



Subject: Shwartz Building  
600-604 Congress Street  
Portland, ME

May 12, 2017

Project Description:

This proposed project consists of renovations, repairs and rehabilitation of historic features at 600-604 Congress Street.

1. Attached design plans indicate proposal of a new single story addition on south façade (rear) of building. This addition will consist of egress stair from apartments on upper levels and egress from commercial spaces and basement storage spaces. Features of this addition include exposed steel beams, exterior brick veneer, low slope roof and exterior ramp to access elevator. Another element will be a covered wood panel ceiling with raised & crown moldings which will compliment the historic character of the building.
2. The existing metal fire escape on all levels will be removed and new steel framed wood decks and steel mesh guardrails will be constructed on three upper floors. From the public way on *Park Street*, only the upper half of the façade will be visible as indicated in attached photographs (submitted previously to the National Park Service) at varying distances from Park St.

Granite sills, windows frames, and existing brick on this façade will be inspected, repaired, replaced and /or repointed to match historic elements. Care will be taken to match historic mortar color, mortar joint thickness and joint types. Cleaning and reuse of existing bricks "removed" for new openings will be strongly encouraged and utilized wherever possible. Any new brick shall be submitted and approved by the City H.P. Dept. before use in visible exterior areas.

3. On the *Congress St/High St* facades, design indicates completing the previous approved design utilizing terra cotta wall panels(already partially installed) under the window sills. The colored metal flashing (also partially installed) on exterior over the terra cotta wall panels will also be completed to match.

Commercial space entries will be improved with the addition of exterior tile flooring abutting the brick sidewalks. The granite entry stair to the residential apartments, existing wood panel/molding ceiling will also be retained. The addition of new iron handrails, historic period ceiling lights and new solid mahogany panel door/glass sidelite and new wood frame entry is planned. Rehabilitation of existing wood fluted columns on granite steps, removal of wood paneling and exposure of existing brick walls will enhance the character of this entry.



4. The interior renovations will consist of retaining the existing historic features of the residential *Congress St* egress stair comprised of wood handrails, balusters and newel posts. We intend to remove and custom replicate two of the existing stair runs with respect to wood handrails, balusters and newel posts which do not conform to life safety code requirements for guard rail minimum height. These components will match the existing elements in wood shapes, configurations and detailing (see attached pictures). The existing wood stair treads and risers will remain on all floors (cleaned, sanded and refinished only).

The interior "corridor" wood stairs will be reconfigured (if necessary) to remove existing winder treads. New wood handrails and newel posts to match existing will be installed on both sides of stairs. Other finishes in the apartments will consist of rock lath wall & ceiling panels with plaster skim coats and installation of historic period doors in recessed niches in stairs and in corridors.

Other miscellaneous items include a metal exhaust riser located in corner (where existing brick chimney will be removed) attached to exterior rear brick wall in the event that the first floor tenant requires a commercial kitchen range hood vent extending to the roof.

Owner also intends to construct a 6' high solid cedar privacy fence along rear property line with swing gate access and a new custom open bar iron gate at the *High St.* existing entrance alley access. Both shall be non-locking from the egress sides.

CONTACT INFORMATION:

APPLICANT

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So. Port. ME  
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PROPERTY OWNER

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BILLING ADDRESS

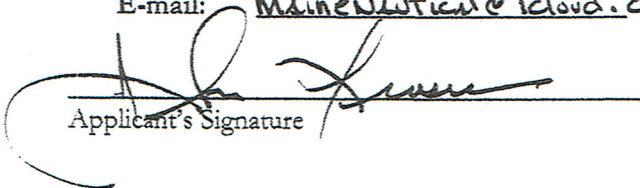
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ARCHITECT

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CONTRACTOR

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Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: mainenautical@icloud.com

  
Applicant's Signature

 20 April, 2017  
Owner's Signature (if different)



## 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 wall 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, fencing)
- 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, [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)) or Rob Wiener (756-8023), [rwiener@portlandmaine.gov](mailto:rwiener@portlandmaine.gov))

**Please return this form, application fee (see attached fee schedule), and related materials to:**

Historic Preservation Program  
Department of Planning and Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
AMENDMENT / ADVISORY DETERMINATION

Property name **Shwartz Building**

NPS Project Number **24925**

Property address **600-604 Congress Street Portland Maine 04101**

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**C.** 100' from Park Street



**d.** 200' from Park Street



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**e.** Existing Fire Escape (not required given internal stair systems design & not currently to code at this time)



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**f. Existing Fire Escape DETAIL**



CONTINUATION / AMENDMENT SHEET

Shwartz Building

Property Name

600-604 Congress Street

Portland Maine 04101

Property Address

Historic Preservation  
Certification Application

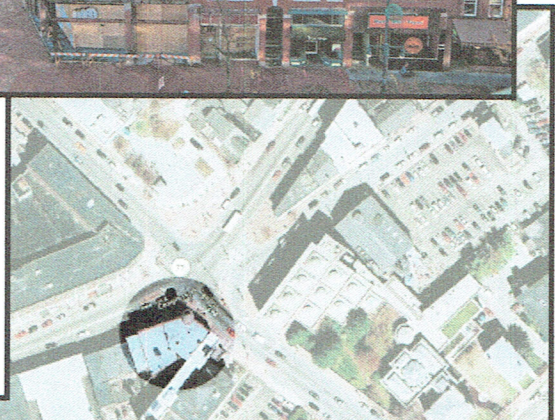
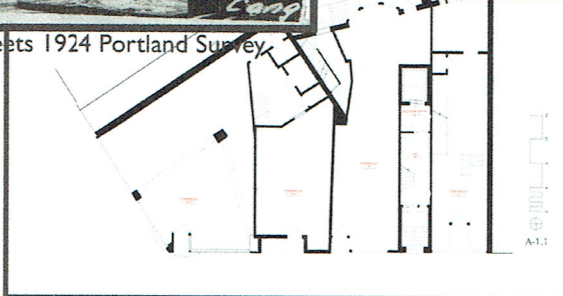
# AMENDMENT #4 COVER PAGE



High and Congress Streets Proposed Elevation



High and Congress Streets 1924 Portland Survey





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b.



a.

