CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/12/14

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ED STATES DEPARTMENT OF THE INTERIOR
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**ric Preservation Certification Application**
**State Historic Preservation Office Review & Recommendation Sheet**
**Significance – Part 1**

Project Number: _____

Number 1

George S. Hunt Block
(Property)
660 Congress Street, Portland, ME

_____ Preliminary done

Congress Street Historic District and Spring Street Historic District
(Historic District)

X NR District X Certified State or Local district

Date application received by State 4/2/13
Date(s) additional information requested by State _____
Date complete information received by State 4/2/13
Date of transmittal to NPS 4/30/13
Property visited by State staff? no

**SHPO REVIEW SUMMARY**

X Fully reviewed by SHPO
X No outstanding concerns
X Owner informed of SHPO recommendation
_____ In-depth NPS review requested
_____ Recommendation different from applicant's request

Number 2

STATE RECOMMENDATION:

Michael D. Johnson, who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

X The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

_____ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.

_____ The property does not contribute to the significance of the above-named district.

_____ Insufficient documentation has been provided to evaluate the structure.

_____ This application is being forwarded without recommendation.

Preliminary determinations:

_____ The property appears to meet National Register Criteria for Evaluation and will be nominated individually.

_____ The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.

_____ The property appears to contribute to the significance of a:
- _____ potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- _____ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS and nomination will be amended.

_____ The property is located in a proposed historic district and:
- _____ the property does not appear to contribute to the significance of the proposed historic district.
- _____ The proposed historic district does not appear to meet the NR Criteria for Evaluation and will not be nominated.

4/30/2013 — Date

Kirk F. Mohney — State Official Signature — Deputy SHPO

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SSUES:

___ Extensive loss or deterioration of historic fabric

___ Substantial alterations over time

___ Significance less than 50 years old

___ Obscured or covered elevation(s)

___ Moved property

___ State recommendation inconsistent with NR documentation

___ Functionally related complex or multiple buildings within an individual nomination.

___ Other (explain)

**Number 4**

Complete items below as appropriate:

(1) 1785-1958 (Congress St. H.D.); 19th C. (Spring St. H.D.) is the period(s) of significance of the district.

(2) The property is mentioned in the NR or state or local district documentation, Section 7, Page Hist. Res. Inventory

(3) For preliminary determinations, the status of the nomination for the property/historic district:

_____ Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within _____ months. Draft nomination is enclosed.

_____ Nomination was submitted to NPS on _____

_____ Nomination process will likely be completed within thirty months.

_____ Other, explain:

(4) _____ The property is located in a registered district, but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

**Number 5**

Describe problematic issues or other concerns.

The Congress Street Historic District Inventory (section 7) identifies the subject building as a contributing property within the certified Congress Street Historic District. The property also contributes to the significance of the National Register listed Spring Street Historic District.

_____ See attachments: _____ photographs _____ maps _____ other:

NPS COMMENTS:

Date NPS Reviewer

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2011

# HISTORIC PRESERVATION CERTIFICATION APPLICATION
## PART 1 – EVALUATION OF SIGNIFICANCE

NPS Project Number 28761

**Instructions:** This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** George S. Hunt Block

Street 660 - 662 Congress Street

City Portland County Cumberland State Maine Zip 04101

Name of Historic District Spring Street Historic District (National); Congress Street Historic District (Local)

☒ National Register district ☒ certified state or local district ☐ potential district

2. **Nature of request** (check only one box)

☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabiltation purposes.

☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

☐ certification that the building does not contribute to the significance of the above-named district.

☐ preliminary determination for individual listing in the National Register.

☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

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3. **Project contact** (if different from Owner)

Name

Street City

State Zip Telephone

4. **Owner**

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.

Name Kenn Guimond Signature Date 4/2/13

Organization A K Longfellow LLC Social Security OR Taxpayer ID Number 45-3929086

Street P.O. Box 179 City South Freeport

State Maine Zip 04078 Telephone (207) 865-9351

**NPS Official Use Only**

The National Park Service has reviewed the Historic Certification Application – Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for rehabilitation purposes.

☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.

☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.

☐ does not appear to qualify as a certified historic structure.

5/2/2013 Jo Ellen Hensley

Date National Park Service Authorized Signature

☐ See Attachments

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. PARK SERVICE

**Preservation Certification Application**
**State Historic Preservation Office Review & Recommendation Sheet**
**Rehabilitation—Part 2/Part 3**

Project Number: _____

Number 1

George S. Hunt Block
(Property)
660 Congress Street
(Property)
Portland, ME

_____ Preliminary done

_____ Non-standard billing

Certified Historic Structure? _____ Yes X pending

Type of Request: X Part 2
_____ Part 3 (Part 2 previously reviewed)
_____ Part 3 (Part 2 not previously reviewed)
_____ Amendment

Date application received by State 4/2/13
Date(s) additional information requested by State 4/26/13, _____, _____, _____, _____, _____, _____
Complete information received by State 4/26/13
Date transmitted to NPS 4/30/13
Property visit by State staff _____ (before) _____ (during) _____ (after) rehab.

**PROJECT SUMMARY REVIEW**

X Fully reviewed by SHPO
_____ No outstanding concerns
X Owner informed of SHPO recommendation
_____ In-depth NPS review requested

Number 2

STATE RECOMMENDATION:

Michael D. Johnson
who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

The project:
___meets the Standards.

X meets the Standards *only* if the attached conditions are met.

___does not meet Standard number(s) _____ for the reasons listed on reverse.

___warrants denial for lack of information.

___This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:
___completed rehabilitation conforms to work previously approved.

___completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

4/30/2013 Kirk F. Mahney
Date State Official Signature Deputy SHPO

This is a review sheet only and does not constitute an official certification rehabilitation.

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Number 3 ISSUES:

___ Additions, including rooftop

___ Alteration, removal, or covering of significant interior finishes or features

___ Changes in significant interior spaces or plan features (including circulation patterns).

___ Damaging or inadequately specified masonry treatments

___ Alteration of significant exterior features or surfaces

___ Adjacent new construction, extensive site work, or demolition of adjacent structures

X Window replacements on any major elevation that do not match historic configuration, material, and profiles

___ Other (explain)

Number 4 Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.

STATE EVALUATION OF PROJECT & CONCERNS:

As is documented by the Part 1 and Part 2 narratives and photos, the subject building has been vacant and neglected for several years, has had its interior completely gutted by a previous owner, and has been damaged by fire and vandalism. The proposed project represents a substantial investment on the part of the current owner to address long neglected maintenance issues; restore and replace windows that were damaged or lost to fire and vandals; upgrade the building's structural, HVAC and fire protection systems; and to completely re-finish the interior. Due to its small size and poor condition, the Commission believes that the subject building would be in danger of demolition if not for the current proposal.

The Commission has no concerns regarding the proposed modernization of the interior due to the complete lack of historic materials and finishes remaining. Two alterations to the appearance of the historic exterior are proposed, including a redesign of the c.1950 colonial revival style display window that is too deteriorated for restoration, and replacement of a damaged paneled entry door with a compatible glazed door. The paneled entry door proposed for replacement does not appear to be original to the building and may have been salvaged from another building. The Commission has enclosed a letter from an architect member of the Portland Historic Preservation Board who abstained from voting on the rehabilitation proposal due to his support for the significant benefits of the overall project and his conflicting concern regarding the proposed treatment of the c.1950 display window that was designed by architect John Howard Stevens. While the Commission concurs with the Board member's assessment of the aesthetic significance of the existing storefront window, we consider the proposed window to be a compatible alteration that retains the dimensions and location of the c.1950 window, which will continue to reflect its cultural significance as a historic change to the building that was implemented to appeal to passing motorists.

Please note that while the submitted Part 2 application covers all aspects of the project, an amendment sheet was provided on April 26, 2013 to clarify that the owner wishes to take a phased approach to the project. Phase 1 will address all of the work on the structural systems and the building envelope. Phase 2 will address the interior and finishes.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:
___ new technical process ___ creative design solution ___ noteworthy project

___ See attachments: ___ plans ___ specifications ___ photographs ___ other:
___ Items sent separately: ___ plans ___ specifications ___ photographs ___ other:
___ Other documentation on file in State:

NPS COMMENTS:

Date National Park Service Reviewer

Reviewed for Code Compliance
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# CONDITIONS SHEET
## Historic Preservation Certification Application

Property name: George S. Hunt Block

Project Number:

Property address: 660 Congress Street

Portland, ME

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**Numbers 6, 10, 11, and 12: Chimneys, brick masonry walls, architectural terra cotta, architectural stone**
Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Specifications, repointing samples, cleaning samples, and any proposed replacement brick, stone, or terra cotta patching materials should be reviewed and approved by the SHPO prior to proceeding with this work. Cleaning must not damage or alter the character or appearance of the masonry materials. Good quality overall and close-up photos of the masonry before and after repointing and cleaning must be submitted with the Request for Certification of Completed Work.

**Number 13: Typical double hung windows**
2-over-2 replacement windows must include a spacer bar between the glass panes with interior and exterior muntins or grilles (the Pella Architect Series references these as "Integral Light Technology Grilles").

4/30/2013 Kirk F. Mohney

Date | State Official Signature Deputy SHPO | State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date | National Park Service Signature | Telephone Number

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Date: 11/12/14

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# DITIONS SHEET
## ic Preservation Certification Application

Property name: George S. Hunt Block

Project Number: 28761

Property address: 660 Congress Street

Portland, ME

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**Numbers 6, 10, 11, and 12: Chimneys, brick masonry walls, architectural terra cotta, architectural stone**
Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Specifications, repointing samples, cleaning samples, and any proposed replacement brick, stone, or terra cotta patching materials should be reviewed and approved by the SHPO prior to proceeding with this work. Cleaning must not damage or alter the character or appearance of the masonry materials. Good quality overall and close-up photos of the masonry before and after repointing and cleaning must be submitted with the Request for Certification of Completed Work.

**Number 13: Typical double hung windows**
2-over-2 replacement windows must include a spacer bar between the glass panes with interior and exterior muntins or grilles (the Pella Architect Series references these as "Integral Light Technology Grilles").

*** Added by NPS:

**Storefront Windows** – The replacement first floor commercial bay window located on the eastern side of the Congress Street elevation must match the configuration of the existing multi-light window designed by John Howard Stevens. This 1950 window was constructed during the period of significance for the Congress Street Historic District and has gained significance in its own right. The proposed window is not based on any historical documentation and is not compatible with the proportions of the façade.

**Insulation** – Caution should be taken to ensure that the proposed rigid insulation is vapor permeable to avoid masonry deterioration due to freeze-thaw cycles.

4/30/2013 — Kirk F. Mohney
Date — State Official Signature — Deputy SHPO — State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

5/29/2013 — Jo Ellen Hensley
Date — National Park Service Signature — Telephone Number

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# United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

September 25, 2013

Mr. Kenn Guimond
A. K. Longfellow LLC
PO Box 179
South Freeport, ME 04078

PROPERTY: **George S. Hunt Block, 660-662 Congress Street, Portland, ME**
PROJECT NUMBER: **28761**
APPLICATION: **Part 2 Amendment**
DECISION: **Approval**

Dear Mr. Guimond:

The National Park Service has reviewed the additional information received on August 27, 2013 for the above-referenced Historic Preservation Certification Application for this project. After careful consideration, we have determined that the revised storefront proposal is in conformance with the Secretary of the Interior's Standards for Rehabilitation and with the preliminary approval issued by this office on May 29, 2013.

As you are aware, a formal "certification of rehabilitation" can be issued only to the owner or qualified lessee of a "certified historic structure" after the rehabilitation work is completed. At that time, please submit a Request for Certification of Completed Work, with interior and exterior photographs of the completed work, to this office through the State Historic Preservation Office. An onsite inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office or me at 202-354-2026.

Sincerely,

Jo Ellen Hensley

Jo Ellen Hensley
Technical Preservation Services Branch

Enclosure

cc: ME SHPO