Approved for Historic Preservation
Certificate of Appropriateness
Date: 01/23/18

| Envelope Specialists
ED BUILDING CONSULTANTS

l, Director

389 Congress St.
Portland, ME 04101-3509

Re: Building Permit-Episcopal Diocese of Maine-Emmanuel Chapel

Dear Mr. Russel,
The Episcopal Diocese of Maine has contacted with Building Envelope Specialists of South Portland Maine, to provide investigation, evaluation and repair document services for the restoration of the exterior envelope of their chapel at 143 State Street. We have also been contracted to provide construction management services for this project as well. As part of the building exterior restoration, these construction documents do not alter and layout, usable space, add space or alter any structural components of the building.

Emmanuel Chapel is a stone masonry structure attached the north end of The Cathedral of St. Luke. Originally built as the personal chapel of the Bishop, it has since become the secondary area of worship for the Episcopal Diocese of Maine as well as The Cathedral of St. Luke. The building remains largely unchanged but is currently suffers from exterior deterioration. The masonry is need of repair as is the slate roof and aged sealants in the sky light need repairs. The following is a list of the items to be addressed during this maintenance project.

Emmanuel Chapel

- Masonry repairs/ restoration w/ metal flashings.
- Slate roof repairs or restoration.
- Revise gutter downspout system.
- Full restoration of skylight unit.
- Cleaning of interior brick masonry.
- Repoint open joints in interior masonry walls.
- Wooden trim repairs or replacement.
- Repair/restore 2 large wooden louvers.
- Add foundation drainage strip beside building where gutters are not present.
- Restoration of 13 wooden window units.
- Restoration of 3 wooden doors.
- Restore ~~Replacement of~~ 9 wooden window units at grade ~~with new units.~~
- Design/Building repairs to mechanical system condensate piping on gable end.

Emmanuel Chapel Porch

- Masonry repairs/ restoration w/ metal flashings.
- Slate roof repairs or restoration.
- Metal roof addition and replacement.
- New and revised gutter system.
- Wooden trim repairs or replacement.
- Reset brick flooring.
- Repair masonry knee wall that supports the porch floor.
- Repair/ re-oil wood ceiling.

P.O. Box 2589. South Portland, Maine 04116
Tele: 207-400-0086

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of repairs or restoration.

- Metal roof replacement w/ metal ridge cap.
- Wooden trim repairs or replacement.
- New and revised gutter system.
- Reset brick flooring.
- Repair masonry knee wall that supports the porch floor.
- Repair/ re-oil wood ceiling.

Loring House

- Conference Room and Exterior Lighting Design.
- Conference Room repairs with new carpet.
- New downspout system with drainage piping.
- Repair damage, paint and new lighting in main Conference room.
- Move exterior power feed to building to below grade.

Interior Garden Space

- Connect sub-surface drainage pipes into French drain.
- Repair damage with new sod.
- Install Irrigation system.

Please reference drawings for specific information on repair areas and scope of work.

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Maine
143 State Street Portland Maine 04101 Contact: Terry Reimer: 207-772-1953 X134

Building Envelope Specialists - PO. Box 2589 South Portland Maine 04116
Project Executive:
Scott Whitaker, President, Building Envelope Specialists: 207-400-0086 swhitaker@building-envelope-specialists.net

This building is stone masonry exterior walls with wood and limestone cladding for the interior finish.

There are no changes to the building layout or use as a place of worship. The building will be occupied during exterior restoration.

An application to the Historic Preservation Office has also been submitted.

If you have any question about this application, please feel free to contact me.

Warmest Regards,

Scott R. Whitaker-President
Building Envelope Specialists, Inc.
(207) 400-0086 Ext: 001