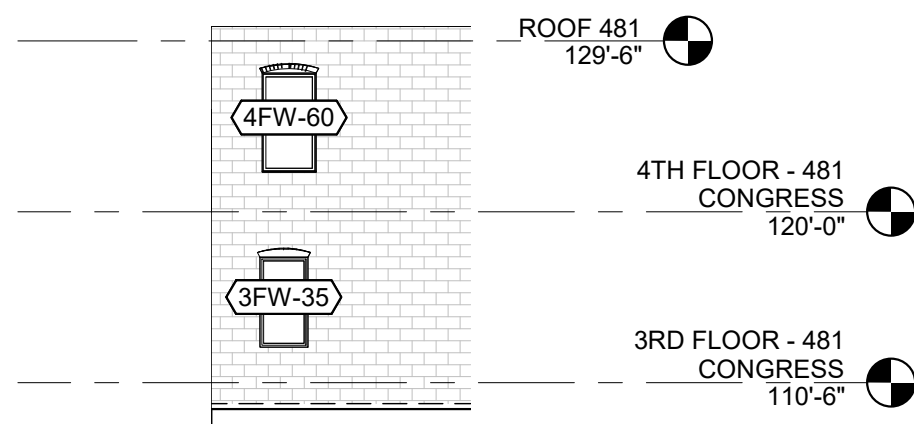
Prepared For:
PRESIDIUM

Consultant:
ARCHETYPE ARCHITECTS
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(207) 772-6022 Fax (207) 772-4056

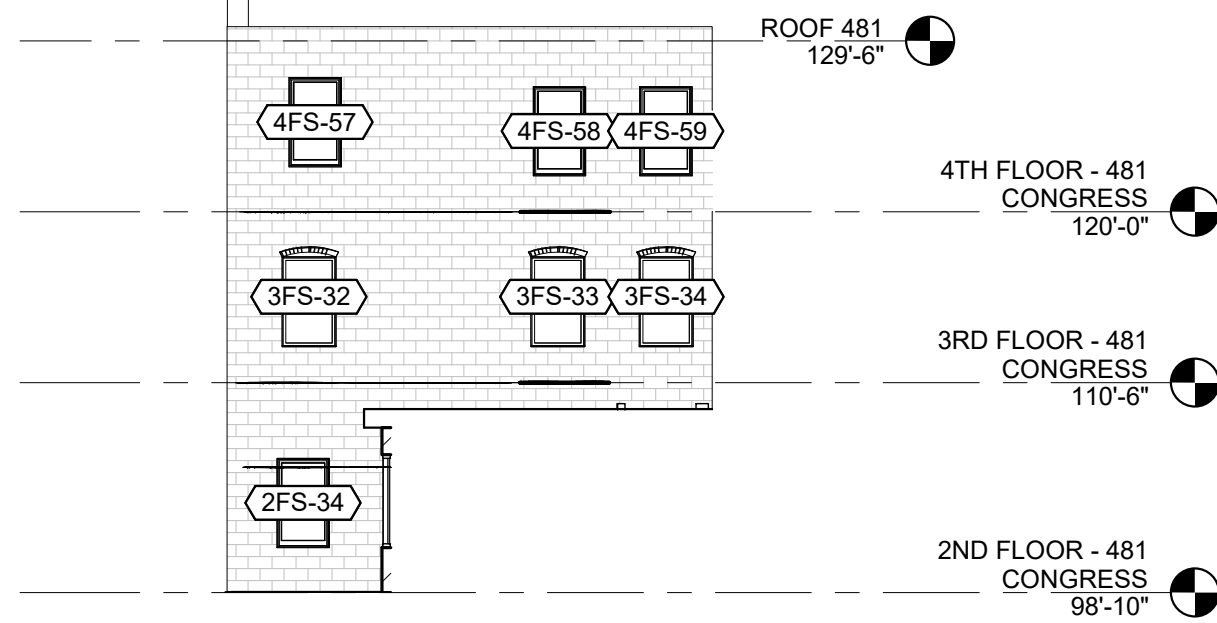
Project:
TIME & TEMPERATURE HOTEL
477 Congress Street
Portland, Maine

Revisions:
Scale: 3/32" = 1'-0"
Date: 28 MAR, 2022
EXISTING BUILDING ELEVATIONS OFF 2ND FL ROOF

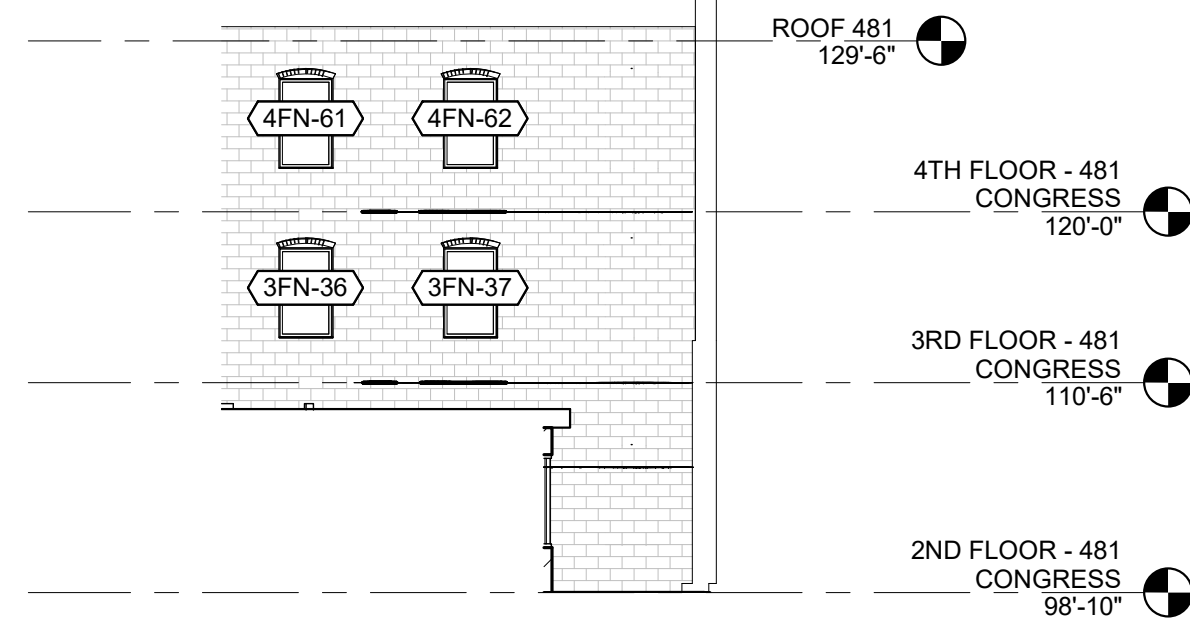
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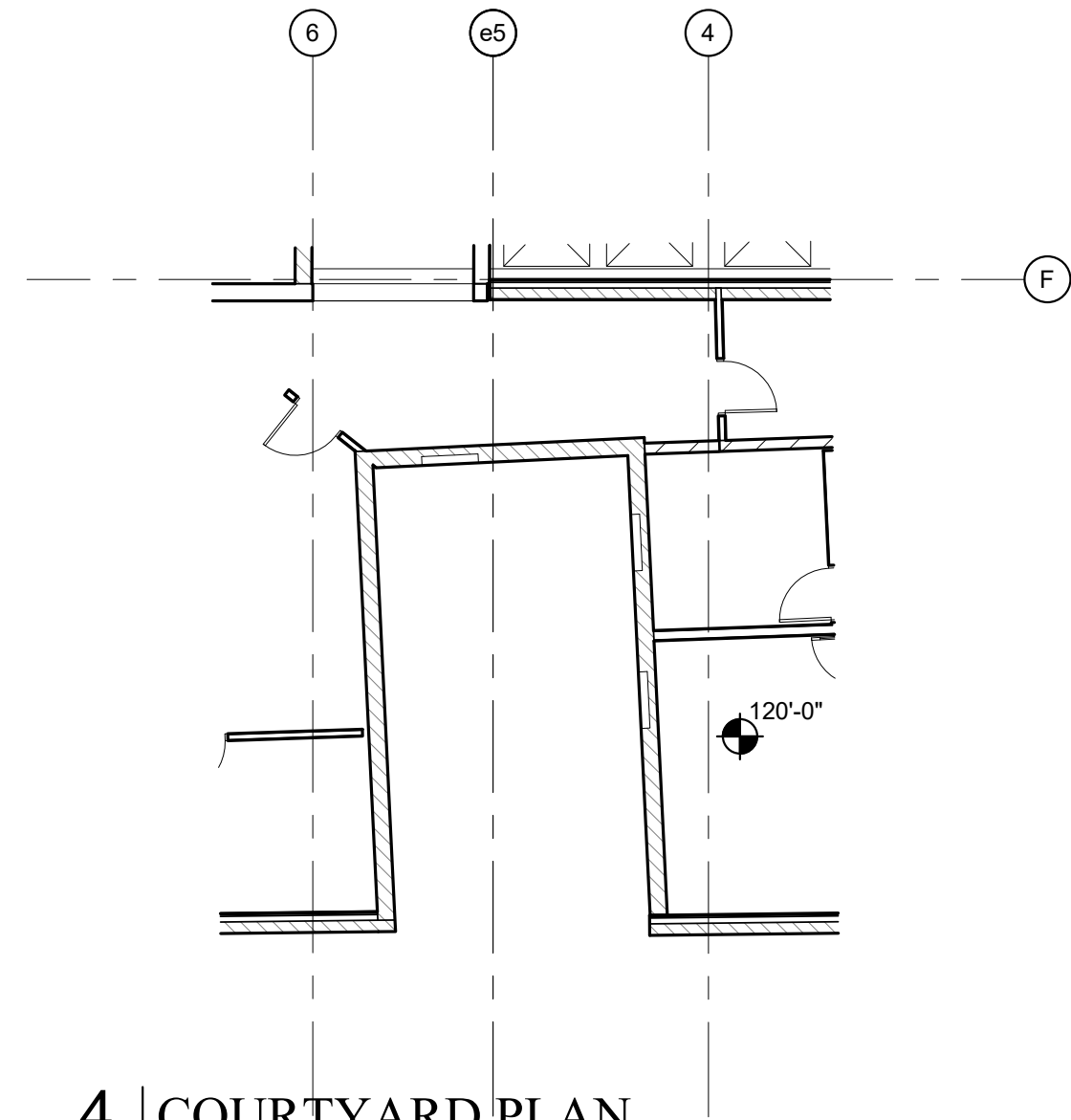
1 | WEST ELEVATION - COURTYARD
3/32" = 1'-0"



2 | SOUTH ELEVATION - COURTYARD
3/32" = 1'-0"



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



4 | COURTYARD PLAN
3/32" = 1'-0"

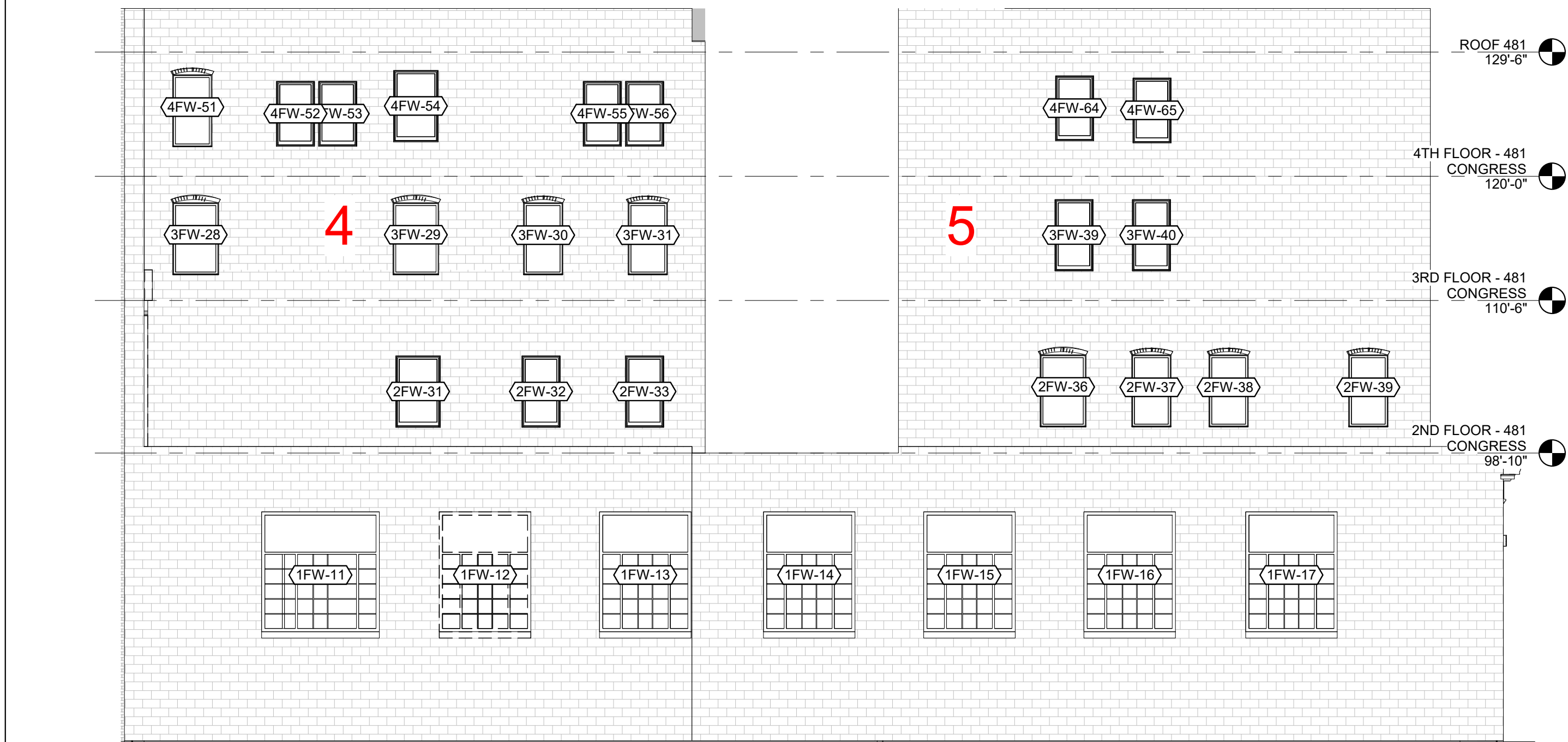
Prepared For:
PRESIDIUM

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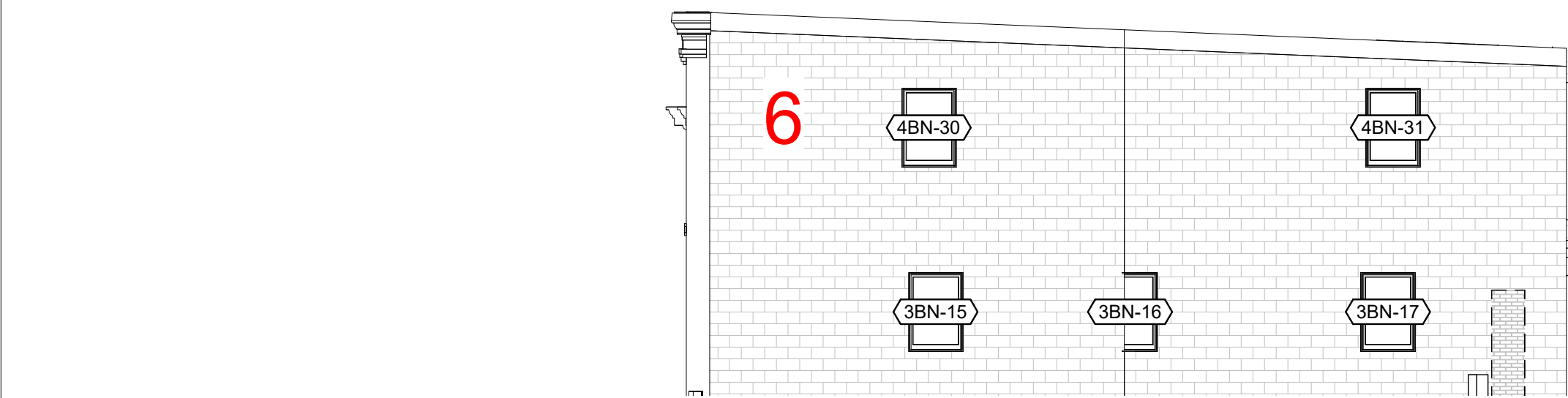
Project:
**TIME &
TEMPERATURE
HOTEL**
477 Congress Street
Portland, Maine

Revisions:
Date: 28 MAR, 2022
Scale: 3/32" = 1'-0"
**EXISTING 481
COURTYARD
ELEVATIONS**

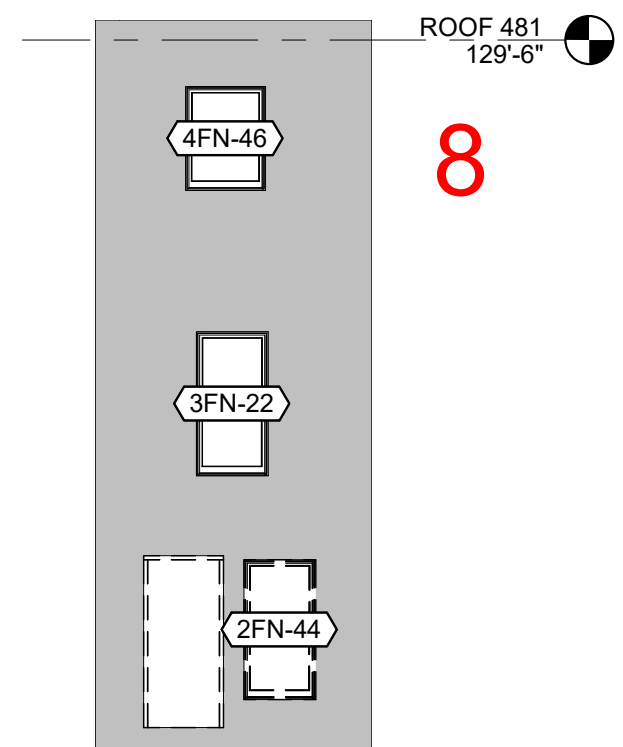
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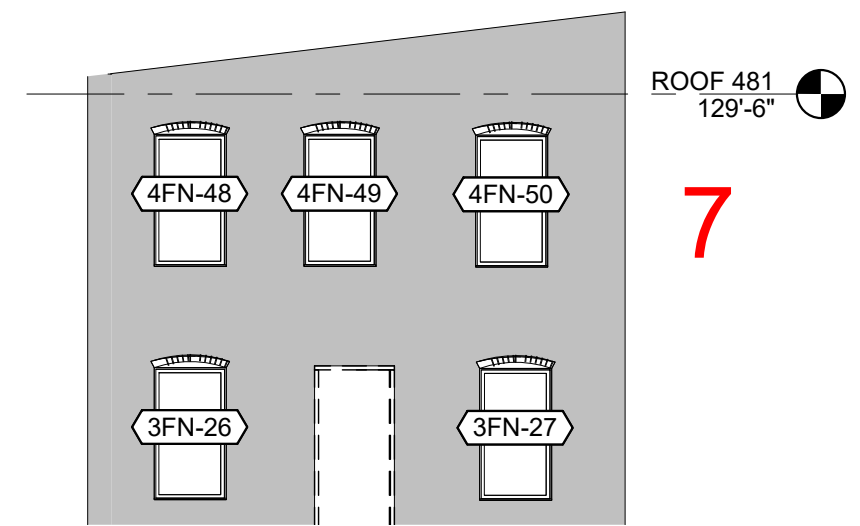
2 | WEST ELEVATION - 481 BUILDING
1/8" = 1'-0"



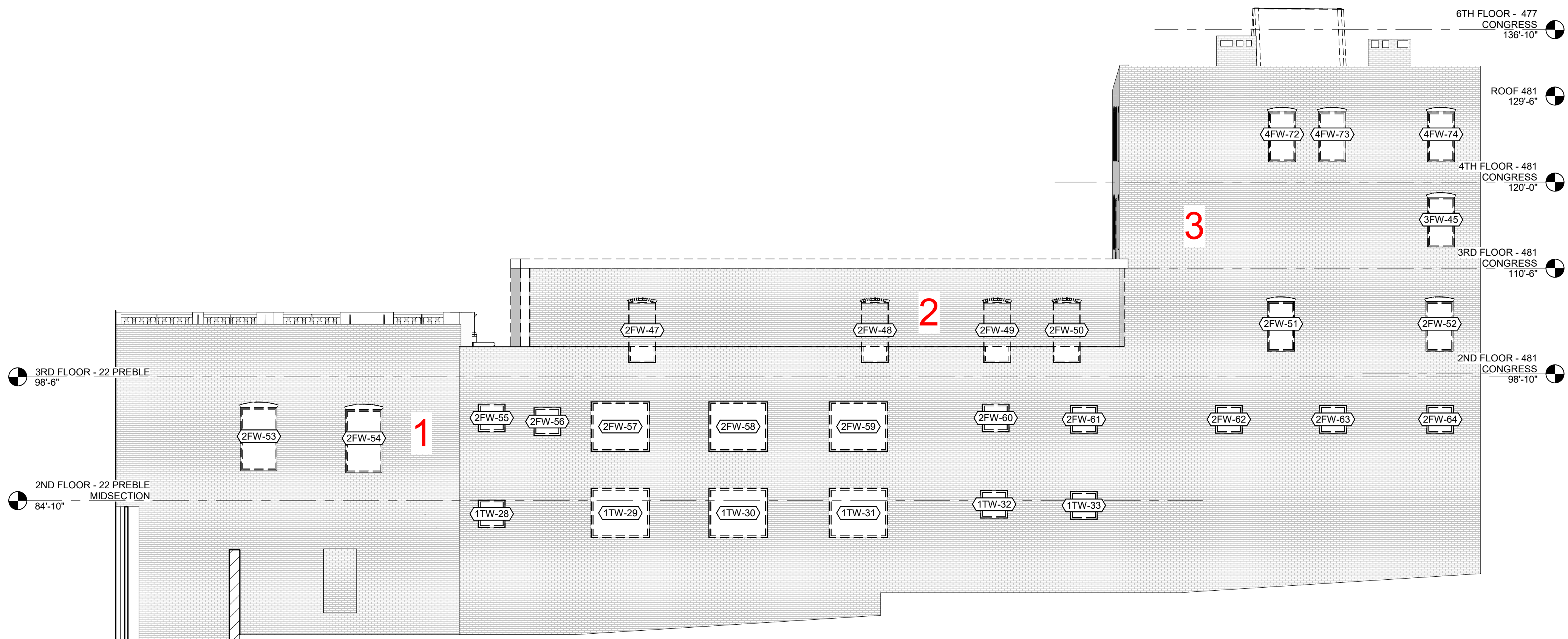
3 | NORTH ELEVATION - ANNEX
1/8" = 1'-0"



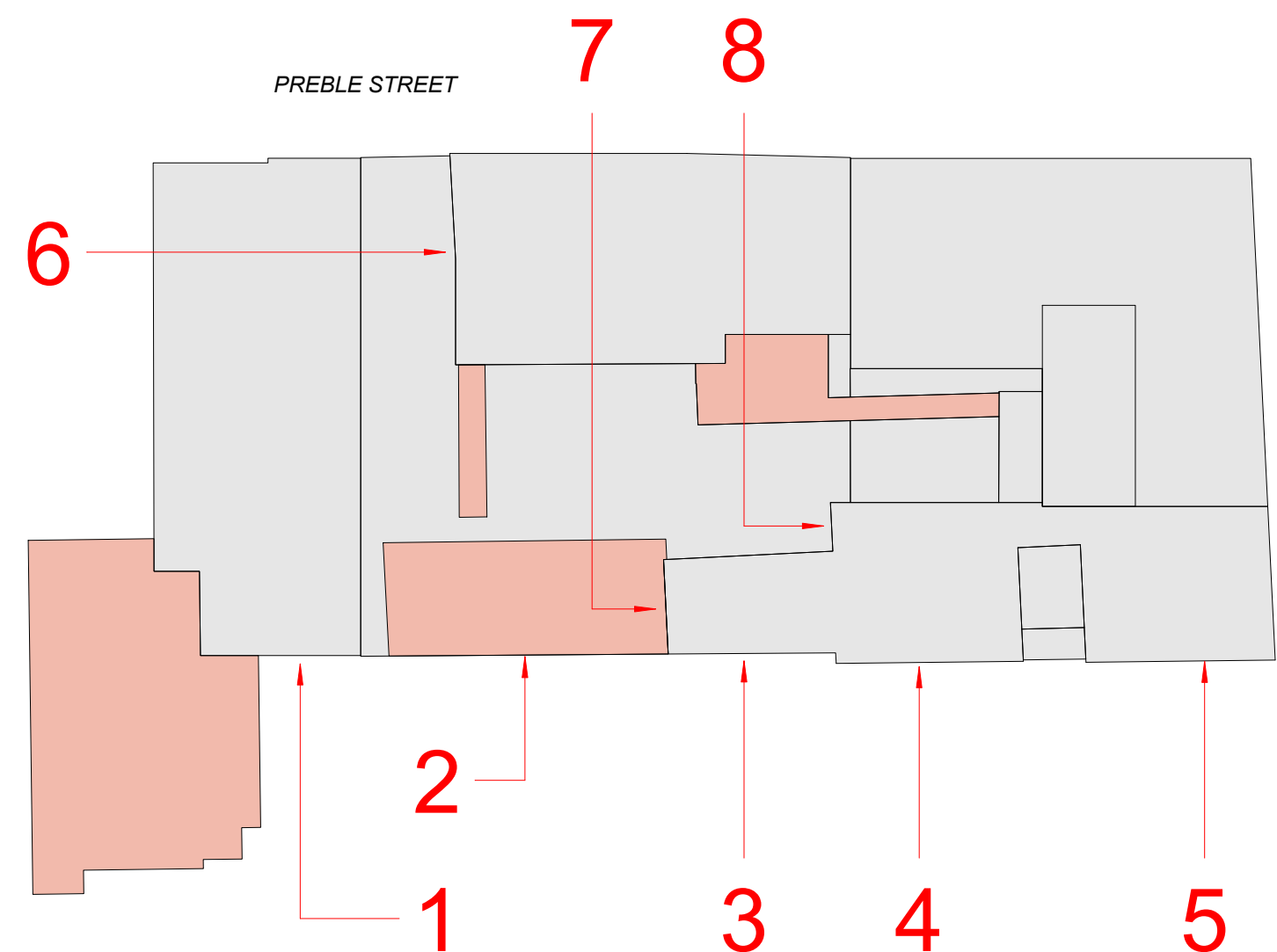
4 | NORTH ELEVATION - 481 BUILDING 2
1/8" = 1'-0"



5 | NORTH ELEVATION - 481 BUILDING
1/8" = 1'-0"

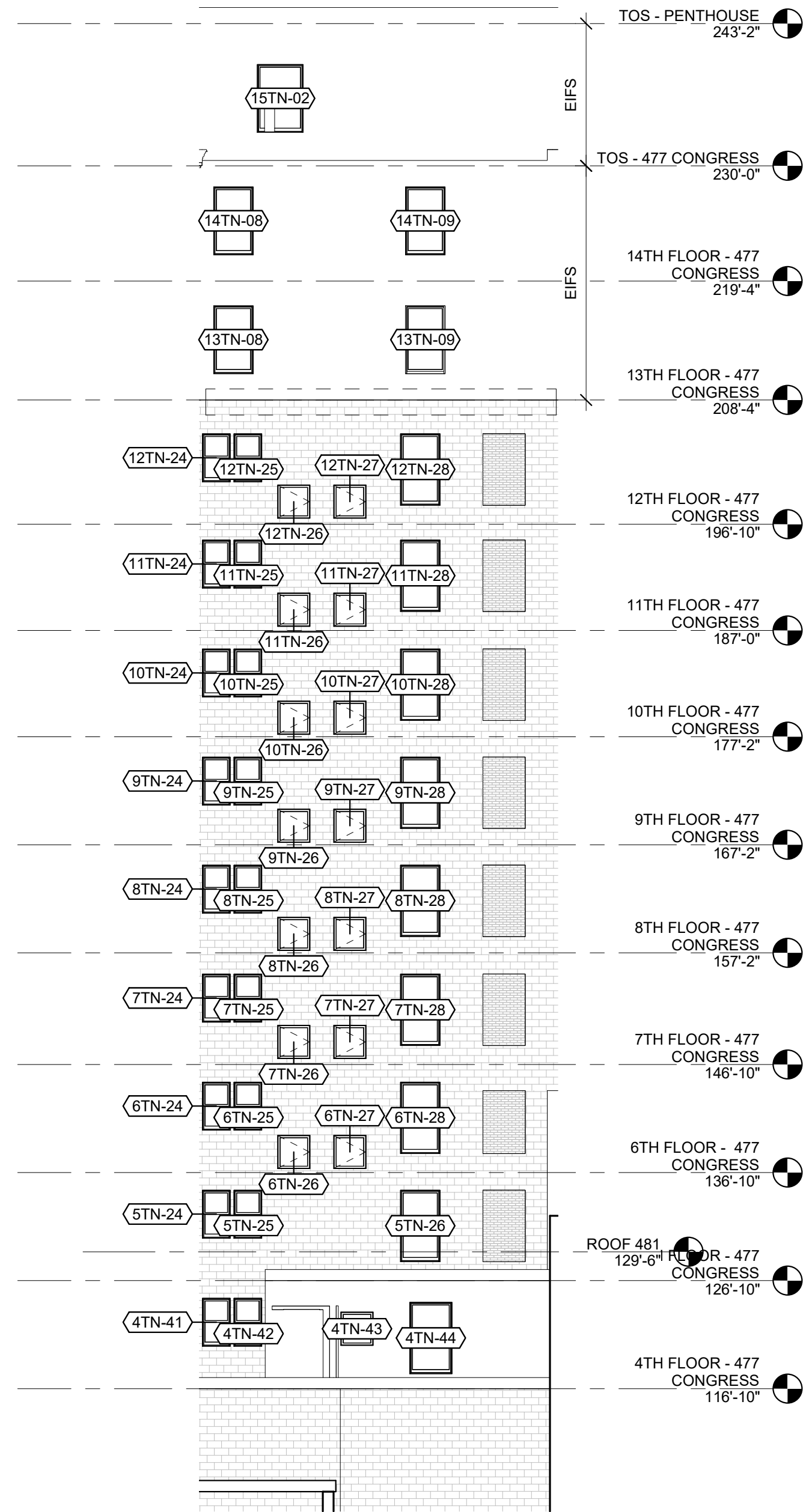


1 | WEST ELEVATION - ALLEY WALL
1/8" = 1'-0"

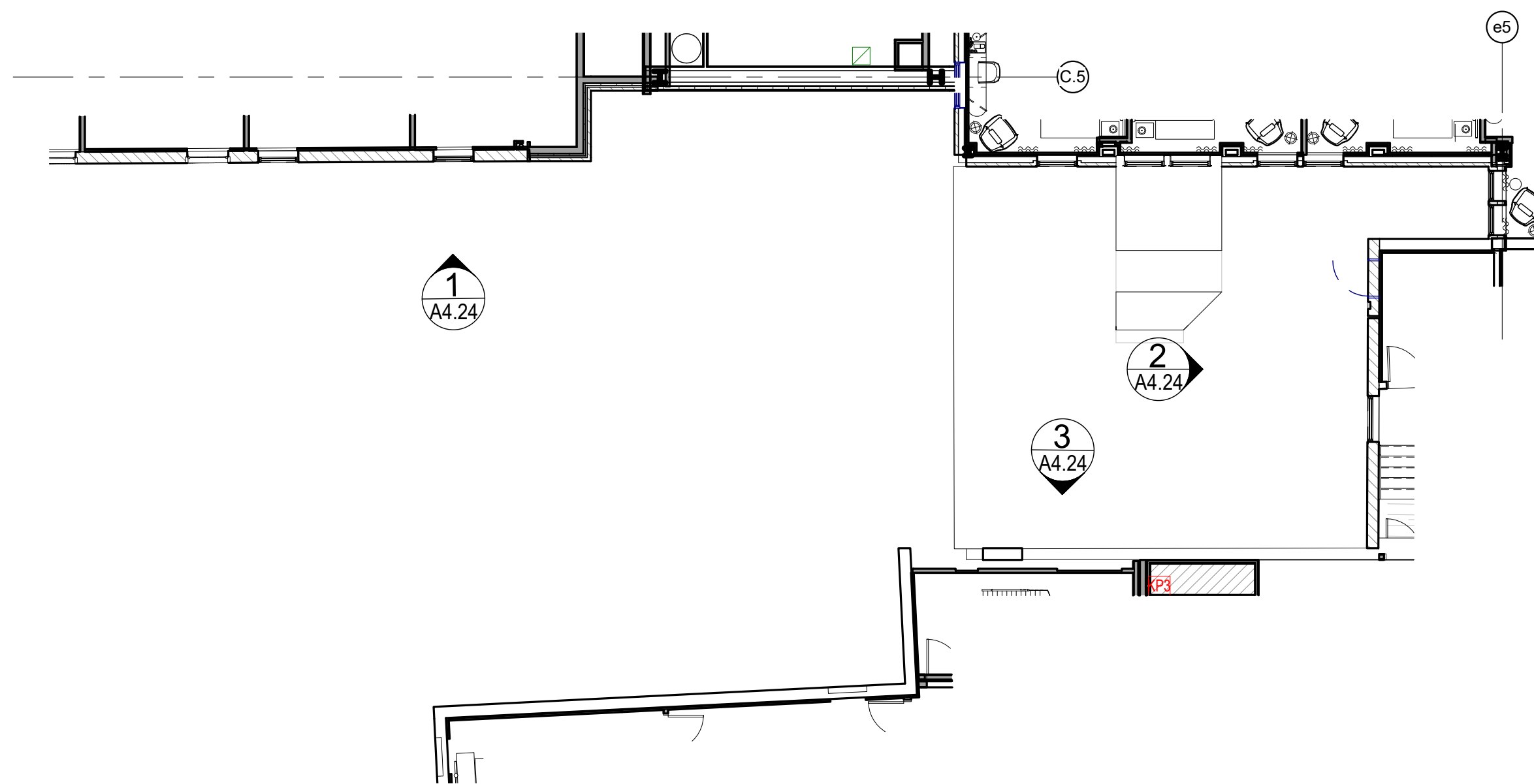


KEY PLAN - EXISTING

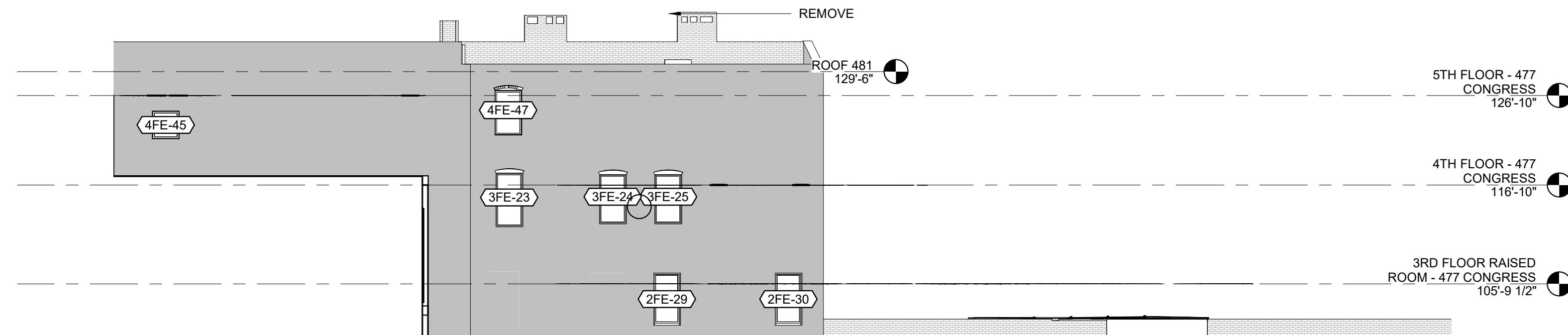
Prepared For:		PRESIDIUM	
Consultant:		ARCHETYPE ARCHITECTS	
Architect:		TIME & TEMPERATURE HOTEL	
Project:		477 Congress Street Portland, Maine	
Revisions:		ENLARGED EXISTING ELEVATIONS	
Scale: As indicated		A4.07	
Date: 28 MAR, 2022			



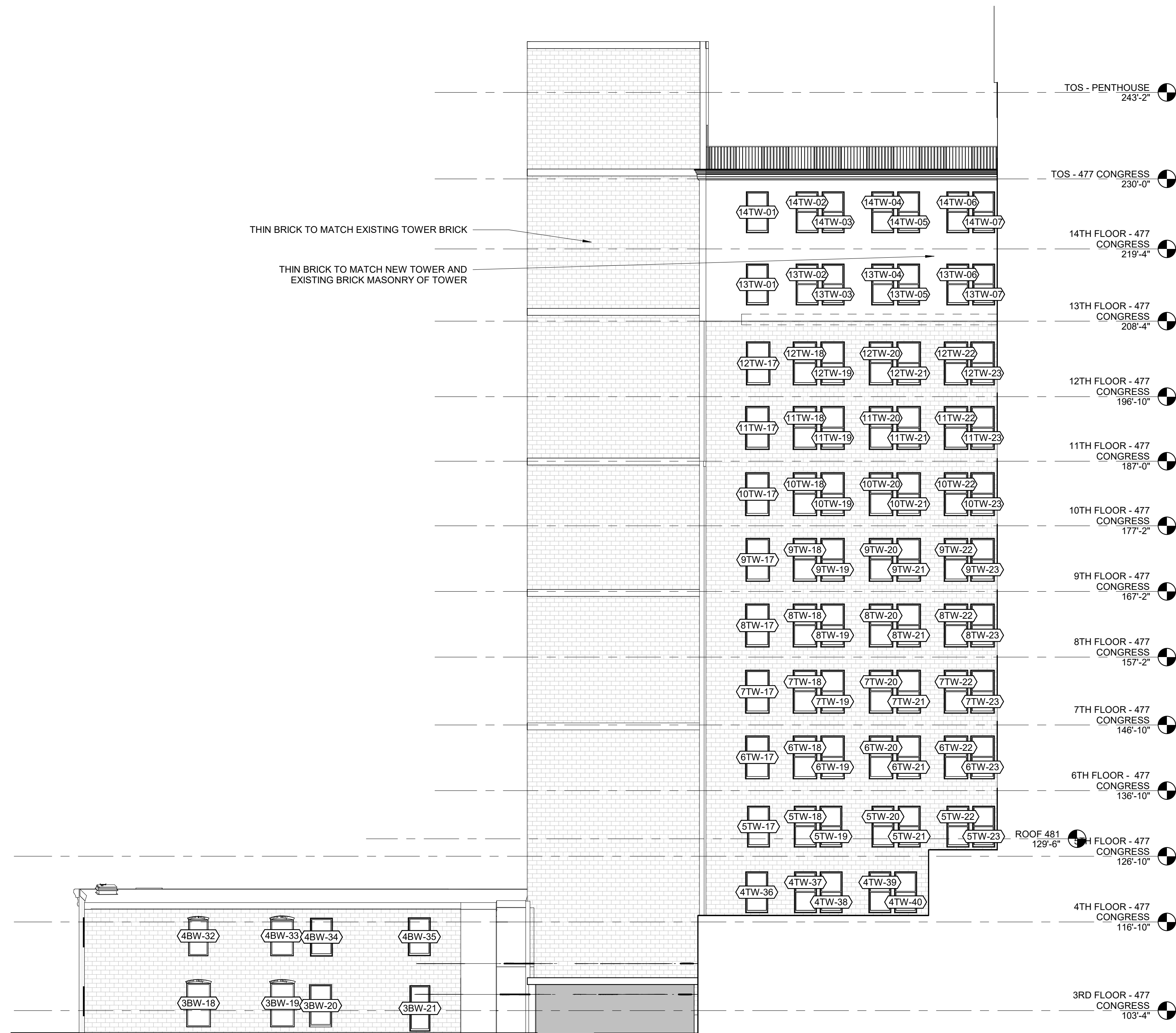
2 | NORTH ELEVATION - NEW INNER COURTYARD
3/32" = 1'-0"



4 | 4TH FLOOR - INNER COURTYARD - NEW
3/32" = 1'-0"



3 | EAST ELEVATION - NEW INNER COURTYARD
3/32" = 1'-0"



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

Prepared For:
PRESIDIUM

Consultant:

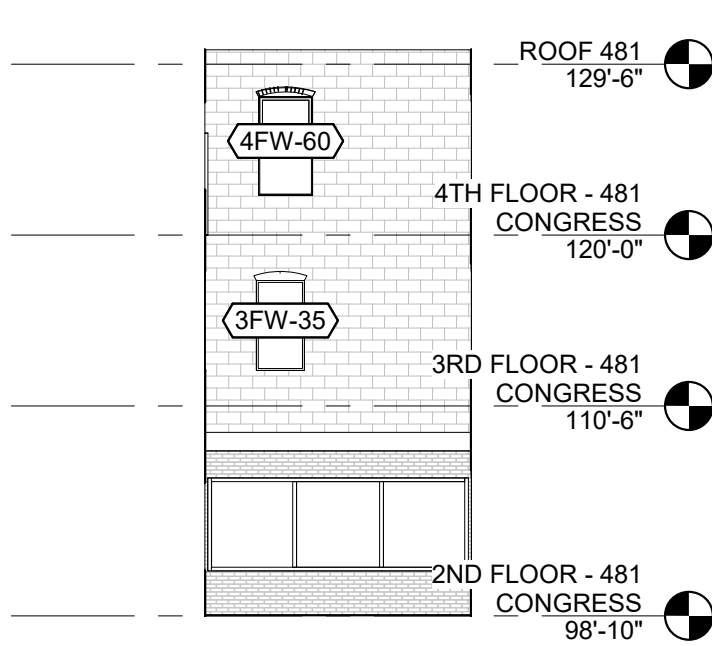
Architect:
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(207) 772-6022 Fax (207) 772-4056

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

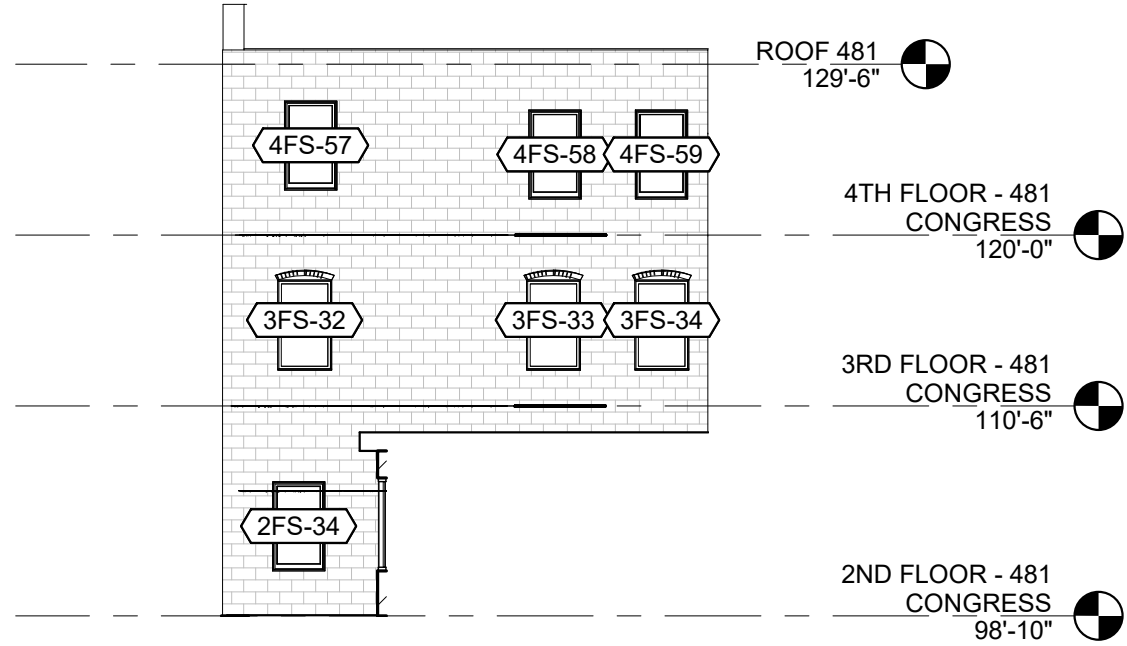
Revisions:

Date:
28 MAR, 2022
Scale:
3/32" = 1'-0"
**BUILDING
ELEVATIONS OFF
2ND FL ROOF**

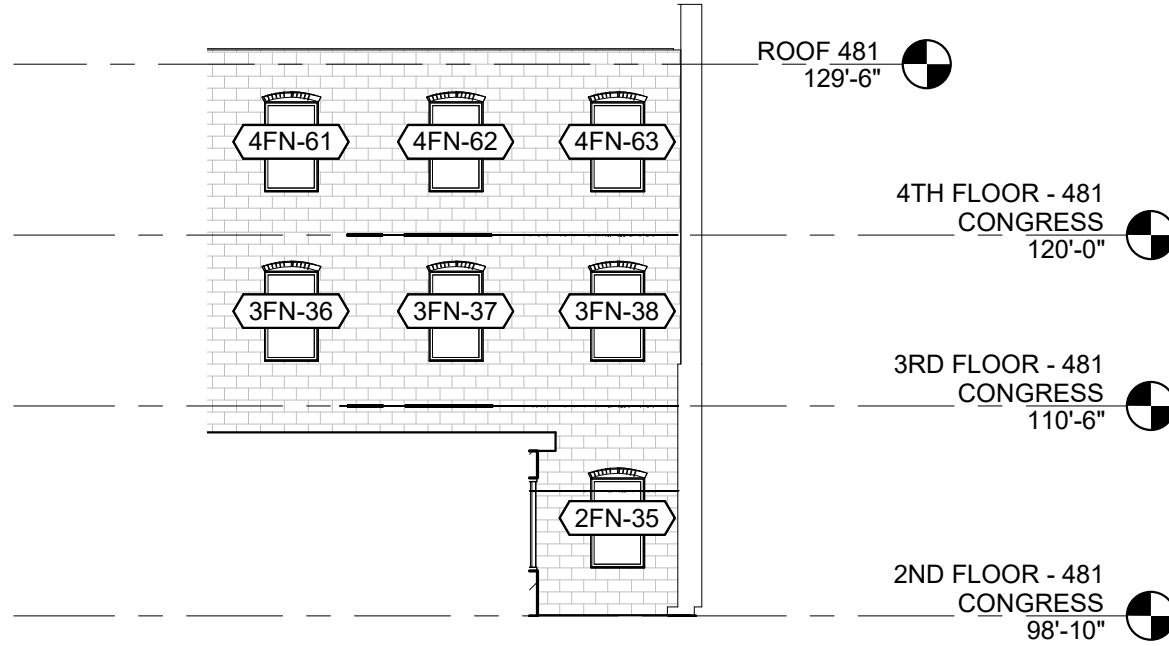
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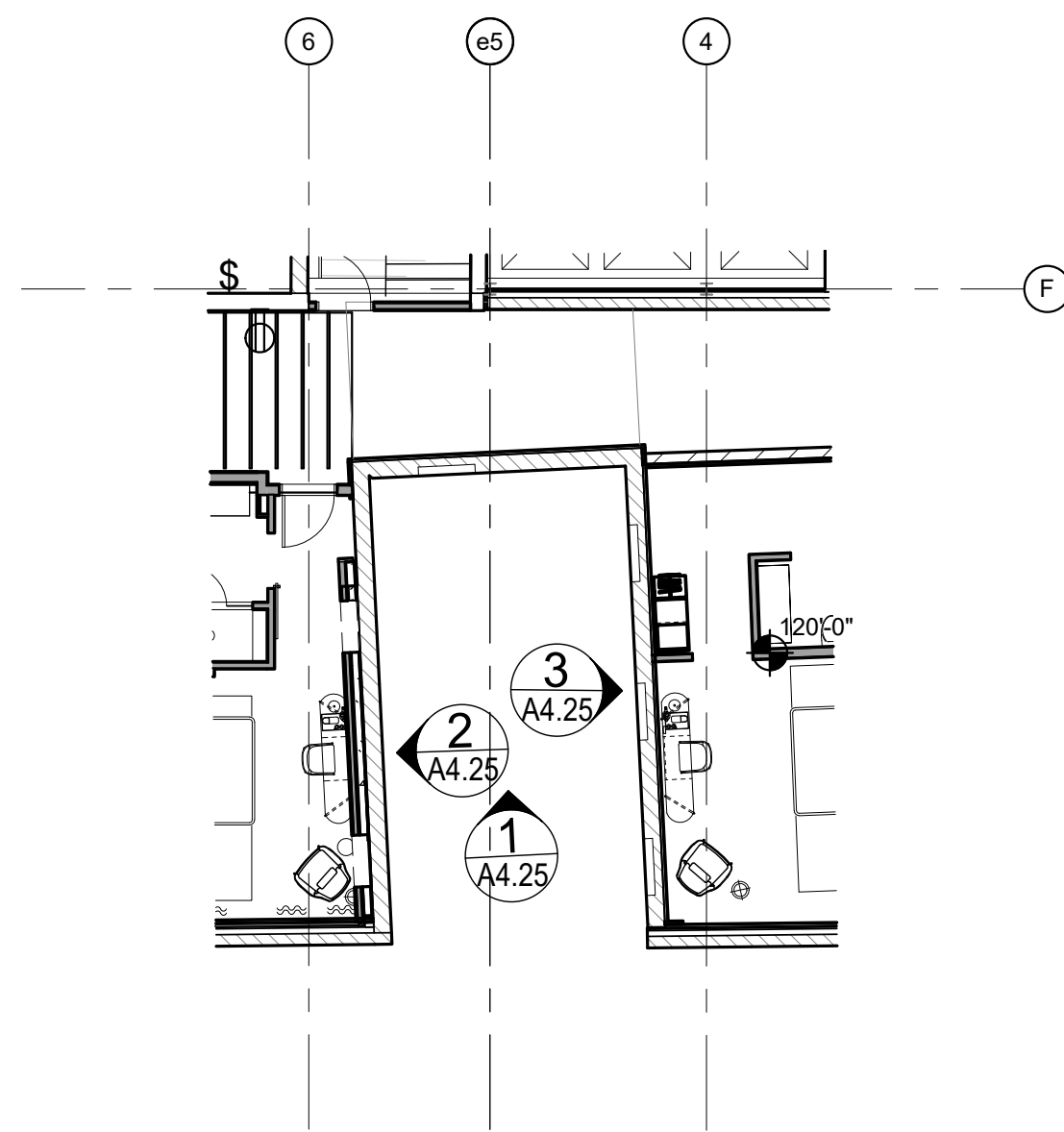
1 | WEST ELEVATION - NEW COURTYARD
3/32" = 1'-0"



2 | SOUTH ELEVATION - NEW COURTYARD
3/32" = 1'-0"



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



4 | 4TH FLOOR - COURTYARD - NEW
3/32" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

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

Revisions:

Date:
28 MAR, 2022

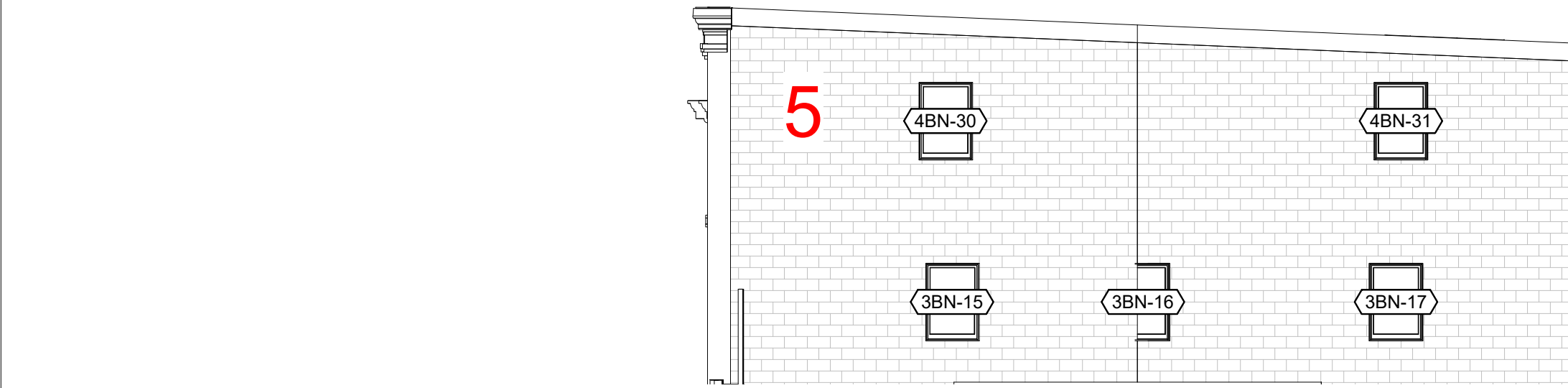
Scale:
3/32" = 1'-0"

481 COURTYARD
ELEVATIONS

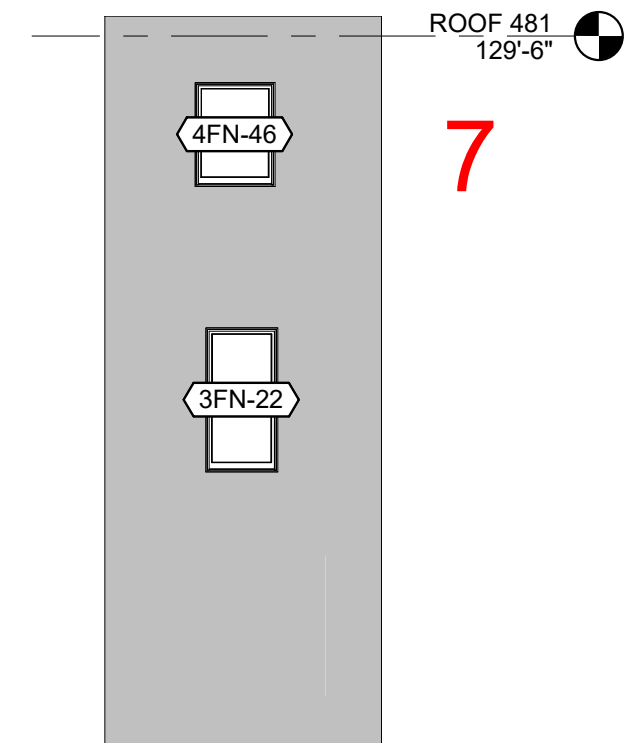
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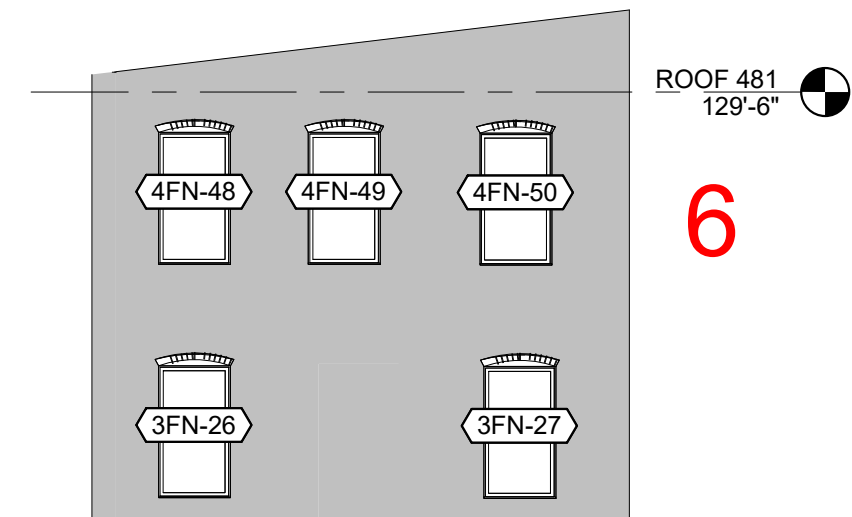
2 | WEST ELEVATION - 481 BUILDING - NEW
1/8" = 1'-0"



5 | NORTH ELEVATION - ANNEX - NEW
1/8" = 1'-0"



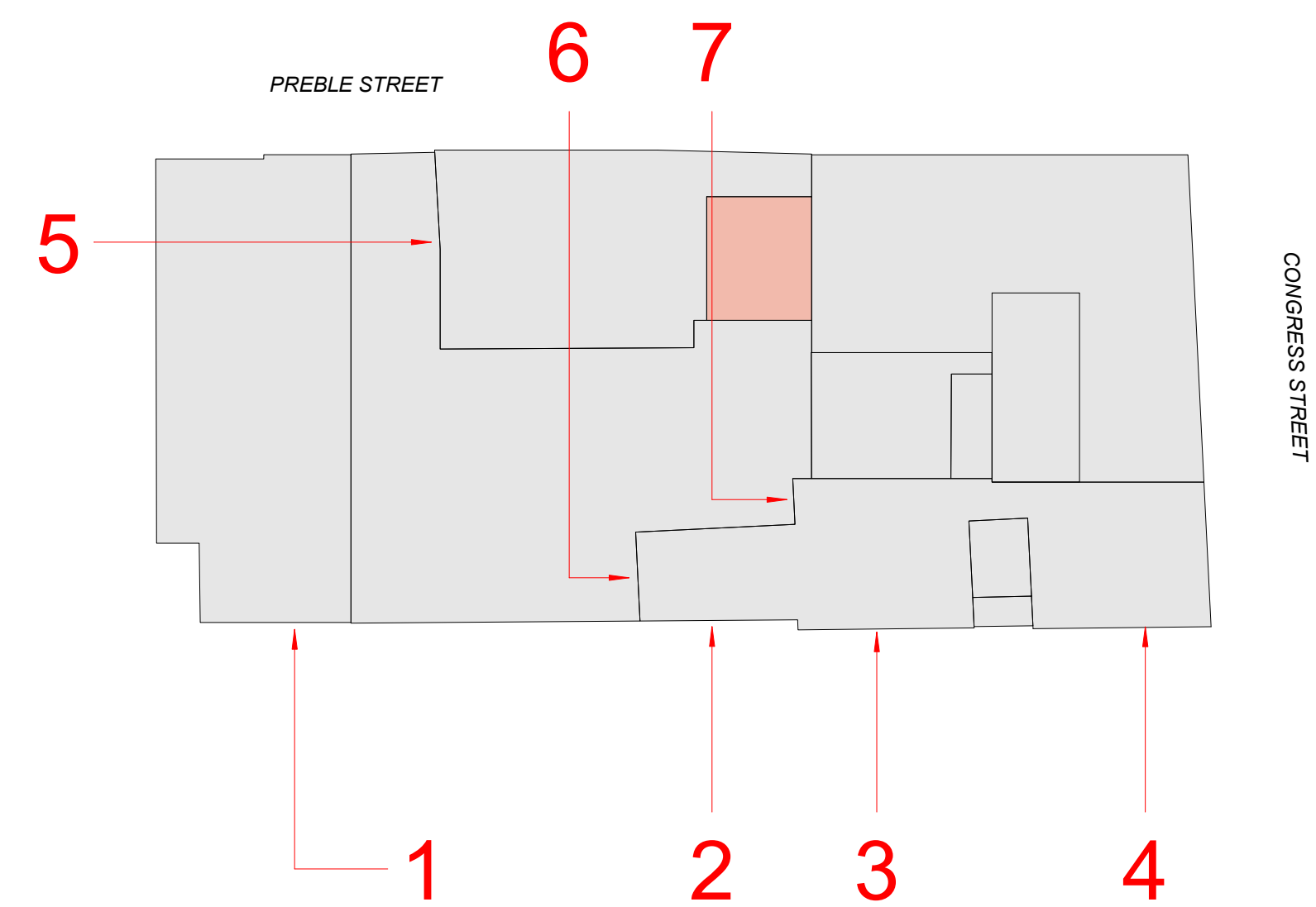
3 | NORTH ELEVATION - 481 BUILDING 2 - NEW
1/8" = 1'-0"



4 | NORTH ELEVATION - 481 BUILDING - NEW
1/8" = 1'-0"



1 | WEST ELEVATION - ALLEY WALL - NEW
1/8" = 1'-0"



KEY PLAN - NEW

Prepared For:
PRESIDIUM

Consultant:

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HOTEL**
477 Congress Street
Portland, Maine

Revisions:

Date: 28 MAR, 2022
Scale: As Indicated

ENLARGED
ELEVATIONS

A4.26



3 BUILDING ENVELOPE REPAIRS - ELEVATIONS

PREBLE STREET TOWER LEVEL 1-4

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

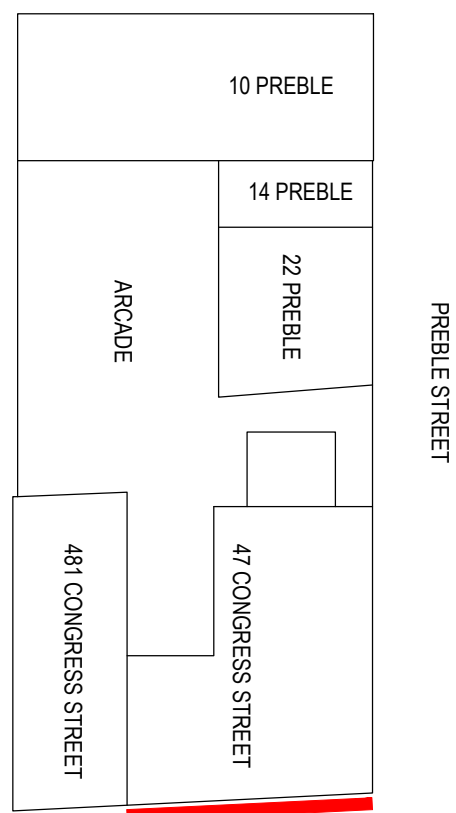
REPLACE TERRACOTTA MASONRY UNIT REPLACE TERRACOTTA MASONRY UNIT: MASON TO SOURCE, CRAFT AND DUPLICATE MATCHING TERRACOTTA MASONRY UNITS FOR THE REPLACEMENT OF NOTED UNITS IN THE PLANS AND DETAILS. ADDITIONALLY AT THE START OF CONSTRUCTION, THE ARCHITECT, BUILDING ENVELOPE CONSULTANT, CONTRACTOR AND MASON TO VISUALLY INSPECT AND MARK ALL AGREED UPON TERRACOTTA UNITS TO BE REPLACED.	RAKE OUT AND REPOINT RAKE OUT & RE-POINT: RAKE OUT ALL JOINTS TO A MINIMUM DEPTH OF 1" UNLESS OTHERWISE NOTED. RE-POINT JOINTS IN MASONRY WITH A PROPORTIONALLY MIXED BY VOLUME POINTING MORTAR. DO NOT LET HARDEN ON THE SURFACE OF MASONRY. MORTAR MUST CURE A MINIMUM OF 7 TO 14 DAYS PRIOR TO FINAL WASHING. WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	PATCH MASONRY PATCH: REMOVE LOOSE, SCALING OR SPALLING MASONRY. PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED. REMOVE MASONRY ANCHORS REMOVE MASONRY ANCHORS: REMOVE MASONRY ANCHORS AND LUGS. DO NOT SPLIT AND DRIVE ANCHORS INTO MASONRY.	EPOXY CRACK IN MASONRY EPOXY: CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR. IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING, CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION	REMOVE EXISTING MATERIAL REMOVE EXISTING MATERIAL: REMOVE EXISTING MATERIAL IN CONJUNCTION WITH THE REPLACEMENT OF NEW MATERIAL AS SPECIFIED. THIS INCLUDES ALL RESIDUE, ADHESIVES, FASTENERS AND BRACKETS COMPLETE.	DUTCHMAN REPAIR DUTCHMAN REPAIR: PROVIDE A DUTCHMAN REPAIR OF MATCHING EXISTING STONE. BE SURE ALL EXISTING JOINTS ARE STONE JOINTS ARE OBVIOUS UPON COMPLETION OF THE REPAIR. MINIMIZE NEW SPlice JOINTS AS MUCH AS POSSIBLE.	BACKER ROD AND SEALANT SEALANT: -INSTALL NEW CLOSED CELL FOAM BACKER ROD AS REQUIRED AFTER RE-POINTING. INSTALL SEALANT PER THE DETAILS AND MANUFACTURER'S SPECIFICATIONS. CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURER'S REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.	RESET EXISTING MASONRY UNIT RESET: -MASON TO REMOVE COMPLETE EXISTING DISPLACED OR DISLODGED MASONRY UNIT AND REST IT PLUMB AND TRUE AS ORIGINALLY INSTALLED. WHERE A UNIT IS FRACTURED OR DAMAGED THE APPROPRIATE ACTION TO REPAIR, PATCH OR REPLACE THE UNIT SHOULD BE TAKEN. BED AND POINT THE MASONRY UNIT TO BLEND INTO EXISTING WORK	REBUILD REBUILD: REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UON). REBUILD USING EXISTING MATERIALS IF POSSIBLE. OTHERWISE, MATCH EXISTING MATERIALS. REASSEMBLE TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. LAY NEW MASONRY VENEER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR, POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	REPAIR STEEL LINTEL REPAIR STEEL LINTEL: -REMOVE ALL CORROSION AND RUST FROM EXISTING LINTEL. ASSESS FOR STRUCTURAL INTEGRITY. TREAT AND COAT FOR FUTURE RUST PREVENTION. REPLACE ALL COMPROMISED MASONRY THAT IS PART OF LINTEL REPAIR. ALL LINTEL REPAIRS TO HAVE YORK WEEP ARMOR INSTALLED TO ALLOW FOR WEEPING AT LINTEL.	REPLACE - REBUILD SILL REPLACE REBUILD SILL: -REPLACE THE EXISTING PRECAST CONCRETE SILL OR REBUILD THE EXISTING BRICK SILL WITH MATCHING BRICK AND MASONRY UNIT ORIENTATION AND SLOPE. SUBMIT PRECAST CONCRETE LINTELS SHOP DRAWINGS FOR APPROVAL. HELICAL CRACK STITCH: INSTALL TWO ROWS OF STAINLESS STEEL HELICAL CRACK STITCHING AS SHOWN	INFILL OPENING INFILL OPENING: INFILL WINDOW OPENINGS - RECESS NEW BRICK INFILL ONE INCH INTO OPENING. INSTALL YORK FLASH VENTS AT SILL TO PROVIDE WEEPING OF NEW BRICK PANEL. REPLACE MASONRY UNIT: REMOVE AND REPLACE DAMAGED OR DETERIORATED MASONRY UNIT. REPOINT JOINTS TO BLEND WITH EXISTING
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2 LEGEND OF WORK

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

1 KEY PLAN

NTS



Revisions:
DESIGN DEVELOPMENT
HISTORIC SUBMISSION

Scale:
AS NOTED

Date:
03/28/2022

BUILDING ENVELOPE
CONGRESS TOWER
1-4

A6.01

Prepared For:
PRESIDIUM

Consultant:
ENVELOPE
ARCHITECTURE & CONSULTING
BUILDING ENVELOPE CONSULTANTS
207.807.6661

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Project:
TIME &
TEMPERATURE
HOTEL

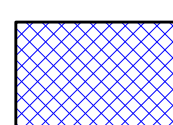
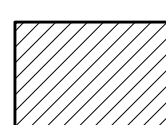
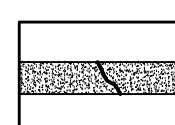
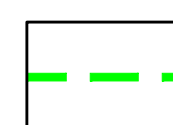
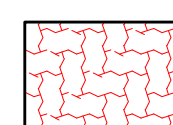
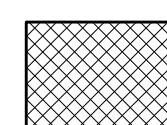
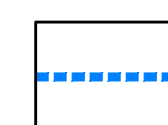
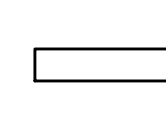
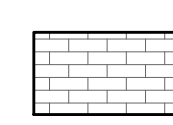
477 Congress Street
Portland, Maine

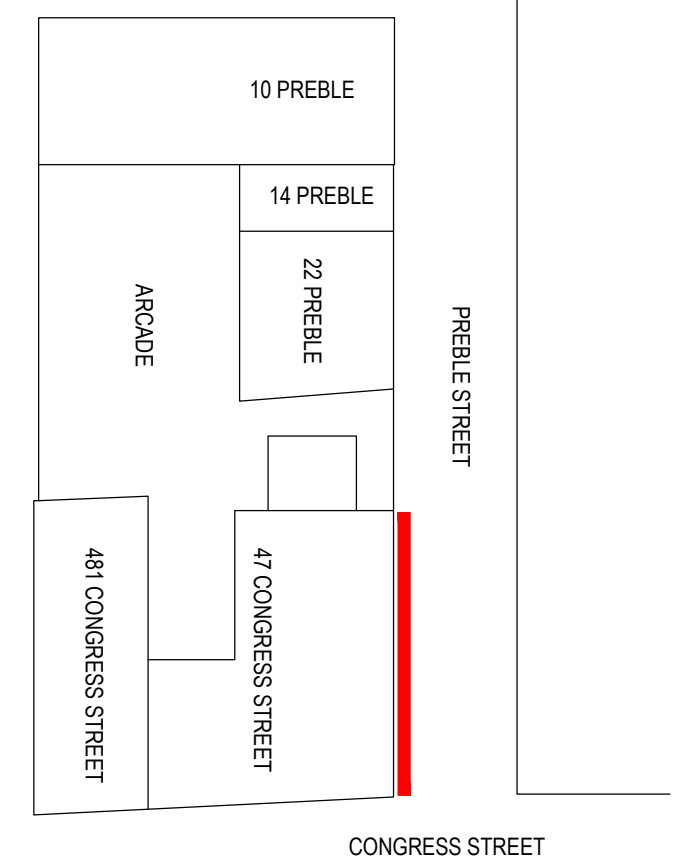


2 BUILDING ENVELOPE REPAIRS - ELEVATIONS

PREBLE STREET TOWER LEVEL 11-14

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

RTC  REPLACE TERRACOTTA MASONRY UNIT	RR  RAKE OUT AND REPOINT	P  PATCH MASONRY PATCH: REMOVE LOOSE, SCALING OR SPALLING MASONRY, PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED.	EC  EPOXY CRACK IN MASONRY EPOXY: CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR. IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING, CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION	RE  REMOVE EXISTING MATERIAL REMOVE EXISTING MATERIAL: REMOVE EXISTING MATERIAL IN CONJUNCTION WITH THE REPLACEMENT OF NEW MATERIAL AS SPECIFIED. THIS INCLUDES ALL RESIDUE, ADHESIVES, FASTENERS AND BRACKETS COMPLETE.	DUT  DUTCHMAN REPAIR DUTCHMAN REPAIR: PROVIDE A DUTCHMAN REPAIR OF MATCHING EXISTING STONE. BE SURE ALL EXISTING JOINTS ARE STONE JOINTS ARE OBVIOUS UPON COMPLETION OF THE REPAIR. MINIMIZE NEW SPlice JOINTS AS MUCH AS POSSIBLE	S  BACKER ROD AND SEALANT SEALANT: -INSTALL NEW CLOSED CELL FOAM BACKER ROD AS REQUIRED AFTER RE-POINTING. INSTALL SEALANT PER THE DETAILS AND MANUFACTURERS SPECIFICATIONS. CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURER'S REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.	RS  RESET EXISTING MASONRY UNIT RESET: -MASON TO REMOVE COMPLETE EXISTING DISPLACED OR DISLOGGED MASONRY UNIT AND REST IT PLUMBS AND TRUE AS ORIGINALLY INSTALLED. WHERE A UNIT IS FRACTURED OR DAMAGED THE APPROPRIATE ACTION TO REPAIR, PATCH OR REPLACE THE UNIT SHOULD BE TAKEN. BED AND POINT THE MASONRY UNIT TO BLEND INTO EXISTING WORK	RB  REBUILD REBUILD: REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UON). REBUILD USING MATCHING MATERIALS IF POSSIBLE. OTHERWISE, MATCH EXISTING MATERIALS, REASSESS TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. PLUMB NEW MASONRY VENER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR. POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	RSL  REPAIR STEEL LINTEL REPAIR STEEL LINTEL: -REMOVE ALL CORROSION AND RUST FROM EXISTING LINTEL ASSESS FOR STRUCTURAL INTEGRITY TREAT AND COAT FOR FUTURE RUST PREVENTION. REPLACE ALL COMPROMISED MASONRY THAT IS PART OF LINTEL REPAIR. ALL LINTEL REPAIRS TO HAVE YORK WEEP ARMOR INSTALLED TO ALLOW FOR WEEPING AT LINTEL.	RMS  REPLACE - REBUILD SILL REPLACE REBUILD SILL: -REPLACE THE EXISTING PRECAST CONCRETE SILL OR REBUILD THE EXISTING BRICK SILL WITH MATCHING BRICK AND MASONRY UNIT ORIENTATION AND SLOPE. SUBMIT PRECAST CONCRETE LINTELS SHOP DRAWINGS FOR APPROVAL.	INF  INFILL OPENING INFILL OPENING: INFILL WINDOW OPENINGS - RECESS NEW BRICK INFILL ONE INCH INTO OPENING INSTALL YORK FLASH VENTS AT SILL TO PROVIDE WEEPING OF NEW BRICK PANEL.	
										RA  REMOVE MASONRY ANCHORS REMOVE MASONRY ANCHORS: REMOVE MASONRY ANCHORS AND LUGS. DO NOT SPLIT AND DRIVE ANCHORS INTO MASONRY.	CS  HELICRAL CRACK STITCH: INSTALL TWO ROWS OF STAINLESS STEEL HELICAL CRACK STITCHING AS SHOWN	RMU  REMOVE MASONRY UNIT: REMOVE AND REPLACE DAMAGED OR DETERIORATED MASONRY UNIT. REPAIR JOINTS TO BLEND WITH EXISTING



2 | LEGEND OF WORK

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

1 KEY PLAN

NTS

A6.03

Architect:

Consultant:

Prepared For:

PRESIDIUM

WOLFF
ARCHITECTURE & CONSULTING

BUILDING ENVELOPE CONSULTANTS

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(207) 772-6022 Fax (207) 772-4056

Project: **TIME &
TEMPERATURE
HOTEL**

477 Congress Street
Portland, Maine

Revisions:

Scale:
AS NOTED

Scale: AS N

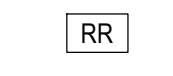
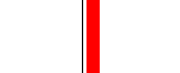
11-14

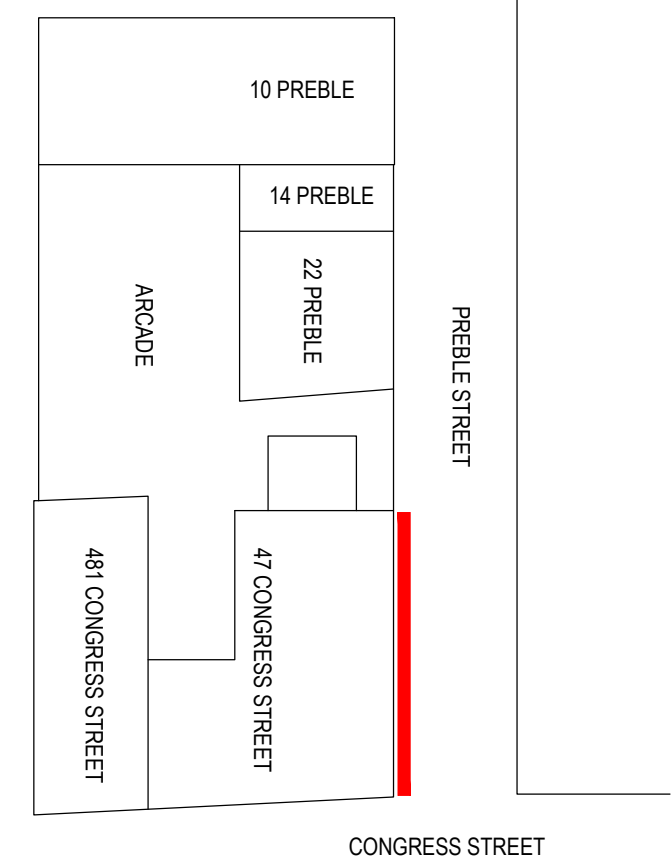


2 BUILDING ENVELOPE REPAIRS - ELEVATIONS

PREBLE STREET TOWER LEVEL 1-4

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

 REPLACE TERRACOTTA MASONRY UNIT	 RAKE OUT AND REPOINT	 PATCH MASONRY	 EPOXY CRACK IN MASONRY	 REMOVE EXISTING MATERIAL	 DUTCHMAN REPAIR	 BACKER ROD AND SEALANT	 RESET EXISTING MASONRY UNIT	 REBUILD	 REPAIR STEEL LINTEL	 REPLACE - REBUILD SILL	 INFILL OPENING
REPLACE TERRACOTTA MASONRY UNIT: MASON TO SOURCE, CRAFT AND DUPLICATE MATCHING TERRACOTTA MASONRY UNITS FOR THE REPLACEMENT OF NOTED UNITS IN THE PLANS AND DETAILS. ADDITIONALLY AT THE START OF CONSTRUCTION, THE ARCHITECT, BUILDING ENVELOPE CONSULTANT CONTRACTOR AND MASON TO VISUALLY INSPECT AND MARK ALL AGREED UPON TERRACOTTA UNITS TO BE REPLACED.	RAKE OUT & RE-POINT: RAKE OUT ALL JOINTS TO A MINIMUM DEPTH OF 1" UNLESS OTHERWISE NOTED. RE-POINT JOINTS IN MASONRY WITH A PROPORTIONALLY MIXED BY VOLUME POINTING MORTAR. DO NOT LET HARDEN ON THE SURFACE OF MASONRY. MORTAR MUST CURE A MINIMUM OF 7 TO 14 DAYS PRIOR TO FINAL WASH. WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	PATCH: REMOVE LOOSE, SCALING OR SPALLING MASONRY, PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED.	EPOXY: CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR, IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING. CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION	REMOVE EXISTING MATERIAL: REMOVE EXISTING MATERIAL IN CONJUNCTION WITH THE REPLACEMENT OF NEW MATERIAL AS SPECIFIED. THIS INCLUDES ALL RESIDUE, ADHESIVES, FASTENERS AND BRACKETS COMPLETE.	DUTCHMAN REPAIR: PROVIDE A DUTCHMAN REPAIR OF MATCHING EXISTING STONE. BE SURE ALL EXISTING JOINTS ARE STONE JOINTS ARE OBVIOUS UPON COMPLETION OF THE REPAIR. MINIMIZE NEW SPlice JOINTS AS MUCH AS POSSIBLE.	SEALANT: INSTALL NEW CLOSD CELL FOAM BACKER ROD AS REQUIRED AFTER RE-POINTING. INSTALL SEALANT PER THE DETAILS AND MANUFACTURERS SPECIFICATIONS. CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURER'S REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.	RESET: MASON TO REMOVE COMPLETLY EXISTING DISPLACED OR DISLOGED MASONRY UNIT AND REST IT PLUMB AND TRUE AS ORIGINALLY INSTALLED. WHERE A UNIT IS FRACTURED OR DAMAGED THE APPROPRIATE ACTION TO REPAIR, PATCH OR REPLACE THE UNIT SHOULD BE TAKEN. BED AND POINT THE MASONRY UNIT TO BLEND INTO EXISTING WORK	REBUILD: REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UON). REBUILD USING EXISTING MATERIALS IF POSSIBLE. OTHERWISE, MATCH EXISTING MATERIALS REASSEMBLE TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. LAY NEW MASONRY VENER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR, POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	REPAIR STEEL LINTEL: REMOVE ALL CORROSION AND RUST FROM EXISTING LINTEL. ASSESS FOR STRUCTURAL INTEGRITY. TREAT AND COAT FOR FUTURE RUST PREVENTION. REPLACE ALL COMPROMISED MASONRY THAT IS PART OF LINTEL REPAIR. ALL LINTEL REPAIRS TO HAVE YORK WEEP ARMOR INSTALLED TO ALLOW FOR WEEPING AT LINTEL.	REPLACE REBUILD SILL: REMOVE EXISTING PRECAST CONCRETE SILL OR REBUILD THE EXISTING BRICK SILL WITH MATCHING BRICK AND MASONRY UNIT ORIENTATION AND SLOPE. SUBMIT PRECAST CONCRETE LINTELS SHOP DRAWINGS FOR APPROVAL	INFILL OPENING: INFILL WINDOW OPENING WITH NEW BRICK INFILL ONE INCH INTO OPENING. INSTALL YORK FLASH VENTS AT SILL TO PROVIDE WEEPING OF NEW BRICK PANEL.
		 REMOVE MASONRY ANCHORS							 HELICAL CRACK STITCH: INSTALL TWO ROWS OF STAINLESS STEEL HELICAL CRACK STITCHING AS SHOWN	 REPLACE MASONRY UNIT: REMOVE AND REPLACE DAMAGED OR DETERIORATED MASONRY UNIT. REPAIR JOINTS TO BLEND WITH EXISTING	



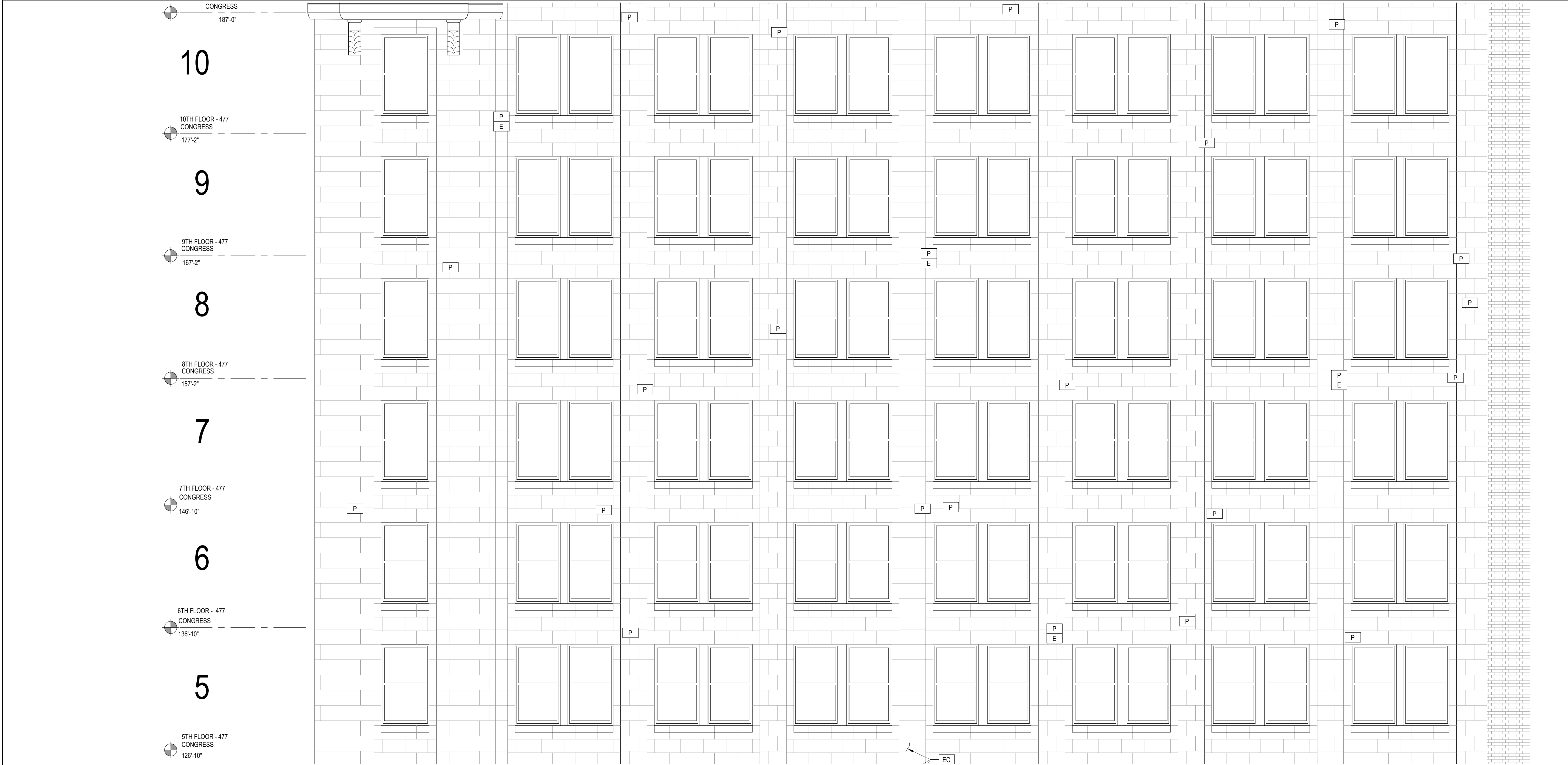
2	LEGEND OF WORK
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SCALE: 1/4"=1'-0'

1	KEY PLAN
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NTS

A6.05



3

BUILDING ENVELOPE REPAIRS - ELEVATIONS

PREBLE STREET TOWER LEVEL 5-10

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

RTC REPLACE TERRACOTTA MASONRY UNIT REPLACE TERRACOTTA MASONRY UNIT: MASON TO SOURCE, CRAFT AND DUPLICATE MATCHING TERRACOTTA MASONRY UNITS FOR THE REPLACEMENT OF NOTED UNITS IN THE PLANS AND DETAILS. ADDITIONALLY AT THE START OF CONSTRUCTION, THE ARCHITECT, BUILDING ENVELOPE CONSULTANT, CONTRACTOR AND MASON TO VISUALLY INSPECT AND MARK ALL AGREED UPON TERRACOTTA UNITS TO BE REPLACED.	RR RAKE OUT AND RE-POINT RAKE OUT & RE-POINT: RAKE OUT ALL JOINTS TO A MINIMUM DEPTH OF 1" UNLESS OTHERWISE NOTED. RE-POINT JOINTS IN MASONRY WITH A PROPORTIONALLY MIXED BY VOLUME POINTING MORTAR. DO NOT LET HARDEN ON THE SURFACE OF MASONRY. MORTAR MUST CURE A MINIMUM OF 7 TO 14 DAYS PRIOR TO FINAL WASHING. WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	P PATCH MASONRY PATCH: REMOVE LOOSE, SCALING OR SPALLING MASONRY. PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED. RA REMOVE MASONRY ANCHORS REMOVE MASONRY ANCHORS: REMOVE MASONRY ANCHORS AND LUGS. DO NOT SPLIT AND DRIVE ANCHORS INTO MASONRY.	EC EPOXY CRACK IN MASONRY EPOXY: CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR. IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING, CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION	RE REMOVE EXISTING MATERIAL REMOVE EXISTING MATERIAL: REMOVE EXISTING MATERIAL IN CONJUNCTION WITH THE REPLACEMENT OF NEW MATERIAL AS SPECIFIED. THIS INCLUDES ALL RESIDUE, ADHESIVES, FASTENERS AND BRACKETS COMPLETE.	DUT DUTCHMAN REPAIR DUTCHMAN REPAIR: PROVIDE A DUTCHMAN REPAIR OF MATCHING EXISTING STONE. BE SURE ALL EXISTING JOINTS ARE STONE JOINTS ARE OBVIOUS UPON COMPLETION OF THE REPAIR. MINIMIZE NEW SPLICE JOINTS AS MUCH AS POSSIBLE.	S BACKER ROD AND SEALANT SEALANT: -INSTALL NEW CLOSED CELL FOAM BACKER ROD AS REQUIRED AFTER RE-POINTING. INSTALL SEALANT PER THE DETAILS AND MANUFACTURERS SPECIFICATIONS. CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURERS REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.	RS RESET EXISTING MASONRY UNIT RESET: -MASON TO REMOVE COMPLETE EXISTING DISPLACED OR DISLODGED MASONRY UNIT AND REST IT PLUMB AND TRUE AS ORIGINALLY INSTALLED. WHERE A UNIT IS FRACTURED OR DAMAGED THE APPROPRIATE ACTION TO REPAIR, PATCH OR REPLACE THE UNIT SHOULD BE TAKEN. BED AND POINT THE MASONRY UNIT TO BLEND INTO EXISTING WORK	RB REBUILD REBUILD: REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UON). REBUILD USING EXISTING MATERIALS IF POSSIBLE, OTHER WISE, MATCH EXISTING MATERIALS. REASSEMBLE TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. LAY NEW MASONRY VENEER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR, POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	RSL REPAIR STEEL LINTEL REPAIR STEEL LINTEL: -REMOVE ALL CORROSION AND RUST FROM EXISTING LINTEL ASSESS FOR STRUCTURAL INTEGRITY TREAT AND COAT FOR FUTURE RUST PREVENTION. REPLACE ALL COMPROMISED MASONRY THAT IS PART OF LINTEL REPAIR. ALL LINTEL REPAIRS TO HAVE YORK WEEP ARMOR INSTALLED TO ALLOW FOR WEEPING AT LINTEL.	RMS REPLACE - REBUILD SILL REPLACE REBUILD SILL: -REPLACE THE EXISTING PRECAST CONCRETE SILL OR REBUILD THE EXISTING BRICK AND MASONRY UNIT ORIENTATION AND SLOPE. SUBMIT PRECAST CONCRETE LINTELS SHOP DRAWINGS FOR APPROVAL. CS HELICAL CRACK STITCH: INSTALL TWO ROWS OF STAINLESS STEEL HELICAL CRACK STITCHING AS SHOWN	INF INFILL OPENING INFILL OPENING: INFILL WINDOW OPENINGS - RECESS NEW BRICK INFILL ONE INCH INTO OPENING. INSTALL YORK FLASH VENTS AT SILL TO PROVIDE WEEPING OF NEW BRICK PANEL. RMU REPLACE MASONRY UNIT: REMOVE AND REPLACE DAMAGED OR DETERIORATED MASONRY UNIT REPOINT JOINTS TO BLEND WITH EXISTING
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10 PREBLE

14 PREBLE

22 PREBLE

401 CONGRESS STREET

47 CONGRESS STREET

PREBLE STREET

CONGRESS STREET

2

LEGEND OF WORK

1

KEY PLAN

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

NTS

Prepared For:

ARCHITECT:

Project:

Revisions:

Date:

PRESIDIUM

ARCHETYPE ARCHITECTS

TIME & TEMPERATURE HOTEL

AS NOTED

03/28/2022

Consultant:

Architect:

Project:

Revisions:

Date:

ENVELOPE ARCHITECTURE & CONSULTING

ARCHETYPE ARCHITECTS

TIME & TEMPERATURE HOTEL

AS NOTED

03/28/2022

Building Envelope Consultants

48 Union Wharf Portland, Maine 04101

477 Congress Street Portland, Maine

DESIGN DEVELOPMENT HISTORIC SUBMISSION

BUILDING ENVELOPE PREBLE TOWER 5-10

03/28/2022

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477 Congress Street Portland, Maine

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

NTS

A6.06



3

BUILDING ENVELOPE REPAIRS - ELEVATIONS

PREBLE STREET TOWER LEVEL 1-4

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

RTC REPLACE TERRACOTTA MASONRY UNIT REPLACE TERRACOTTA MASONRY UNIT: MASON TO SOURCE, CRAFT AND DUPLICATE MATCHING TERRACOTTA MASONRY UNITS FOR THE REPLACEMENT OF NOTED UNITS IN THE PLANS AND DETAILS. ADDITIONALLY AT THE START OF CONSTRUCTION, THE ARCHITECT, BUILDING ENVELOPE CONSULTANT, CONTRACTOR AND MASON TO VISUALLY INSPECT AND MARK ALL AGREED UPON TERRACOTTA UNITS TO BE REPLACED.	RR RAKE OUT AND REPOINT RAKE OUT & RE-POINT: RAKE OUT ALL JOINTS TO A MINIMUM DEPTH OF 1" UNLESS OTHERWISE NOTED. RE-POINT JOINTS IN MASONRY WITH A PROPORTIONALLY MIXED BY VOLUME POINTING MORTAR. DO NOT LET HARDEN ON THE SURFACE OF MASONRY. MORTAR MUST CURE A MINIMUM OF 7 TO 14 DAYS PRIOR TO FINAL WASHING. WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	P PATCH MASONRY PATCH: REMOVE LOOSE, SCALING OR SPALLING MASONRY. PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED. RA REMOVE MASONRY ANCHORS REMOVE MASONRY ANCHORS: REMOVE MASONRY ANCHORS AND LUGS. DO NOT SPLIT AND DRIVE ANCHORS INTO MASONRY.	EC EPOXY CRACK IN MASONRY EPOXY: CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR. IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING, CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION	RE REMOVE EXISTING MATERIAL REMOVE EXISTING MATERIAL: REMOVE EXISTING MATERIAL IN CONJUNCTION WITH THE REPLACEMENT OF NEW MATERIAL AS SPECIFIED. THIS INCLUDES ALL RESIDUE, ADHESIVES, FASTENERS AND BRACKETS COMPLETE.	DUT DUTCHMAN REPAIR DUTCHMAN REPAIR: PROVIDE A DUTCHMAN REPAIR OF MATCHING EXISTING STONE. BE SURE ALL EXISTING JOINTS ARE STONE JOINTS ARE OBVIOUS UPON COMPLETION OF THE REPAIR. MINIMIZE NEW SPLICE JOINTS AS MUCH AS POSSIBLE.	S BACKER ROD AND SEALANT SEALANT: -INSTALL NEW CLOSED CELL FOAM BACKER ROD AS REQUIRED AFTER RE-POINTING. INSTALL SEALANT PER THE DETAILS AND MANUFACTURERS SPECIFICATIONS. CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURERS REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.	RS RESET EXISTING MASONRY UNIT RESET: -MASON TO REMOVE COMPLETE EXISTING DISPLACED OR DISLODGED MASONRY UNIT AND REST IT PLUMB AND TRUE AS ORIGINALLY INSTALLED. WHERE A UNIT IS FRACTURED OR DAMAGED THE APPROPRIATE ACTION TO REPAIR, PATCH OR REPLACE THE UNIT SHOULD BE TAKEN. BED AND POINT THE MASONRY UNIT TO BLEND INTO EXISTING WORK	RB REBUILD REBUILD: REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UON). REBUILD USING EXISTING MATERIALS IF POSSIBLE. OTHERWISE, MATCH EXISTING MATERIALS. REASSEMBLE TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. LAY NEW MASONRY VENEER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR, POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	RSL REPAIR STEEL LINTEL REPAIR STEEL LINTEL: -REMOVE ALL CORROSION AND RUST FROM EXISTING LINTEL. ASSESS FOR STRUCTURAL INTEGRITY. TREAT AND COAT FOR FUTURE RUST PREVENTION. REPLACE ALL COMPROMISED MASONRY THAT IS PART OF LINTEL REPAIR. ALL LINTEL REPAIRS TO HAVE YORK WEEP ARMOR INSTALLED TO ALLOW FOR WEEPING AT LINTEL.	RMS REPLACE - REBUILD SILL REPLACE REBUILD SILL: -REPLACE THE EXISTING PRECAST CONCRETE SILL OR REBUILD THE EXISTING BRICK SILL WITH MATCHING BRICK AND MASONRY UNIT ORIENTATION AND SLOPE. SUBMIT PRECAST CONCRETE LINTELS SHOP DRAWINGS FOR APPROVAL. CS HELICAL CRACK STITCH: INSTALL TWO ROWS OF STAINLESS STEEL HELICAL CRACK STITCHING AS SHOWN	INF INFILL OPENING INFILL OPENING: INFILL WINDOW OPENINGS - RECESS NEW BRICK INFILL ONE INCH INTO OPENING. INSTALL YORK FLASH VENTS AT SILL TO PROVIDE WEEPING OF NEW BRICK PANEL. RMU REPLACE MASONRY UNIT: REMOVE AND REPLACE DAMAGED OR DETERIORATED MASONRY UNIT. REPOINT JOINTS TO BLEND WITH EXISTING
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2

ROOF PLAN

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

1

KEY PLAN

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

Prepared For:

PRESIDIUM

Consultant:

ENVELOPE ARCHITECTURE & CONSULTING BUILDING ENVELOPE CONSULTANTS 207.807.6661

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:

DESIGN DEVELOPMENT HISTORIC SUBMISSION

Scale:

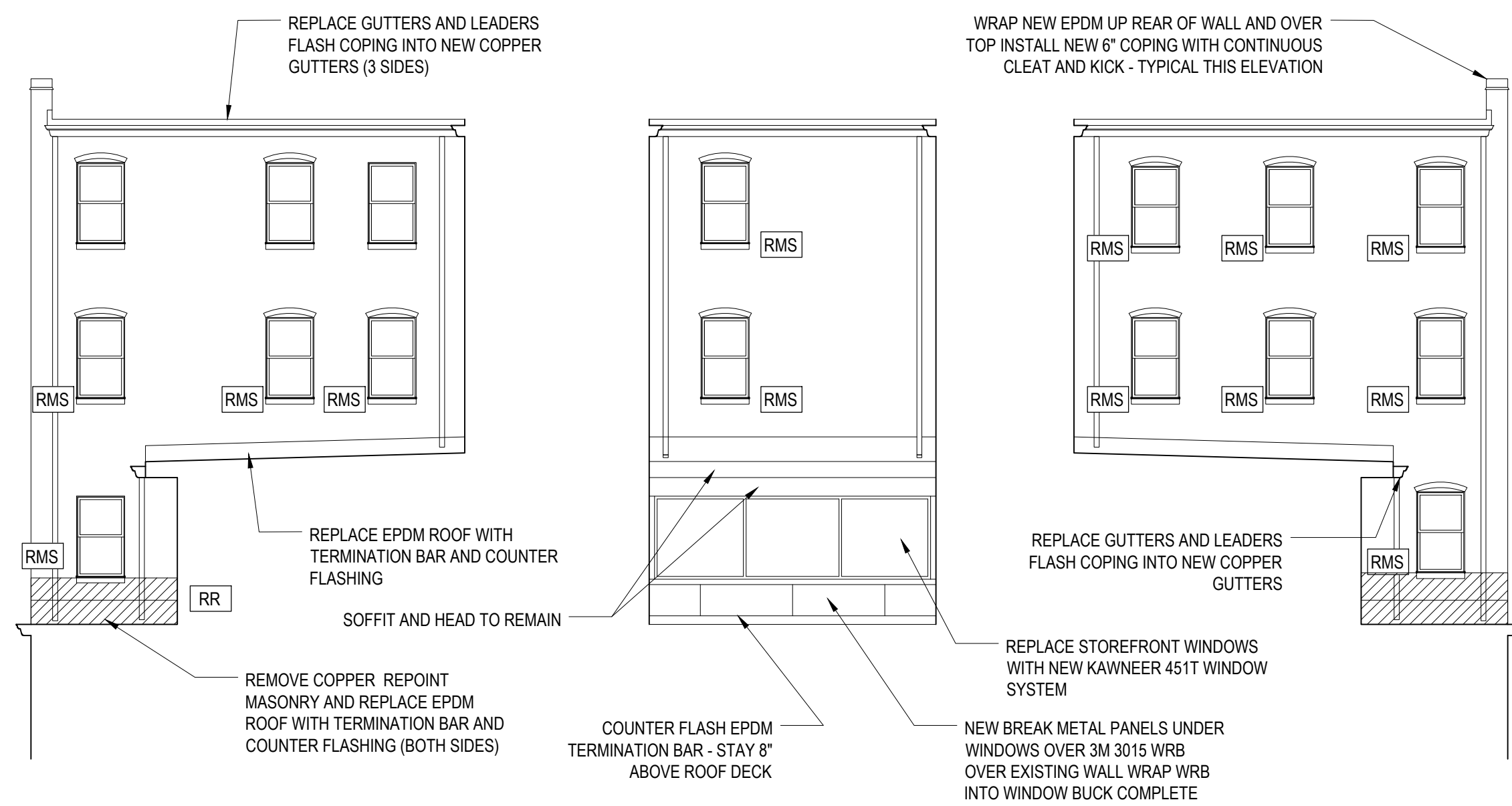
AS NOTED

Date:

03/28/2022

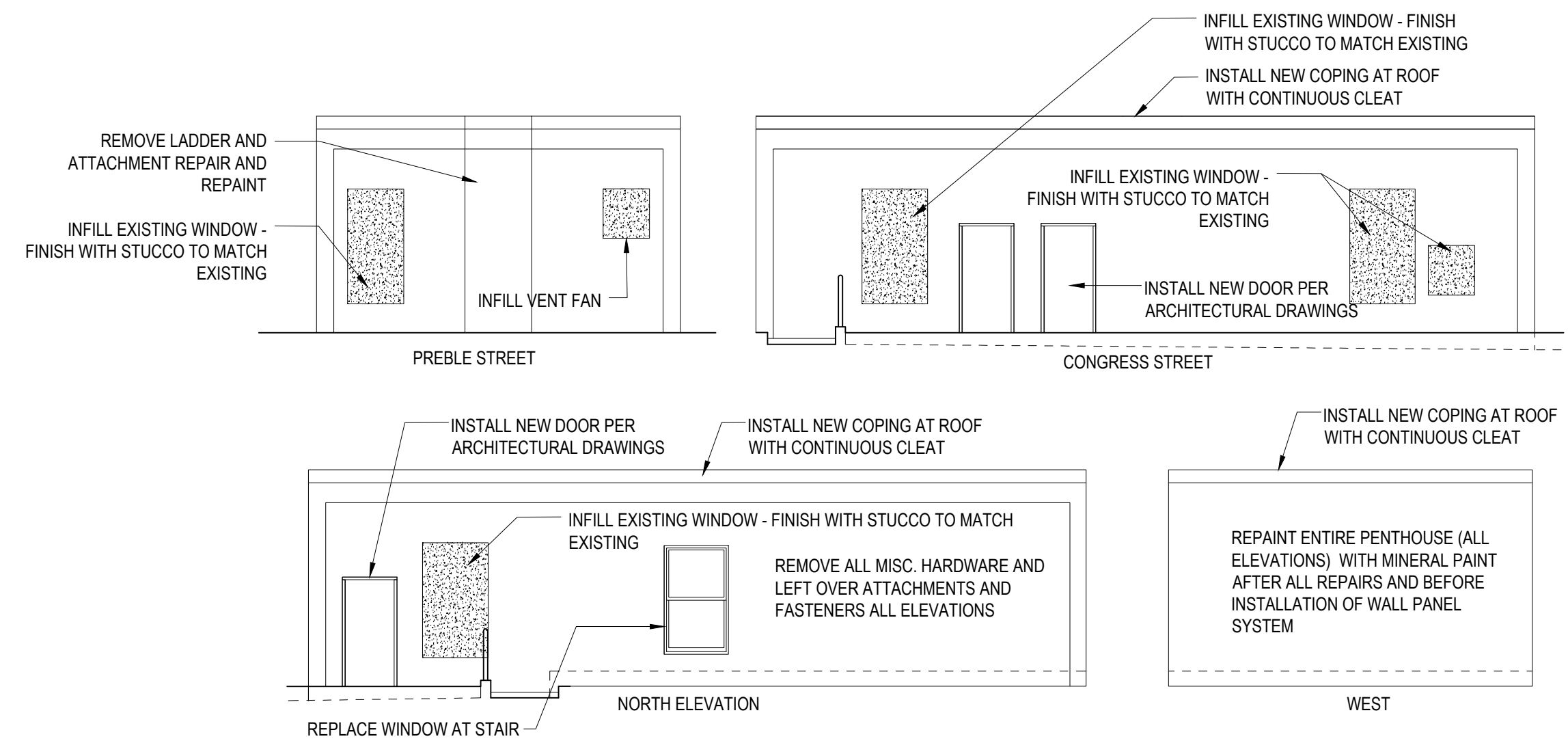
BUILDING ENVELOPE WEST TOWER 12-R

A6.11



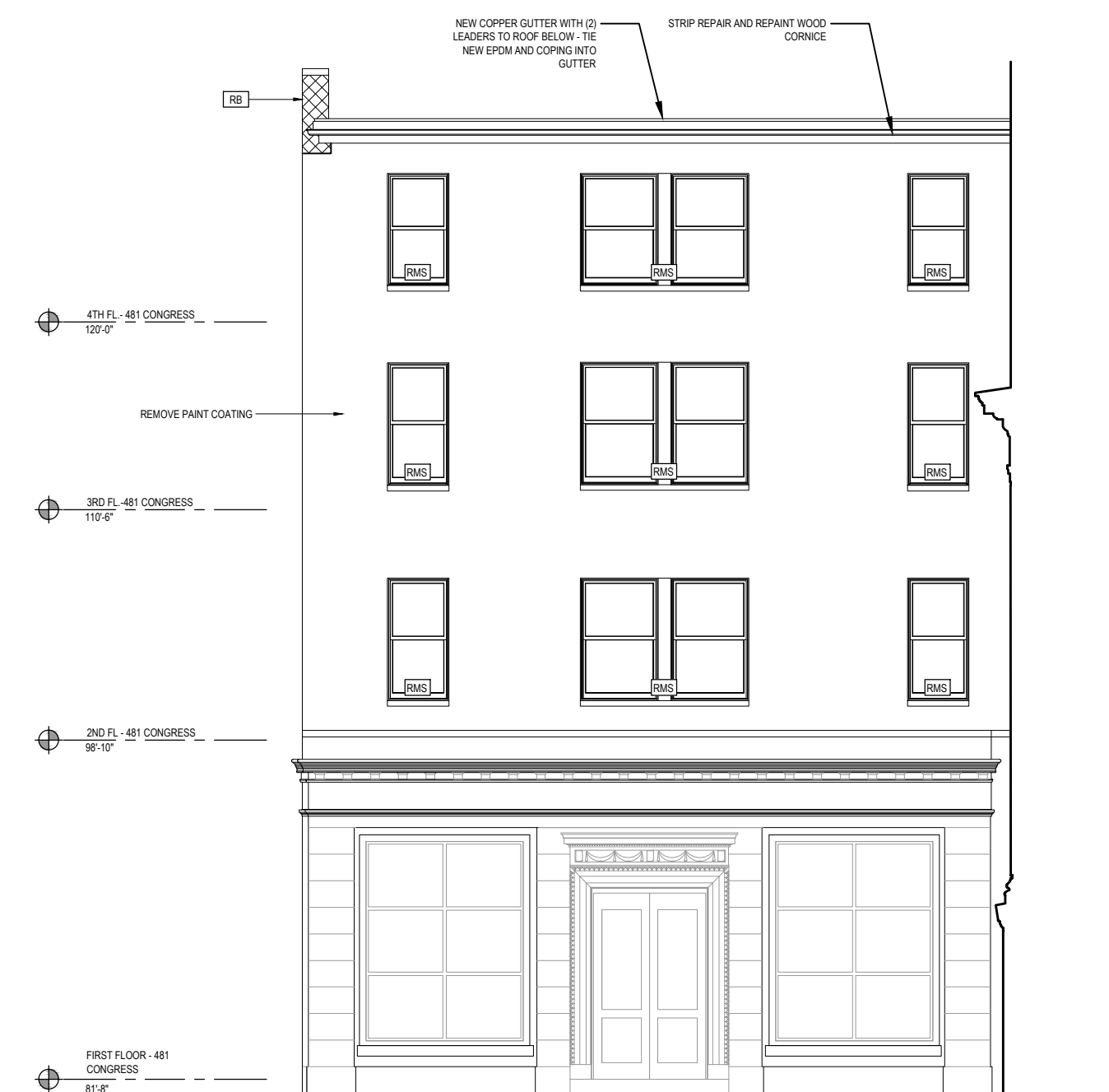
6	BUILDING ENVELOPE REPAIRS - ELEVATIONS
	-

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



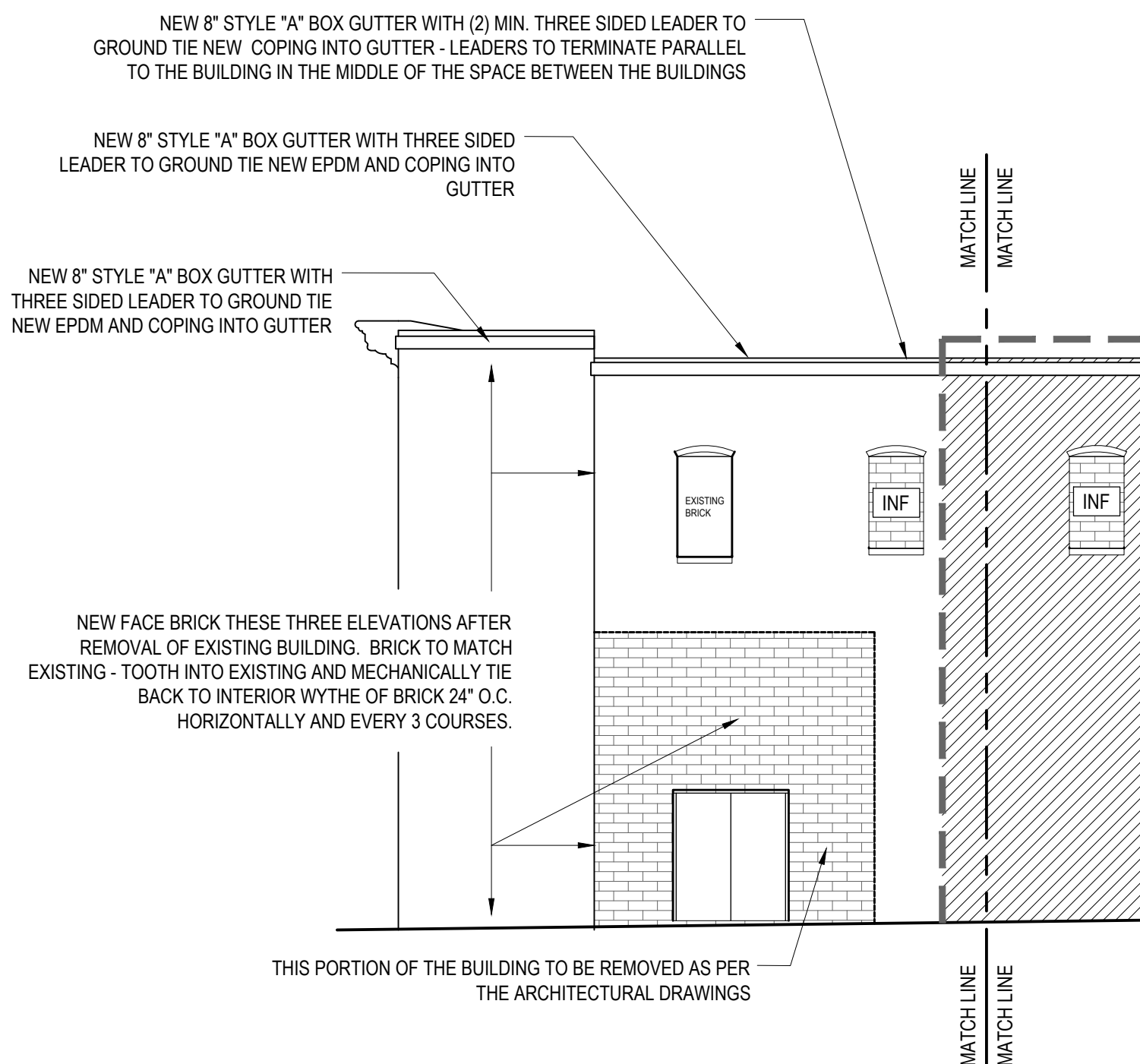
5	ELEVATOR PENTHOUSE ELEVATIONS
	ALL FOUR SIDES

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



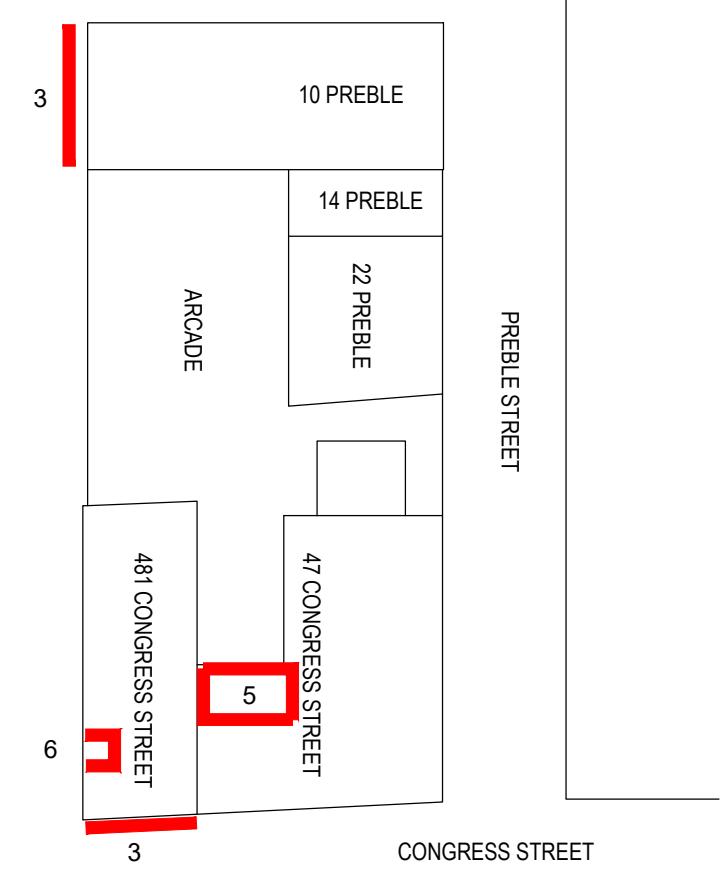
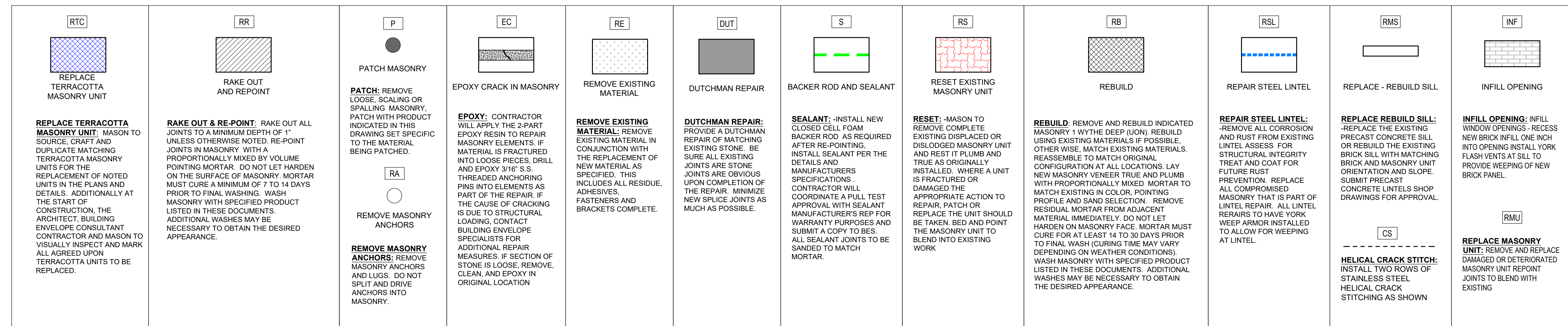
4	BUILDING ENVELOPE REPAIRS - ELEVATIONS
	PREBLE STREET TOWER PENTHOUSE

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



3	BUILDING ENVELOPE REPAIRS - ELEVATIONS
	WEST ELEVATION BEHIND HISTORIC COMMISSION BUILDING

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



2	LEGEND OF WORK
	-

1	KEY PLAN
	-

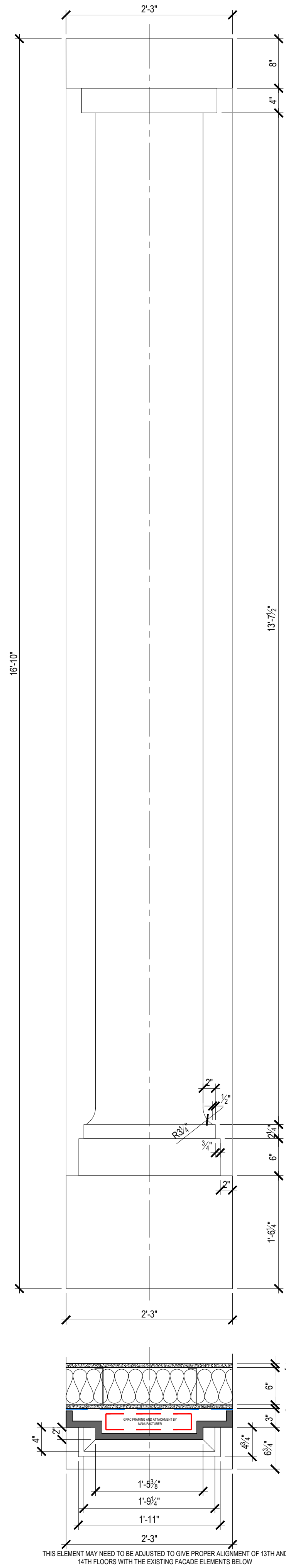
SCALE: 1/4"=1'-0"

NTS

A6.13

												Prepared For: PRESIDIUM			
												Consultant: ENVELOPE ARCHITECTURE & CONSULTING BUILDING ENVELOPE CONSULTANTS 207.807.6661			
												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: DESIGN DEVELOPMENT HISTORIC SUBMISSION			
												Scale: AS NOTED			
												Date: 03/28/2022			
												BUILDING ENVELOPE ELEVATIONS			
												A6.20			

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3

GFRc COLUMN DETAIL - 13 AND 14TH FLOOR

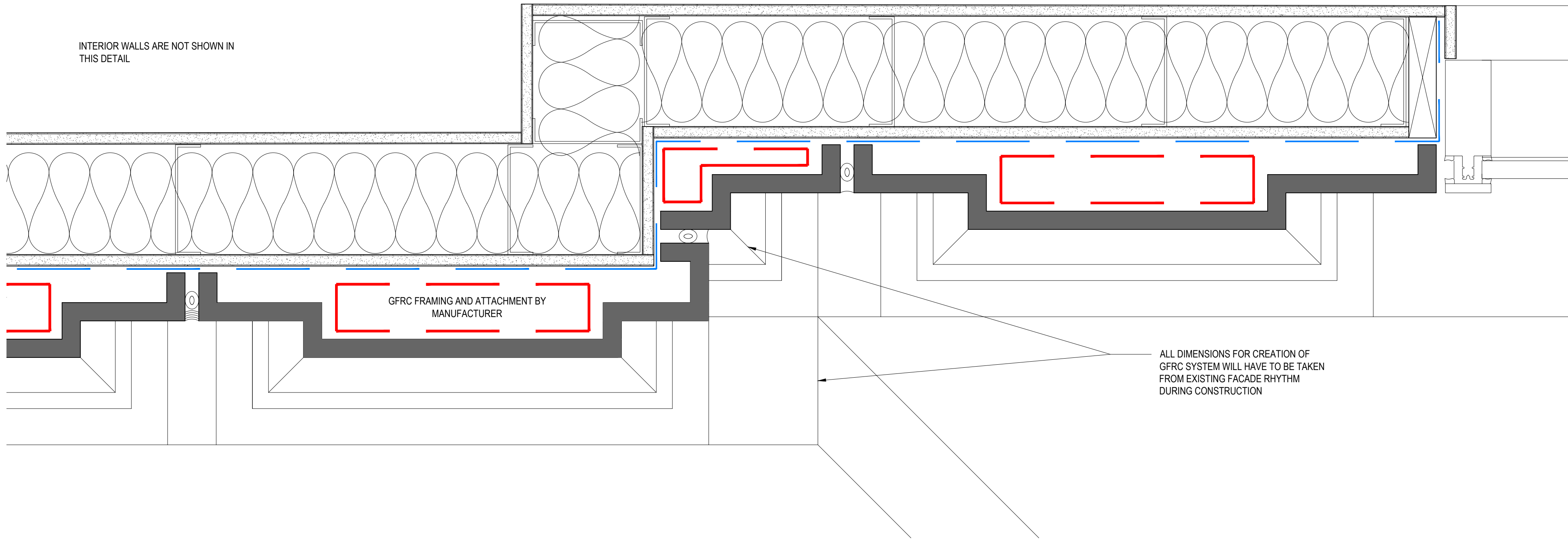
GFRc - VERIFY IN FIELD ALL DIMENSIONS

SCALE: 1"=1'-0"

1

GFRc WALL DETAILS - 13 AND 14TH FLOOR

PLAN DETAIL

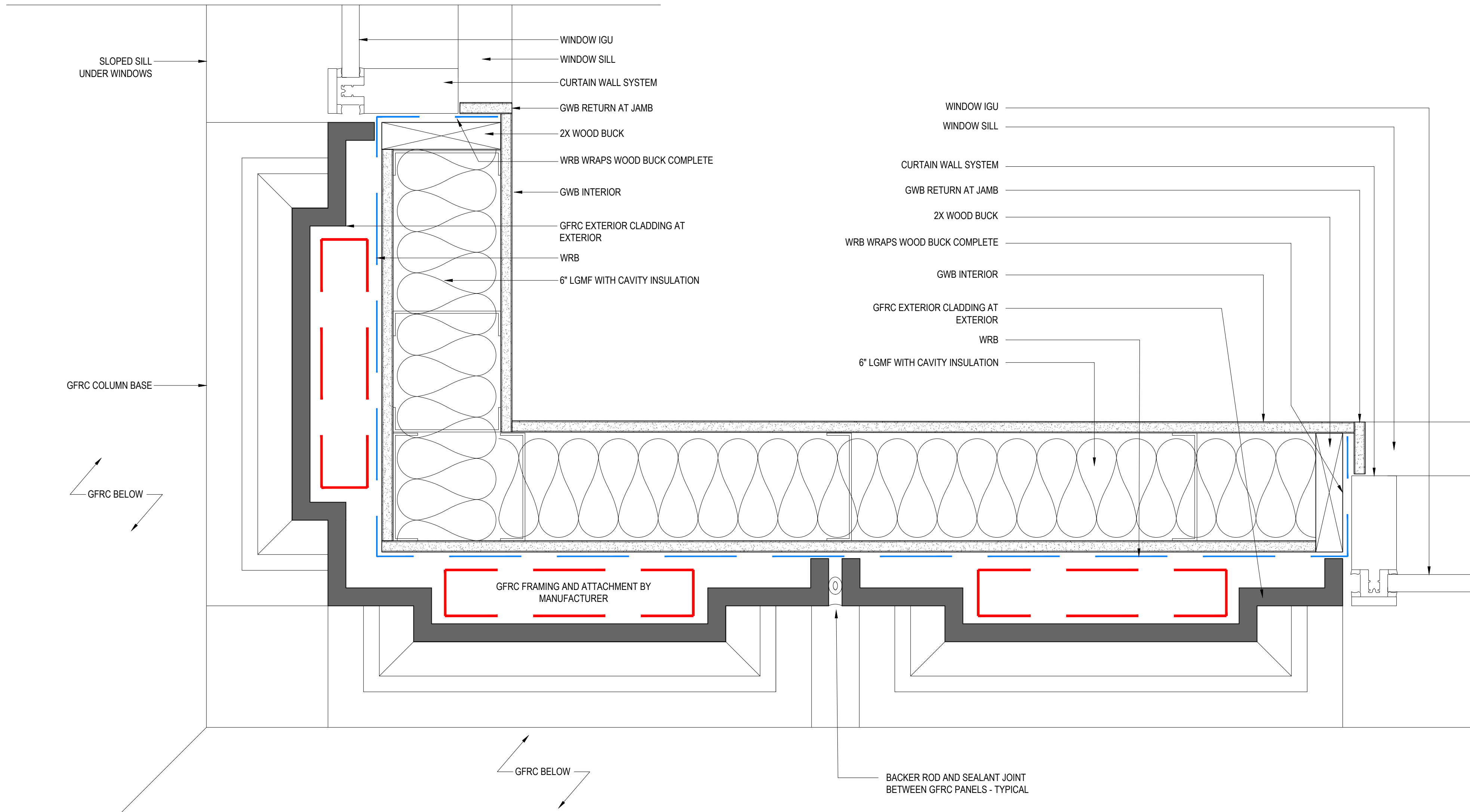


2

GFRc BASE OF WALL DETAILS CONGRESS STREET STEP

PLAN DETAIL

SCALE: 3"=1'-0"



A6.51

GFRc
DETAILS

Date: 03/28/2022

Scale: AS NOTED

Revisions:
DESIGN DEVELOPMENT
HISTORIC SUBMISSION

Project: TIME &
TEMPERATURE
HOTEL

477 Congress Street
Portland, Maine

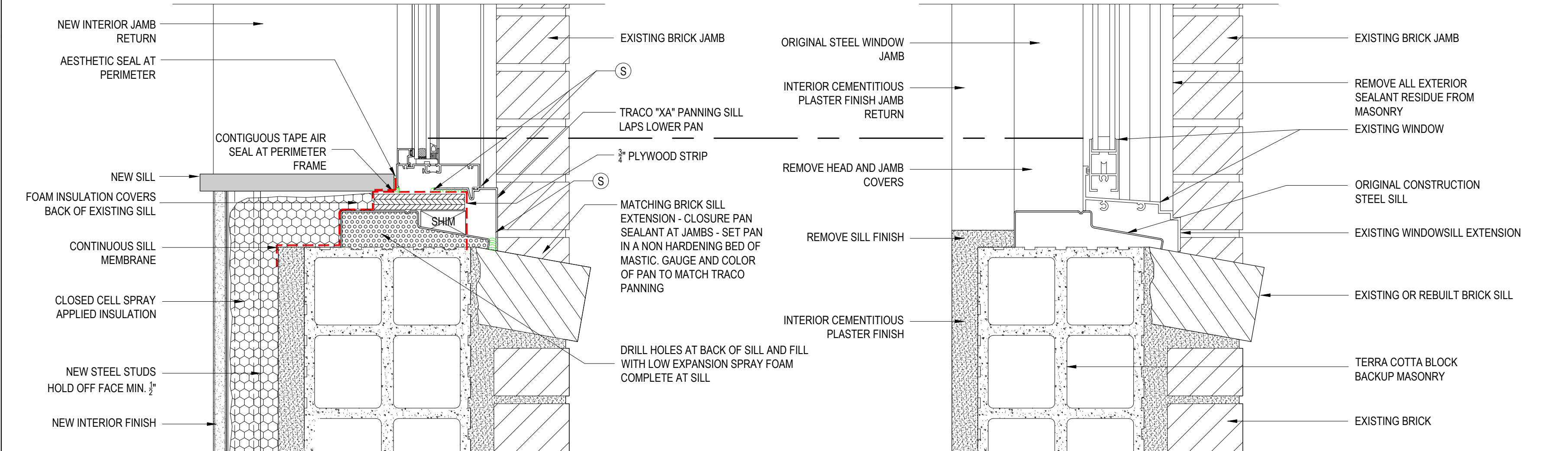
Architect: ARCHETYPE
ARCHITECTS
48 Union Wharf Portland, Maine 04101
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Consultant: ENVELOPE
ARCHITECTURE & CONSULTING
BUILDING ENVELOPE CONSULTANTS
207.807.6661

Prepared For: PRESIDIUM

				Prepared For: PRESIDIUM	
				Consultant: ENVELOPE ARCHITECTURE & CONSULTING BUILDING ENVELOPE CONSULTANTS 207.807.6661	
				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: DESIGN DEVELOPMENT HISTORIC SUBMISSION	
				Scale: AS NOTED WINDOW DETAILS	
				Date: 03/28/2022	
				A6.52	

9 HISTORIC HEAD JAMB AND SILL REGLAZING DETAILS 2 STORY WINDOWS AT CONGRESS STREET AND PREBLE. SCALE: 3"=1'-0"		6 TOWER WINDOW HEAD DETAIL - NEW TERRACOTTA SCALE: 3"=1'-0"		5 TOWER WINDOW HEAD DETAIL - EXISTING TERRACOTTA SCALE: 3"=1'-0"	
1. REMOVE ALL EXISTING PAINT AND RUST FROM ALL HISTORIC METAL WINDOW COMPONENTS - REPAIR ALL DAMAGE AND RUST THROUGH BY WELDING IN NEW METAL AND FINISHING PRIME PARTS WITH A TWO PART AUTOMOTIVE GRADE SELF ETCHING PRIME AND REPAINT COLOR AS SELECTED BY THE ARCHITECT. 2. REMOVE DECORATIVE PANELS AT EXTERIOR, REPAIR AND REFINISH OFFSITE BEFORE REINSTALLATION IN THE SAME MANNER. SMALLEST EXTRUDED STOPPER AVAILABLE, WET OR GASKET TO KEEP NEW WINDOW IN PLACE NEW IGU IN BLACK ALUMINUM FRAME SET WET OR GASKET SET IN HISTORIC FRAME EXISTING STEEL INTERIOR OF EXISTING MULLION 3 3/4" 1 7/8" 1 1/2" 4" 5" NEW WINDOW UNIT EXISTING STEEL SMALLEST EXTRUDED STOPPER AVAILABLE, WET OR GASKET TO KEEP NEW WINDOW IN PLACE NEW WINDOW UNIT STEEL WINDOW HORIZONTAL EXISTING STEEL SILL AT INTERIOR TO REMAIN IN PLACE DURING RESTORATION NEW WINDOW UNIT SMALLEST EXTRUDED STOPPER AVAILABLE, WET OR GASKET TO KEEP NEW WINDOW IN PLACE RESTORE STEEL SILL PRIME AND REPAINT BEFORE SETTING NEW WINDOWS NEW WINDOW UNIT STEEL WINDOW SILL TERRA COTTA SILL		CLOSED CELL SPRAY APPLIED INSULATION NEW STEEL STUDS HOLD OFF FACE MIN. 1/2" NEW INTERIOR FINISH CONTINUOUS HEAD MEMBRANE NEW INTERIOR HEAD RETURN AESTHETIC SEAL AT PERIMETER TAPE SEAL BED IN SEALANT EXISTING TERRACOTTA WITH STEEL LINTEL TERMINATE PERIMETER OF MEMBRANE AT MASONRY WITH SEALANT AS WELL AS BEDDING PANNING IN SEALANT 16 GAUGE CLOSURE STEEL - EPOXY PRIMED OR COATED TRACO "XA" HEAD/JAMB PANNING KAWNEER 8410TL OFFSET INTERIOR CEMENTITIOUS PLASTER FINISH JAMB RETURN EXISTING TERRACOTTA WITH STEEL LINTEL ORIGINAL STEEL WINDOW HEAD TERRA COTTA BLOCK BACKUP MASONRY EXISTING TERRACOTTA WITH STEEL LINTEL ORIGINAL CONSTRUCTION STEEL JAMB EXISTING WINDOW JAMB EXTENSION EXISTING WINDOW EXISTING TERACOTTA SILL		CLOSED CELL SPRAY APPLIED INSULATION NEW STEEL STUDS HOLD OFF FACE MIN. 1/2" NEW INTERIOR FINISH CONTINUOUS JAMB MEMBRANE NEW INTERIOR JAMB RETURN NEW SILL AESTHETIC SEAL AT PERIMETER TAPE SEAL BED IN SEALANT EXISTING TERRACOTTA TERMINATE PERIMETER OF MEMBRANE AT MASONRY WITH SEALANT AS WELL AS BEDDING PANNING IN SEALANT 16 GAUGE CLOSURE STEEL - EPOXY PRIMED OR COATED TRACO "XA" HEAD/JAMB PANNING KAWNEER 8410TL OFFSET INTERIOR CEMENTITIOUS PLASTER FINISH JAMB RETURN EXISTING TERRACOTTA ORIGINAL STEEL WINDOW JAMB TERRA COTTA BLOCK BACKUP MASONRY EXISTING TERRACOTTA ORIGINAL CONSTRUCTION STEEL JAMB EXISTING WINDOW JAMB EXTENSION EXISTING WINDOW EXISTING TERACOTTA SILL	
8 HISTORIC MULLION REGLAZING 2 STORY WINDOWS AT CONGRESS STREET AND PREBLE. SCALE: 3"=1'-0"		4 TOWER WINDOW JAMB DETAIL - NEW TERRACOTTA SCALE: 3"=1'-0"		3 TOWER WINDOW JAMB DETAIL - EXISTING TERRACOTTA SCALE: 3"=1'-0"	
ALL 2 STORY HISTORIC WINDOW FRAMES ON PREBLE AND CONGRESS STREETS: 1. REMOVE ALL EXISTING PAINT AND RUST FROM ALL HISTORIC METAL WINDOW COMPONENTS - REPAIR ALL DAMAGE AND RUST THROUGH BY WELDING IN NEW METAL AND FINISHING PRIME PARTS WITH A TWO PART AUTOMOTIVE GRADE SELF ETCHING PRIME AND REPAINT COLOR AS SELECTED BY THE ARCHITECT. 2. REMOVE DECORATIVE PANELS AT EXTERIOR, REPAIR AND REFINISH OFFSITE BEFORE REINSTALLATION IN THE SAME MANNER. SMALLEST EXTRUDED STOPPER AVAILABLE, WET OR GASKET TO KEEP NEW WINDOW IN PLACE NEW IGU IN BLACK ALUMINUM FRAME SET WET OR GASKET SET IN HISTORIC FRAME EXISTING STEEL INTERIOR OF EXISTING MULLION 3 3/4" 1 7/8" 1 1/2" 4" 5" NEW WINDOW UNIT EXISTING STEEL SMALLEST EXTRUDED STOPPER AVAILABLE, WET OR GASKET TO KEEP NEW WINDOW IN PLACE NEW WINDOW UNIT STEEL WINDOW HORIZONTAL EXISTING STEEL SILL AT INTERIOR TO REMAIN IN PLACE DURING RESTORATION NEW WINDOW UNIT SMALLEST EXTRUDED STOPPER AVAILABLE, WET OR GASKET TO KEEP NEW WINDOW IN PLACE RESTORE STEEL SILL PRIME AND REPAINT BEFORE SETTING NEW WINDOWS NEW WINDOW UNIT STEEL WINDOW SILL TERRA COTTA SILL		NEW INTERIOR JAMB RETURN AESTHETIC SEAL AT PERIMETER CONTIGUOUS TAPE AIR SEAL AT PERIMETER FRAME NEW SILL FOAM INSULATION COVERS BACK OF EXISTING SILL CONTINUOUS SILL MEMBRANE SEAL ALL EDGES CLOSED CELL SPRAY APPLIED INSULATION EXISTING PLASTER TO REMAIN NEW STEEL STUDS HOLD OFF FACE MIN. 1/2" NEW INTERIOR FINISH 3/4" PLYWOOD STRIP TRACO "XA" PANNING SILL SET PAN IN SEALANT AT MEMBRANE AND SILL EXTENSION EXISTING TERRACOTTA BEYOND INTERIOR CEMENTITIOUS PLASTER FINISH DRILL HOLES AT BACK OF SILL AND FILL WITH LOW EXPANSION SPRAY FOAM COMPLETE AT SILL EXISTING TERRACOTTA ORIGINAL STEEL WINDOW JAMB INTERIOR CEMENTITIOUS PLASTER FINISH JAMB RETURN REMOVE HEAD AND JAMB COVERS REMOVE SILL FINISH EXISTING TERRACOTTA JAMB REMOVE ALL EXTERIOR SEALANT RESIDUE FROM MASONRY EXISTING WINDOW ORIGINAL CONSTRUCTION STEEL SILL EXISTING WINDOWSILL EXTENSION EXISTING TERRACOTTA SILL TERRA COTTA BLOCK BACKUP MASONRY EXISTING TERRACOTTA		NEW INTERIOR JAMB RETURN AESTHETIC SEAL AT PERIMETER CONTIGUOUS TAPE AIR SEAL AT PERIMETER FRAME NEW SILL FOAM INSULATION COVERS BACK OF EXISTING SILL CONTINUOUS SILL MEMBRANE SEAL ALL EDGES CLOSED CELL SPRAY APPLIED INSULATION EXISTING PLASTER TO REMAIN NEW STEEL STUDS HOLD OFF FACE MIN. 1/2" NEW INTERIOR FINISH 3/4" PLYWOOD STRIP TRACO "XA" PANNING SILL SET PAN IN SEALANT AT MEMBRANE AND SILL EXTENSION EXISTING TERRACOTTA BEYOND INTERIOR CEMENTITIOUS PLASTER FINISH DRILL HOLES AT BACK OF SILL AND FILL WITH LOW EXPANSION SPRAY FOAM COMPLETE AT SILL EXISTING TERRACOTTA ORIGINAL STEEL WINDOW JAMB INTERIOR CEMENTITIOUS PLASTER FINISH JAMB RETURN REMOVE HEAD AND JAMB COVERS REMOVE SILL FINISH EXISTING TERRACOTTA JAMB REMOVE ALL EXTERIOR SEALANT RESIDUE FROM MASONRY EXISTING WINDOW ORIGINAL CONSTRUCTION STEEL SILL EXISTING WINDOWSILL EXTENSION EXISTING TERRACOTTA SILL TERRA COTTA BLOCK BACKUP MASONRY EXISTING TERRACOTTA	
7 MEETING RAIL NEW AND EXISTING - SCALE: 3"=1'-0"		2 TOWER WINDOW SILL DETAIL - NEW TERRACOTTA SCALE: 3"=1'-0"		1 TOWER WINDOW SILL DETAIL - EXISTING TERRACOTTA SCALE: 3"=1'-0"	



4

TOWER WINDOW JAMB DETAIL - NEW

BRICK

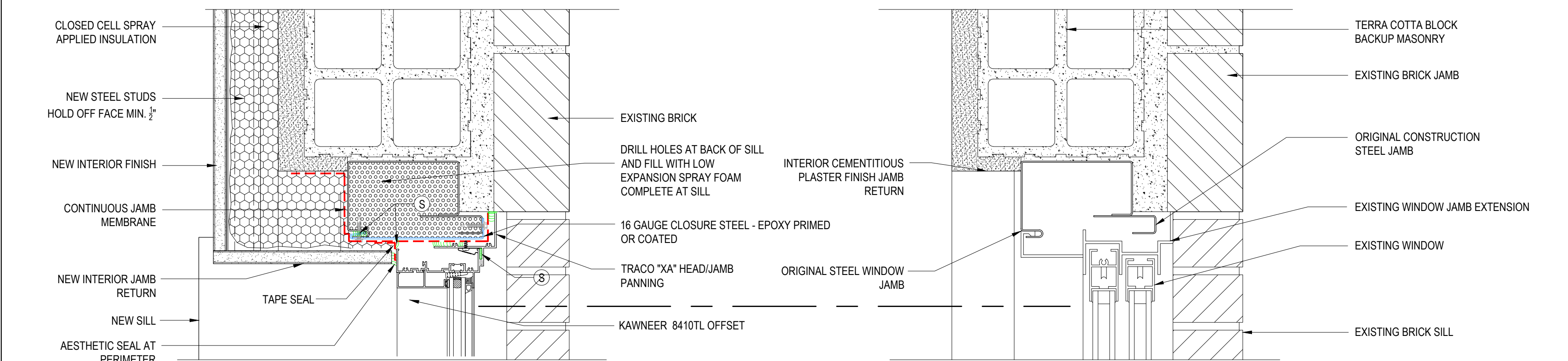
SCALE: 3"=1'-0"

3

TOWER WINDOW JAMB DETAIL - EXISTING

BRICK

SCALE: 3"=1'-0"



6

TOWER WINDOW HEAD DETAIL - NEW

BRICK

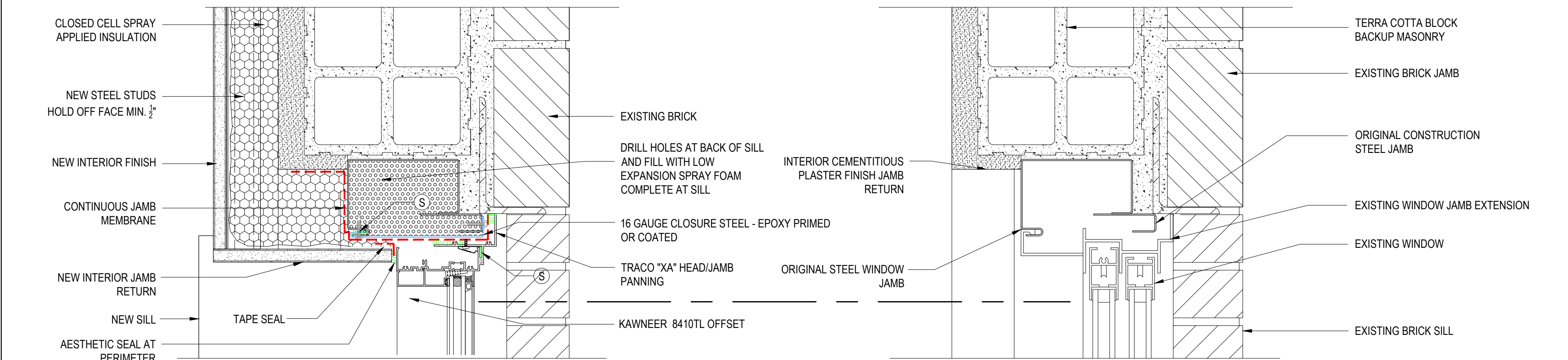
SCALE: 3"=1'-0"

5

TOWER WINDOW HEAD DETAIL - EXISTING

BRICK

SCALE: 3"=1'-0"



3

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

2

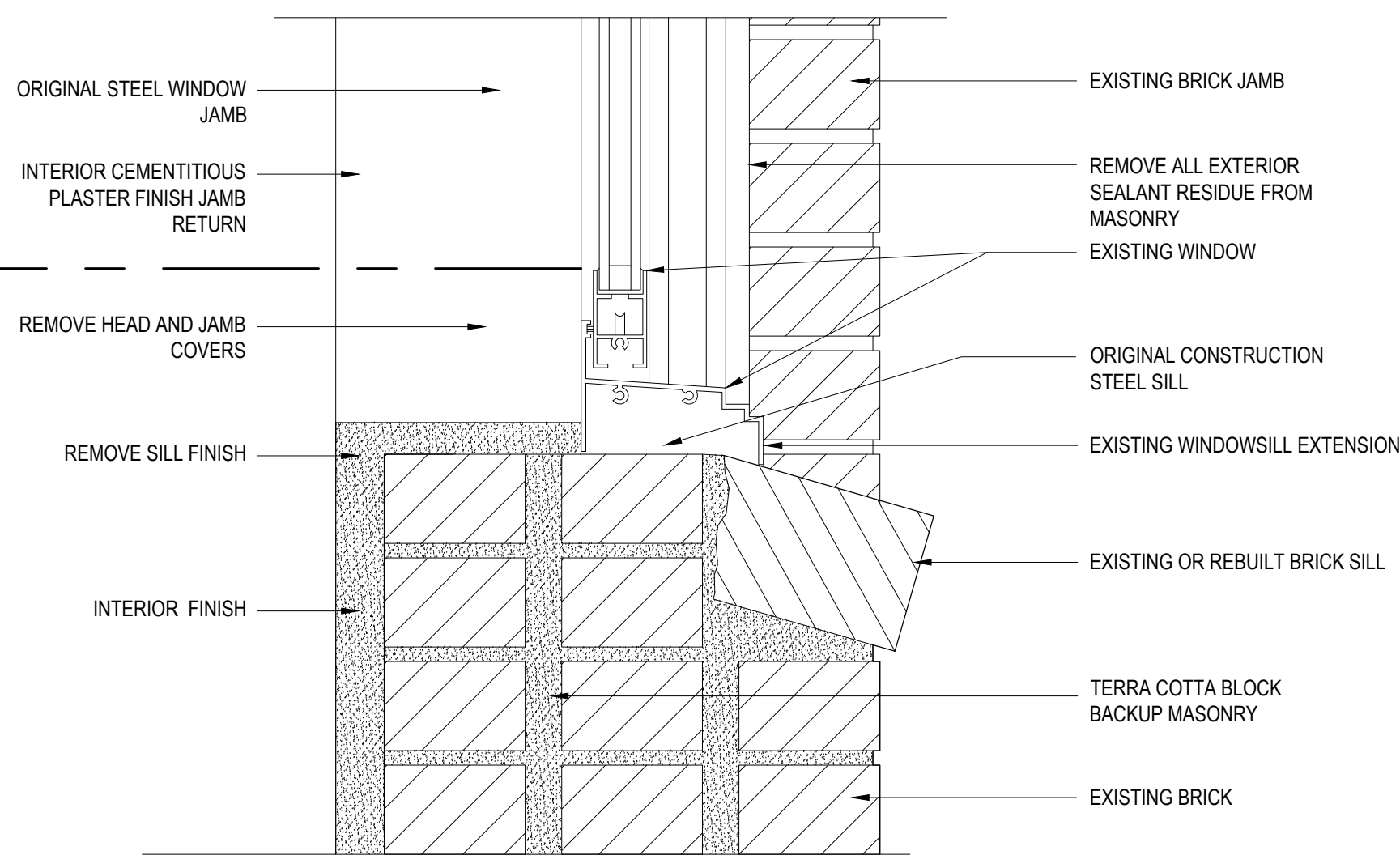
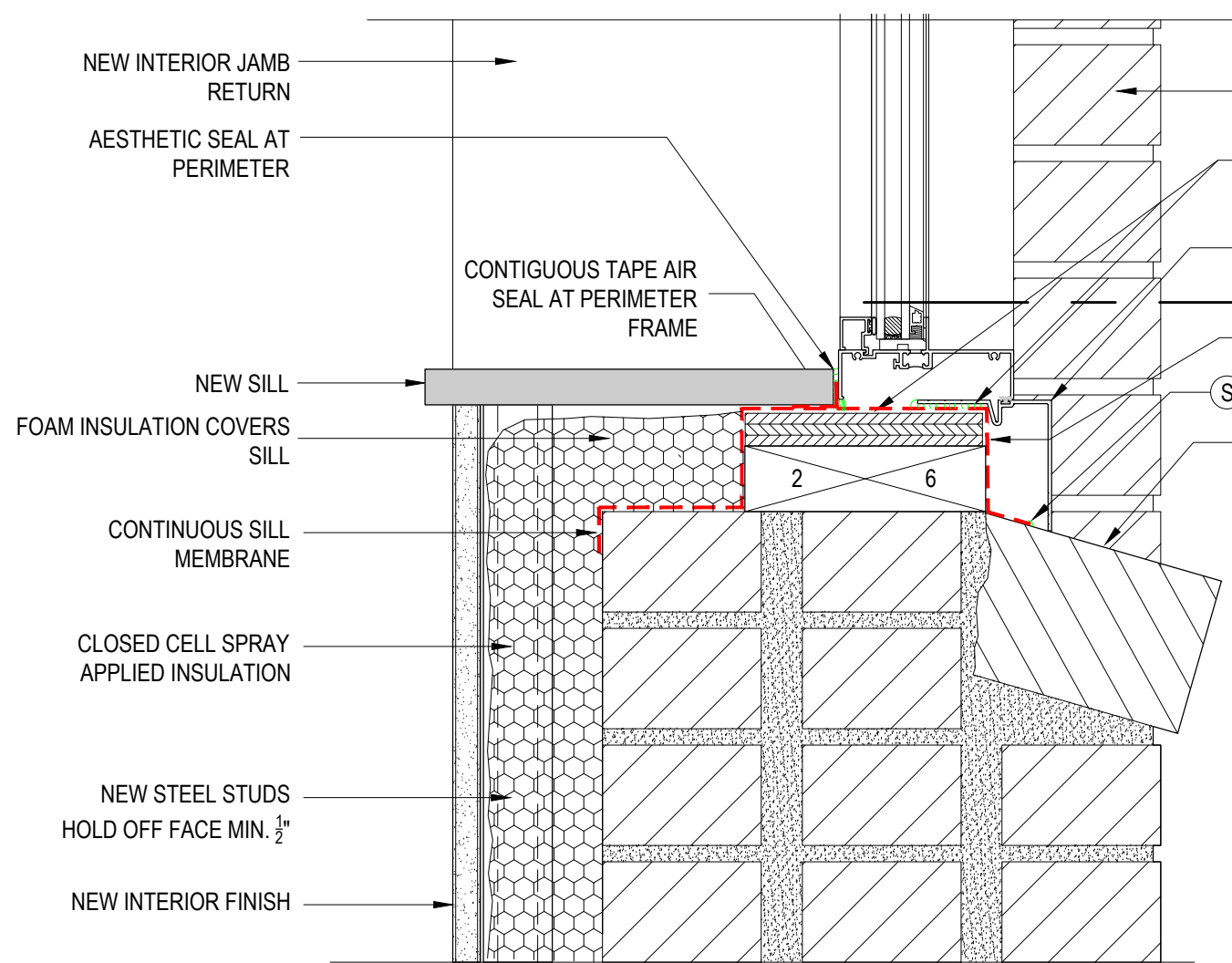
BRICK WINDOW SILL - NEW
MULTI-WYTHE BRICK AT ACCESSORY BUILDINGS

SCALE: 3"=1'-0"

1

BRICK WINDOW SILL - EXISTING
MULTI-WYTHE BRICK AT ACCESSORY BUILDINGS

SCALE: 3"=1'-0"



4

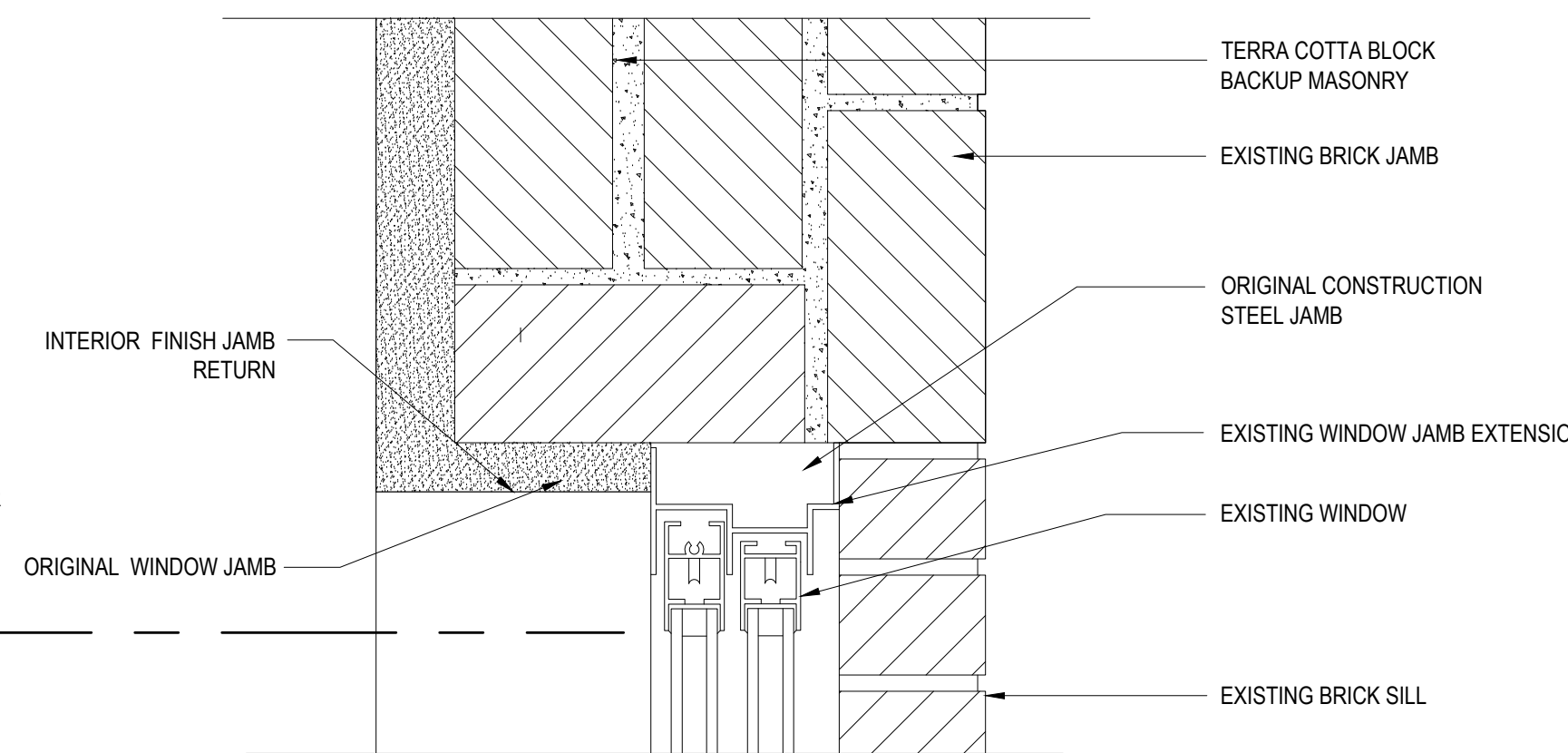
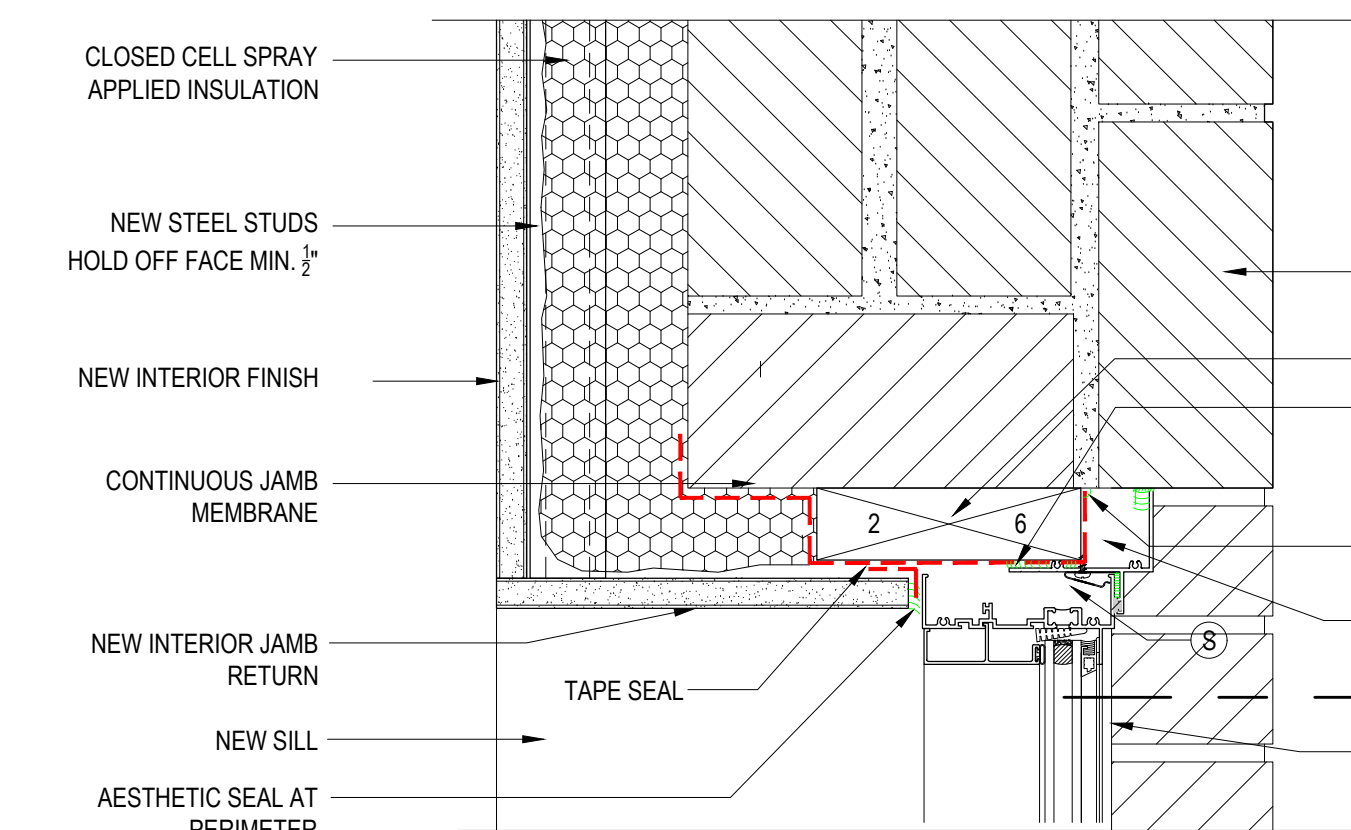
BRICK WINDOW JAMB - NEW
MULTI-WYTHE BRICK AT ACCESSORY BUILDINGS

SCALE: 3"=1'-0"

3

BRICK WINDOW JAMB - EXISTING
MULTI-WYTHE BRICK AT ACCESSORY BUILDINGS

SCALE: 3"=1'-0"



6

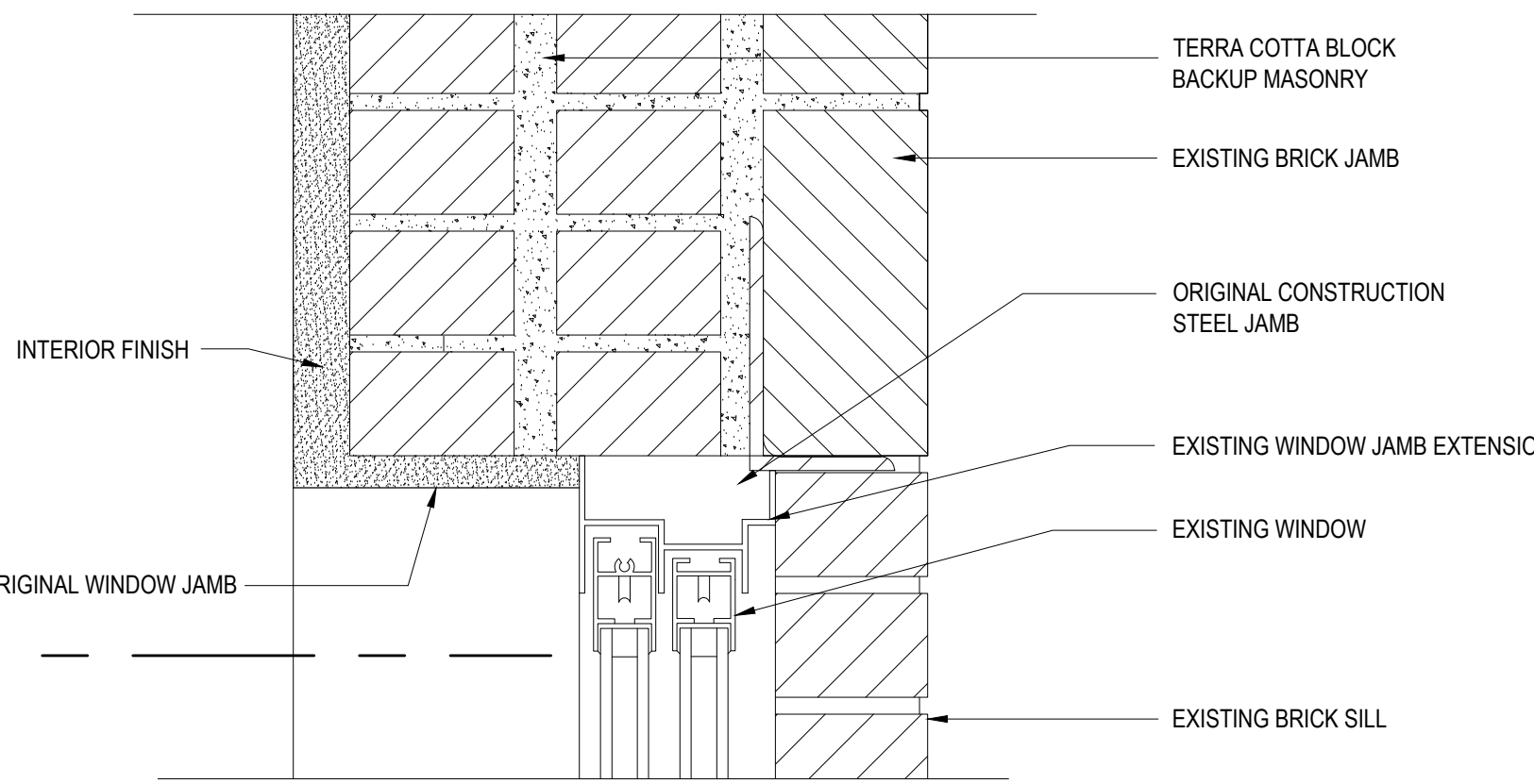
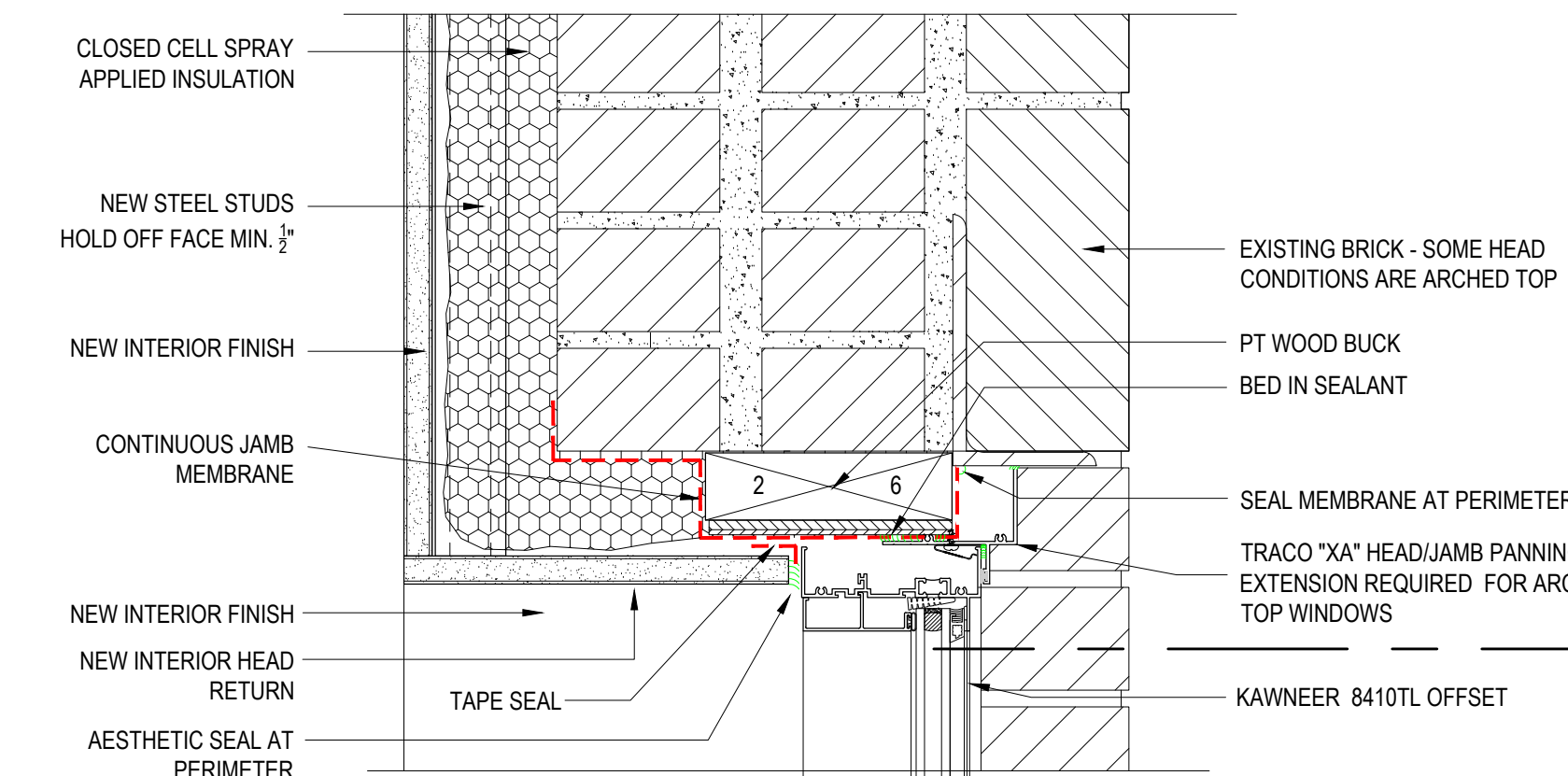
BRICK WINDOW HEAD - NEW
MULTI-WYTHE BRICK AT ACCESSORY BUILDINGS

SCALE: 3"=1'-0"

5

BRICK WINDOW HEAD - EXISTING
MULTI-WYTHE BRICK AT ACCESSORY BUILDINGS

SCALE: 3"=1'-0"



A6.54

WINDOW DETAILS

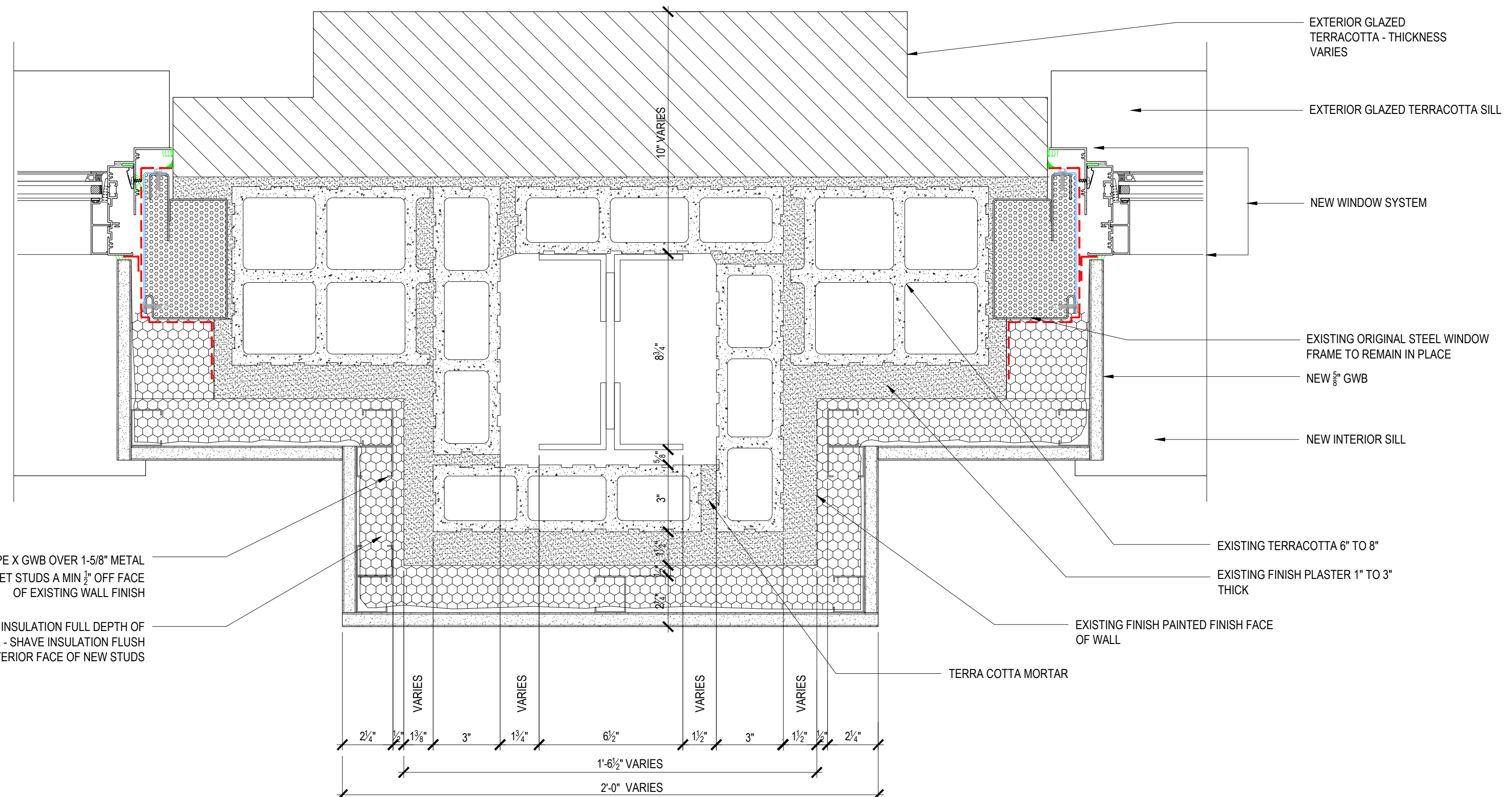
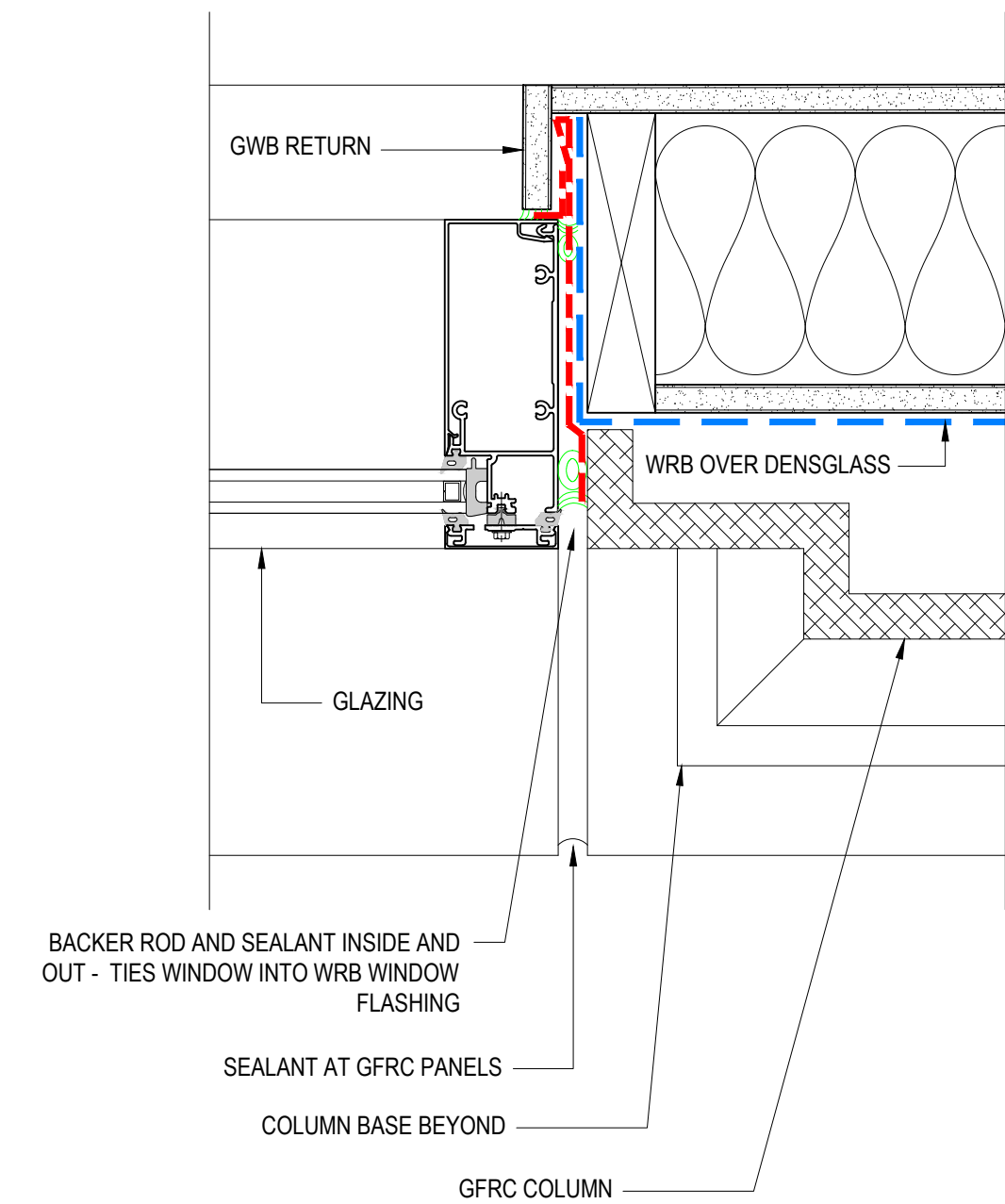
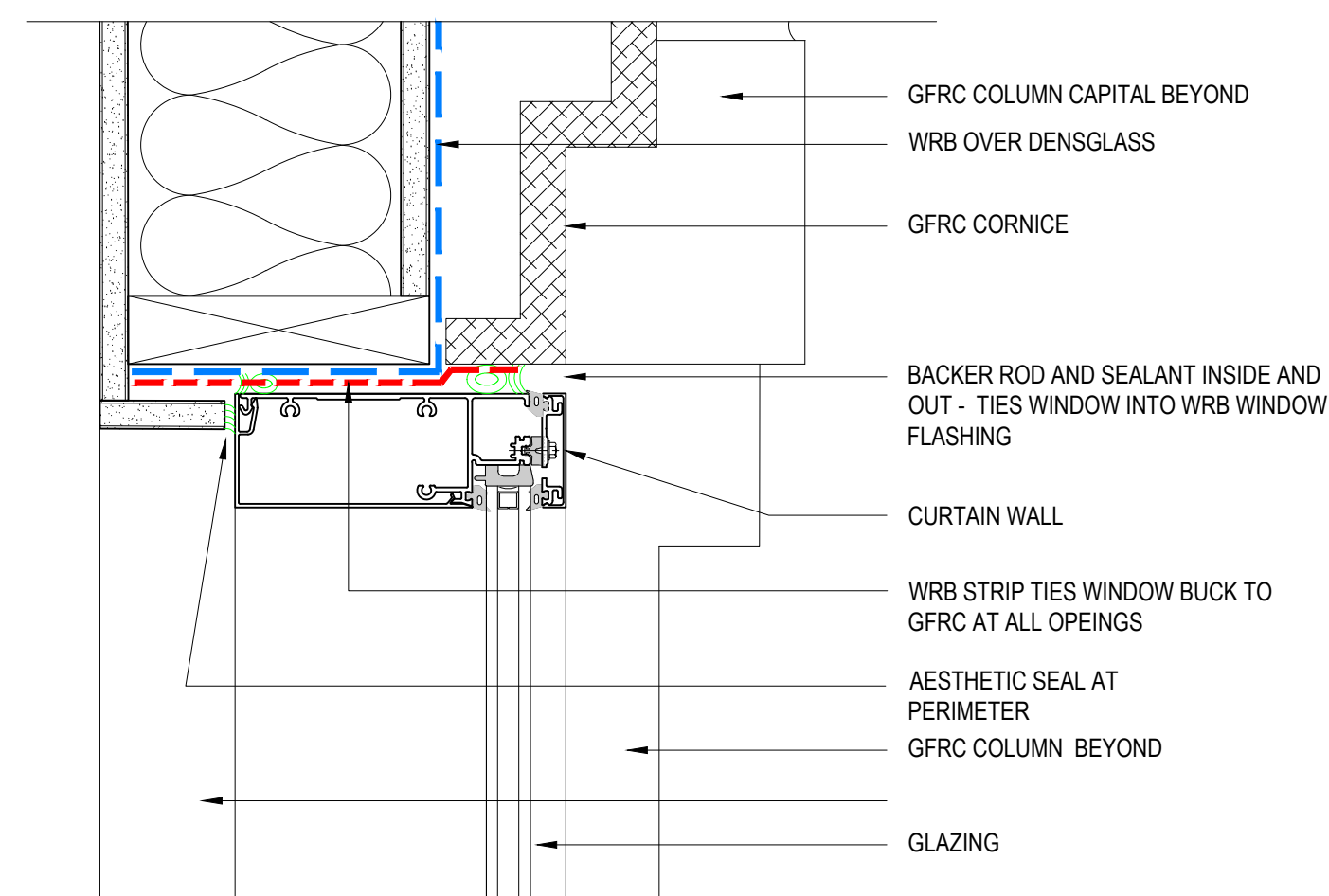
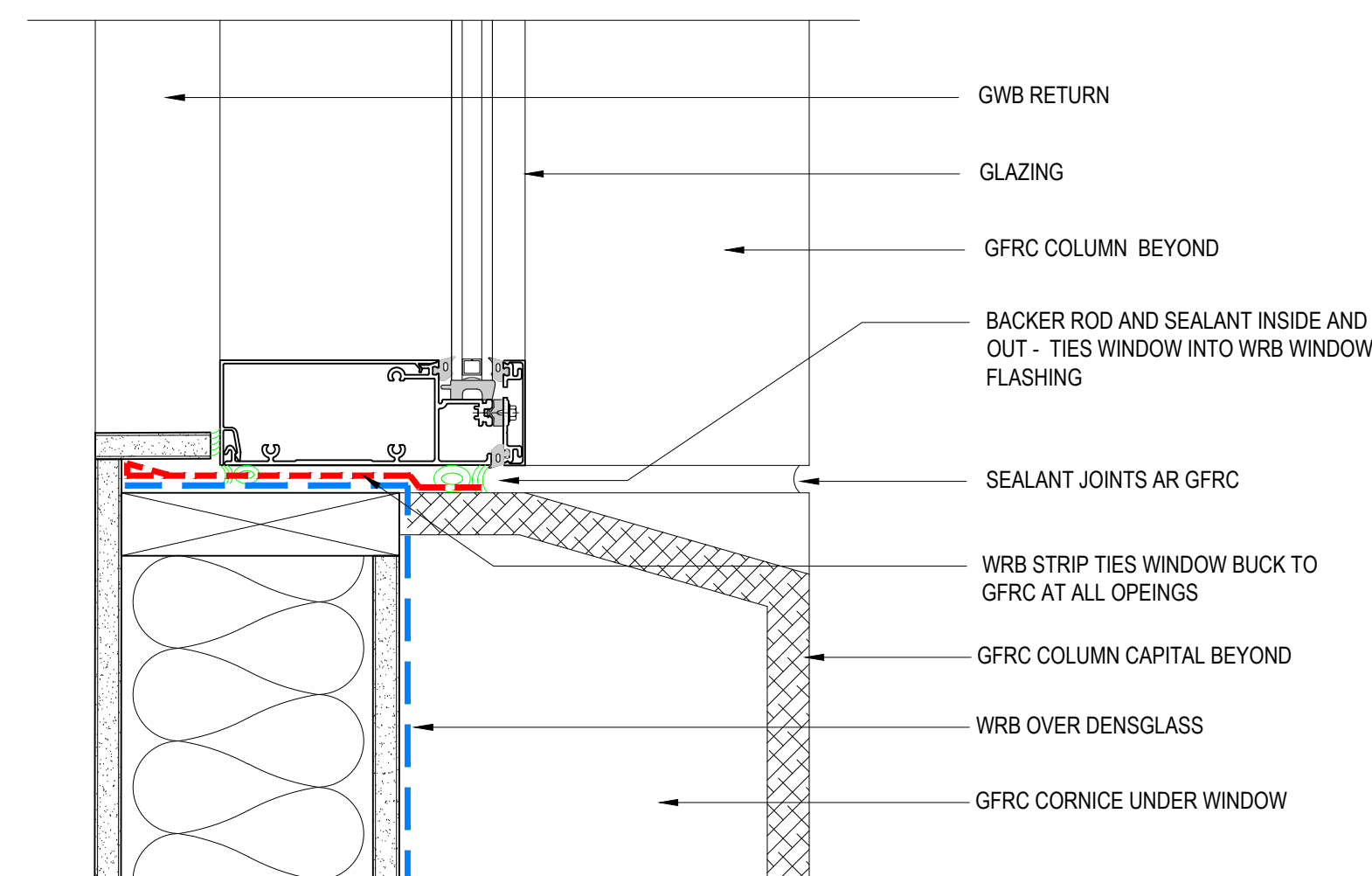
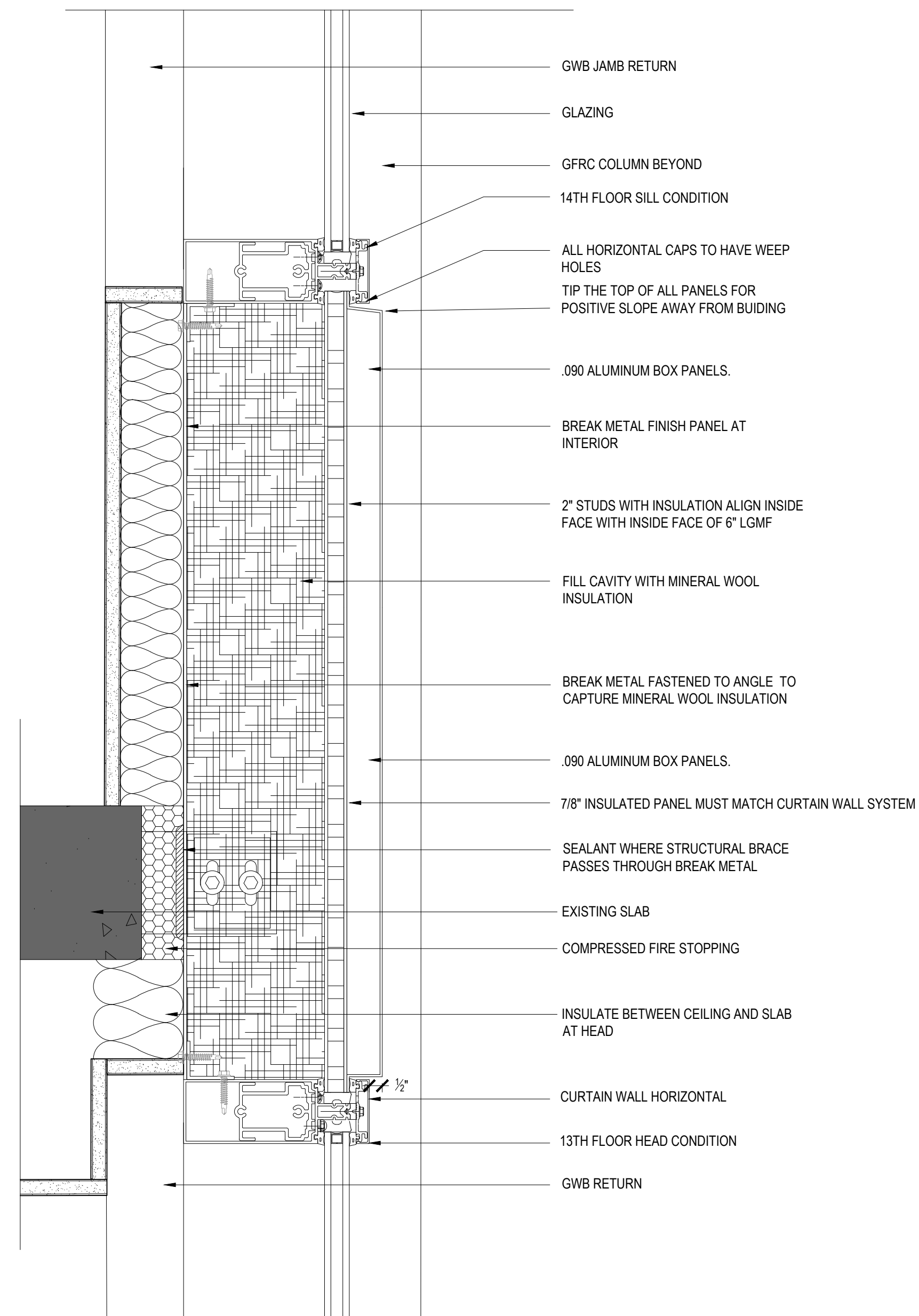
Revisions:
DESIGN DEVELOPMENT
HISTORIC SUBMISSION

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

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

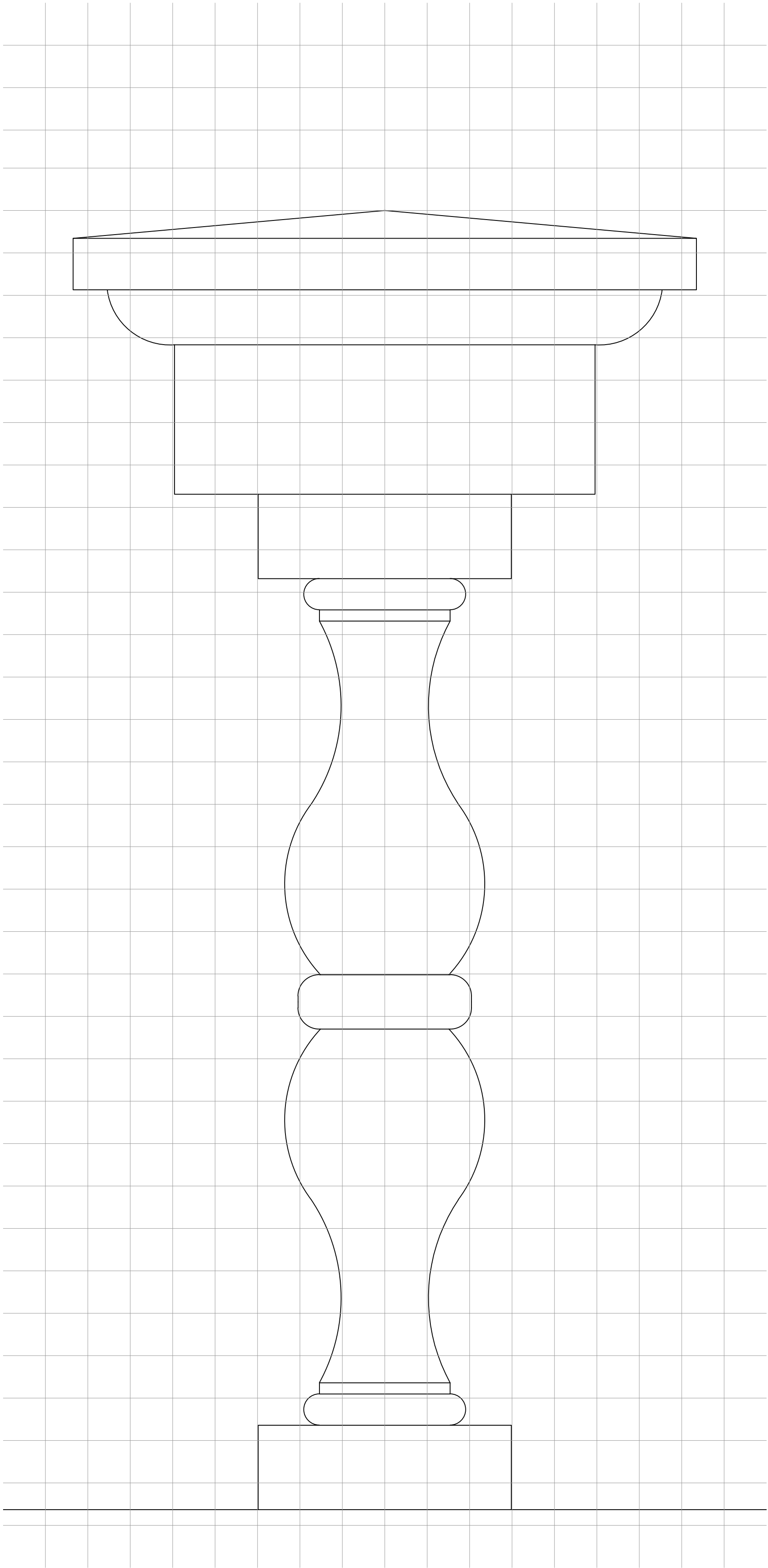
Consultant:
ENVELOPE
ARCHITECTURE & CONSULTANTS
BUILDING ENVELOPE CONSULTANTS
207.807.6661

Prepared For:
PRESIDIUM



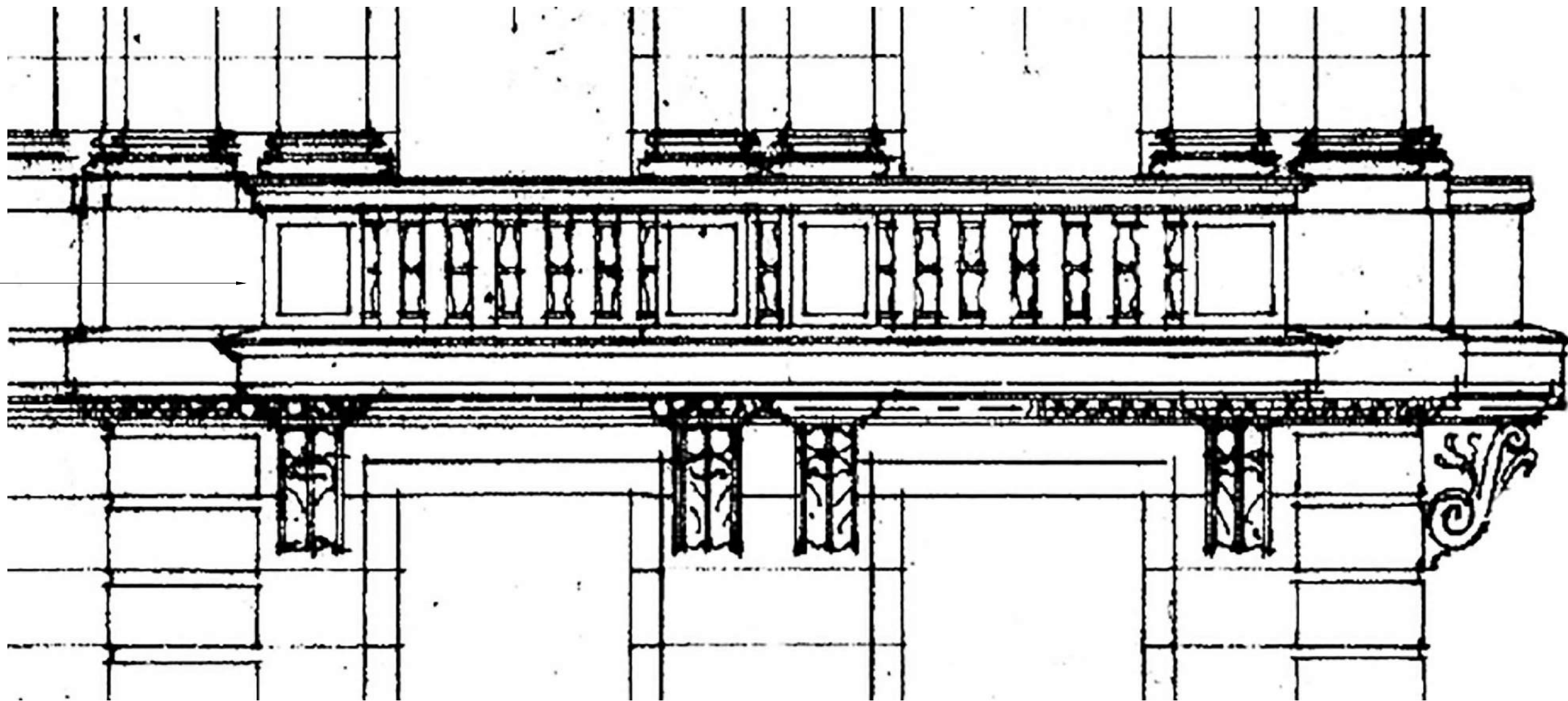
3 NEW GFRF CORNICE AT ROOF TOP GFRF CORNICE "A" SCALE: 1"=1'-0"		2 NEW GFRF CORNICE AT ROOF TOP GFRF CORNICE "A1" SCALE: 3/4"=1'-0"		1 GFRF 13TH FLOOR CORNICE GFRF SCALE: 3/4"=1'-0"		Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Project: TIME & TEMPERATURE HOTEL 477 Congress Street Portland, Maine	Revisions: DESIGN DEVELOPMENT HISTORIC SUBMISSION	Date: 03/28/2022 Scale: AS NOTED GFRF CORNICE DETAILS	Consultant: ENVELOPE ARCHITECTURE & CONSULTING BUILDING ENVELOPE CONSULTANTS 207.807.6661	Prepared For: PRESIDIUM	
EXISTING PARAPET 1'-3 1/2" TBD SLOPE TO TOP OF EXISTING ROOF CURB 6" 8 1/2" 4" DRIP 6 1/2" 3" DRIP 2 1/8" 2 1/2" 4 1/2" 1 1/2" DRIP 8" 3" 7 1/2" 6" GFRF CORNICE "A" TBD FLASHING FLANGE 1/2" SLOPE T EXTERIOR 8 1/2" DRIP GFRF CORNICE "A-a" OR "A1-a" AT VERTICAL WALL INTERSECT SLOPE TO TOP OF EXISTING ROOF CURB 5 5/8" TBD 6" 8 1/2" 4" DRIP 6 1/2" 3" DRIP 2 1/8" 2 1/2" 4 1/2" 7 1/2" 1'-0" 1'-0" 6" GFRF CORNICE "A1" ALIGN WITH FACE OF CURTAIN WALL ALIGN WITH GFRF COLUMN BASE 2'-10 3/4" 3" 6 3/4" 2'-1" THIS DIMENSION CAN BE ADJUSTED TO MOVE WALL TO THE EXTERIOR WHERE CLEARANCE ISSUES ARISE CORNICE "C1" IS UNDER WINDOWS -15" POSITIVE SLOPE AWAY FROM BUILDING 2" 4" 4" 4" 5" 3'-4" 1'-5" 1'-2" 2" 5" 4" GFRF CORNICE "C1" UNDER WINDOWS ONLY ALIGN WITH GFRF COLUMN BASE CORNICE "C" POSITIVE SLOPE 1/8" AWAY FROM BUILDING 9 1/4" 6" GFRF CORNICE "C" 4 1/2" 5" 4" 8 1/2" 1" R1" R2" R3" R4" R5" 3 3/4" 7 1/8" 1'-5" 3" 4" 2 3/4" 3 5/8" THIS ELEMENT WILL NEED TO BE ADJUSTED IF CORNICE IS SHORTENED 10" 10" 6" 10" 10" 4" 2" 9 1/4" 2" 1'-5" 2" 1'-2" 2" 9 1/4" 2"												

A657



PROPOSED NEW BALUSTERS FOR RECREATION OF THE BALCONIES IN GFRC MATERIAL - THE DRAWING IS BASED HISTORICAL DOCUMENTS - ABOVE DRAWING IS 6"=1'-0" ON A 1" GRID FOR CREATION OF THE PROTOTYPES

HISTORIC DRAWING SHOWING OVERALL INTENT OF THE BALCONIES



CURRENTLY THE BALCONIES ARE STRUCTURALLY FAILING AND HAVE HAD THE UPPER PORTIONS REMOVED AND REPLACED WITH EPDM OVER BRICK. THE SYSTEM HAS BEEN AUGMENTED WITH STEEL BRACES AND BRACKETS. IF THE BALCONIES ARE NOT REPLACED THEY WILL HAVE TO BE REMOVED IN THE NEAR FUTURE DUE TO STRUCTURAL FAILURE



1

HISTORIC DRAWING AND CURRENT PHOTO OF BALCONY

TERRA COTTA BALCONY

SCALE: NTS

GFRC ATTACHMENT REQUIREMENTS TO BE COORDINATED WITH EXISTING STRUCTURAL STEEL AND ANY NEW STEEL NEEDED ONCE REMOVAL OF EXISTING BALCONIES IS COMPLETE

NEW GFRC TO INSERT INTO EXISTING MASONRY COURSING AT ENTIRE PERIMETER AND HAVE BACKER ROD AND SANDED SEALANT JOINTS TO MATCH MORTAR

SLOPE

PREBLE STREET HAS INTACT BALCONY BASE FOR MODELING OF NEW

PREBLE STREET BALCONY IS $\frac{1}{2}$ OF FULL DOUBLE BALCONY

"DECK" OF NEW BALCONY TO SLOPE TO EXTERIOR MIN 1/4":10"

RAILING TO HAVE POSITIVE PITCH IN AND OUT $\frac{1}{8}$ " MIN.

ADD JOINTS TO DUPLICATE MASONRY LOOK

DUPLICATE THE BRACKETS AND EGG-DART MOLDINGS USING EXISTING MASONRY UNITS

GFRC BALCONIES TO MATCH TERRA COTTA WIN COLOR TEXTURE AND FINISH - TYPICAL

2

NEW GFRC BALCONY AT TWO LOCATIONS OF CONGRESS STREET

ALL DIMENSIONS TO BE VERIFIED IN THE FILED PRIOR TO CONSTRUCTION.

SCALE: $\frac{3}{4}$ "=1'-0"

3

GFRC AND BALUSTER AND RAIL

GFRC BALCONY RECREATION

SCALE: 6"=1'-0"

Prepared For:

PRESIDIUM

Consultant:

ENVELOPE

ARCHITECTURE & CONSULTING
BUILDING ENVELOPE CONSULTANTS
207.807.6661

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:

DESIGN DEVELOPMENT
HISTORIC SUBMISSION

Scale:

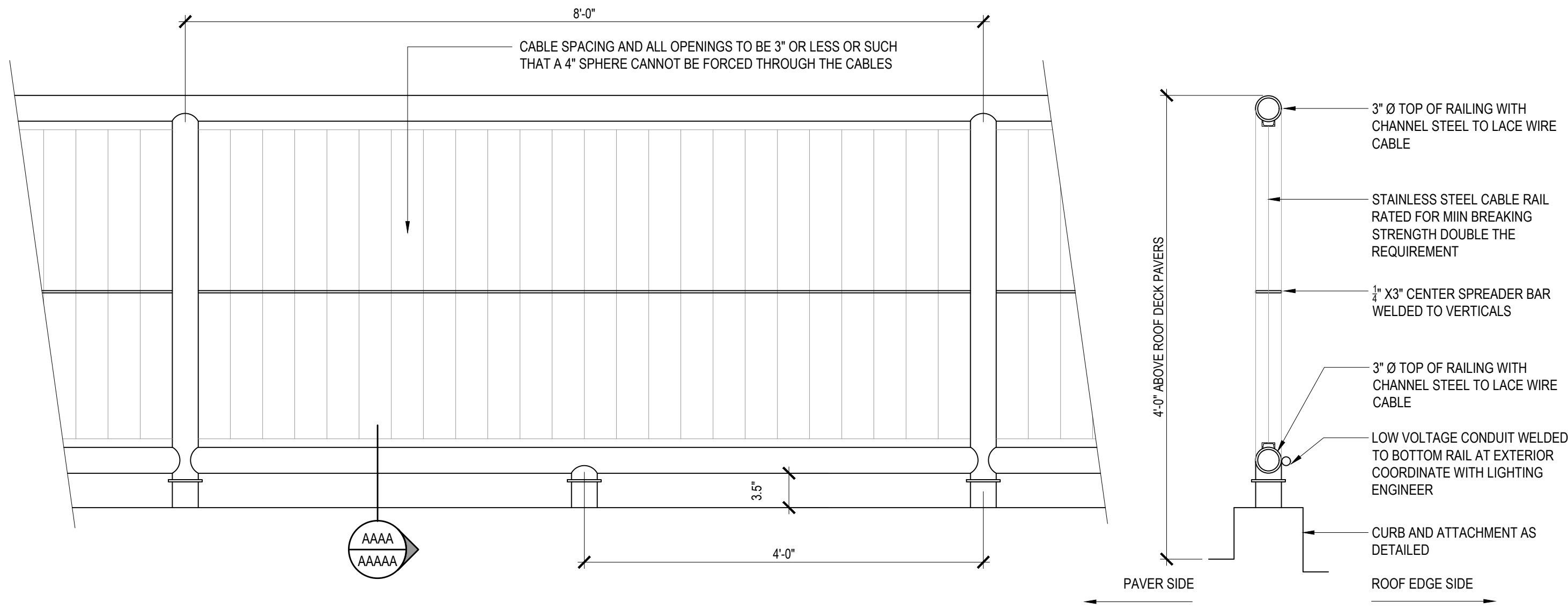
AS NOTED

Date:

03/28/2022

GFRC BALCONY

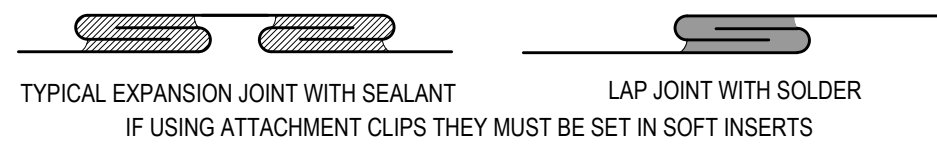
A658



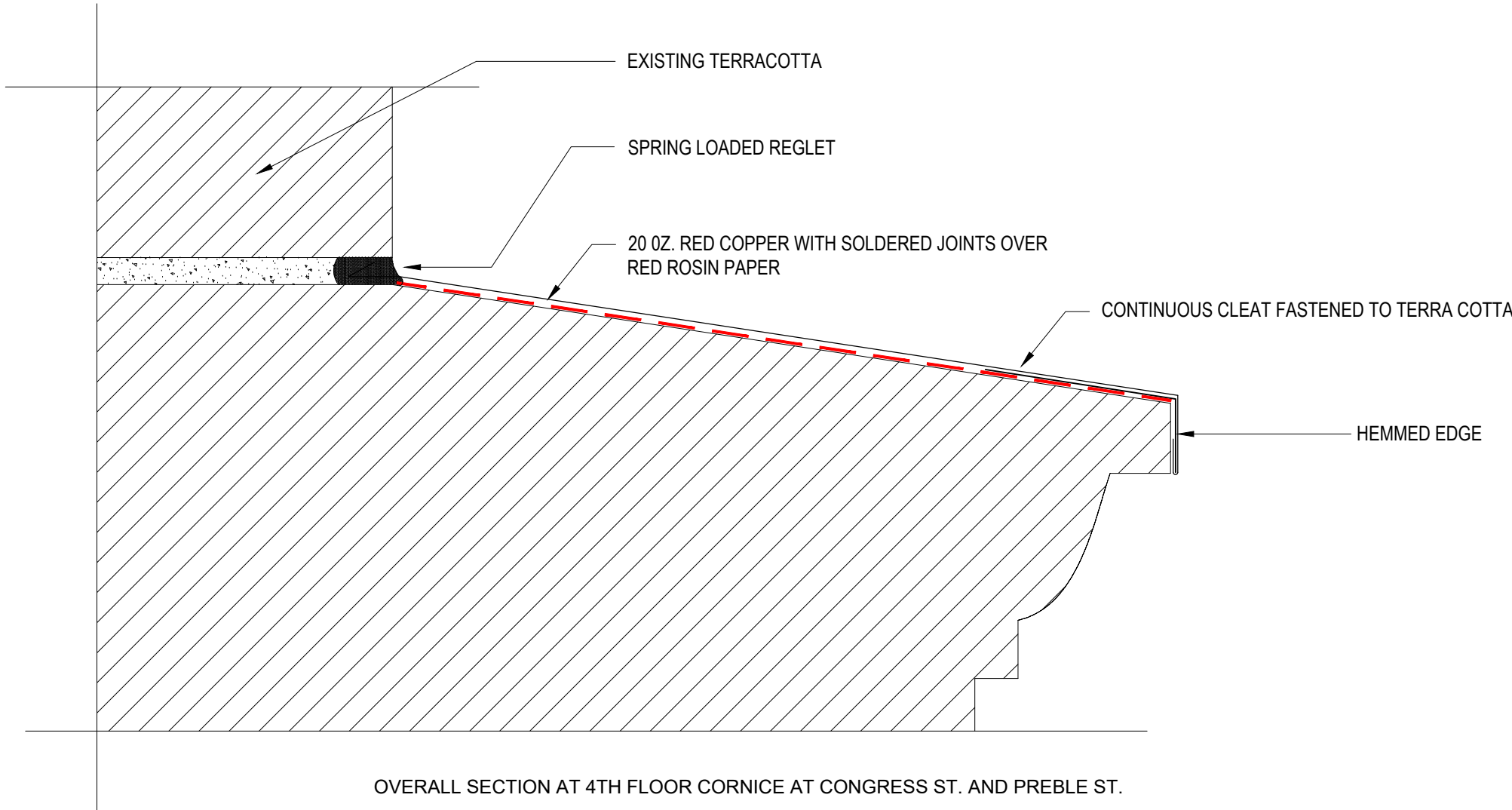
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NEW ROOF TOP GUARD RAIL

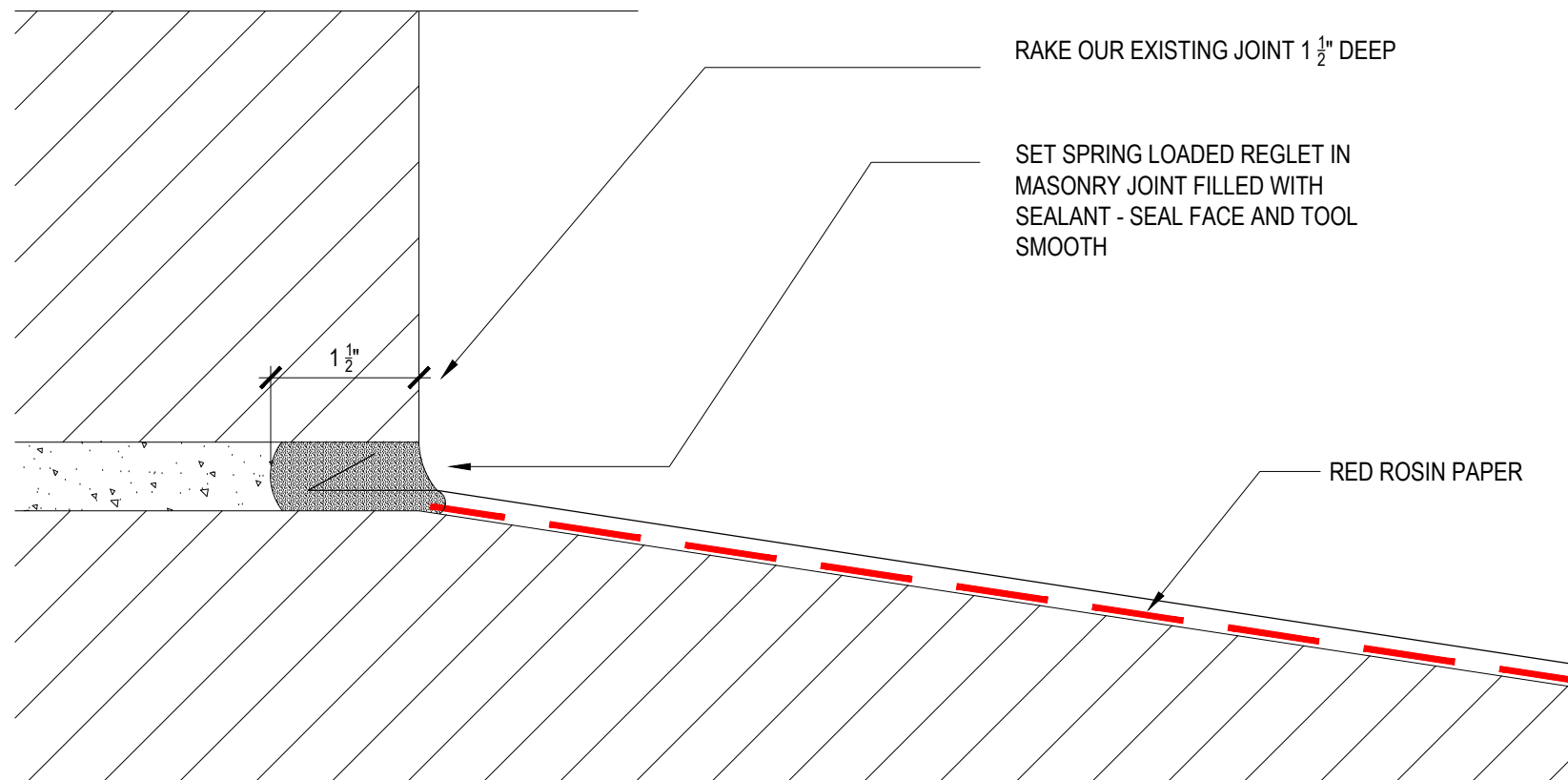
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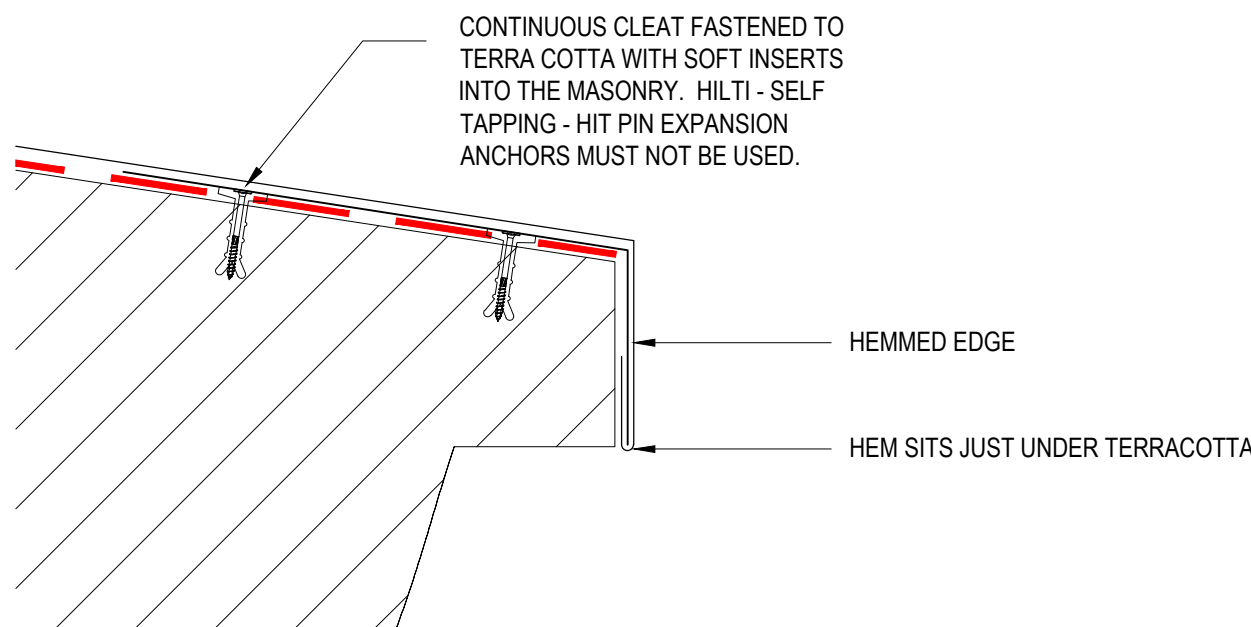
COPPER FLAT SEAM JOINTS



OVERALL SECTION AT 4TH FLOOR CORNICE AT CONGRESS ST. AND PREBLE ST.



WALL DETAIL



EDGE DETAIL

3

1

4TH FLOOR CORNICE COPPER DETAIL

ALL DIMENSIONS TO BE VERIFIED IN THE FILED PRIOR TO CONSTRUCTION.

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

Prepared For:

PRESIDIUM

Consultant:

ENVELOPE
ARCHITECTURE & CONSULTING

BUILDING ENVELOPE CONSULTANTS
207.807.6661

Architect:

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Project:

TIME &
TEMPERATURE
HOTEL

477 Congress Street
Portland, Maine

Revisions:

DESIGN DEVELOPMENT
HISTORIC SUBMISSION

Scale:

AS NOTED

Date:
03/28/2022

DETAILS

A6.59

3

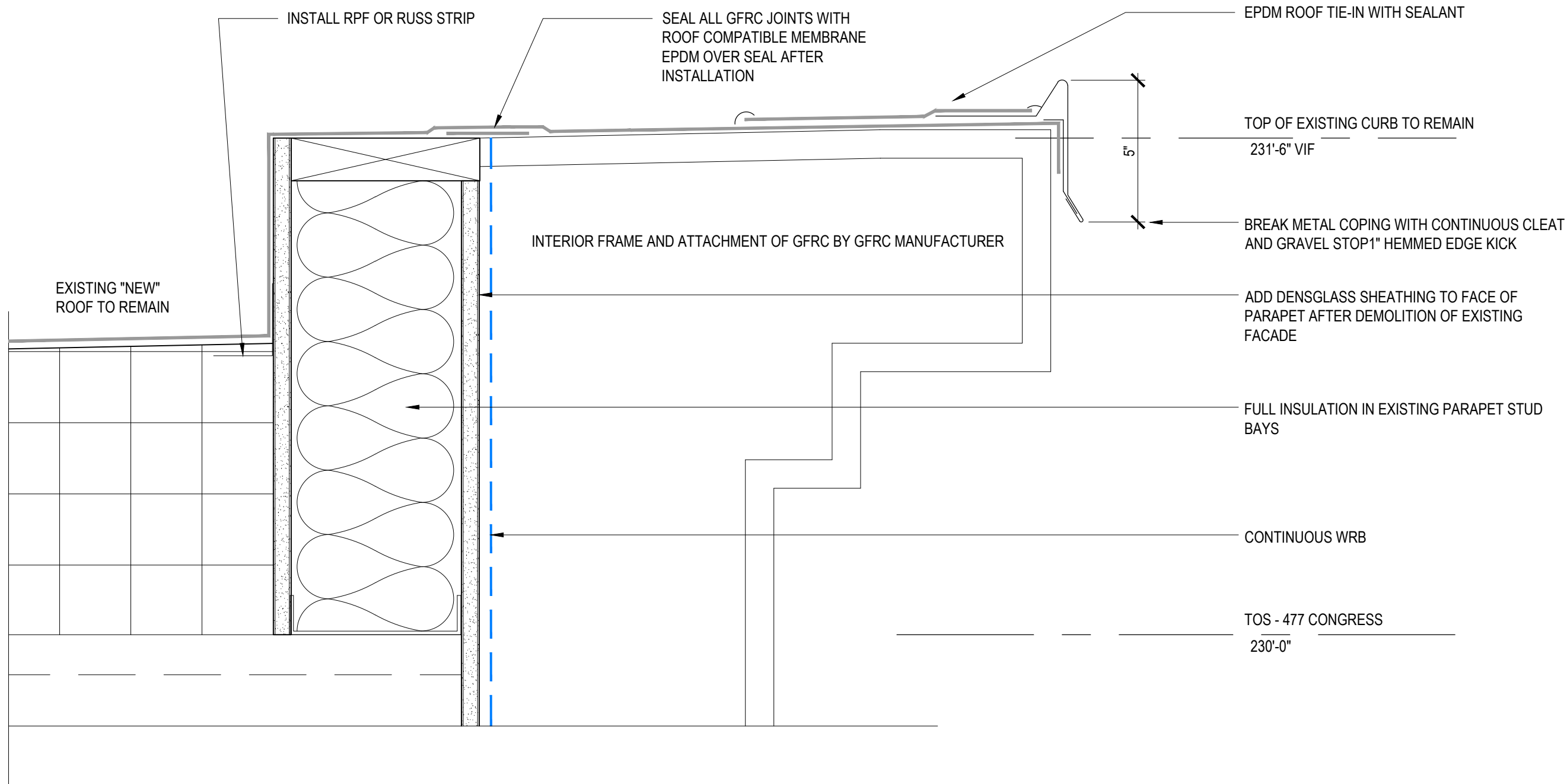
-
-
SCALE: 6"=1'-0"

1

ROOF TOP GFRC CORNICE
ALL DIMENSIONS TO BE VERIFIED IN THE FILED PRIOR TO CONSTRUCTION.
SCALE: 3/4"=1'-0"

2

NEW ROOF TOP GUARD RAIL
-
SCALE: NTS



A6.60

Date: 03/28/2022
Scale: AS NOTED
ROOF DETAILS

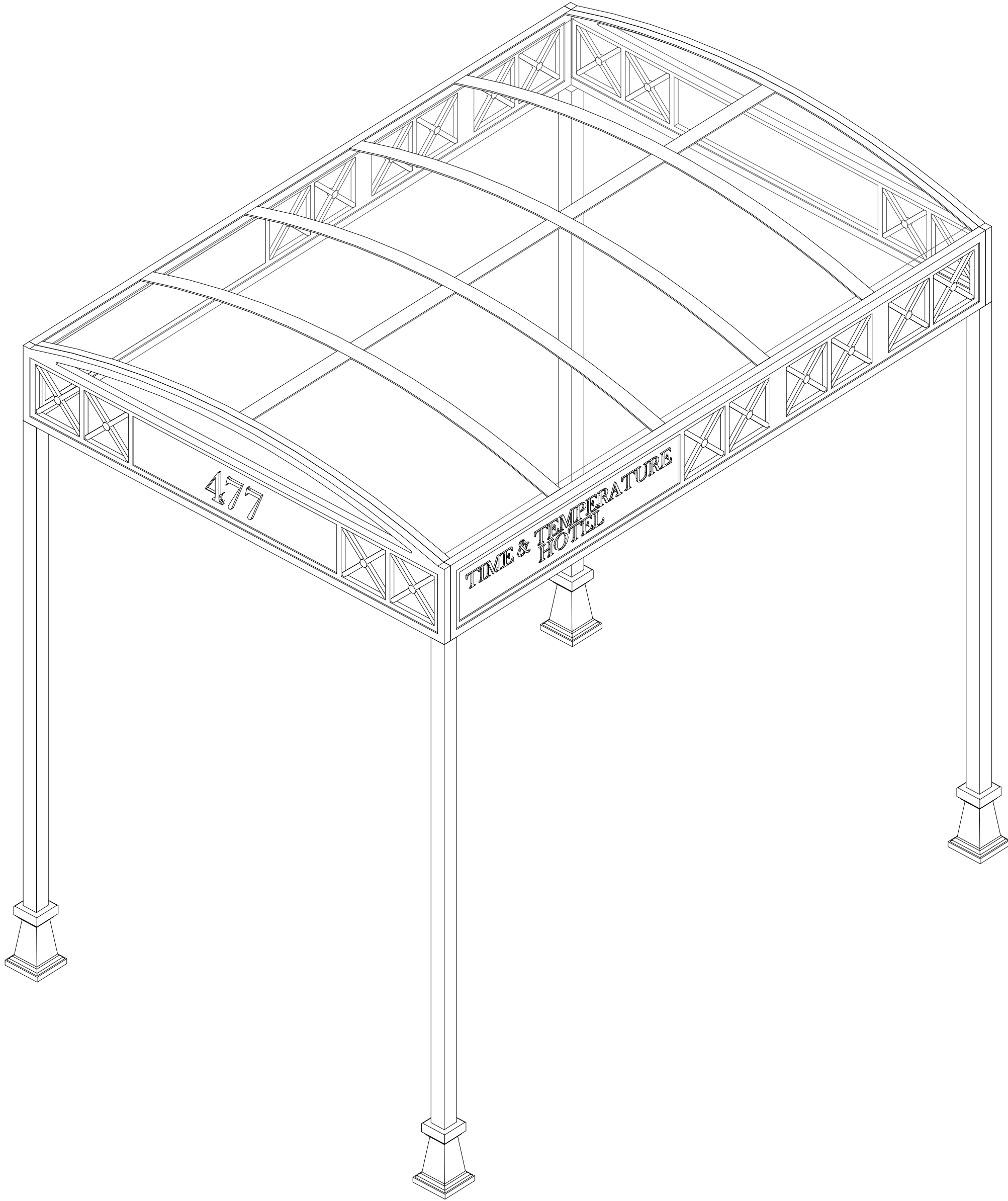
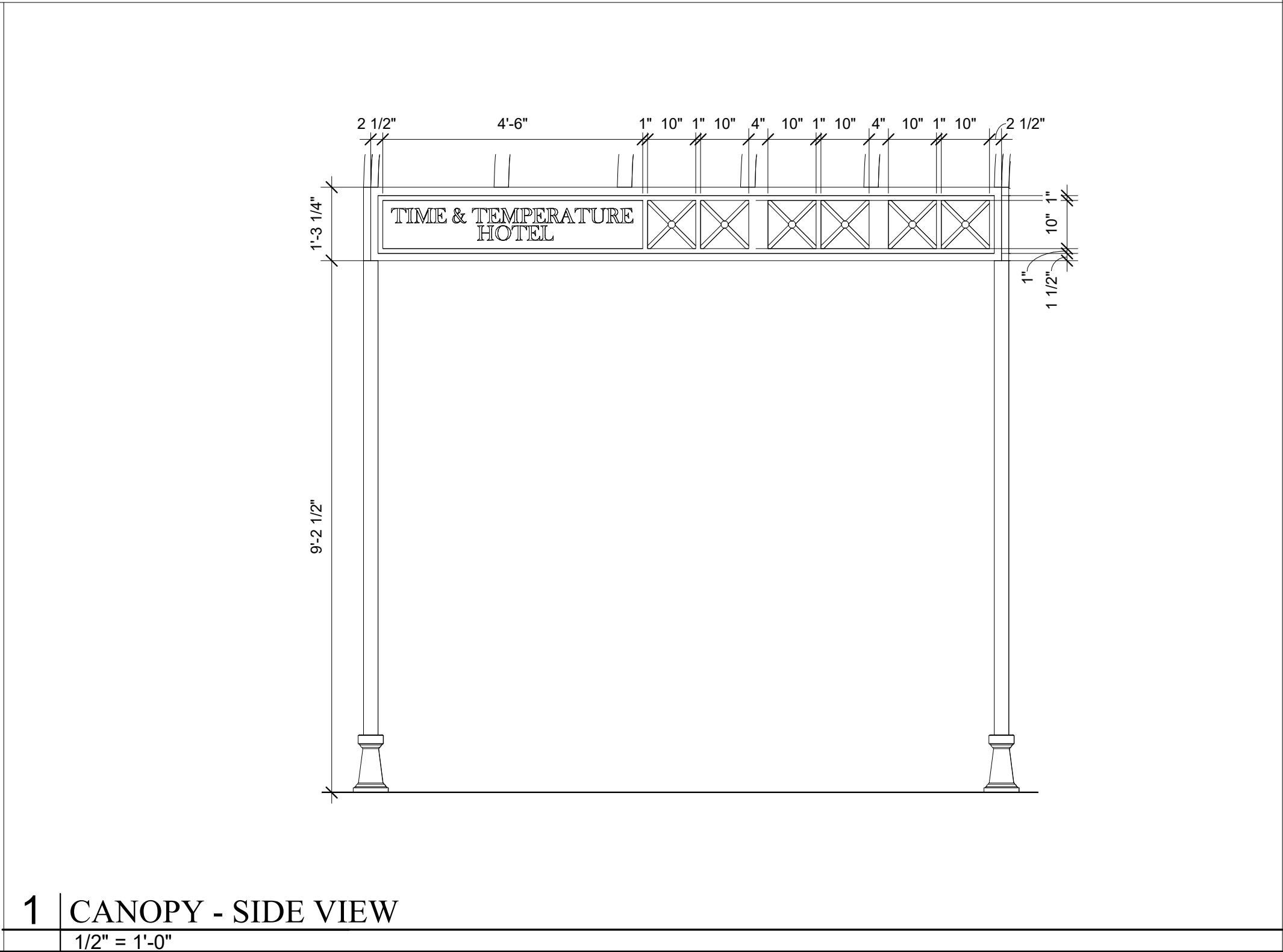
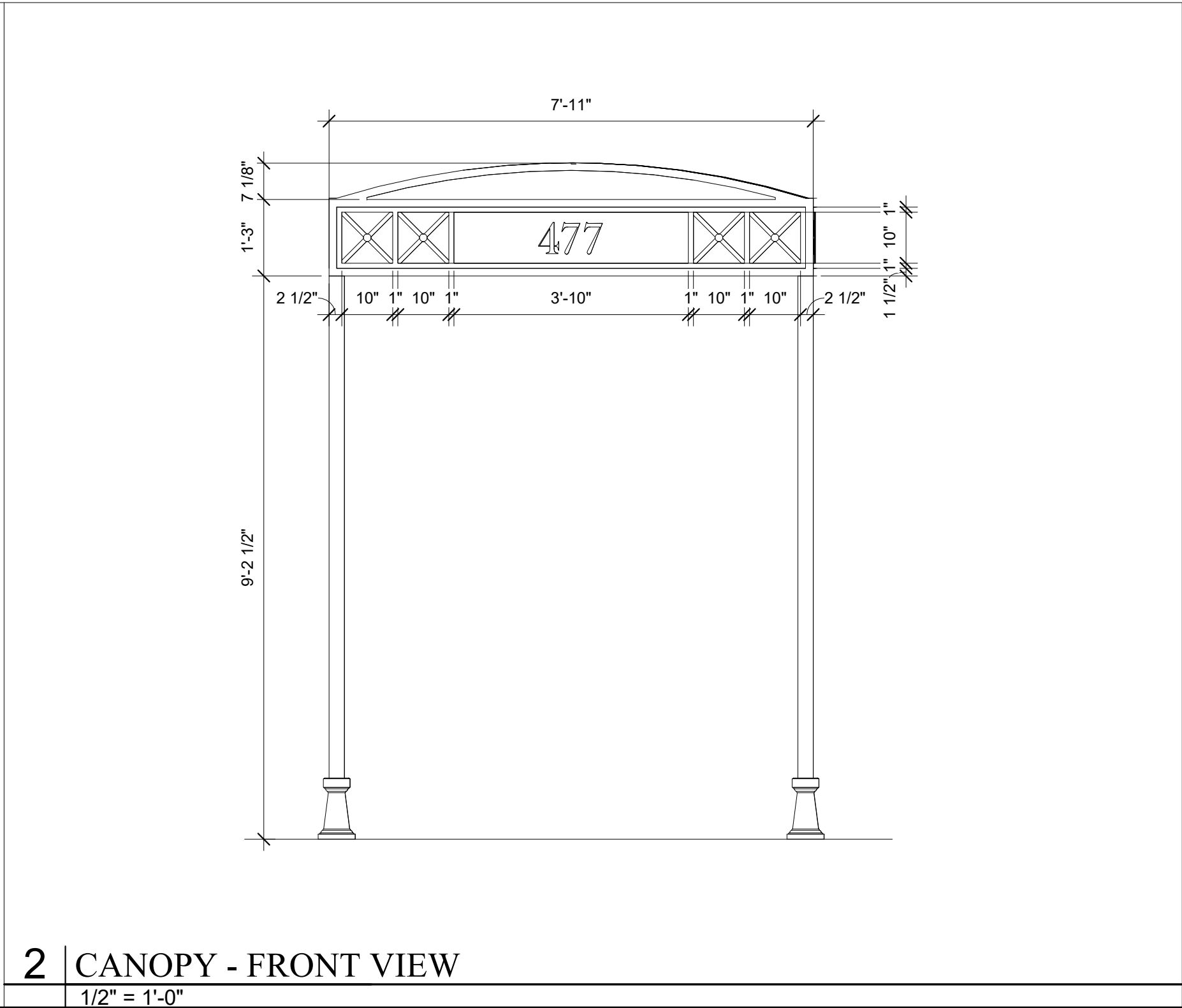
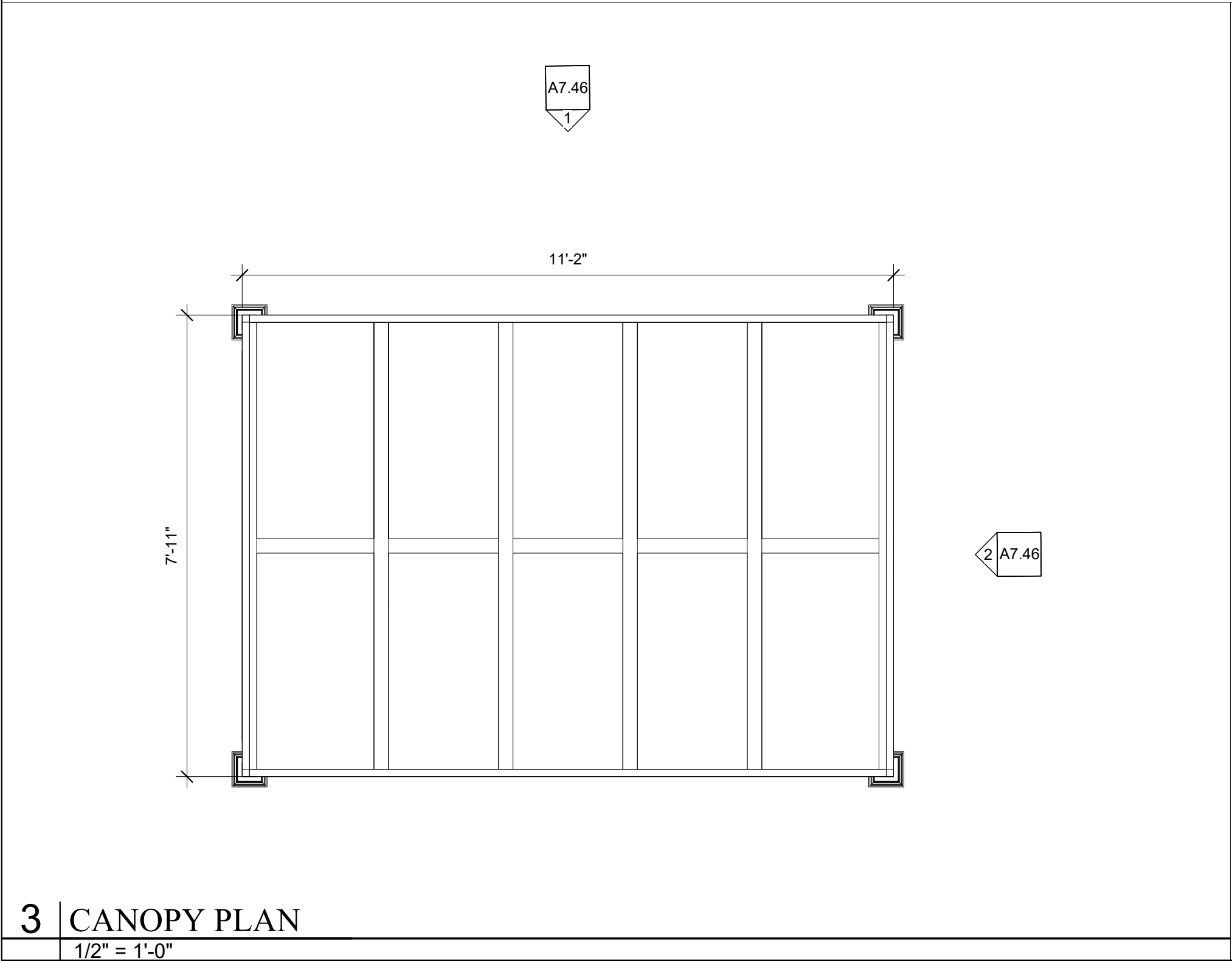
Revisions:
DESIGN DEVELOPMENT
HISTORIC SUBMISSION

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

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

Consultant: ENVELOPE ARCHITECTURE & CONSULTING
BUILDING ENVELOPE CONSULTANTS
207.807.6661

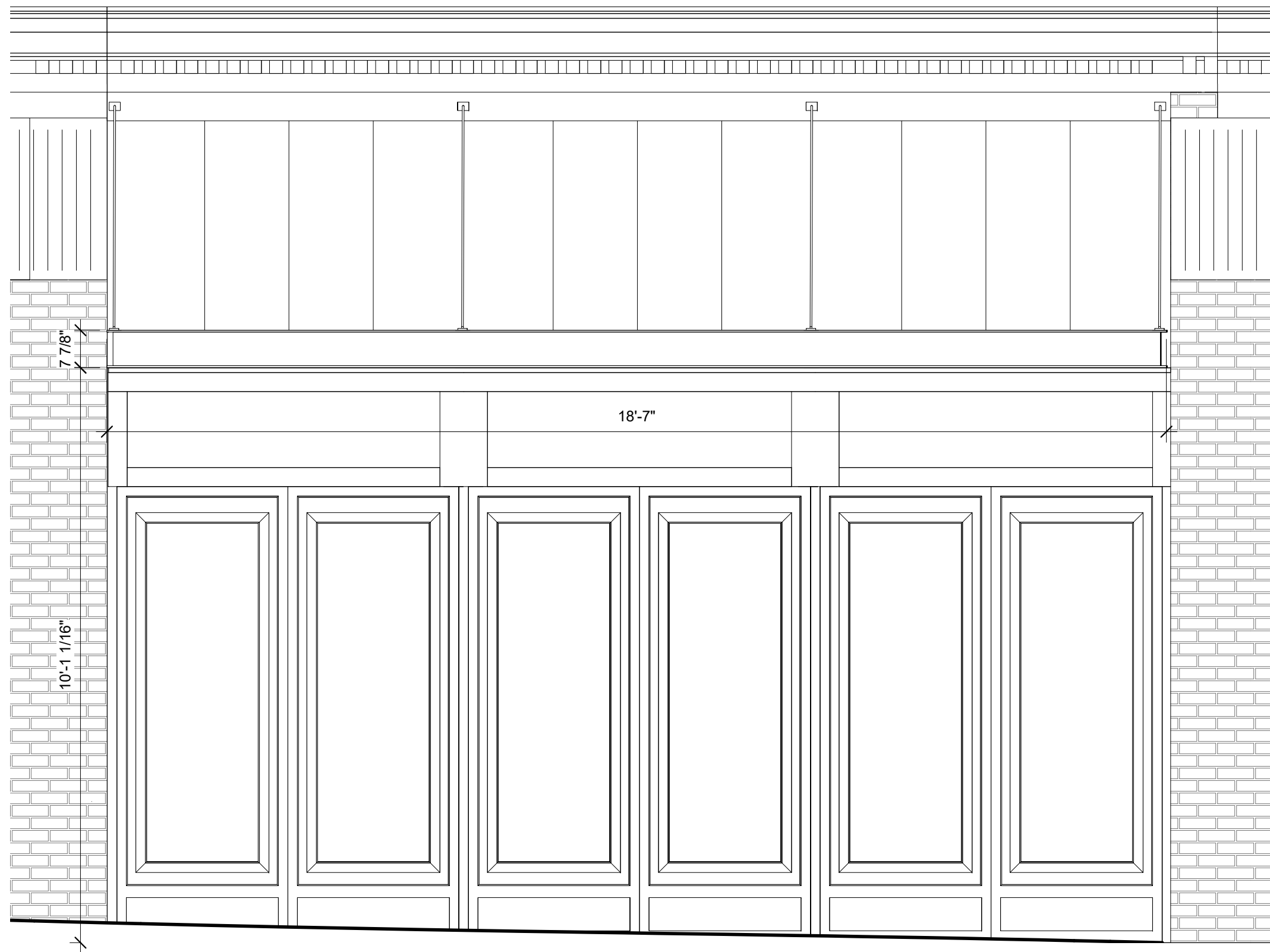
Prepared For: PRESIDIUM



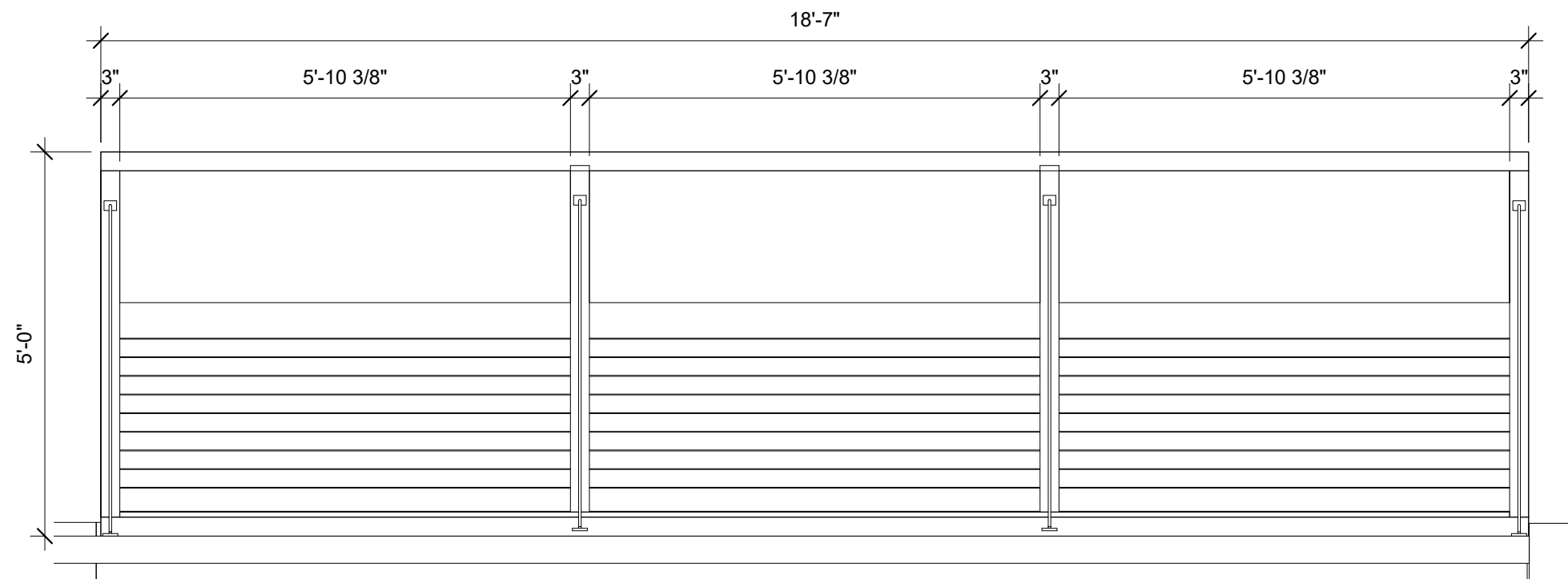
4 | CANOPY AXONOMETRIC

A7.46	Date: 28 MAR, 2022		Scale: 1/2" = 1'-0"	Revisions:		Project: TIME & TEMPERATURE HOTEL 477 Congress Street Portland, Maine	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consultant:	Prepared For:		
	MAIN CANOPY DETAILS				PRESIDIUM						

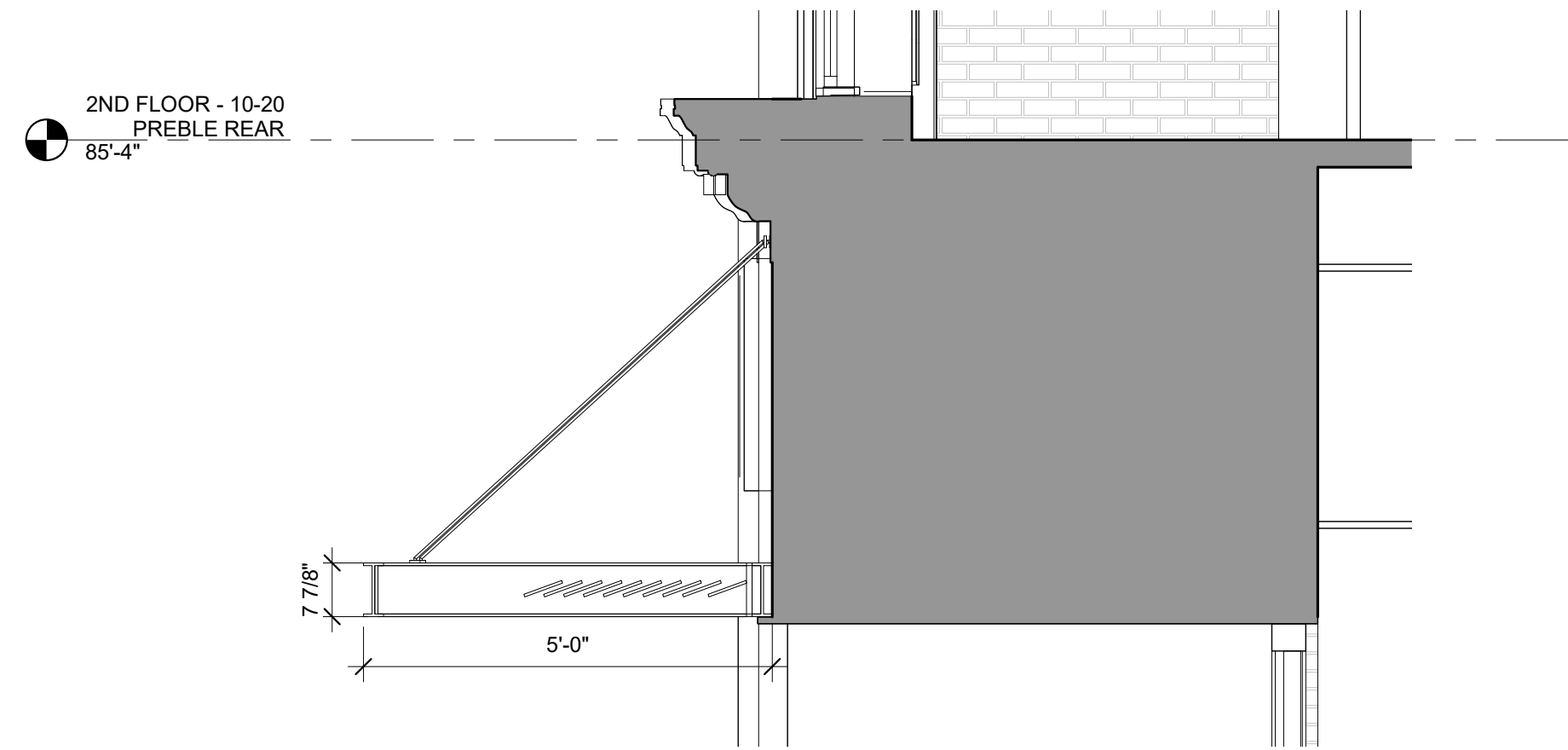
3 | VALET CANOPY ELEVATION
1/2" = 1'-0"



2 | VALET CANOPY PLAN
1/2" = 1'-0"



1 | VALET CANOPY SECTION
1/2" = 1'-0"



A7.47

Date:
28 MAR, 2022

Revisions:

Project:
TIME &
TEMPERATURE
HOTEL

Architect:
ARCHETYPE
ARCHITECTS

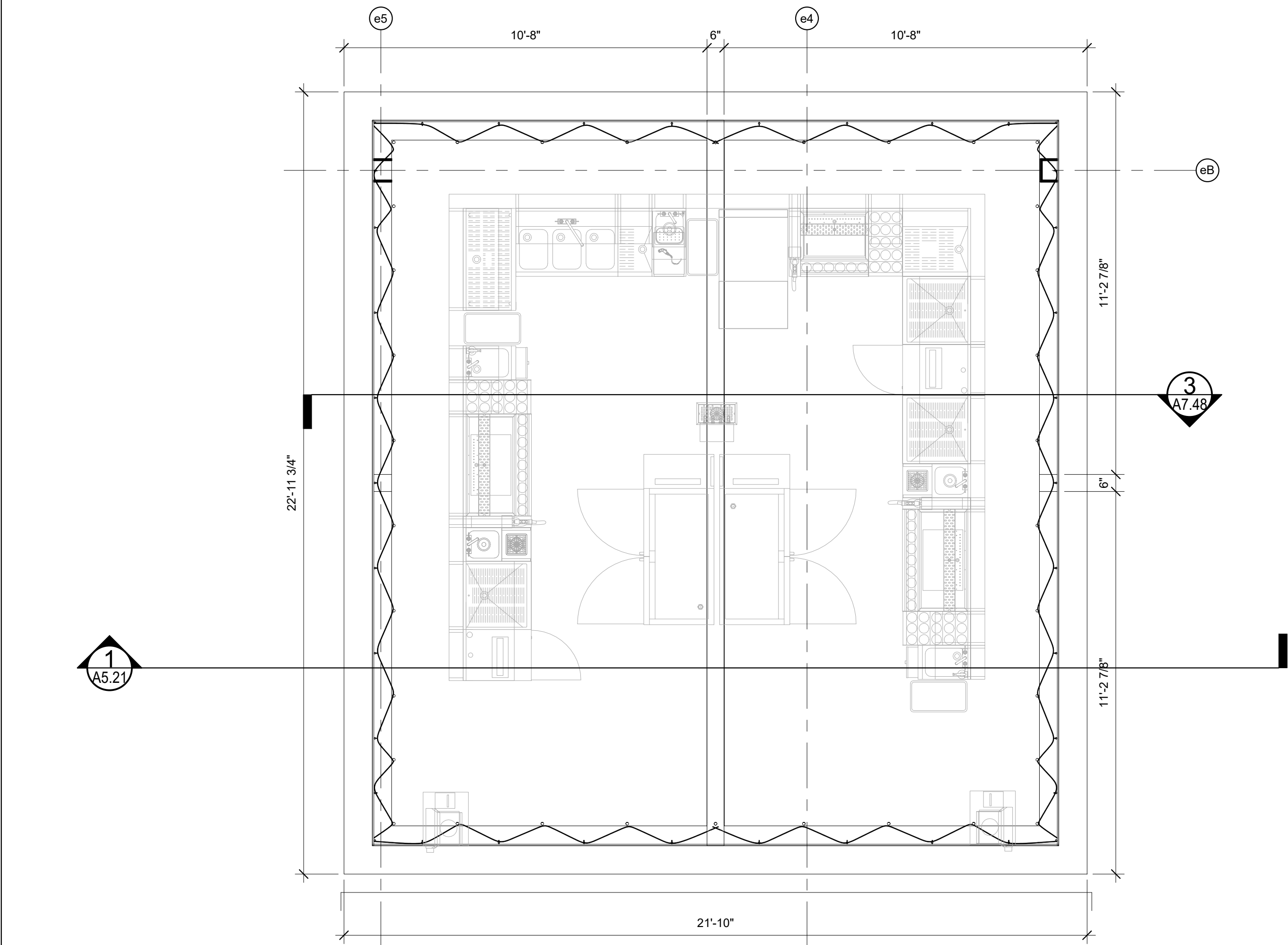
Consultant:

Prepared For:
PRESIDIUM

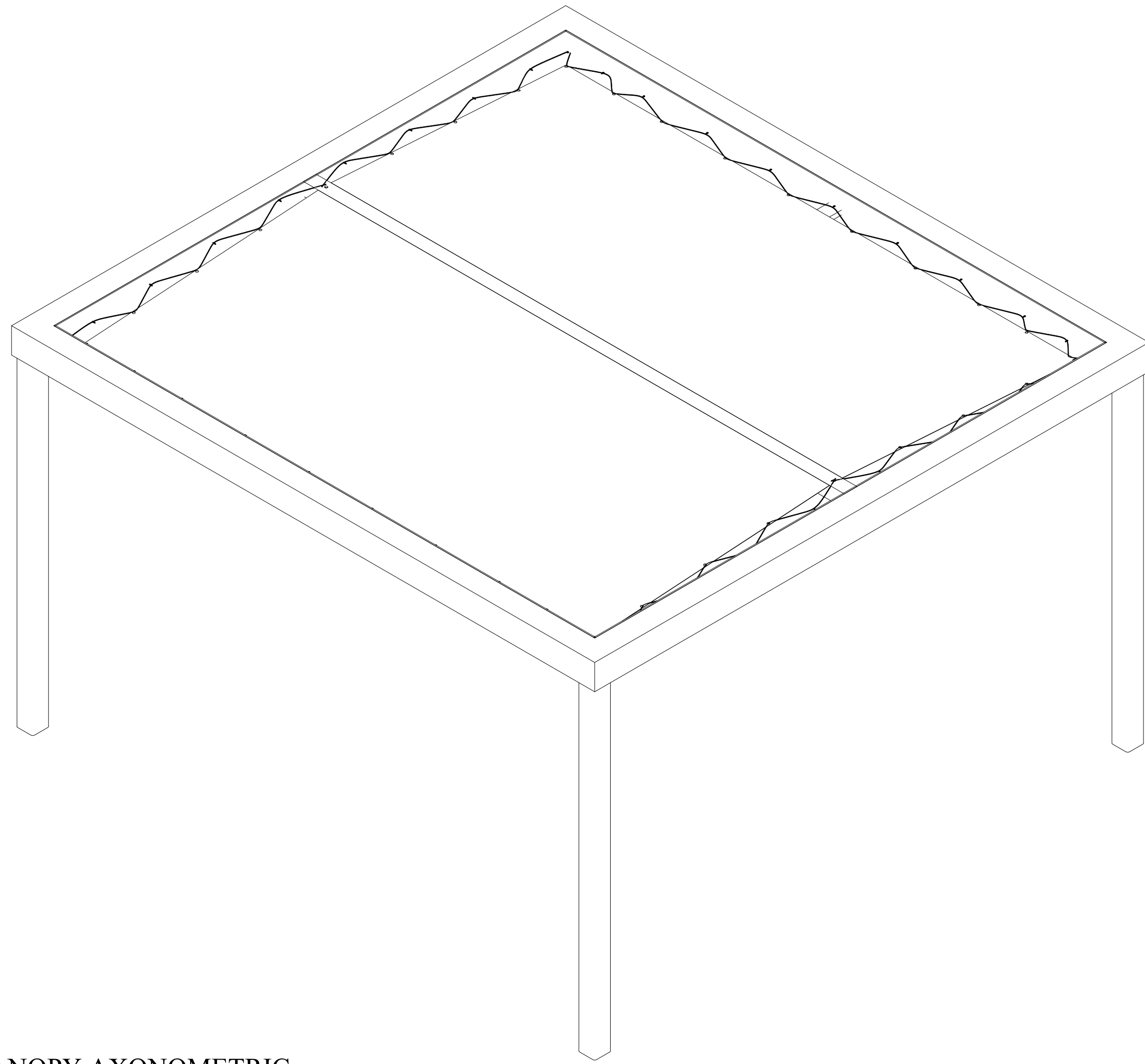
VALET CANOPY
DETAILS

477 Congress Street
Portland, Maine

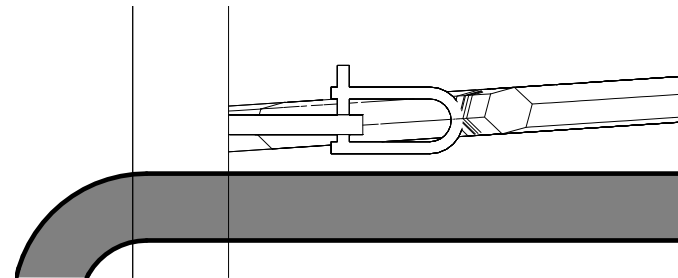
48 Union Wharf Portland, Maine 04101
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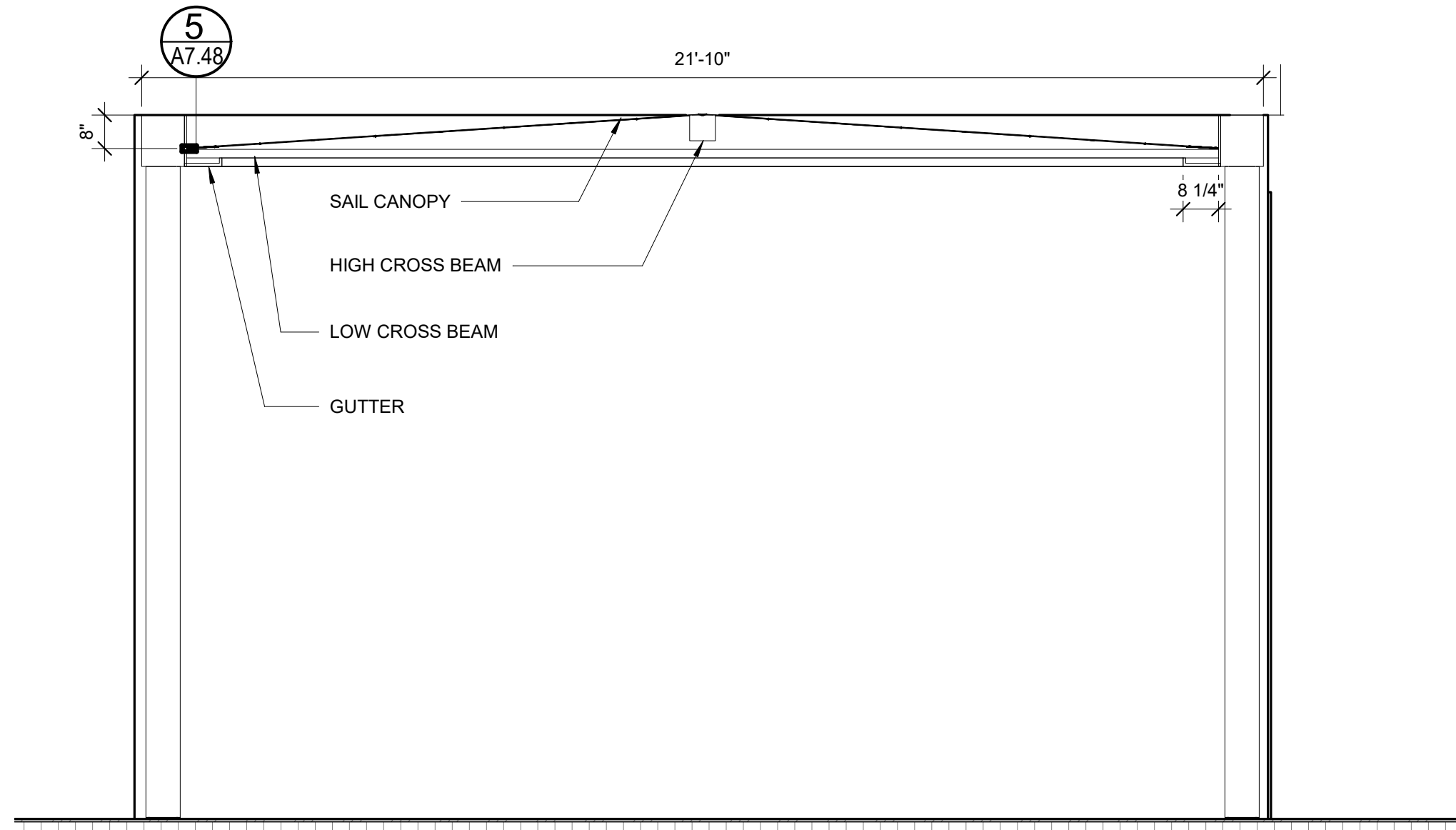
2 ROOFTOP CANOPY PLAN
3/8" = 1'-0"



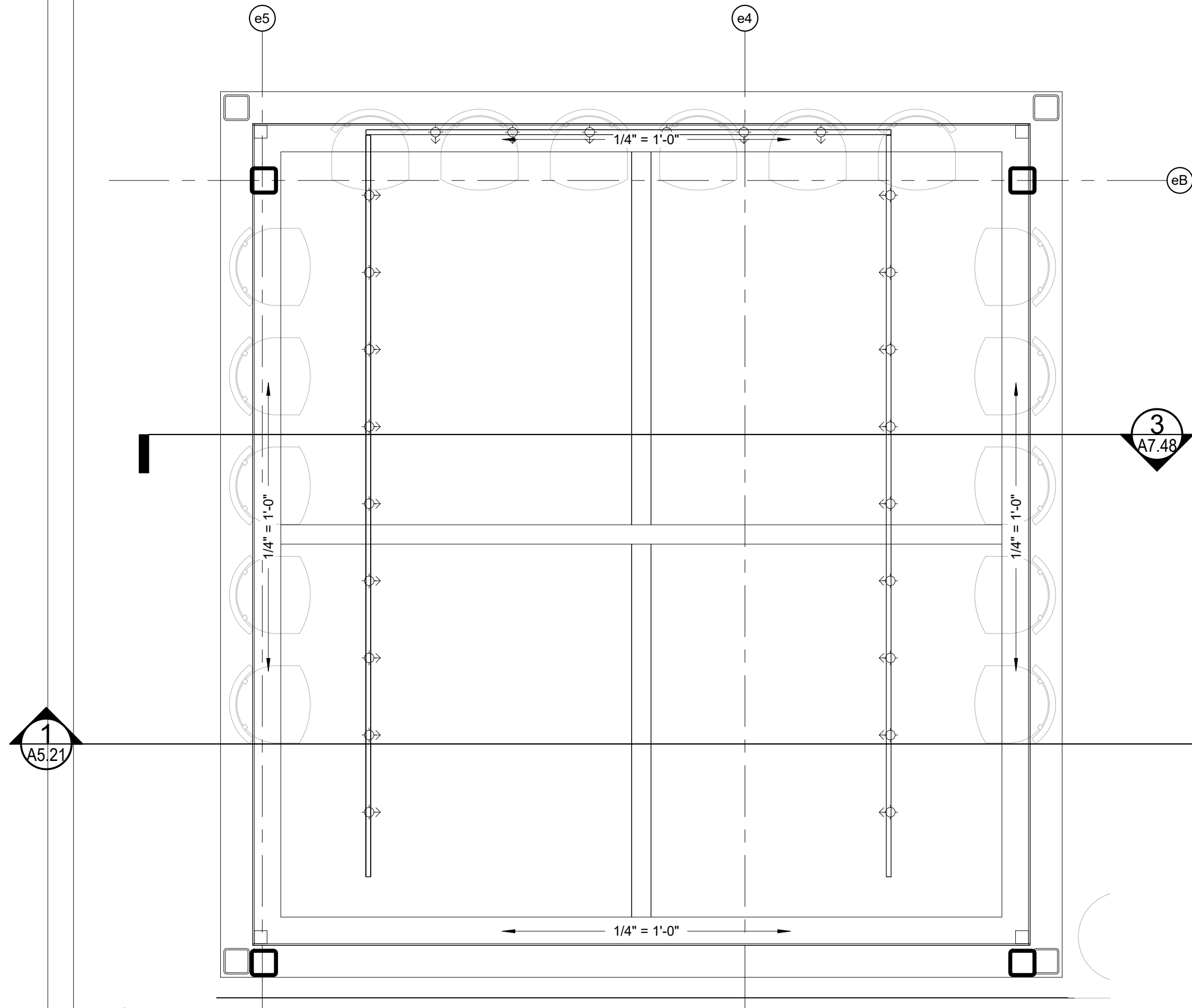
4 ROOFTOP CANOPY AXONOMETRIC



5 ROOFTOP CANOPY CONNECTION DETAIL
12" = 1'-0"



3 ROOFTOP CANOPY SECTION
3/8" = 1'-0"



1 ROOFTOP CANOPY RCP
3/8" = 1'-0"

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

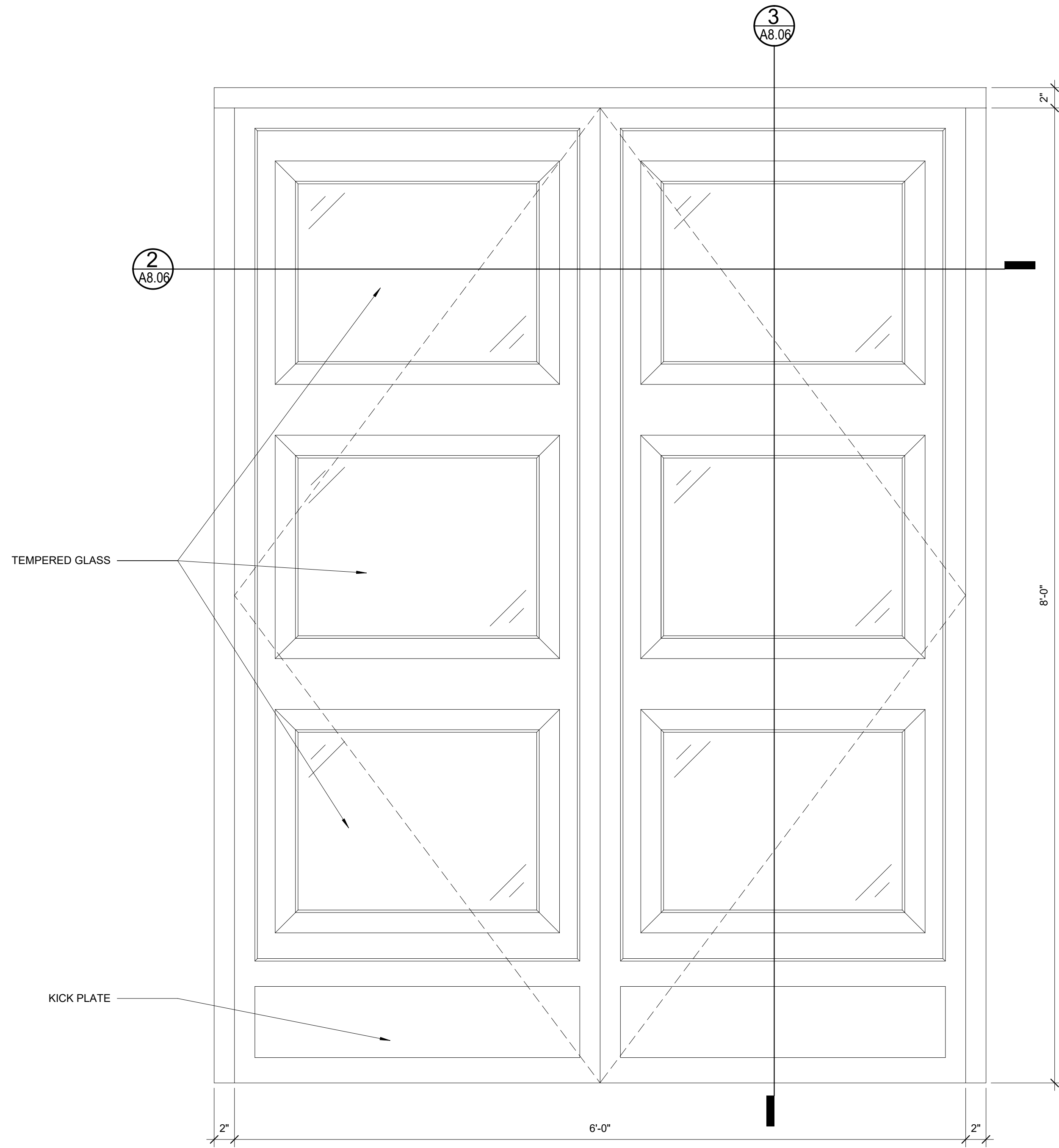
Revisions:

Scale:
As indicated

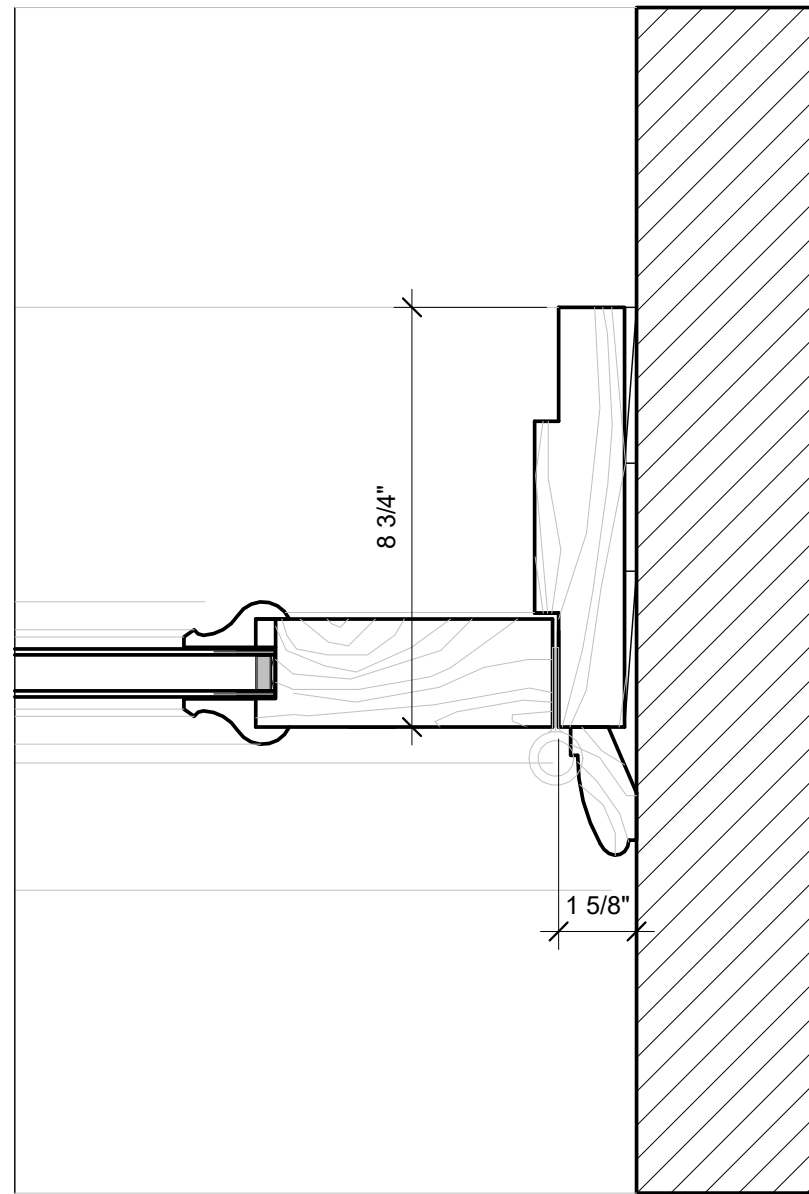
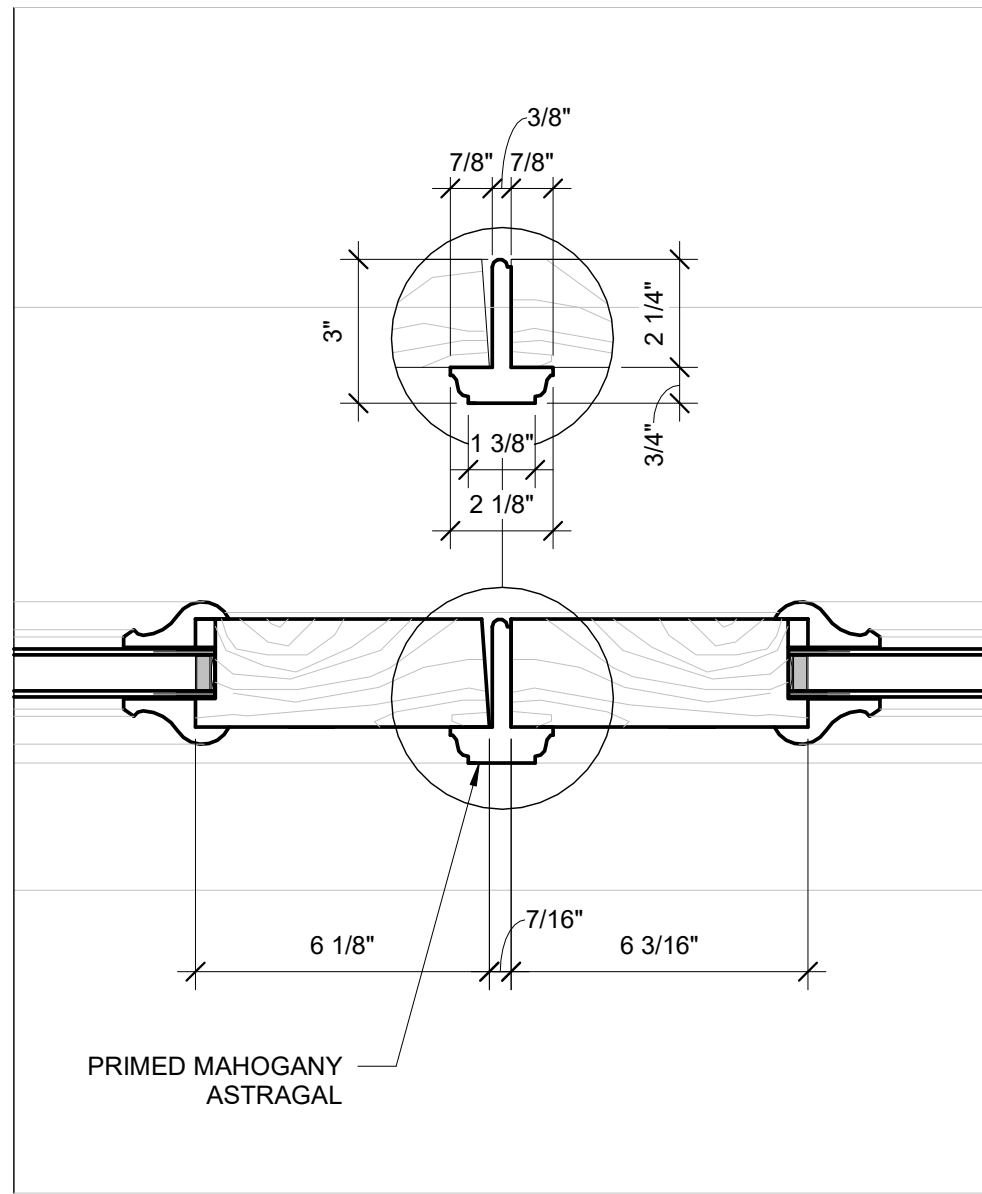
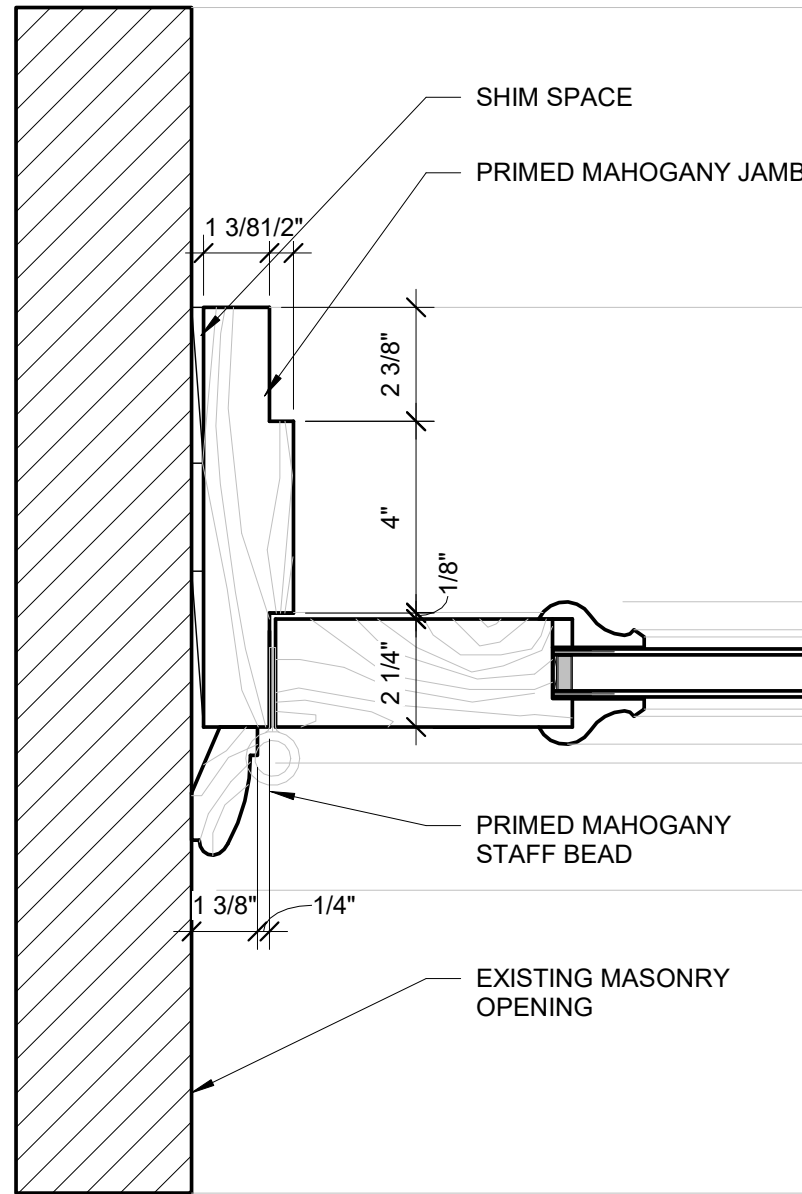
Date:
28 MAR, 2022

ROOFTOP CANOPY
DETAILS

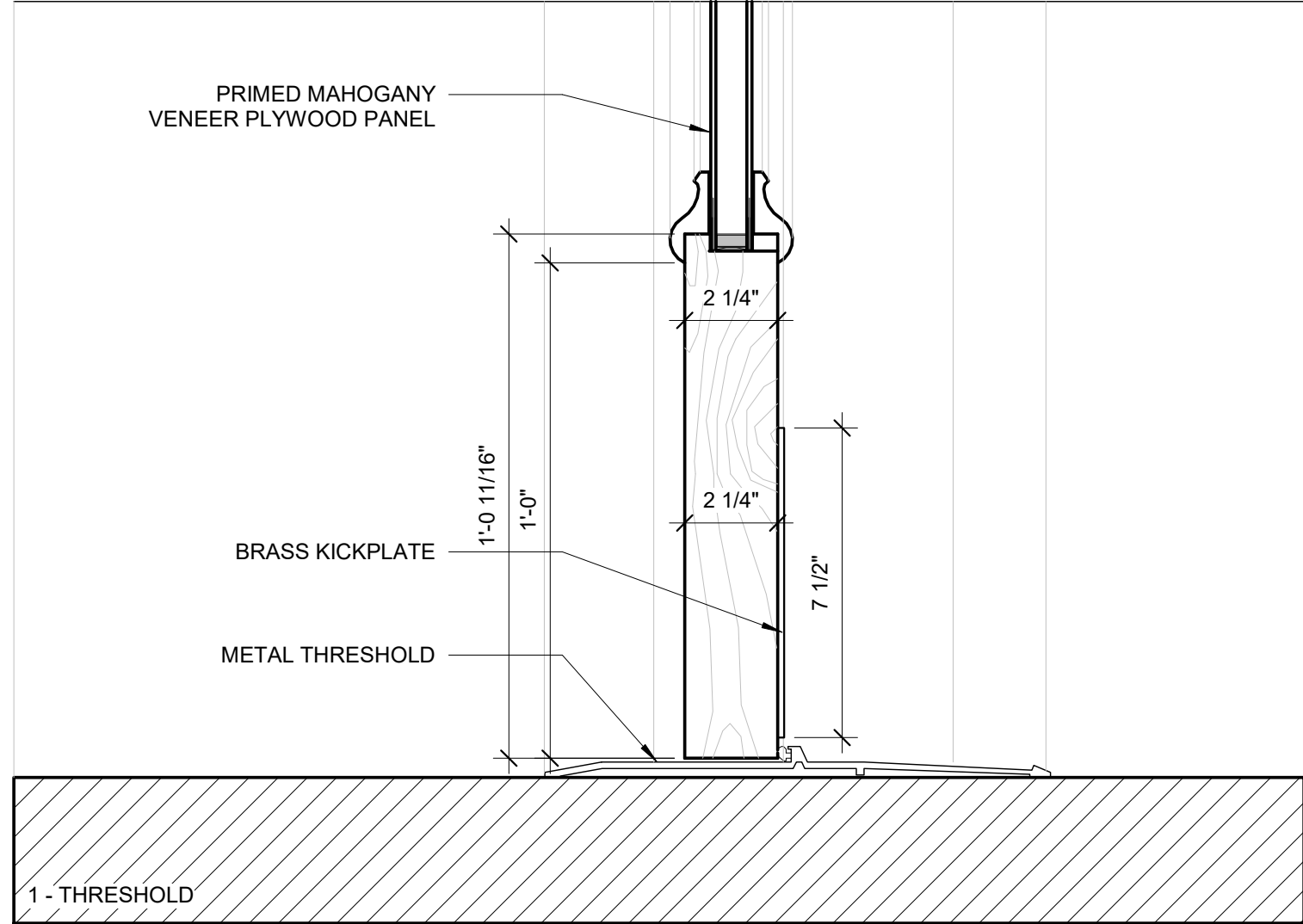
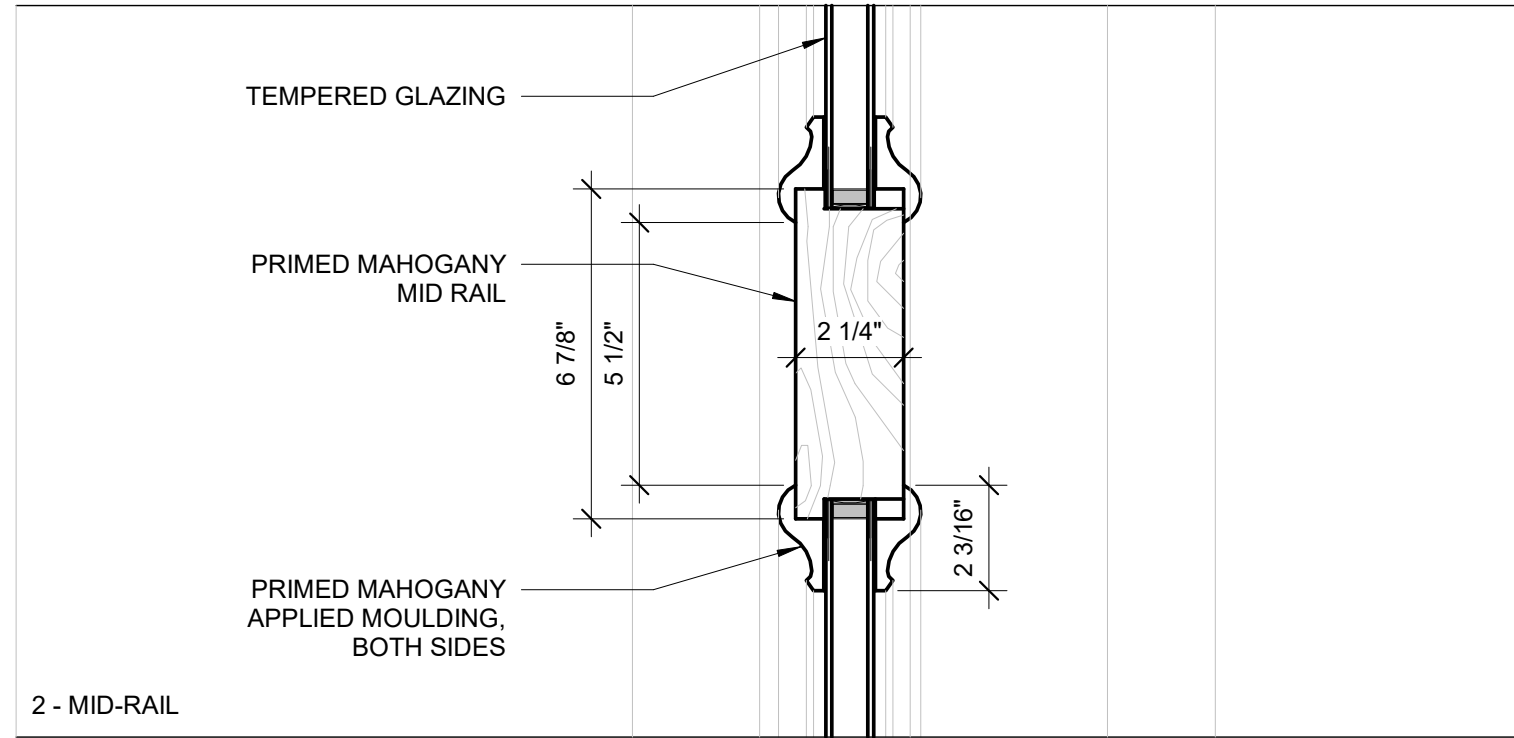
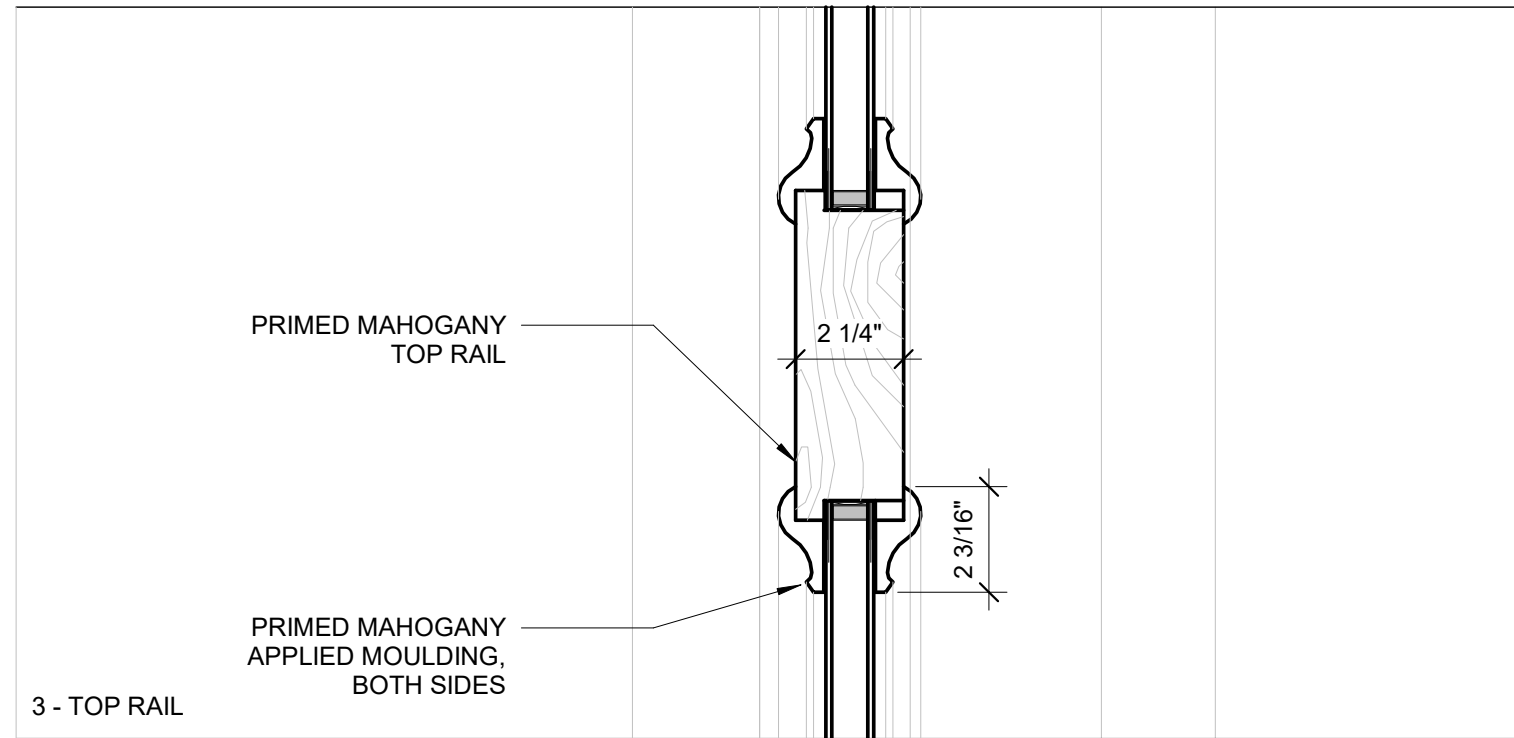
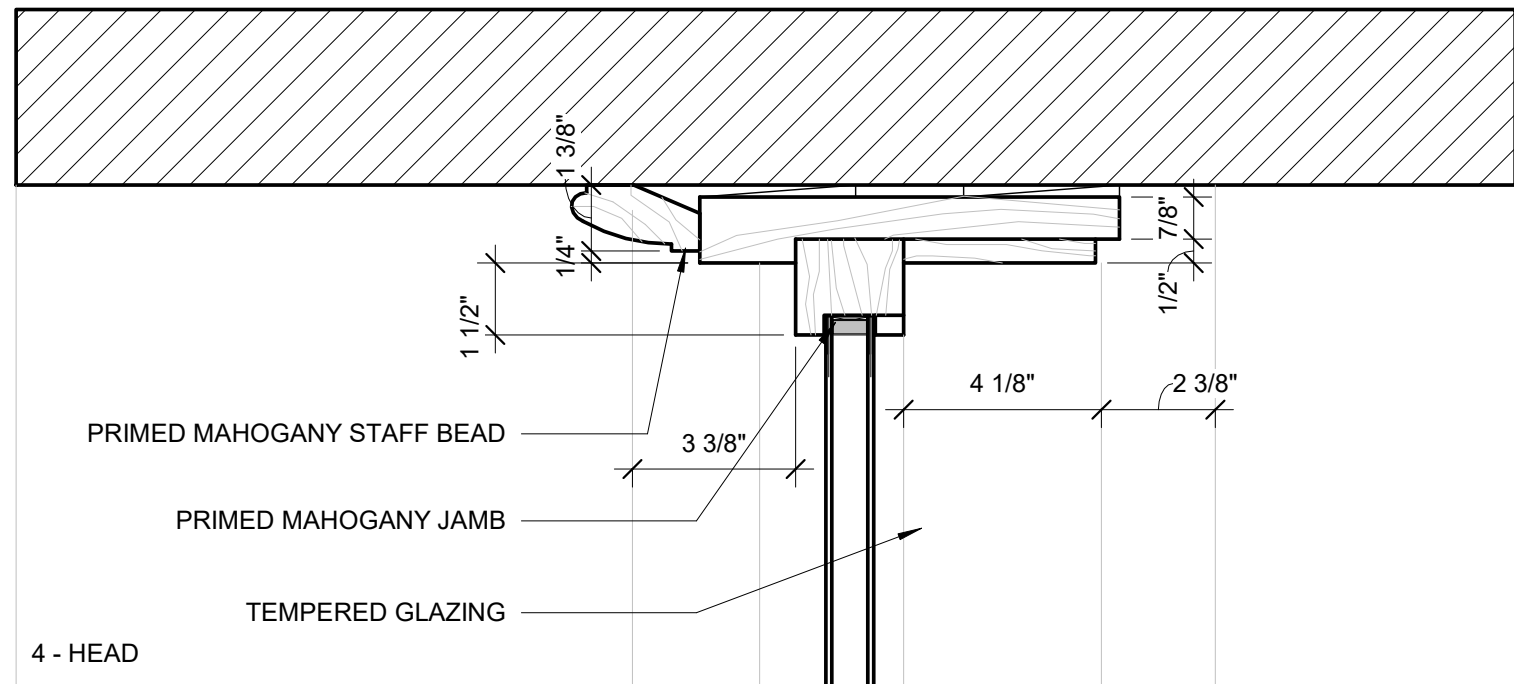
A7.48



1 ENTRY DOOR ELEVATION
1 1/2" = 1'-0"



2 HORIZONTAL SECTION AT GLAZING
3" = 1'-0"



3 ENTRY DOOR VERTICAL SECTION
3" = 1'-0"

Prepared For:
PRESIDIUM

Consultant:

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

Revisions:

Date:
28 MAR, 2022

Scale:
As indicated

**FRONT DOOR
DETAILS**

A8.06

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

5. Description of Physical Appearance:

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

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

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

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

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

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

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

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

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

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

6. Statement of Significance

Summary

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

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

History

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

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

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

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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

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HISTORIC PRESERVATION CERTIFICATION APPLICATION

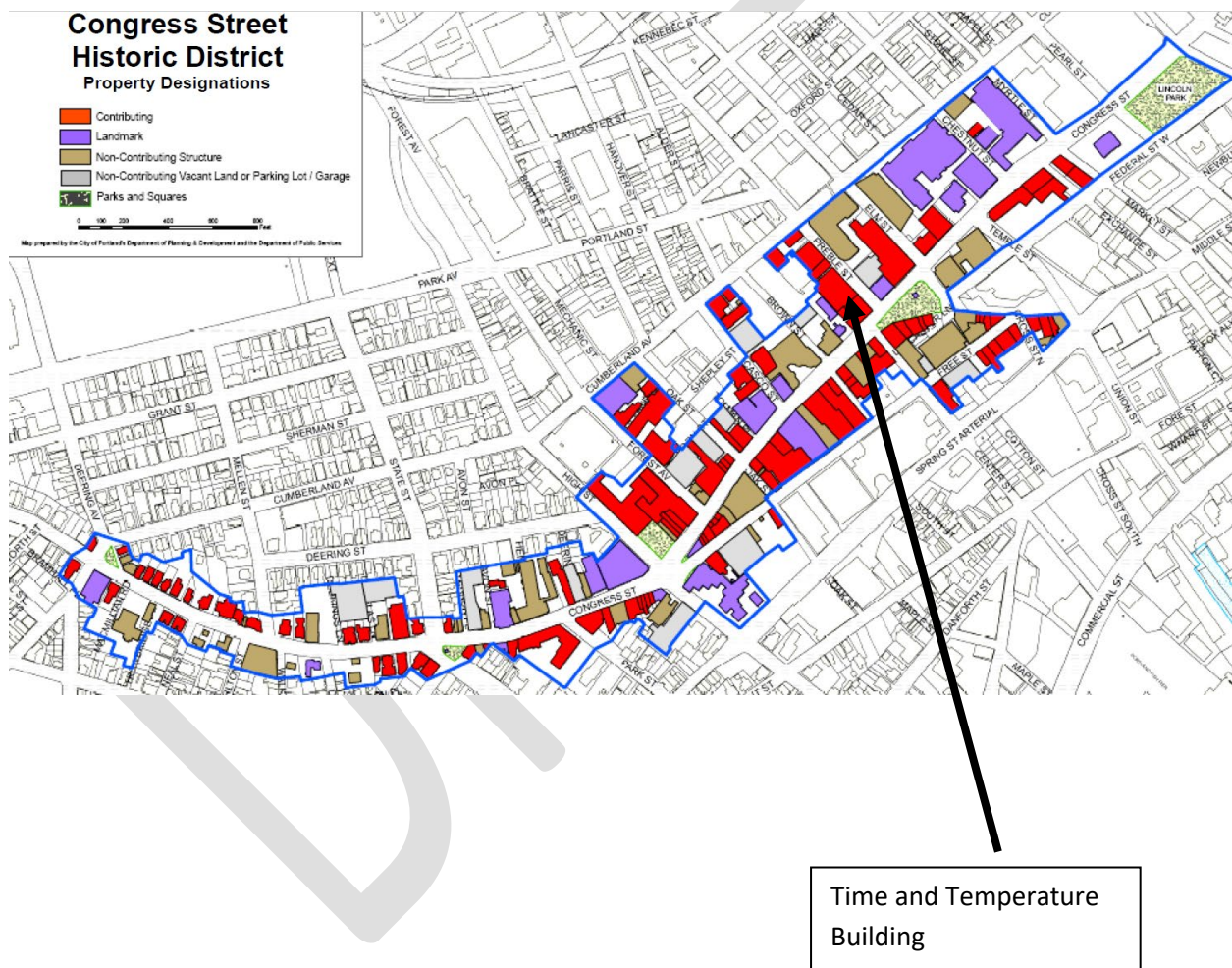
PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

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Appendix A: NR District Map



HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for 10-20 Preble Street

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

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District Inventory for the B.F. Keith Theater

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
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HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for the Chapman Building

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Time and Temperature Building NPS Project Number _____

Property address: 477 Congress Street, Portland, ME

District Inventory for the Preble House Building

Congress Street	396	Post Office Square (Building 1)	Contributing
Congress Street	400	Post Office Square (Building 2)	Contributing
Congress Street	415	Masonic Building	Landmark
Congress Street	423-433	First Parish Church	Landmark
Congress Street	431-441	The Metropolitan Building	Contributing
Congress Street	443-449	Clapp Memorial Building	Landmark
Congress Street	451-459	Portland Public Library	Contributing
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Congress Street	553	Benjamin Larrabee Heirs Block	Contributing



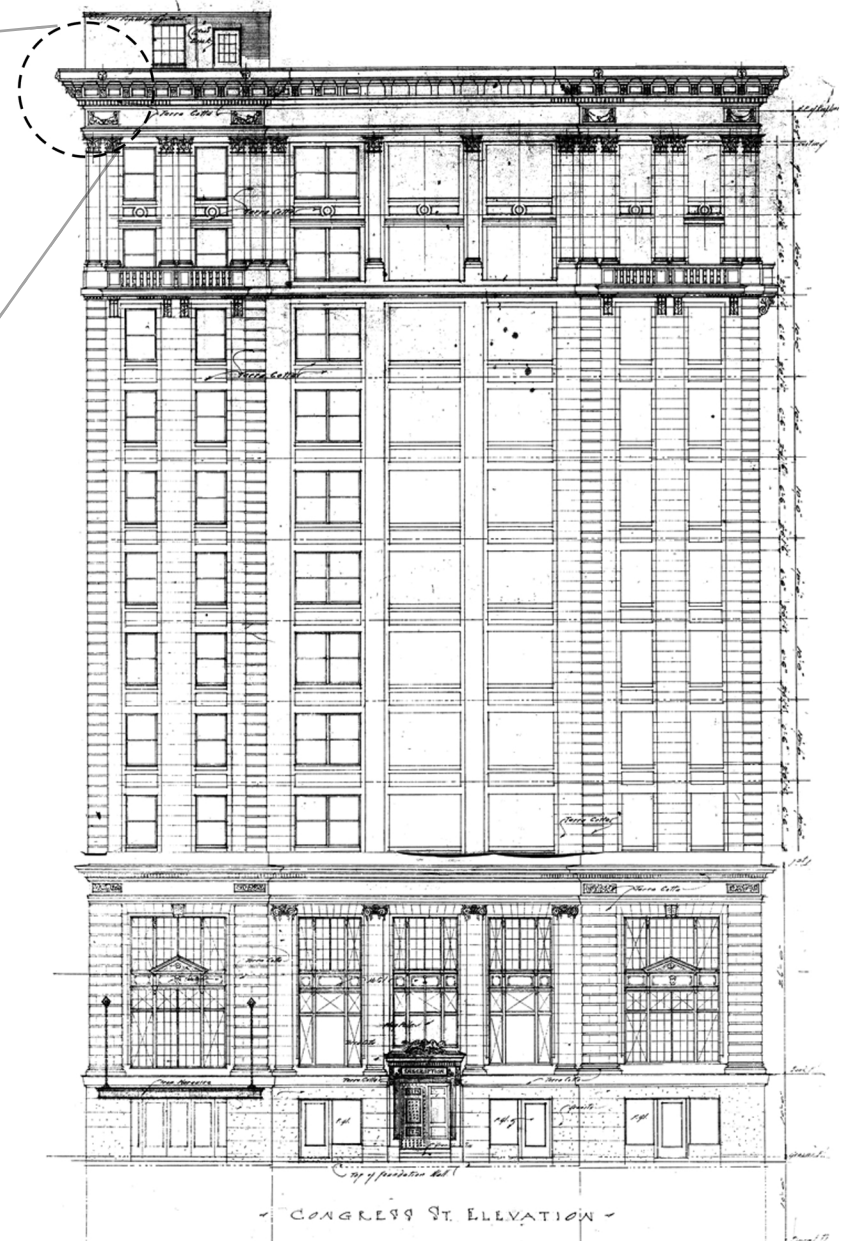
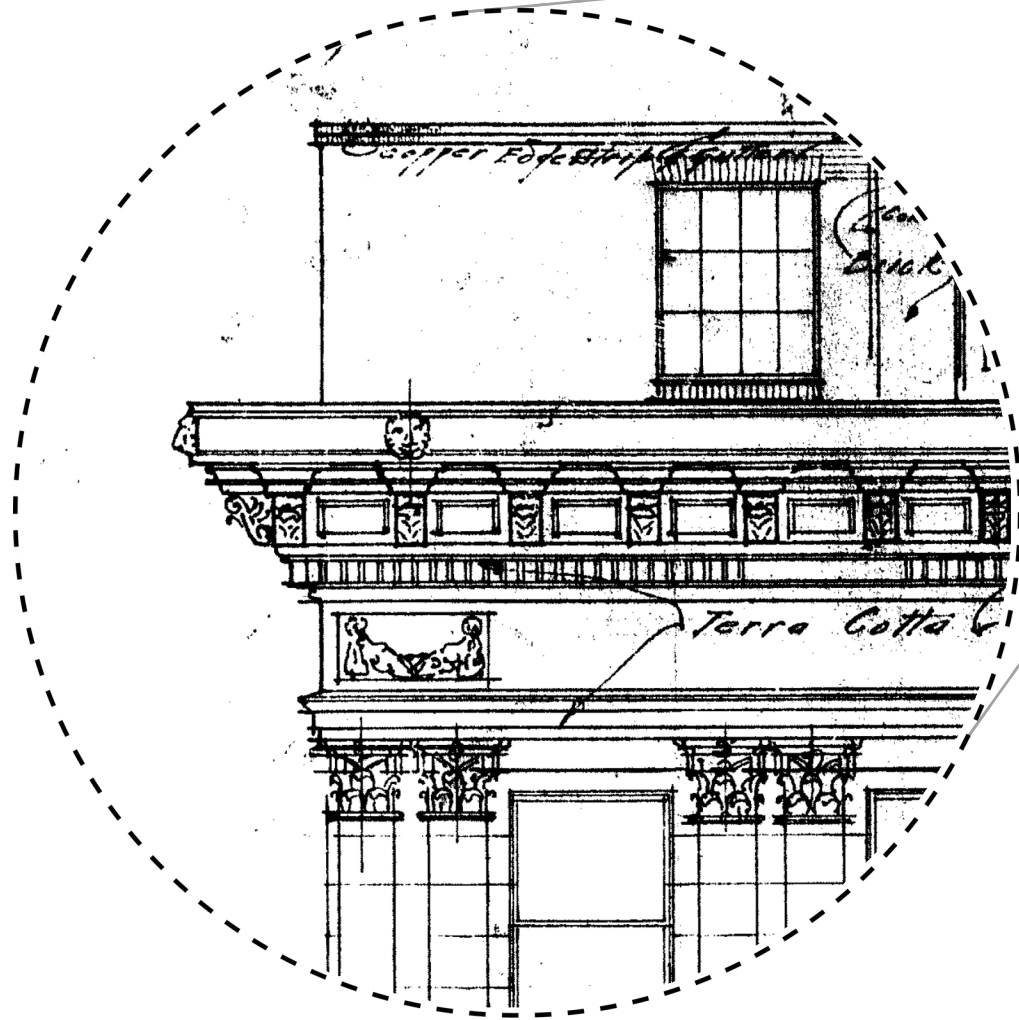
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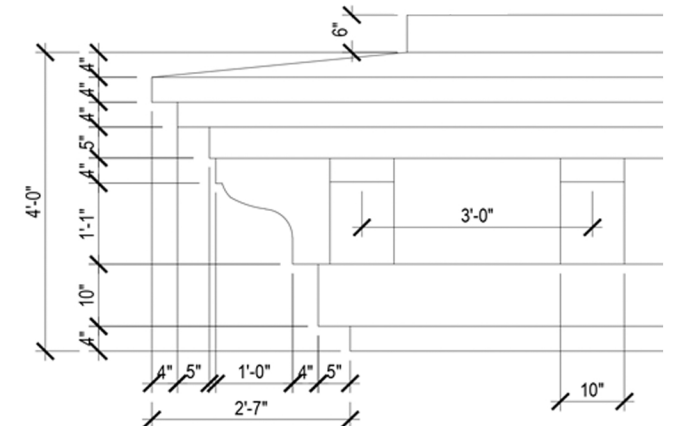
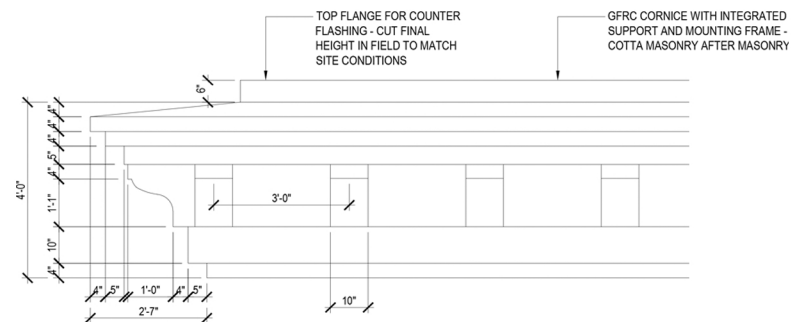
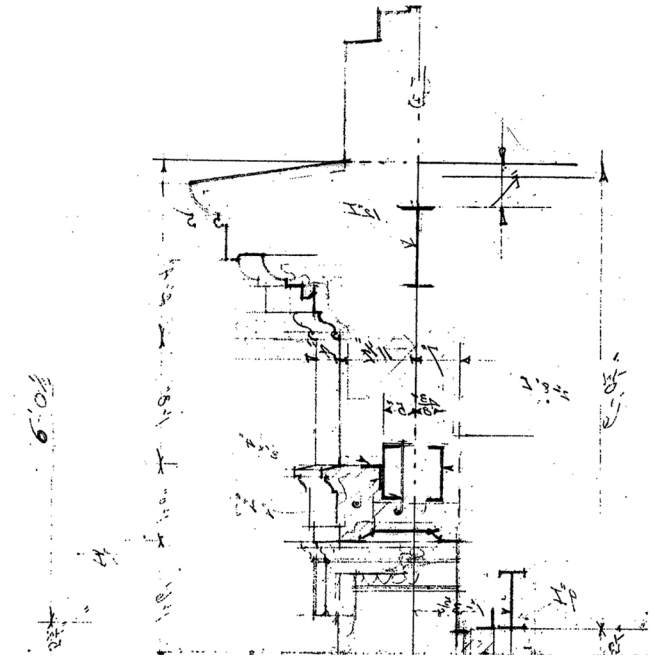
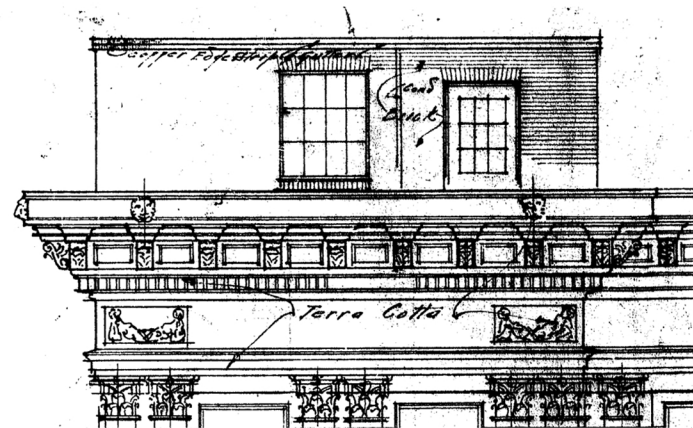
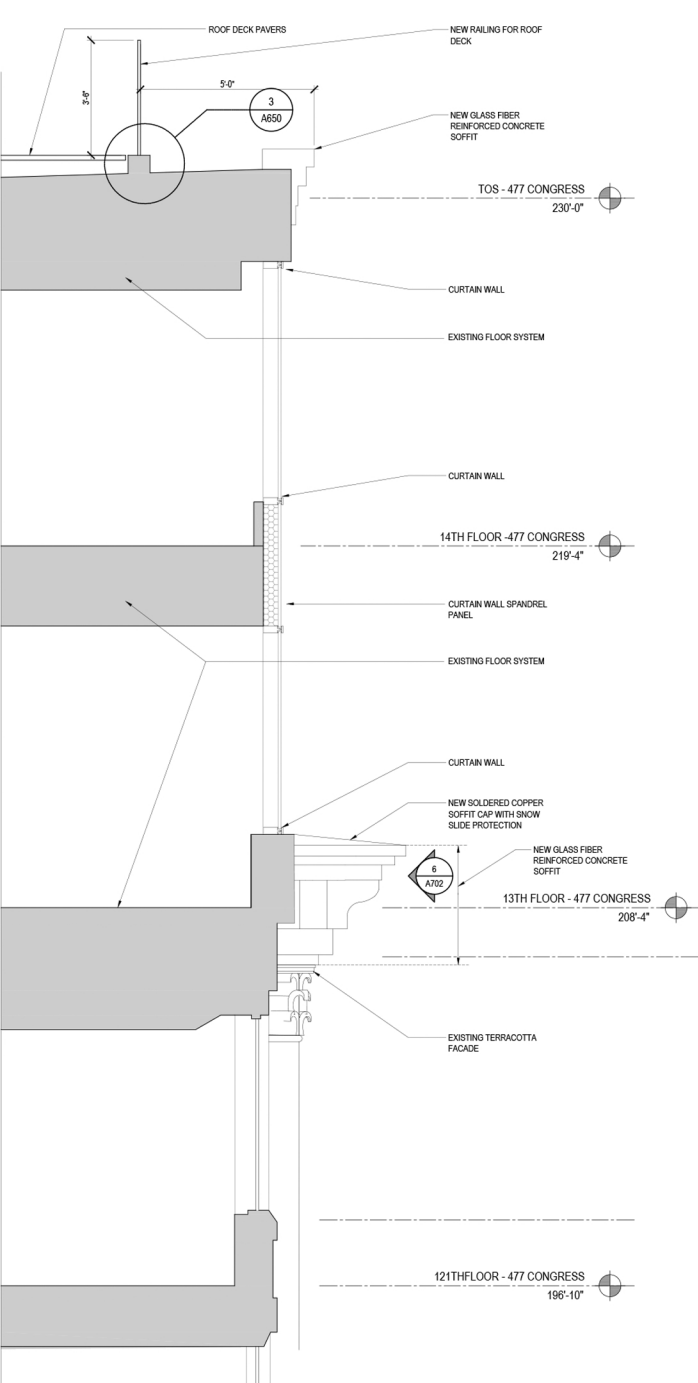


Proposal #1



Current Proposal





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

**WORKSHOP
ONE BEANPOT CIRCLE**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: April 14, 2022
RE: April 20, 2022 WORKSHOP – Review of Landmark Nomination

Address: Burnham & Morrill Cannery
One Beanpot Circle

Nominated By: Institute for Digital Engineering and Life Sciences (“IDEALS”)
Represented by attorney Mary Costigan

Introduction

A workshop has been scheduled to begin formal review of the B&M Cannery building’s eligibility for local landmark designation following receipt of a detailed report on the history and significance of the Burnham & Morrill Company and on the architectural significance of the 1913 buildings the company occupied at One Beanpot Circle. The enclosed report (see ATTACHMENT 1) was prepared by preservation consultants Michael LaFlash of Heritage Consulting and Christine Beard of Essex Preservation Consulting for the Initiative for Digital Engineering & Life Sciences (IDEALS), which has nominated the building for landmark designation. Detailed documentation on a nominated building is required in order for the nomination to be considered “complete” and formal consideration to begin.

Background

On March 2, 2022, the Board held a preliminary workshop on the nomination of the former Burnham & Morrill Office and Cannery Building at One Beanpot Circle as a local landmark. The workshop followed receipt of a 2/24/22 letter of nomination from attorney Mary Costigan on behalf of the Initiative for Digital Engineering & Life Sciences (“IDEALS”)—see ATTACHMENT 3. As Board members may recall, at the time of nomination, IDEALS was under contract to the purchase the 13.5 acre B&M property for redevelopment as the campus of the Roux Institute. IDEALS has since closed on the property—see ATTACHMENT 2.



Undated photo, Maine Historical Society collection

In planning for the property's redevelopment, IDEALS recognizes the significance of the 1913 cannery building and the important industry it housed for more than a century and has therefore included the building's rehabilitation and adaptive reuse as part of its redevelopment plans. It has also taken the lead in nominating the building for landmark designation. As discussed at the initial workshop, IDEALS has elected not to nominate or rehabilitate B&M's Codfish Building, which was built at the same time as the Cannery, is of the same architectural design and played a key role in the cannery's operations. IDEALS' decision was based on the findings of several structural analyses of the building and the pier on which it is located, which concluded that both the pier and building are severely structurally compromised and that the nature of the deterioration (corrosion due to high levels of chloride) makes rehabilitation inordinately challenging if not infeasible. A copy of the latest structural report on the Codfish Building was provided for the March 2nd workshop.

Board members will recall that the initial workshop was scheduled for the purpose of publicly acknowledging receipt of the nomination and to give Ms. Costigan or other representatives of IDEALS an opportunity to provide any additional information relevant to the nomination. The Board could not yet begin its review of the nomination as the detailed documentation necessary to move forward with formal consideration had not yet been undertaken.

Sec. 17. 5.2.D. If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation Board of the nominated landmark, district, or historic landscape.

Following the introductory workshop, IDEALS retained the services of Chris Beard of Essex Preservation Consulting and Michael LaFlash of Heritage Consulting to prepare the necessary documentation.

Board's Role in Landmark Designations

In considering the eligibility of a nominated structure or site for landmark designation, the Board's role is to determine whether the nominated resource meets the historic preservation ordinance's minimum criteria for designation--Sec. 17.4.1.A 1-6. (See following section of this report for a list of the criteria.) The minimum criteria pertain to the resource's historic, architectural and/or cultural *significance*. Note that a nominated resource need only meet one of the six criteria. The Board must *also* determine whether the nominated historic resource exhibits sufficient *integrity* to make it worthy of preservation or restoration. Integrity, for purposes of landmark designation, is defined as "integrity of location, design, condition, materials and workmanship"-- Sec. 17.4.2

Based on its findings, the Board forwards a recommendation to the City Council regarding designation. (For historic districts, the recommendation is forwarded to the Planning Board.) The recommendation must be accompanied by supporting materials, including a map showing the location of the nominated landmark, an explanation of the significance (or lack of significance) as it relates to the designation criteria, an explanation of the level of integrity of the resource and any specific recommended design guidelines associated with the designation.

An excerpt from the historic preservation ordinance detailing the designation process is attached to this report. (See ATTACHMENT 5.)

Designation Criteria

17.4.1 Minimum criteria for designation

A. The Historic Preservation Board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure, or object for designation by ordinance as a landmark or district:

- 1. Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.*
- 2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property.*
- 3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States.*

4. *Its exemplification of a significant architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.*
6. *Its representation of a significant cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, sites, structures, or objects that may or may not be contiguous.*

17.4.2 Integrity of landmarks and historic districts

Any area, structure, or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of location, design, condition, materials, and workmanship to make it worthy of preservation or restoration.

Consultant's Analysis of Eligibility

In addition to providing documentation on the Burnham & Morrill Company and on the building itself, the consultant's report provides an analysis of the nominated resource's areas of significance. Based on their research, the consultants find that the B&M Offices and Cannery building warrants landmark designation on the basis of two of the ordinances' minimum criteria for designation

Criterion #1: Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.

According to the consultants' assessment, the building is significant for its association with the Burnham & Morrill Company, which became a widely recognized food packing and canning company that sold its products—which showcased foods historically associated with Maine and the New England region—throughout the country.

Criterion #5: Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.

According to the consultants' assessment, the building is significant as the work of Burnham & Higgins (in particular George Burnham), George Burnham is recognized as one of Maine's foremost architects of the early 20th century.

In staff's view, considering the very limited number of early twentieth century industrial buildings of this construction type and style that either remain in Portland or retain their original appearance (USM's library and the MEMIC building on Commercial shared the same appearance and construction type but have been dramatically altered), staff suggests that the Board consider whether the B&M Cannery building also satisfies the following additional criterion:

Criterion #4: Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship.

Scope of Nomination

As Board members will recall, the nomination submitted by IDEALS extends only to the Cannery itself and is limited to the building's footprint. (See map accompanying 2/24/22 nomination letter—ATTACHMENT 4.) As was noted by Board members at the March 2nd workshop and as is clear from the consultant's report and accompanying photographs, the open nature of the site in front of the Cannery serves to set the building off and contributes to its role as a visual landmark as one passes on I-295.

As well, whether or not the Codfish Building itself can be saved, the site will remain and its treatment will have an effect on the integrity of the Cannery. The treatment of Codfish Building site also has the potential to tell a more complete story of the ambitious scope of operations that occurred here. Understanding that a new building cannot be built on a reconstructed pier because of shoreland zoning restrictions, there is still an opportunity to creatively interpret the Codfish building, perhaps through a large-scale open armature.

Given the significance of the immediate context around the Cannery Building, staff suggests that consideration be given to expanding the geographic area of the nomination to include the aforementioned areas.

Attachments

1. Consultant report on history and significance of B&M Cannery building
2. Deed
3. 2/24/22 letter of nomination from Mary Costigan for IDEALS
4. Aerial view of property identifying nominated structure
5. HP ordinance excerpts re: designation process and criteria
6. Public comment



**Burnham & Morrill Company Office and Cannery
1 Beanpot Circle
Portland, Maine**

Historic Landmark Study Report
Prepared by Michael LaFlash of Heritage Consulting
with
Christine Beard of Essex Preservation Consulting

April 2022

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Physical Description

Summary:

The Burnham & Morrill Company Offices & Cannery (B&M CanneryCannery), located at 1 Beanpot Circle in Portland's East Deering neighborhood, is a brick and concrete industrial building with a four-story main block and two-story north wing. Constructed in 1913, the building was designed by prominent Portland-based architect George Burnham of the firm Burnham and Higgins. The Cannery building has served for decades as one of Portland's most noteworthy landmarks due to its highly visible location along I-295 at the mouth of Back Cove. The Cannery's design of contrasting red brick and white painted concrete serves as a highly recognizable element situated adjacent to the water.

Setting/Site: The B&M Cannery is located on a 13.6-acre parcel at the southernmost portion of Portland's East Deering neighborhood (City of Portland Parcel ID #447 A001). Due to the Cannery's location, it is largely secluded from the surrounding neighborhood and situated within the former complex of the food packing company. The parcel is irregularly shaped and bound at the west by I-295, at the east by the former Grand Trunk Railroad tracks, at the north by Sherwood Street, and at the south by Casco Bay.

The larger B&M Cannery site consists of additional Cannery buildings, paved driveways and parking areas, and sections of lawn at the perimeter of the site and to the west of the subject building. The B&M Cannery is situated at the south end of the property, located near the water, and is connected to the former codfish canning building, a storage and labeling building, and the 1947 cooking building through late-20th century connectors (see Figure 1). Historic images indicate that the Cannery's original smokestack (no longer extant) was located on the east side of the building (Figure 14). A second brick smokestack was added c. 1958 in front of the B&M Cannery's primary (west) elevation (Figure 21) but was removed in 2021 by B&G foods, the former owner.¹ A round concrete base remains in the location of the former smokestack.

Aside from the subject building and the codfish canning building, the larger complex does not convey the early-20th century industrial architecture found at the B&M Cannery. The codfish canning building was constructed at the same time as the subject building, designed by Burnham and Higgins, and contains many of the same architectural features, including offsetting red brick and white painted concrete, as well as an identical parapet. Constructed upon a wharf, however, the building is no longer structurally sound and has high levels of corrosive chlorides. Additionally, the building has undergone various changes over time, that have resulted in the loss of primary character-defining features, most notably its windows (see Photos 11-13).

¹ Peter McGuire, "B&M Baked Beans leaving Portland after more than 150 years," *Portland Press Herald*, Aug. 30, 2021.

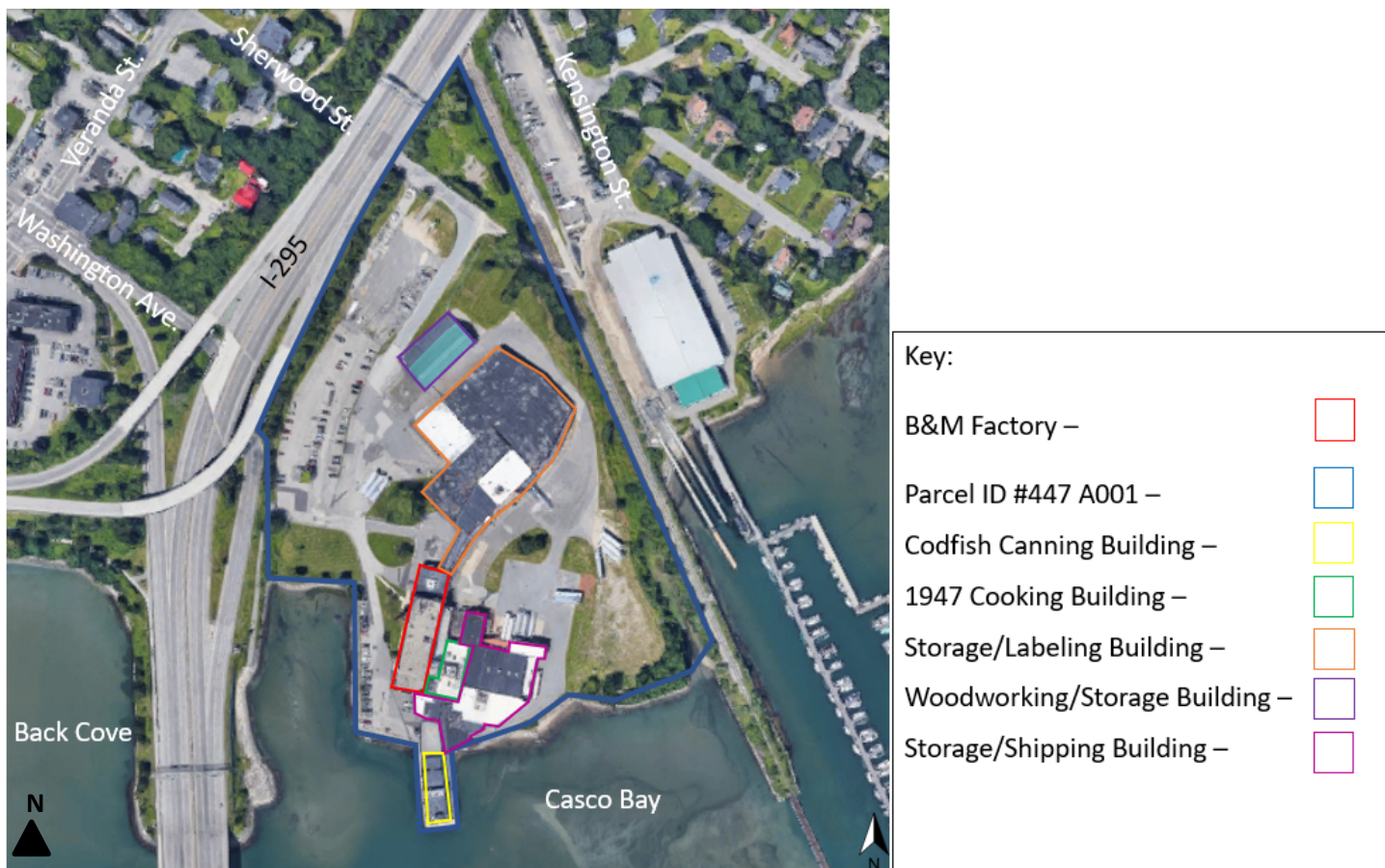


Figure 1: B&M Cannery Site Plan

Structure: The B&M Cannery is of reinforced concrete post and beam construction with an exterior brick veneer and a poured concrete foundation. The internal structure of the building is emphasized on the exterior by the concrete vertical pilasters and horizontal banding. On the interior, the building features an early version of board-formed reinforced concrete mushroom columns that are not as round as their mid-20th century counterparts (see Photos 9-10).

Exterior: The B&M Cannery consists of two sections: the four-story main block of the building that housed the kitchen and Cannery operations, and the smaller two-story office block at the north end of the building (Photo 6). Due to the sloping grade, the basement level is fully exposed at the south end of the building (Photo 3). The building sections are identical in design and only differ in their height. Exterior elevations are divided into window bays by wide concrete pilasters that rise through the decorative parapet. The upper portion of each pilaster is embellished with brick coursing in a stylized pattern (Photo 4). Wide brick panels define the parapet walls. Throughout the building, windows have been largely replaced with modern aluminum-framed hung windows, though some examples of the historic multi-light wood windows remain.

West Elevation: The primary (west) elevation is 15-bays wide, with the main block extending 12-bays at the south end of the building (Photo 1), and the office wing extending three-bays to the north (Photo 2). The six central bays of the main block are slightly recessed, flanked by two shallow pavilions of three bays each. The office wing is recessed slightly from the main block. As the principal facade, the west elevation contains the building's main entrance, located in the second bay from the north end on the main block (Photo 2). The entrance consists of an older glazed wood-framed single-leaf door that appears to be an early replacement, flanked by the original partial sidelights with paneled aprons. The vast majority of windows at this elevation are modern aluminum-framed replacements. In some cases, window openings at both sections of the building have been altered to either increase or decrease the size of the opening. Several window openings above the main entrance retain the historic double-hung wood windows, which were paired eight-over-eight windows. Examples of glass block infill also exist at the elevation. (See Photos 1-2, 5-6)

A large rectangular sign board at the center of the parapet reads "B&M Brick Oven Baked Beans" (Photo 1). The extant sign was installed in 2009. Historic images indicate that the original signage was affixed to the roof and projected well above the parapet (See image on cover page).

North Elevation: The north elevation is three-bays wide and features the same design elements as the west elevation. While the two floors of the office wing are visible, only the third and fourth floors of the main block are exposed on this side of the building. All windows openings hold modern aluminum-framed replacement windows. There are no entrances at this elevation. The easternmost bay of the office wing is joined to the adjacent storage and labeling building by an added wood-frame connector. (See Photos 4-6)

South Elevation: The south elevation consists of four exposed floors of the main block above the exposed raised basement, which is now obscured by a CMU block addition (Photo 3). Like the north elevation, the south consists of three-bays that each contain window openings. The windows on the south elevation have been completely replaced with modern aluminum-framed windows. Within the easternmost bay, windows do not extend the full width of the bay due to the location of the freight elevator on the interior. Similarly, a modern metal-sided addition projects from the easternmost bay at the second floor level, connecting with the later storage and shipping building. This addition connects with the subject building only at the second floor level. (See Photo 3)

East Elevation: Due to later construction, only the office wing and the third and fourth floor levels of the main block are visible on the east elevation. The visible walls area largely mirrors the west elevation, with a similar design and fenestration pattern. At the first and second floor levels, the main block is obscured by later additions that connect the B&M Cannery to the 1947 cooking building and storage and shipping building in the location of the former rail access. The later connections consist of standing seam metal siding and do not convey any of the original Cannery building's materials or design. (See Photos 7-8)

Roof: The B&M Cannery features two roof levels. The roofs are both flat with a modern synthetic membrane. The roof over the office wing features a skylight at its center. Historic images confirm that there was originally a skylight in this location but it is not known if the existing skylight itself is a replacement.

Interior: The interior of the B&M Cannery is largely utilitarian with open floor plans and limited finishes. As such, the former Cannery spaces are primarily open in plan with exposed concrete floors, exposed brick walls, exposed concrete ceiling structure, and painted concrete columns. Instances of modern alterations exist in office areas, where subdivisions have occurred and ceilings have been lowered and consist of dropped acoustic ceiling tiles (Photos 9 and 10).

Historical Overview

City of Portland Minimum Criteria Standards for Designation

The city of Portland has an impressive collection of historic resources that are identified at the local level by the Historic Preservation division of the city's Department of Planning & Urban Development. Many of the city's historic resources are designated either as individual landmarks or as contributing resources to one of twelve local historic districts. Historic designation is covered in Section 17 of the City of Portland Land Use Code, which outlines the designation process and identifies six minimum criteria standards for designation.

A noted visual landmark in the city, the B&M Cannery satisfies the following criteria for individual landmark designation as established in the City of Portland Historic Preservation Ordinance, Sec. 17.4.1.A:

Sec. 17.4.1.A.1 – Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.

Throughout the late-19th century and well into the 20th century, the Burnham & Morrill Company grew to become a widely recognized food packing and canning company that sold its products on a national scale. Burnham & Morrill was founded in 1867 by George Burnham, Jr. and Charles S. Morrill, both of whom worked for the earlier Maine-based packing firm of Rumery & Burnham. Burnham & Morrill grew to a national scale through a product line that showcased foods historically associated with Maine and the New England region. With canned corn, clams, lobster, fish flakes, and others, Burnham & Morrill were able to establish packing facilities throughout the State of Maine, employing thousands of Mainers throughout its history. In the 20th century, however, the company expanded its product line to incorporate Boston-style baked beans. With the incorporation of baked beans, B&M became nationally known, distributing and selling in grocery stores from Maine to California. The wide reach of the Burnham & Morrill name, however, extended well beyond the United States, with former president of the company, Charles Morrill, explaining in the 1940s that B&M products were eaten “as far away as India, though we don’t know how they got there.” Morrill also explained that B&M beans were found in “an igloo just under the Arctic Circle.”²

The company's growth in the late-19th century and the first decade of the 20th century, necessitated expanded production facilities. Prior to construction of the subject building, the Burnham & Morrill company was headquartered in a combination canning factory/office building on Franklin Street (also known as the W.L. Blake Warehouse, this building is a contributing resource to the Portland Waterfront Historic District). The

² Charles S. Morrill, “‘B&M’ – What two young Maine men founded 80 years ago!” and Address at Portland, ME to the American Newcomen (New York City, NY: Newcomen Society in North America, 1950), p. 15.

company also owned and operated numerous satellite canning facilities throughout the state. In 1913, the B&M Cannery was constructed, providing the company with what was hailed as “a modern, sanitary plant” considered to be “one of the industrial show places” of Maine. Between 1913 and the 1960s, the building remained Burnham & Morrill’s office headquarters and primary canning facility, complete with the company’s laboratories, which were necessary for the development of additional products and updated sanitation. Following Burnham & Morrill’s sale in 1965, the facility continued to operate under the B&M brand name. Operations ceased at the Cannery in 2021.

As the purpose-built headquarters and primary canning facility for the Burnham & Morrill Company, the B&M Cannery satisfies eligibility under Criterion 1.

Sec. 17.4.1.A.5 – Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.

The B&M Cannery was designed by the prominent Portland-based architectural firm of Burnham and Higgins, though credit to the design is most often associated with George Burnham. Considered to be “one of Maine’s most accomplished architects of the early 20th century,” Burnham was responsible for the design of numerous commercial, industrial, municipal, and residential buildings both in Portland and the State of Maine, a number of which are listed in the National Register of Historic Places and designated Portland landmarks. Additionally, the duo grew to become one of the leading firms in all of Maine by the end of the 1910s.

The B&M Cannery serves as one of Burnham and Higgins’ most notable examples of industrial architecture. Burnham’s use of contrasting areas of red brick and light concrete situated adjacent Casco Bay has resulted in one of Portland’s most noteworthy buildings. As such, the B&M Cannery satisfies eligibility under Criterion 5.

History of the Burnham & Morrill Company and the B&M Offices and Cannery

In the Napoleonic era, the French army carried food in small metal boxes that they called canisters. The canisters, or cans for short, functioned more as containers than what we today would consider cans, as they were not sealed. Around the time that Napoleon had waged his war against the European continent, the residents of the greater Portland area were combatting a different kind of enemy, famine. Portland’s primary industry in the early-19th century was the lumber industry. When corn failed to grow, the city “had all but starved to death,” as was detailed in one retrospective.³ One Mainer, with ties to France, took it upon himself to experiment with canning corn to ensure that famines would no longer be a major cause for concern.

³ Morrill, “B&M, p. 8-9.

During his trips to France in the early-19th century, Isaac Winslow learned about the process of preserving food by canning. Winslow brought the concept back to Portland, Maine, where he took cooked corn and preserved it in a hermetically sealed can.⁴ Winslow's experiments highlighted numerous potential challenges to properly preserving food. For years, Winslow's attempts at cooking and canning corn resulted in spoiled products. Then, in 1844, he succeeded in cooking the corn in a common household wash boiler, using an open boiler process, and cut the kernels off the cob with a knife, placing them into the can and sealing it shut. Winslow's son Nathan commercialized the canned corn product and developed a family-run company with his nephew John Winslow Jones.⁵ The two operated out of a factory on Fore Street in Portland. The first recorded sale of canned corn was from Nathan Winslow to Samuel S. Pierce of Boston for a dozen cans that cost \$4.00.⁶ In 1862, John Winslow Jones, then sole owner of the company was granted a patent for the canning process.⁷

Around the same time that the Winslow family was canning corn in the 1840s and 1850s, others in Maine were experimenting with the canning and packing process. In the Bay of Fundy, the Treat, Noble & Company of Eastport was experimenting with packing lobsters and salmon. Similarly, various other firms were established in Portland that packed meats and fish. Among these early firms was the company of Rumery & Burnham who packed meat, fish, clams, poultry, and lobster.⁸ Rumery & Burnham was established by Samuel Rumery, who had his start in the industry in the Eastport firm, and George Burnham Jr., who's father was involved in the early years of the food packing industry.⁹ The duo took up shop in a factory and warehouse on Franklin Street in the Old Wharf section of Portland (see Figure 2).

⁴ "The Canning Industry" in *Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine 1900* (Augusta, ME: Kennebec Journal Print, 1901), p. 67-68.

⁵ Morrill, "B&M," p. 10-11.

⁶ "The Canning Industry" in *Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine 1900* (Augusta, ME: Kennebec Journal Print, 1901), p. 67-68.

⁷ Morrill, "B&M," p. 11.

⁸ Ibid.

⁹ Ibid, p. 11-12.

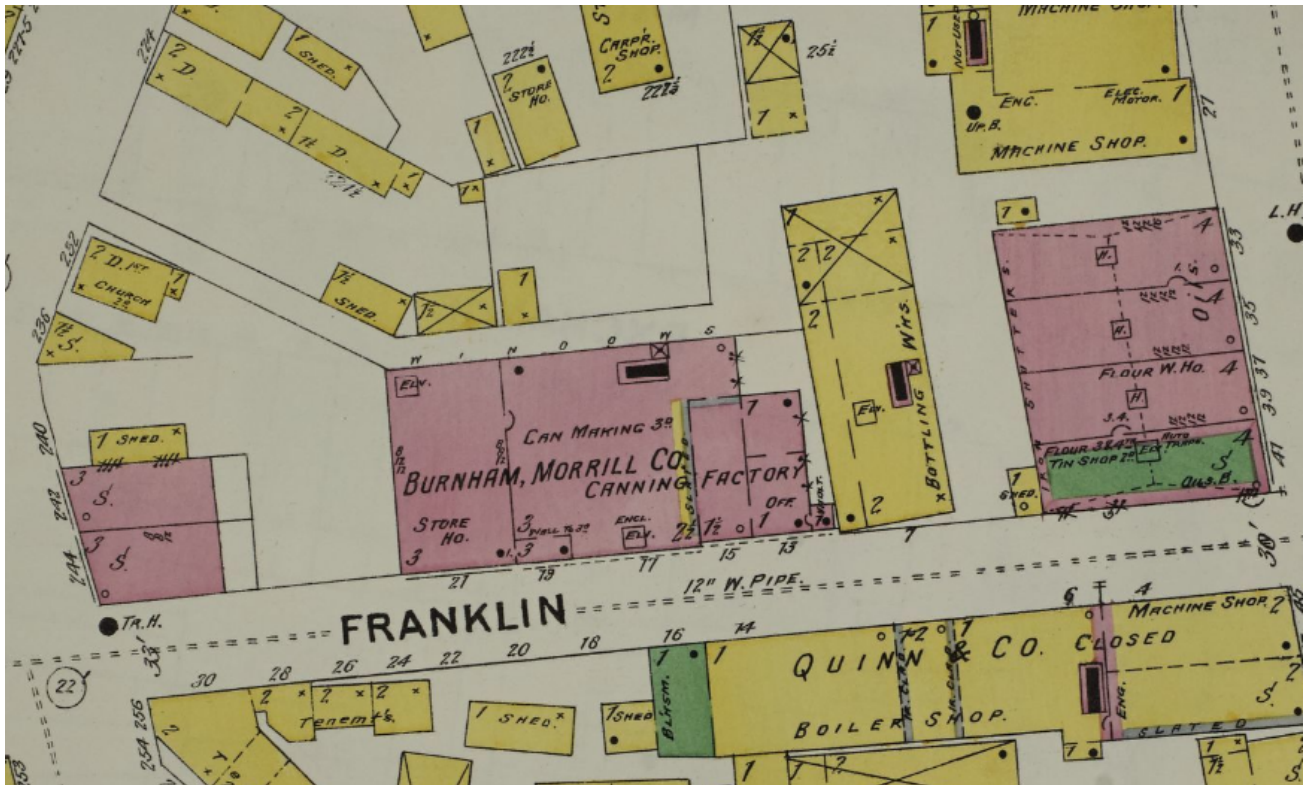


Figure 2: 1896 Sanborn Fire Insurance Map, showing the original location of the Rumery & Burnham Cannery on Franklin Street. Burnham & Morrill, successor to Rumer and Burnham used the Cannery through the remainder of the 19th century.

By the Civil War, even more food packing firms, such as the Portland Packing Company, were established in Maine. In 1867, Rumery & Burnham dissolved, with Samuel Rumery moving to the Portland Packing Company and George Burnham establishing his own firm, named the Burnham & Morrill Company, with his son John E. Burnham and former Rumery & Burnham employee Charles Morrill.¹⁰ Burnham & Morrill maintained operation of the Franklin Street canning factory. This factory building remains extant and is a contributing resource to the Portland Waterfront Historic District (see Figure 3).

¹⁰ "The Canning Industry," p. 68.



Figure 3: 2018 Image of the former Burnham & Morrill Company Cannery on Franklin Street. (Image Source: Google Maps)

The Civil War opened the door for expanded interest in canned foods, which accommodated the early growth of Burnham & Morrill in the late-1860s. Like the earlier Rumery & Burnham, Burnham & Morrill canned meats, vegetables, and seafood products. Beyond the growth of the industry, however, Burnham & Morrill rose above their stiff competition through these highly regarded products. In 1874, the company was awarded the highest medal in excellence for their sweet corn and succotash from the American Institute in New York. Then, in 1876, at the Centennial International Exhibition in Philadelphia the company won another award for excellence. This was shortly followed by a gold medal at the Exposition Universelle Internationale in Paris.¹¹

Like many other canning companies in Maine, Burnham & Morrill focused heavily in the 19th century on canned sweet corn (see Figure 4). In a retrospective on the development of the company, however, the grandson of founder Charles Morrill explained that the company found great success in engaging with both farmers and fishermen alike. As he put it, “Burnham & Morrill play no favorites, but open assured markets to the products of both sea and land.” He continued, “the canning of these perishables means stable employment and a solid type

¹¹ “Sea-Food for Inlanders” in *The Story of a Pantry Shelf: An Outline History of Grocery Specialties* (New York City, NY: Butterick Publishing Company, 1925), p. 45-46.

of citizenship for both the tillers of the soil and the fishers of the Sea.”¹² As such, the company also sold canned deep-sea lobsters, mackerel, and clams in addition to corn and succotash (see Figures 5-7).



Figure 4: 1891 Burnham & Morrill trademark label for Paris Sugar Corn. (Image Source: Maine Memory Network)

¹² Morrill, “B&M,” p. 13.



Figure 5: 1891 Burnham & Morrill trademark label for Deep Sea Lobster. (Image Source: Maine Memory Network)



Figure 6: 1891 Burnham & Morrill trademark label for Cape Shore Mackerel. (Image Source: Maine Memory Network)

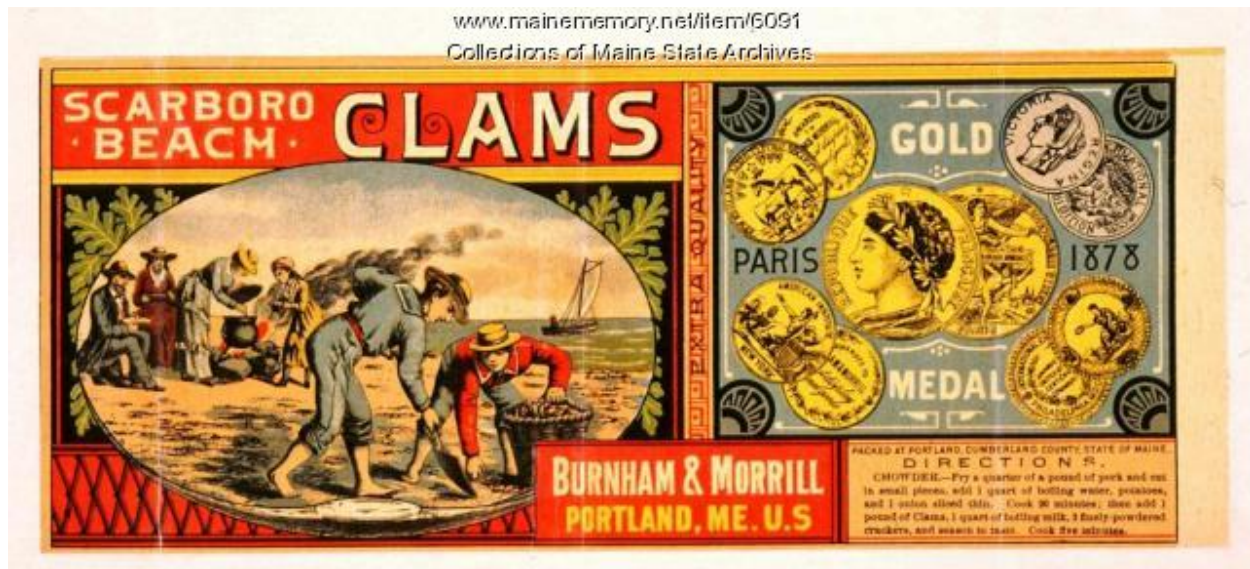


Figure 7: 1891 Burnham & Morrill trademark label for Scarboro Beach Clams. (Image Source: Maine Memory Network)

Throughout the late-19th and early-20th century periods, the company operated primarily out of their Franklin Street plant, with many smaller canning facilities along the “Maine Corn Belt” and the Maine coastline for clam products. Additional factories were established in Nova Scotia, Canada.¹³ (see Figure 8)

¹³ “Sea-Food for Inlanders,” p. 46.

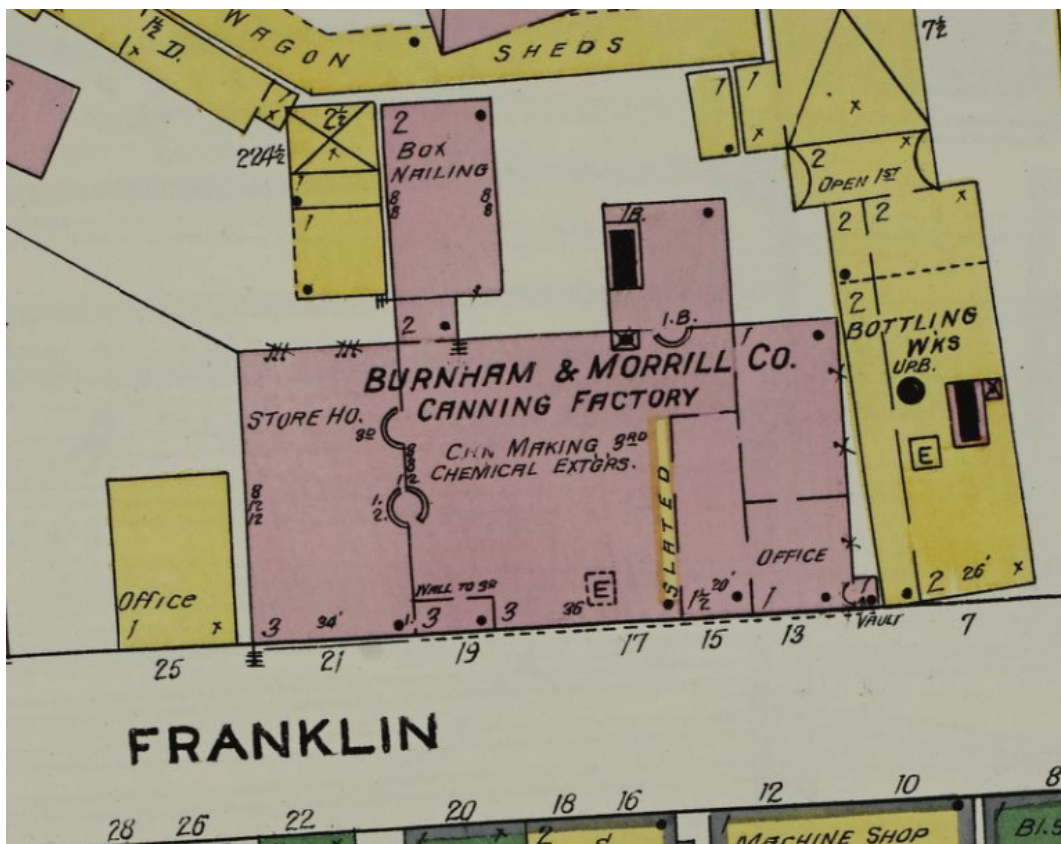


Figure 8: 1909 Sanborn Fire Insurance Map.

Burnham & Morrill's high-quality products were the result of the company's dedication to experimentation and sanitation. From an early period in the company's history, they developed an experimental laboratory and diet kitchen that allowed for better quality products as better practices in sanitation and food sciences were developed.¹⁴ In the first decade of the 20th century, they introduced a new product, fish flakes. Fish flakes were a combination of cod and haddock that was cooked and boned, season and packing in parchment-lined tin.¹⁵

The company grew in the early-20th century with a greater demand for their products on a national scale. Advertising played an integral role in this period growth. As they had done with the manufacture of their products, Burnham & Morrill was thorough in their advertising. For example, when fish flakes were introduced in the early 1900s, the company conducted a careful investigation through conservative advertising before

¹⁴ Morrill, "B&M," p. 14.

¹⁵ "Sea-Food for Inlanders," p. 47.

approving a national ad campaign.¹⁶ Advertisements for Burnham & Morrill products, therefore, are found in newspapers as close as New York and as far away as Texas, California, and Montana (see Figures 9-12).



Figure 9: 1908 Burnham & Morrill Advertisement in the *Fort Worth Star-Telegram* (Fort Worth, TX).

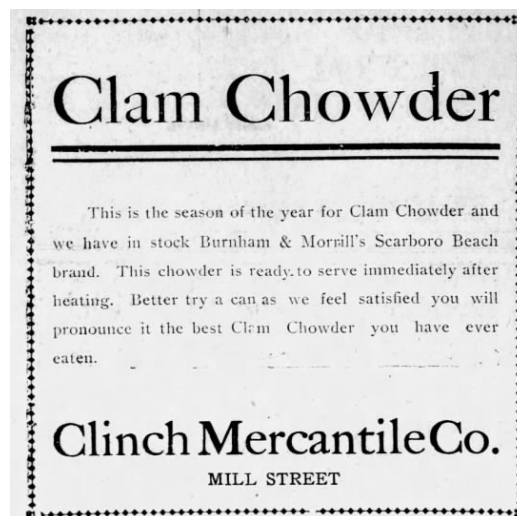


Figure 10: 1908 Burnham & Morrill Advertisement in *The Morning Union* (Grass Valley, CA).

¹⁶ "Sea-Food for Inlanders," p. 47.

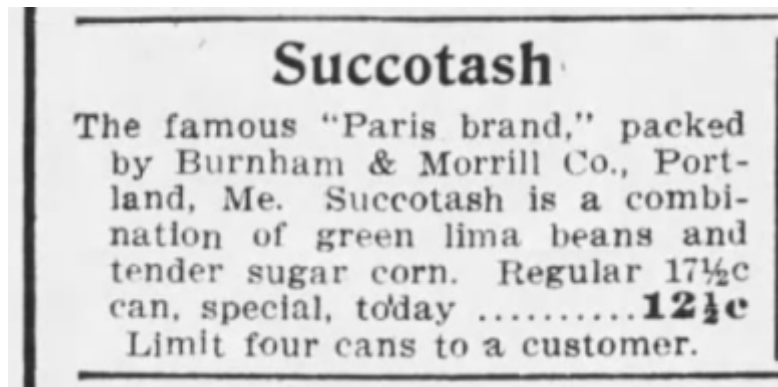


Figure 11: 1908 Burnham & Morrill Advertisement in *The Anaconda Standard* (Anaconda, MT).



Figure 12: 1910 Burnham & Morrill Advertisement in *The New York Tribune* (New York City, NY).

In 1910, the Burnham family's shares in the company were purchased by George B. Morrill, son of founder Charles Morrill. Morrill's purchase of the company was done on a "character" note, which his son later recalled

that “the bank had confidence in his technical knowledge, his business shrewdness, and his general durability.”¹⁷ The Morrill’s would go on to take the company to new heights and introduce the company’s most well-known product, baked beans.

Demand in Burnham & Morrill goods necessitated the construction of a new, purpose-built, modern canning facility that could take the company into the 20th century. For their factory, Burnham & Morrill turned to local architects George Burnham, no relation to the company’s founders, and E. Leander Higgins to design a state-of-the-art headquarters located on the outskirts of Portland in the city’s East Deering neighborhood. The subject building was completed in 1913 and situated in a prominent location at the mouth of Back Cove at Casco Bay. The location of the Cannery was advantageous for the company as it was conveniently and strategically located adjacent to the water and the Grand Trunk Railway railroad tracks. As illustrated in the 1914 Richards Atlas of the City of Portland, the complex was designed with direct rail access, as well as a deep-water harbor that allowed for shipping and receiving direct to the Cannery (see Figure 13).

¹⁷ Morrill, “B&M,” p. 14.

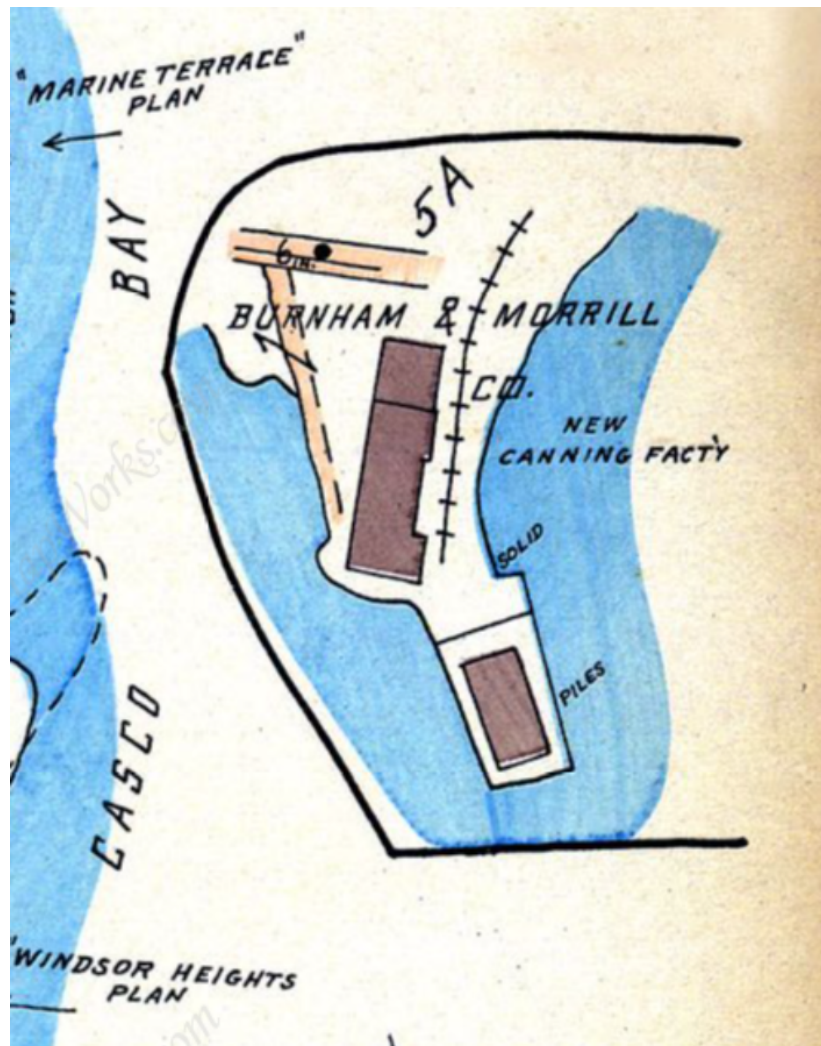


Figure 13: 1914 Richards Atlas of the City of Portland, showing the "New Canning Fact'y" of the Burnham & Morrill Co.

Following construction, the new Cannery building was hailed as “one of the industrial show places of [Maine].”¹⁸ Within the building, the company established a sanitary facility complete with kitchens, packing rooms, ovens, a new laboratory space, and the executive offices “where freshly uniformed employees [worked] under ideal conditions affording an abundance of sunlight and fresh air.”¹⁹

¹⁸ “Sea-Food for Inlanders,” p. 47.

¹⁹ Ibid.



Figure 14: 1924 Portland Tax Record Photograph, Burnham & Morrill Company Offices and Cannery. (Image Source: Maine Memory Network)

At the same time that the B&M Cannery was constructed, the company also constructed a codfish canning building.²⁰ The two-story building was also designed by Burnham & Higgins and was constructed on a reinforced concrete wharf by the Aberthaw Construction Company of Boston, Massachusetts.²¹

²⁰ The codfish building has not been nominated for landmark designation, due to its poor structural condition resulting from high levels of chloride ions in the concrete. The building does not have sufficient integrity of condition, materials or workmanship necessary to make it worthy of preservation or restoration.

²¹ "Concrete Wharf To Be Built," *Boston Evening Transcript* (Boston, MA), Nov. 20, 1912.



Figure 15: 1924 Portland Tax Record Photograph, Burnham & Morrill Company Codfish Canning Building. (Image Source: Maine Memory Network)

The original Cannery complex consisted solely of the subject building and the codfish canning building, with landscaped lawns and paved driveways leading up to the B&M Cannery (see Figures 16-18).

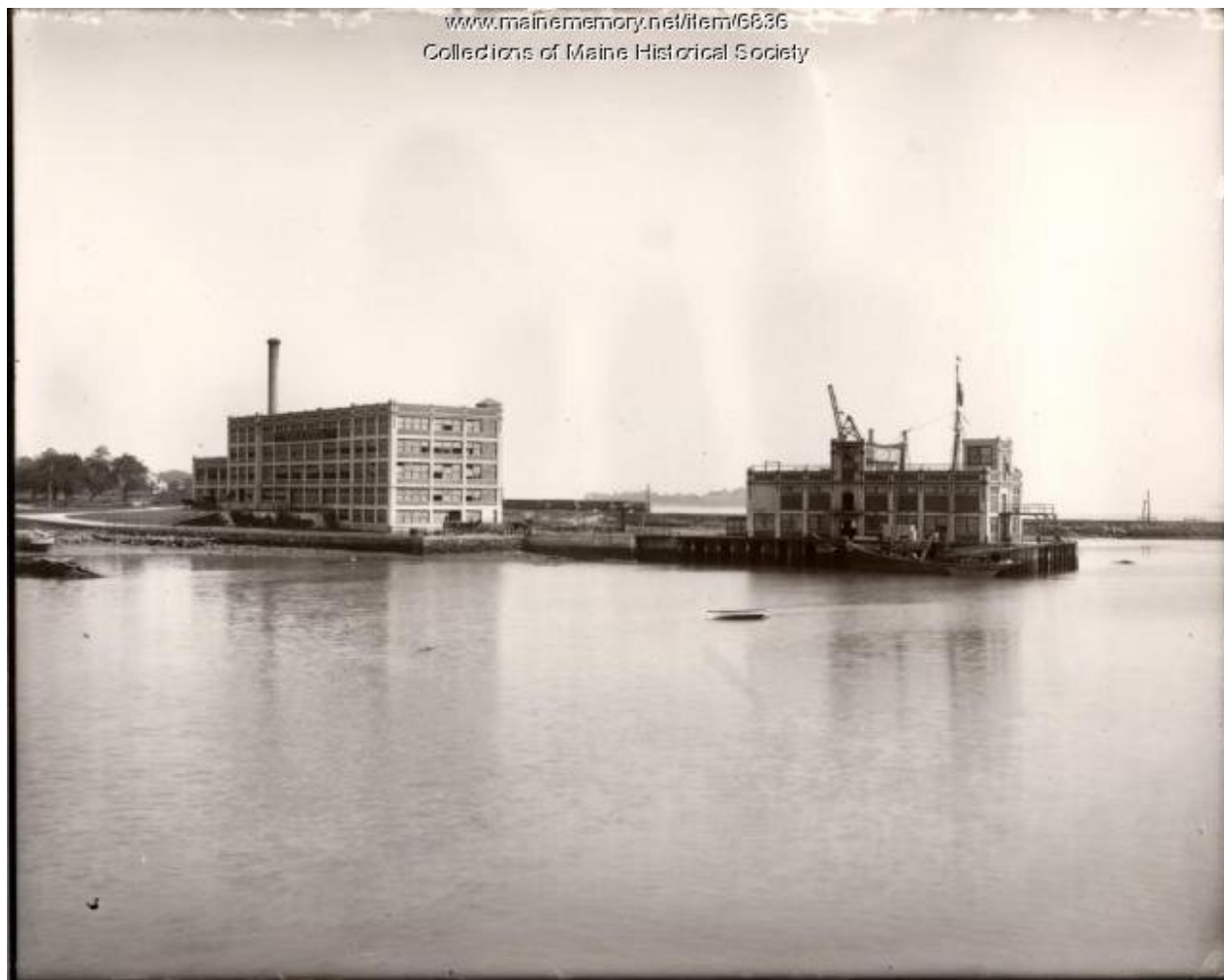


Figure 16: c. 1930 Photograph, Burnham & Morrill Company Plant. (Image Source: Maine Memory Network)



Figure 17: 1930s photograph showing the construction of Tukey's Bridge with the Burnham & Morrill Company Plant at right.
(Image Source: Maine Memory Network)



Figure 18: 1930s Photograph, Burnham & Morrill Company Plant. (Image Source: Maine Memory Network)

Completion of the subject building increased Burnham & Morrill's output and increased their employment numbers, but, perhaps most importantly, it also resulted in the introduction of their most notable product, baked beans. Newspaper advertisements indicate that the company was producing baked beans as early as the first decade of the 20th century. It was not until 1927, however, that the company began canning baked beans within the subject building.²² The famous B&M Brick Oven Baked Beans grew to become a nationally recognized brand name product that was sold on grocery store shelves throughout the United States (see Figure 19).

²² McGuire, "B&M Baked Beans leaving Portland after more than 150 years."



*Every Forkful
a Delicious
"DOWN-EAST"
FEAST*

Know why Yankee sailors used to break speed records winging home in their tall clipper ships? One reason was to get back to the feasts of baked beans our New England grandmothers used to bake with such a special flavor knack. Beans baked with true, old-time goodness exactly as B & M bakes 'em for you now "Down East" in Portland, Maine. Slowly (with no boiling) for one entire day! With lots of juicy pork chunks and spicy sauces! 'Till each flavor-drenched bean is mealy and tender and temptingly brown! Treat yourself to these genuine New England favorites . . . and you'll prefer 'em always. Burnham & Morrill Company Portland 2, Maine.

B&M Genuine New England Brick-Oven BAKED BEANS

214 November 1946 Good Housekeeping

Figure 19: 1946 B&M Baked Beans advertisement. (Image Source: *Good Housekeeping*, Nov. 1946)

At the company's height in the mid-century period, sources vary, but indicate that they employed between 300 and 500 employees at the B&M Cannery.²³ This total does not account for the number of employees at secondary canning facilities in Maine and Nova Scotia, which included 750 additional employees hired each year for seasonal work, picking and packing string-beans, corn, squash, and blueberries.²⁴ As further advances in machinery were introduced during that period, the Cannery's filling machines could produce more than 150 cans per minute, depending upon the product.²⁵

In that mid-century period, the company undertook their final major construction campaigns at the larger Burnham & Morrill complex. Beginning in 1947, a two-story cooking building was completed to the east of the B&M Cannery. This was followed by the c. 1951 construction of a storage and labeling building to the north of the B&M Cannery and a woodworking and storage building, also constructed c. 1951. Also at that time a one-story CMU block loading dock and connector was built between the B&M Cannery and the codfish canning building. Each of these buildings are illustrated on the 1951 Sanborn Fire Insurance Map (see Figure 20).

²³ Morrill, "B&M," p. 15; McGuire, "B&M Baked Beans leaving Portland after more than 150 years."

²⁴ Morrill, "B&M," p. 15.

²⁵ Ibid, p. 14.



Figure 20: 1951 Sanborn Fire Insurance Map.

Following the physical expansion of the plant, Burnham & Morrill was recognized as the “largest food packing organization in the State of Maine and one of the largest in the United States.”²⁶ Further, the company was the largest producer of baked beans in the country. At that time, they employed more than 300 people at the plant.

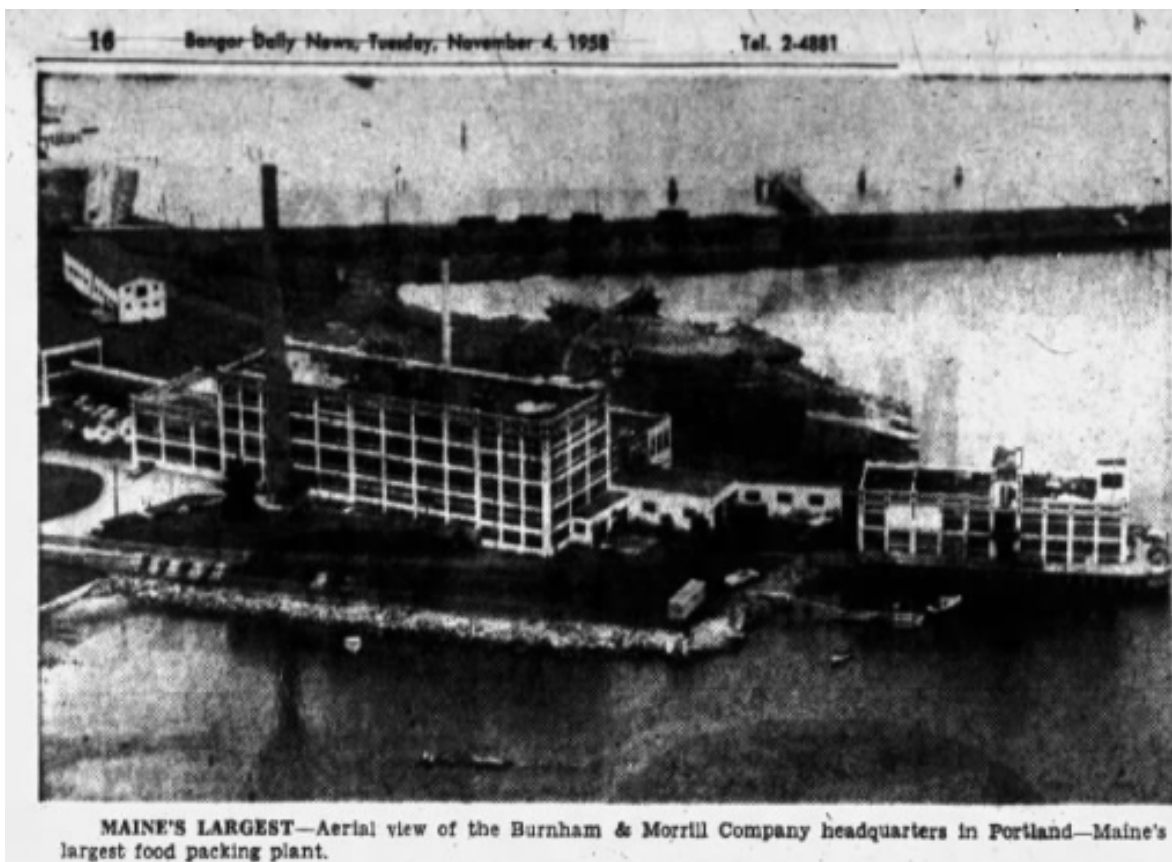


Figure 21: 1958 aerial image of B&M plant. (Image Source: *Bangor Daily News*)

In 1965, the City of Portland renamed the street address of the building to Bean Pot Circle, honoring the impact of the company and its world-renowned baked beans. That same year, the Burnham & Morrill was purchased by the Watertown, Massachusetts-based food packing and canning company William Underwood Company.²⁷ Following the initial sale of Burnham & Morrill, the complex continued to expand, and the company changed hands at various points throughout the latter portions of the 20th century. Despite changes in ownership, the B&M Cannery remained in active use until 2021.

²⁶ “Painstaking, Careful, Non-Rushing Methods Reasons For Great Growth At Burnham, Morrill,” *The Bangor Daily News* (Bangor, ME), Nov. 4, 1958.

²⁷ “Burnham & Morrill Company Records,” Located in the Raymond H. Fogler Library Special Collections, The University of Maine.

Throughout the 108 years that the Burnham & Morrill Company called the B&M Cannery home, the company etched a significant place in Portland's industrial history. The canning and food packing industry traces its origins in America to the City of Portland and the State of Maine, becoming one of its largest industries in the 19th century. The Burnham & Morrill Company exemplifies the industry in Portland and Maine as one of its longest lasting companies and one that grew to become one of the largest in the entire United States by the mid-20th century period. As a truly Maine company, for well over 150 years, the Burnham & Morrill Company packed food products are historically associated with the state and larger New England region, placing Boston Baked Beans, Maine lobster, and Atlantic scallops into homes throughout the country. As such, the B&M Cannery stands as the physical representation of the company's impact on Portland and Maine's industrial heritage.

Architects –Burnham and Higgins

Among Maine's most notable architects of the late-19th and early-20th century period, few rise to the prominence of George Burnham. Throughout his career, Burnham designed numerous commercial, industrial, municipal, and residential buildings throughout Maine, with many prominent examples of his work in Portland. With the firm of Burnham and Higgins, Burnham and his partner E. Leander Higgins continued this legacy, and designed some of Portland's most notable homes and buildings.

George Burnham was born in Portland, Maine in 1875. He undertook his architectural training at the Massachusetts Institute of Technology (MIT), graduating in 1898. While studying at MIT, Burnham studied architectural theories made famous at the Ecole des Beaux Arts in Paris. Following his graduation, Burnham first worked in New York City under architect Thomas Tryon.²⁸

In 1902, Burnham contracted typhoid and pneumonia forcing him to return to his hometown. In Portland, Burnham went right to work designing homes and commercial buildings in the Colonial Revival and Beaux Arts styles. Among Burnham's earliest commissions were the Perez Burnham House (1902), completed in the Federal Revival style, and the Porteous, Mitchell and Braun Block (1904), designed in the Beaux Arts style.²⁹ In 1904, Burnham was awarded perhaps his most important and famous contract, the Cumberland County Courthouse. Burnham beat out eight other architects, including John Calvin Stevens, perhaps Maine's most prominent architect. Burnham worked on the courthouse project until 1909, but designed various smaller

²⁸ Roger G. Reed, "George Burnham" in *A Biographical Dictionary of Architects in Maine*, Jan. 1984.

²⁹ Ibid.

projects concurrently.³⁰ The Cumberland County Courthouse is a contributing resource to the Portland Waterfront National Register Historic District and the Portland Waterfront Local Historic District.

In 1909, Burnham hired E. Leander Higgins as a draftsman. Higgins was born in Bar Harbor, Maine in 1879 and, like Burnham, trained at MIT and graduated in 1906.³¹ During Higgins' early years working with Burnham, George Burnham completed another of his most well-known designs, the Maine Central Railroad Station in Gardiner, Maine (1911); the station was listed in the National Register of Historic Places in 1982.³² Higgins was named a partner at the firm in 1912 and the firm subsequently changed its name to Burnham and Higgins.³³

The firm of Burnham and Higgins was primarily known for their residential designs in Portland. In his biographical sketch of George Burnham, architectural historian Roger Reed explained that the firm's residential designs "characterize the work of the firm."³⁴ He further explained that their homes followed an established format:

"Typically this consisted of rectangular structures with broad hipped roofs and over-hanging eaves supported on modillion blocks or exposed rafter ends. Dormers, an important decorative feature in a Burnham and Higgins house, are prominently situated to provide maximum exposure."³⁵

Among their many homes Burnham and Higgins designed in the popular revival styles of the period, were the Charles F. Flagg House (1913) in the Mediterranean Revival style, and the Sidney St. Felix Thaxter House (1918) in the Colonial Revival style.

In 1913, Burnham and Higgins designed two industrial buildings, the firm's only recognized industrial examples. The B&M Cannery and its associated codfish canning building highlighted the firm's ability to work outside its comfort zone and resulted in the building's prominent use of concrete at a time when brick and wood framing remained the dominant structural and facing materials in industrial architecture. Additionally, the

³⁰ Alessa Wylie, "Architect of the Week: George Burnham," Greater Portland Landmarks, accessed April 4, 2022, <https://www.portlandlandmarks.org/blog/2020/5/14/architect-of-the-week-george-burnham>.

³¹ "Biographical Note," in Higgins (Edward Leander) Architectural Records, located in the Raymond H. Fogler Library Special Collections, The University of Maine.

³² Frank A. Beard, "Gardiner Railroad Station," National Register of Historic Places Inventory-Nomination Form, 1982.

³³ Reed, "George Burnham."

³⁴ Ibid.

³⁵ Ibid.

B&M Cannery's location on the outskirts of Portland afforded the architects the opportunity to incorporate the Cannery into a larger setting. Concurrently, the firm designed the Portland Shoe Manufacturing Company factory on Pearl Street in downtown Portland. The downtown factory building is much more traditional. The narrow, brick building displays minimal ornamentation, which was largely achieved through its fenestration (see Figure 22).

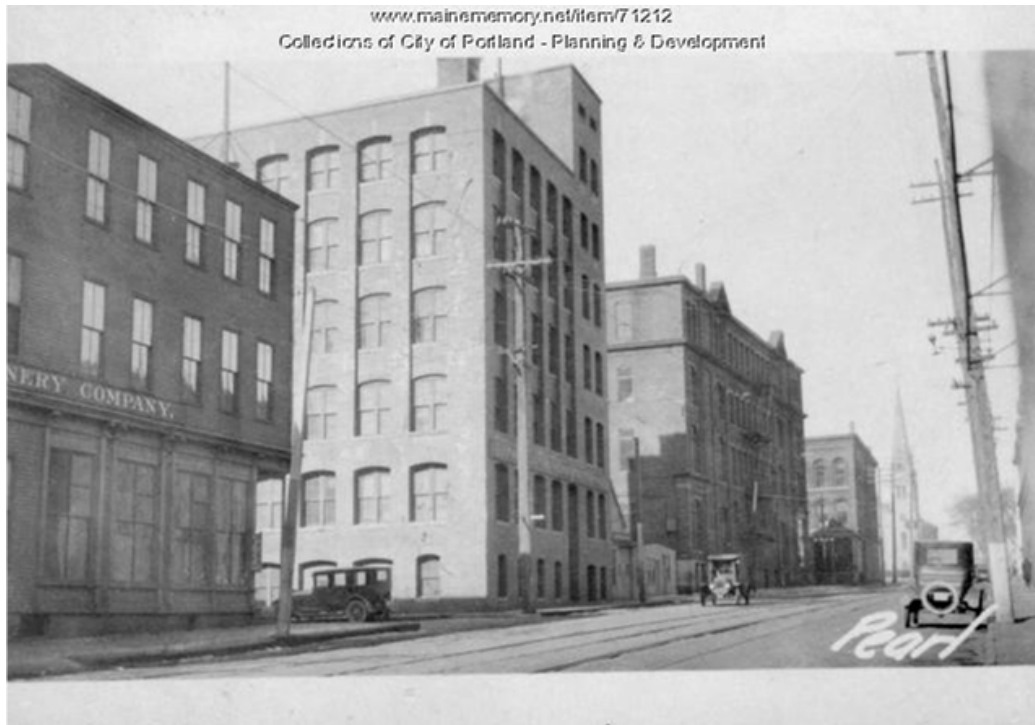


Figure 22: 1924 Portland Tax Record Photograph, Portland Shoe Manufacturing Company. (Image Source: Maine Memory Network)

Through the remainder of the 1910s, the firm continued to design buildings in Portland and throughout Maine. In 1919, Burnham retired.³⁶ Following Burnham's retirement in 1919, Higgins "went on to become a leading practitioner of his profession in Maine during the 1920s and 1930s." His son, Ambrose S. Higgins, followed in his footsteps, opening his own firm in Bar Harbor after serving in World War II.³⁷ In his final years, George Burnham suffered from severe mental depression. He took his life in 1931.³⁸ Higgins passed away in 1951.³⁹

³⁶ "Business Notices," *The American Contractor* (New York City, NY), January 18, 1919.

³⁷ "Biographical Note."

³⁸ *Portland Evening Express*, June 3, 1931.

³⁹ "Biographical Note."

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APPENDIX

Parcel Map





Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



1. B&M Factory, West Elevation, looking southeast.



2. B&M Factory, West Elevation, looking east.

Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



3. B&M Factory, South Elevation, looking north.



4. B&M Factory, North Elevation, looking south.

Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



5. B&M Factory, North and West Elevations, looking southeast.



6. B&M Factory, North and West Elevations, looking southeast.

Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



7. B&M Factory, North and East Elevations, looking southwest.



8. B&M Factory, North and East Elevations, looking southwest.

Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



9. B&M Factory, Second Floor, looking north.



10. B&M Factory, Fourth Floor, looking south.

Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



11. Site, Codfish Canning Building, looking southeast.



12. Site, Codfish Canning Building looking northwest.

Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



13. Site, Codfish Canning Building, looking southwest.



14. Site, Storage/Labeling Building looking northwest.

Burnham & Morrill Company Office & Canning Factory

1 Beanpot Circle

Portland, ME

March 2022



15. Site, Woodworking/Storage Building, looking northwest.



16. Site, Entrance and Woodworking/Storage Building looking south.

DLN: 1002240187216

QUITCLAIM DEED WITH COVENANT

B&G Foods North America, Inc., a Delaware Corporation (successor by merger to Heritage Acquisition Corp. as described below), having an address of 4 Gatehall Drive, Suite 110, Parsippany, New Jersey 07054 ("Grantor"), grants to **The Initiative for Digital Engineering and Life Sciences**, a Maine non-profit corporation with an address of 100 Commercial Street, Portland, Maine 04101 ("Grantee") with QUITCLAIM COVENANT, a certain parcel of land, together with the improvements thereon, located on the easterly sideline of Interstate 295 and the southerly sideline of Sherwood Street in the City of Portland, County of Cumberland and State of Maine being further described as follows:

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

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

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

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

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

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

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

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

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

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

MAINE REAL ESTATE TAX PAID

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

New Survey Description:

Grantor also hereby releases to Grantee, without any covenant of title whatsoever, all right, title and interest in and to the following described lot or parcel of land, together with the buildings and improvements thereon, located in the City of Portland, County of Cumberland, State of Maine, which description is based on a ALTA/NSPS Land Title Survey prepared for Grantee by vhb, dated June 30, 2021, last revised February 28, 2022, and Grantor makes no representations or warranties as to the accuracy of said property description:

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

THENCE along the westerly sideline of land of the State of Maine South $23^{\circ}38'41''$ East for a distance of 316.33 feet to a granite bound found;

THENCE continuing along land of the State of Maine South $23^{\circ}34'45''$ East for a distance of 526.95 feet to a granite bound found;

THENCE continuing along the land of the State of Maine South $23^{\circ}34'45''$ East for a distance of 745 feet, more or less to the low water mark of Casco Bay,

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

THENCE along the easterly sideline of Interstate 295 the following courses and distances:

North $2^{\circ}23'38''$ West for a distance of 48 feet, more or less to a point;

South $87^{\circ}36'22''$ West for a distance of 30.00 feet to a point;

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

North $2^{\circ}23'38''$ West for a distance of 237.87 feet to a point;

North $89^{\circ}44'46''$ East for a distance of 1.05 feet to a rebar found;

North $6^{\circ}29'05''$ East for a distance of 122.88 feet to a point;

North $0^{\circ}24'42''$ East for a distance of 88.91 feet to a granite bound found;

North $24^{\circ}48'16''$ East for a distance of 60.29 feet to a granite bound found;

North $31^{\circ}29'04''$ West for a distance of 31.96 feet to a point;

North $3^{\circ}26'37''$ West for a distance of 111.10 feet to a point;

North 8°41'09" East for a distance of 89.05 feet to a point;

North 23°15'17" East for a distance of 66.28 feet to a point;

North 34°47'40" East for a distance of 96.68 feet to a granite bound found;

North 25°25'41" East for a distance of 160.02 feet to a point;

North 23°37'15" East for a distance of 63.03 feet to a point;

North 39°23'16" East for a distance of 6.72 feet to a point;

North 55°32'18" West for a distance of 11.67 feet to a point;

North 34°48'02" East for a distance of 117.04 feet to a granite bound found;

North 34°43'50" East for a distance of 15.02 feet to a rebar found at the southerly sideline of Sherwood Street;

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

Meaning and intending to convey the same premises described in a Quitclaim Deed with Covenant from The Pillsbury Company to Heritage Acquisition Corp. dated March 15, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14616, at Page 50 and in the Release Deed from The Pillsbury Company to Heritage Acquisition Corp. dated March 15, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14616, at Page 57. Heritage Acquisition Corp. was a party to a merger described in a document filed with the Secretary of State of Delaware on December 28, 2007 under which the surviving corporation was Burnham & Morrill Company. Burnham & Morrill Company was a party to a merger described in a document filed with the Secretary of State of Delaware on December 28, 2010 under which the surviving corporation was B&G Foods North America, Inc.

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

[Signature Page Follows]

IN WITNESS WHEREOF, B&G Foods North America, Inc. has caused this instrument to be executed by Scott E. Lerner, its Executive Vice President, General Counsel and Secretary thereunto duly authorized, as of this 23rd day of March, 2022.

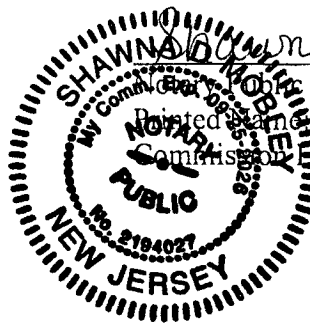
B&G FOODS NORTH AMERICA, INC.

By: Scott E. Lerner
Name: Scott E. Lerner
Title: Executive Vice President,
General Counsel and Secretary

STATE OF NEW JERSEY
COUNTY OF MORRIS

March 15, 2022

Personally appeared before me the above named Scott E. Lerner, in his capacity as Executive Vice President, General Counsel and Secretary of B&G Foods North America, Inc. and acknowledged that the forgoing is his free act and deed in his said capacity and the free act and deed of B&G Foods North America, Inc.



Received
Recorded Register of Deeds
Mar 23, 2022 03:28:38P
Cumberland County
Jessica M. Spaulding



**Bernstein, Shur,
Sawyer & Nelson, P.A.**
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

T (207) 774 - 1200
F (207) 774 - 1127

Mary E. Costigan
(207) 228-7147 direct
mcostigan@bernsteinshur.com

February 24, 2022

Christine Grimando
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine. 04101

RE: Historic Landmark Nomination of the Burnham & Morrill Cannery Building

Dear Christine:

I am writing on behalf of The Institute for Digital Engineering and Life Sciences (“IDEALS”) to formally nominate the Burnham and Morrill Cannery Building (the “Cannery Building”) as a historic landmark. IDEALS is under contract to purchase the Burnham and Morrill property at 1 Beanpot Circle and is therefore submitting this nomination pursuant to Section 17.5.2(A)(2) of the Land Use Code. They expect to close on the property prior to completion of the designation process.

The scope of this nomination is the 1913 Cannery Building only, and does not include the entire 13-acre property. The attached figure shows the extent of the nomination.

We also would like to explain why the building over the pier, known as the Codfish Building, is not included in the nomination. Prior to agreeing to purchase the property, IDEALS performed its due diligence, including a structural engineering analysis of the buildings. The analysis was performed by Thornton Tomasetti and the report is attached for your information. With regard to the Codfish Building, Thornton Tomasetti concluded that the concrete pier foundation is in danger of collapsing and has to be replaced. They advised the current owners of the danger and the owners quickly ceased use of the building. The engineers also concluded that structural rehabilitation of the building itself is unlikely to be successful due to the poor condition of the superstructure and the probable high levels of chloride ions in the concrete which render any repairs a short-term fix at best. They found that “the amount of cracking and corrosion observed raised concerns about the short-term structural integrity of the building and whether or

not the building could be safely raised without causing substantial damage to the existing structure and more importantly, the long-term durability of the building.”

Pursuant to Section 17.4.2 of the Land Use Code, any structure that meets the minimum criteria for designation must also have sufficient integrity of location, design, condition, materials, and workmanship to make it worthy of preservation or restoration. Based upon Thornton Tomasetti’s findings, the Codfish Building does not have sufficient integrity of condition, materials or workmanship necessary to make it worthy of preservation or restoration.¹ Therefore, the nomination is limited to the only structure on the property that meets the minimum criteria for designation and has the integrity to make it worthy of preservation and restoration.

We will provide further documentation on the Cannery Building for the designation following the Historic Preservation Board’s initial consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary E. Costigan", is centered below the "Sincerely," text.

Mary E. Costigan

cc: Chuck Hewett
Deb Andrews

¹ In accordance with Shoreland Zoning Laws, even if the building were able to be preserved, it would have to be relocated away from the water, resulting in a loss of integrity of its location over the water.

woodardcurran.net\shared\Projects\0233482.00 IDEALS - Roux Institute Project Development\wp\Drawings\Civil\Ex Base.dwg, Feb. 09, 2022 - 1:55pm BMCDEVITT





**Woodard
& Curran**

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

COMMITMENT & INTEGRITY DRIVE RESULTS

CANNERY BUILDING

DESIGNED BY: N/A	CHECKED BY: BSS
DRAWN BY: BCM	EX BASE.dwg

IDEALS

HP LANDMARK NOMINATION

JOB NO: 233482
DATE: FEB. 2022
SCALE: N.T.S.

FIG. 1

- D. In the event that a required notice of public meeting sign is knocked over or made illegible, it shall be the responsibility of the applicant to promptly reset or replace the sign, though failure to do so shall not invalidate the review.

17.3.3 Notices and public comment

- A. Except as provided in Subsection 17.7.5, notice of proceedings upon any application for a Certificate of Appropriateness shall be given only when the proposed activity otherwise constitutes major site plan. Notice of such proceedings also shall be furnished to any persons interested in historic preservation who have registered with the Planning Authority, and to the Historic Preservation Board and/or the Planning Board when the proceeding is pending before a different body. The failure to give any notice required by this article shall not affect the validity of any action taken.
- B. The Historic Preservation Board, the Planning Board, the Board of Appeals, and the City Council shall each invite public comment at a public meeting in accordance with their respective rules, prior to any final action being taken under this article.
- C. The Planning Authority shall advise the Historic Preservation Board and the Planning Board of any demolition permit application received by the Planning Authority as to structures or objects that have been classified as noncontributing within nominated or designated districts, but there shall be no Historic Preservation Board review of such permit applications.

17.4 CATEGORIES AND CRITERIA FOR DESIGNATION

17.4.1 Minimum criteria for designation

- A. The Historic Preservation Board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure, or object for designation by ordinance as a landmark or district:
 1. Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.
 2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property.
 3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States.
 4. Its exemplification of a significant architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
 5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.

6. Its representation of a significant cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, sites, structures, or objects that may or may not be contiguous.
- B. In the case of a nominated historic district, the Historic Preservation Board shall also determine whether there is an interrelationship of resources within it which creates an identifiable entity, even if composed of a wide variety of resources. A district must convey a visual sense of the overall historic environment or be a grouping of historically or functionally related properties. A historic district can comprise both individually distinctive historic resources and historic resources that may lack individual distinction but which contribute to the significance and visual character of the district as a whole.
 - C. In the case of a nominated historic landscape district, the Historic Preservation Board shall also consider its significance as a geological, natural, or designed landscape associated with the development, heritage, or culture of the City of Portland, State of Maine, New England region, or the United States.
 - D. The Planning Board and City Council shall apply the criteria of (A), (B), and (C) above as well as historic preservation goals included in the Comprehensive Plan, but shall also consider the effect of such designation on other aspects of the Comprehensive Plan of the City.

17.4.2 Integrity of landmarks and historic districts

Any area, structure, or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of location, design, condition, materials, and

workmanship to make it worthy of preservation or restoration.

17.4.3 Designation of historic landscape districts

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state, or local government, or any combination of such ownership.

17.5 NOMINATION, CONSIDERATION AND DESIGNATION

17.5.1 Procedure

The provisions of this section shall govern the nomination, consideration, and designation of landmarks and districts.

17.5.2 Initiation of nomination

- A. Nomination of an area, site, structure, or object for consideration of designation as a landmark, historic district, or historic landscape district shall be submitted to the Planning Authority by the following:
 1. Any two members of the Historic Preservation Board on their own initiative, by written notice to the Planning Authority, or
 2. By written petition of any owner, in the case of a landmark, or
 3. By written petition of one or more owners of affected property in the case of a district, provided two members of the Historic Preservation Board must sponsor the petition.
- B. A nomination shall be completed and filed with the Planning Authority with all required signatures for the nomination to be pending.

- C. Upon nomination, the Planning Authority shall notify the owner or owners of the nomination and shall transmit the nomination to the Historic Preservation Board for its preliminary consideration at a scheduled meeting, which in no event shall be held later than 60 days following nomination.
- D. If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation Board of the nominated landmark, district, or historic landscape.
- E. At any time after a complete nomination is filed for an historic district, the owner of a structure who seeks a permit for demolition may apply to the Historic Preservation Board for a determination that the structure to be demolished is noncontributing and eligible for a demolition permit. The determination of the Historic Preservation Board that the structure is eligible for a permit shall be conclusive.

17.5.3 Notification of nomination and public hearing

- A. A public hearing on the nomination shall be held by the Historic Preservation Board following one or more preliminary workshops of the Historic Preservation Board.
- B. The hearing shall be conducted in accordance with procedures adopted by the Historic Preservation Board. The Historic Preservation Board shall consider all testimony or evidence relating to the designation criteria in Section 17.4 from any person who makes written submissions or appears at the public hearing. The owner of a nominated landmark or of

property within a nominated district shall be allowed reasonable opportunity to present testimony or evidence concerning the applicability of the designation criteria in Section 17.4.

17.5.4 Recommendation by Historic Preservation Board

- A. Within 45 days following the close of the public hearing, the Historic Preservation Board shall make recommendation to the City Council in the case of a landmark, or to the Planning Board in the case of a district, upon the evidence as to whether the nominated landmark or district meets the criteria for designation in Section 17.4. Such recommendation shall be approved by at least four members of the Historic Preservation Board and shall be accompanied by a report to the City Council and/or Planning Board containing the following information:
 1. Explanation of the significance or lack of significance of the nominated landmark or district as it relates to the criteria for designation.
 2. Explanation of the integrity or lack of integrity of a nominated landmark or historic district.
 3. Proposed design guidelines for review of alteration or construction may be recommended. The specific design guidelines may provide explanation by text and/or schematic examples of visual compatibility for purposes of complying with Section 17.8.
 4. Relationship of the nominated landmark or district to the ongoing effort by the Historic Preservation Board to identify and

nominate areas, sites, structures, and objects that meet the criteria for designation.

5. A map showing the location of the nominated landmark and/or the boundaries of the nominated district.
 6. A list, including the address, of every site, structure, and object in each nominated historic district indicating their degree of cultural, historic, architectural, or archaeological significance by classification as a landmark, contributing, or noncontributing.
- B.** Where a motion either in favor of a recommendation or in opposition to a recommendation results in a vote of fewer than four members, the item shall automatically be tabled to the next regularly scheduled meeting.

17.5.5 Notification of Historic Preservation Board recommendation

- A.** The recommendation of the Historic Preservation Board, including a copy of the report, shall be transmitted to the City Council in the case of a landmark and to the Planning Board in the case of a district. Notice of the recommendation shall be sent by mail to the owner of a nominated landmark and to all owners within a nominated district within 14 days following adoption of the recommendation and report.
- B.** If the recommendation of the Historic Preservation Board is that the property or district not be designated, the nomination process shall terminate and no new nomination shall be submitted for the identical property or area for a period of one year from the date of termination, except upon a showing of

substantial and material newly discovered information.

17.5.6 Determination by Planning Board

- A.** The Planning Board, upon receipt of a recommendation and a report from the Historic Preservation Board concerning nomination of a district, may hold one or more workshops pursuant to the provisions of Article 2. After review of the Historic Preservation Board recommendation and report, the Planning Board shall hold a public hearing.
- B.** All meetings, hearings, and deliberations of the Planning Board to consider the recommendation and report of the Historic Preservation Board shall be held in conformity with Article 2.
- C.** The Planning Board may request the chair of the Historic Preservation Board, or a member designated by the chair, to appear at any meeting, hearing or deliberation to explain any recommendation or report.
- D.** A public hearing shall be scheduled within 30 days of the Planning Board's final workshop. At the conclusion of the public hearing, the Planning Board shall make its final determination including written findings as to whether the nominated district meets the criteria for designation in Section 17.4. A copy of the determination of the Planning Board shall be sent by regular mail to all owners within a nominated district within 14 days following the determination.

17.5.7 Planning Board recommendation to City Council

The recommendation of the Planning Board regarding a nominated district shall be filed with the

City Clerk within 14 days. It shall be accompanied by a copy of the report and recommendation of the Historic Preservation Board, including any specific proposed design guidelines applicable to the nominated landmark or district. The recommendation of the Planning Board may include proposed changes in other City ordinances, policies, infrastructure, or recommendations with respect to the Comprehensive Plan of the City relating to the proposed designation.

17.5.8 Action by City Council

- A.** Within 60 days after the filing of a Planning Board recommendation, or Historic Preservation Board recommendation in the case of a landmark, on the nomination with the City Clerk pursuant to Section 17.5.6, the City Council shall designate the landmark or district or reject designation. Any designation may include specific design guidelines for the designated landmark or district.
- B.** Designation of a district shall be accompanied by a list, including the address, of every site, structure and object in the district. Every site, structure, or object shall be assigned a classification of landmark, contributing, or noncontributing, indicating their degree of cultural, historic, architectural, or archaeological significance. This list may be amended thereafter by the City Council upon recommendation from the Historic Preservation Board and Planning Board under the same procedures as set forth above. Where there are no express findings by the City Council in the designation ordinance, there shall be a presumption that the City Council found that all requirements of Section 17.4 were met.

- C.** Notice of the proposed action of the City Council shall be provided by mail to the nominator and the owner of the nominated landmark and/or of all properties adjacent thereto prior to City Council action.
- D.** Notice of City Council action to the same persons shall be sent within 14 days following the City Council action. A copy of each designation and any design guidelines shall be sent to the Planning Board, the Historic Preservation Board, and the Planning Authority.
- E.** A complete schedule of all landmarks and districts, including design guidelines and a listing of landmark and contributing structures, shall be maintained by the Planning Authority and shall be available online or for public inspection and copying during ordinary business hours.

17.5.9 Amendment or rescission of designation

Amendment or rescission of any designation shall be upon the request of a person or persons authorized to nominate the property or properties affected, or upon request of the City Council, and shall follow the procedure set forth in Section 17.5 for designation. The City Council may rescind or amend a designation only after all of these procedures have been followed. The standards for rescission or amendment applied by the Historic Preservation Board, Planning Board, and City Council shall be limited to those provided in Subsections 17.4.1(A) and (B) and Subsection 17.4.2. Amendments may include reclassification of a portion of a contributing property to noncontributing status, refinement or correction of design guidelines, maps, and other parts of any designation.

Public Comment - Bean Pot Circle

Application - Demolition of B&M Wharf Building



Assigned to me

Subscribe

1 view



George Rheault

Mar 1, 2022, 12:10:01 PM (yesterday)

to HHistoric Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, Christine Grimando, j...@portlandmaine.gov, Abigail Reed

I oppose the demolition of the B&M Wharf Building being proposed by the applicant.

The City of Portland should make strenuous efforts (including commissioning its own engineering analysis) to ensure the Wharf Building is preserved in some reasonable form, even if it means jacking it up above its originally constructed height. See attached visual from 1924 Tax Records: [7 Water Street, Portland, 1924 - Maine Memory Network](#) as well as another photo from circa 1930 showing undeveloped area prior to expansion by B&M and others (principally the oil tank farm): [Tukey's Bridge, Portland, ca. 1930 - Maine Memory Network](#)

The standard the HPB set at the Portland Company campus is what should be guiding preservation staff here rather than prematurely taking the side of the applicant. On Fore Street, the "Pattern Storehouse," an otherwise unexceptional 19th century brick warehouse few could pick out of a line-up of similar aged structures, was deemed so essential (simply due to the fetishizing of some signage painted on the brick which itself had dubious lineage and significance), that the applicant on that site was required to reconstruct the building elsewhere on the campus (ultimately brick by damn brick).

1.) It is absolutely unquestioned that B&M's fish flake factory move from Franklin Street to Water Street had everything to do with the ability of the Portland operation to fully optimize an integrated "sea-land" manufacturing process at the new location - delivering fresh catch and using improved rail connections to quickly send finished product to distant markets before the advent of the trucking age. See attached an advertisement perfectly demonstrating this visually. B&M post-1913 made clear to its customers how the Wharf Building gave it a competitive advantage over others selling canned fish. Note bene: the undated advertisement was taken from pg 29 of "Deering: A Social and Architectural History (2010)" but is from a personal collection of William David Barry and probably could be easily accessed by reaching out to him.

2.) The Wharf Building is one of the last physical reminders that Back Bay (called such when it was navigable) was once a critical part of Portland's authentic working waterfront (as opposed to our modern "working waterfront" which mostly is conjured up by our local NIMBY class to hide behind). As such it deserves extra special recognition since the "The Battle Over Back Cove" (a/k/a, "The Battle for the Boulevard") roiled Portland, both its politics and physical form, for several generations and still ripples through our polity today. Very little of Portland's industrial past has ever received proper historic protection and study and the losses have piled up enormously over the years (American Can Company on Read Street being the most notable but the list is long and B&M's Wharf Building should not be added to it). The only reason the Portland Company received outsized attention was due to neighboring NIMBY property-owners desperate to preserve their views and a low-key environment to which they had grown accustomed. It is unlikely that the B&M site will be turned into a similar totem (neighborhood NIMBYs are mobilizing as I write), but by NOT insisting on preserving the Wharf Building the HPB needs to confront the question of whether saving the remaining stub of the original B&M complex even makes sense. When B&M began an intense focus on baked beans in the 1930s, it was using existing space that had not been architecturally tailored to baked bean production. Indeed, as we have seen from the bean factory relocation, there was really nothing requiring this manufacturing process to be located there other than the fact that B&M already owned it at the time.

3.) There are unquestioned challenges to preserving the Wharf Building but considering the scale of the overall real estate play here (cleverly and elaborately camouflaged from the NIMBY class as the "Roux Institute"), the expense is not an unreasonable ask. Indeed applicants are routinely ordered by the HPB

to make extraordinary outlays in relation to a project's overall budget to accommodate the HPB's historic whims. Here, the money to save the Wharf Building will probably amount to rounding error if the full campus build-out envisioned by the Roux Family Wealth Office is achieved. It is also somewhat comical that a tech titan of the 21st century and his operatives are unable to find cost-effective engineering solutions for pier repair and shoring that are commonly done across the globe in marine environments including Portland itself.

Also, the idea that shoreland zoning is an impediment should be challenged and the applicant required to document in writing what it is specifically that such zoning would prevent or complicate. The Wharf Building presumably is a grand-fathered non-conforming use and any necessary modifications, while certainly triggering regulatory review and extra permits, are in no way categorically forbidden by shoreland zoning. And pier repairs and reconstructions take place routinely along the different zones of the Commercial Street waterfront without being blocked by shoreland zoning. Attorney Costigan should retract her "footnote" and an independent legal analysis on this question should be sought by the City of Portland if the applicant persists with this line of complaint.

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Creamed Fish

Fish Souffle

Codfish Balls





HP Public Comment: Opposition to B&M Wharf Building Demolition External Inbox

**George Rheault**

to Historic, Deb, Robert, jmy, me, Christine

As I stated previously, I am appalled that the concrete wharf and the "Fish House" on top of it is not being included in the proposed

The fact that the City of Portland stood by last summer and sanctioned the demolition of the gigantic and ICONIC smokestack (visibly a grievous sin).

But now, apparently, the Historic Preservation Board is more than happy to stand by (with the connivance of planning staff) to allow

Stewardship of our community's historic resources is a tough business with trade-offs and compromise a necessary part of the job applied regardless of the applicant's power and political "pull" on the city's bureaucracy.

It is impossible to "celebrate" the proposed nomination by the applicant because what is being "delivered" for "preservation" is a mere history. It is no surprise the plan is for the site to be flanked by bland corporate architecture (designed mostly by spreadsheet). There is no enthusiasm for the community.

See attached photo of the complex (believed to be circa 1960) when it was a beacon on the landscape and a meaningful engine for the city. portlandlibrary.com/pphnegs_images_business/68/

There was no intentional effort to make anything "beautiful" here but that is the irony of so many of our industrial vernacular landscapes used to manufacture and market their products and the enormous footprints needed to accomplish that work, our industrial neighbors.

Unfortunately, the HPB now expects to take pride in its support of a nomination that gives us merely a large concrete box, devoid of character. It once gave the overall site meaning and energy capable of eliciting an emotional response. If the HPB wants to cleave off all the irreplaceable preservation effort and certainly not if it means endorsing the applicant's myopic vision here.



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