





**CASCOVIEW HOLDINGS II, LLC**

**05.07.14**

Proposal for Bridge Connector between  
261 Commercial Street and 245 Commercial Street

**Context**

Casco View Holdings II, LLC (CVH) owns the two buildings, as well as the parking lot in front of 261 Commercial Street. MEMIC is the tenant of these two buildings. CVH would like to connect the third and fourth floors to increase the efficiency of MEMIC's office operations. The two buildings are red brick. 261 Commercial Street is a more recently clad brick building, with glass curtainwall windows running from top to bottom. It was formerly the warehouse for the Hannaford Company. 245 Commercial Street is one of the older, more traditional brick buildings along Commercial Street. It is part of a larger block of red brick buildings that continue up Commercial Street to the corner of Union Street. The floors in 261 Commercial are approximately 3'-0" higher than the floors in 245 Congress Street, so the bridge connector has to be ramped.

**Design Concept**

The connector bridge is designed to contrast with the two brick buildings it is connecting. For structural reasons, it cannot be supported by the adjoining buildings but has to have its own, independent structure. A light-weight steel truss system supports the two-story bridge above the ground. The efficiency of the diagonal bracing allows the steel members to be smaller, resulting in a very light, airy structure connecting the two buildings. Wrapping the steel truss frame on the third and fourth floors is a steel and glass enclosure that contains the ramped hallways that connect the two buildings. The windows are larger on the south and west exposures to provide views of the harbor; on the north and east the windows are smaller to reduce heat loss. Perforated stainless steel or coated metal panels cover the structural elements (floor and roof) and provide partial sun-shading of the glass. Aluminum sun-shades on the south and west exposures shade the view glass from high summer sun.

Where the bridge connects to 245 Commercial Street, care has been taken to preserve the original fabric of the building. Access to the bridge will be through existing masonry window openings on both floors, cut down to the floor to allow passage to the bridge. If the bridge were ever removed, these two openings could easily be restored to their original proportions.

**CONTACT INFORMATION:**

<p><b>Applicant – must be owner, Lessee or Buyer</b></p> <p>Name: GREG SHINBERG</p> <p>Business Name, if applicable:</p> <p>Address: 477 CONGRESS ST. SUITE 1012</p> <p>City/State: PORTLAND ME Zip Code: 04101</p>	<p><b>Applicant Contact Information</b></p> <p>Work # 207 772 7070</p> <p>Home#</p> <p>Cell # 653 7510 Fax# 772 7080</p> <p>e-mail: gls@shinbergconsulting.com</p>
<p><b>Owner – (if different from Applicant)</b></p> <p>Name: CASCO VIEW HOLDINGS II</p> <p>Address: PO BOX 1137</p> <p>City/State: PORTLAND ME Zip Code: 04104-7409</p>	<p><b>Owner Contact Information</b></p> <p>Work # CATHERINE LAMSON 207 791 3304</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail: clamson@memic.com</p>
<p><b>Billing Information</b></p> <p>Name: C. LAMSON PO BOX 1137</p> <p>Address:</p> <p>City/State: PORTLAND ME Zip Code: 04104-7409</p>	<p><b>Billing Contact Information</b></p> <p>Work # 207 791 3304</p> <p>Cell # Fax#</p> <p>e-mail: CLAMSON@MEMIC.COM</p>
<p><b>Architect</b></p> <p>Name: SCOTT SIMONS ARCHITECTS</p> <p>Address: 75 YORK ST.</p> <p>City/State: PORTLAND ME Zip Code: 04101</p>	<p><b>Architect Contact information</b></p> <p>Work # 207 772 4656</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail: SCOTTE@SIMONSARCHITECTS.COM</p>
<p><b>Contractor</b></p> <p>Name: TBD</p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p><b>Contractor Contact Information</b></p> <p>Work # TBD</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail:</p>

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature (if different)

**APPLICATION FEES:**

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

<input type="checkbox"/> Administrative Review (for minor or standard alterations)	\$50.00
<input type="checkbox"/> <del>HP</del> Board Review	\$100.00
<input checked="" type="checkbox"/> HP Board Review for major projects involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures	\$750.00
<input type="checkbox"/> After-the-fact Review (for work commenced without advance approval)	\$1000.00
<input type="checkbox"/> Sign Review for signs in historic districts	\$75.00

**The City invoices separately for the following:**

- Notices (\$.75 each)
- Legal Ad (% of total Ad)

## Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

**Please check all those activities that apply to your proposed project.**

### Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

### Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

### Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

### Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

### Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

***Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.***

**ATTACHMENTS**

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- \_\_\_\_\_ Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- \_\_\_\_\_ Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- \_\_\_\_\_ Details or sections, where applicable.
- \_\_\_\_\_ Floor plans, where applicable.
- \_\_\_\_\_ Site plan showing relative location of adjoining structures.
- \_\_\_\_\_ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- \_\_\_\_\_ Materials - list all visible exterior materials. Samples are helpful.
- \_\_\_\_\_ Other (explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff:

Deb Andrews (874-8726) or by e-mail at [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)  
Rob Wiener (756-8023) or by e-mail at [rwiener@portlandmaine.gov](mailto:rwiener@portlandmaine.gov)