

City of Saco
Request for Proposals
Sale and Rehabilitation / Redevelopment of Real Estate
90 Temple Street, Saco, ME 04072

RFP Deadline Extended

The City of Saco seeks development proposals for the sale and rehabilitation of city-owned real estate at 90 Temple Street. The parcel contains approximately .25 acre of land with an 1890s Queen Anne style home of approximately 4,000 square feet of floor area designed by Josiah Littlefield, a well-known New England architect.

In April 2012, the property experienced a fire that has left the home exposed to the elements and only protected by tarps covering exposed portions of the roof. The property is listed on the National Register of Historic Places and is listed on Maine Preservation's Endangered Properties List. The city had the structure inspected by an engineer in February 2020, and this report is available as an attachment to this RFP. While the city recognizes the extensive damage of the historic home, because of its National Register listing and its significance to the community, the city seeks proposals to have the property redeveloped in a method that preserves historic character but also provides the best option of redevelopment for both the city and potential purchaser. While the city's preference is to obtain the assessed value of the land, this RFP has no minimum bid. Preference shall be given to those proposals that offer the best rehabilitation project and propose use of historic preservation construction techniques. Additionally, preference shall be given to those proposals that plan to use a state, recognized non-profit, or federal historic preservation funding program for the property, such as federal tax credits and/or the Protect and Sell Program.

The city plans to provide the property in as-is condition. The city offers prospective buyers the opportunity to tour the property through August 13th by appointment only. To schedule a tour, please contact Isabelle Oechsle, Planning & Economic Development Associate, at 207-282-3487. Tours are scheduled based on availability of staff and prospective purchaser(s).

Proposals will be accepted until 11:00 AM on Friday, August 14, 2020 electronically submitted to Emily Cole-Prescott, City Planner at Eprescott@sacomaine.org with the subject line: "RFP – 90 Temple Street Sale."

Any questions regarding the project specifications should be directed to Emily Cole-Prescott, City Planner, by emailing Eprescott@sacomaine.org. Deadline for questions is Wednesday, August 12th by 5 PM.

The attached response form must be completed and included with your proposal. Failure to submit a complete package will nullify your proposal. The City of Saco reserves the right to accept or reject any or all proposals or negotiate with a proposer following the opening without right or recourse by vendors, if it is in the best interest of the City to do so.

The City of Saco is sales tax exempt.

Reviewed and approved by:

DocuSigned by:

Bryan Kaenrath

09025B5320B2430...

Bryan Kaenrath, City Administrator

8/10/2020

Date

**City of Saco
Request for Proposals
Sale and Rehabilitation / Redevelopment of Real Estate
90 Temple Street**

RFP Circulation Date:

Thursday, June 25, 2020

Proposal Submission Due Date:

Friday, August 14, 2020 at 11:00 AM

(Original deadline extended)

Introduction:

The City of Saco seeks development proposals for the sale and rehabilitation of city-owned real estate at 90 Temple Street. The parcel contains approximately .25 acre of land with an 1890s Queen Anne style home of approximately 4,000 square feet of floor area designed by Josiah Littlefield, a well-known New England architect. The city, acting through the Planning & Economic Development Department, seeks a qualified buyer to purchase and improve the property. Proposals will be evaluated on several factors including, but not limited to: potential use of the site; incorporation of recognized historic preservation funding program(s); negotiated sale price; and evaluation criteria described below. To be considered, bidders must submit a proposal in response to this Request for Proposals (RFP) in the manner described herein.

Property Details:

The property is situated on a .25-acre parcel and consists of an 1890s Queen Anne Style home with attached carriage house and apartment. The primary structure and carriage house were built in 1890. The city has no record of the apartment being permitted. The building is connected to public water and city sewer. The structure will need significant upgrades and construction improvements, ranging from new electrical, heating, structural support beams, new roof, new floors, and new interior walls. The fire damage is extensive, and since 2012, sections of the home have been left open to weather damage.

Property is currently zoned R-3 (high density district), which provides for several types of permitted and conditional uses, including multi-family and professional offices. The city has been undergoing a zoning ordinance revision, which will rename the zone High Density Residential, and will allow for similar uses at slightly higher density. Close to city services, this property could be redeveloped per current or proposed zoning (depending on timeline) and the comprehensive plan, located within walking distance to two vibrant city centers.

The city has had a February 2020 structural engineering assessment completed of the buildings on the parcel. The city is looking to sell this property as is, with no additional improvements. The city is not responsible for any additional remediation that will be required, such as lead, mold damage, asbestos, etc. All proposers acknowledge condition of the current property.

Access to the property is from Temple Street, conveniently located near Elm, Scamman, and Pleasant Streets. This area of the city has been rapidly growing, connecting the downtown to walkable locations throughout the Saco and Biddeford area, a growing regional center serving more than 40,000 residents.

Background:

The City of Saco is a service center community within the Portland-South Portland-Biddeford Metropolitan Statistical Area (pop. 523,874). Access to Saco is convenient and multi-modal, via I-95, U.S. Route 1, the Amtrak Downeaster, and the Eastern Trail. Saco is a 20-minute drive from Maine's largest city, Portland, and a one hour, 45-minute drive from Boston.

Saco is the 10th largest community in Maine.¹ The Saco Industrial Park, Spring Hill Industrial Park, and the Mill Brook Business Park host a variety of office, technology, light industrial and distribution businesses.

Saco's historic downtown is one of many distinctive features that draw new residents and visitors to the community. Two National Register historic districts encompass a variety of 19th and 20th century industrial, commercial and residential buildings in a downtown that borders the Saco River, easily explored via the City's River Walk. The City's coast features miles of sandy beach on beautiful Saco Bay, including the quiet wonders of Ferry Beach State Park and the Rachel Carson Preserve. The Saco Heath and Cascade Falls are unique natural resources accessible thanks to a City-wide trails network.

Saco Main Street, a Main Street America organization, the Biddeford-Saco Chamber of Commerce, and the City's Planning and Economic Development Department are quick to point to all of the above and more as reasons why Saco – "Friendly by Nature" – is the community of choice for residents, new arrivals, and business relocation.

Terms and Conditions of Sale:

Sale of the property will be subject to, but not limited to, the following conditions:

Use of Historic Preservation Program Funding. Preference shall be given to those proposals that incorporate use of state, federal or non-profit historic preservation program funding for rehabilitation and redevelopment.

Bid Price. The city is not requiring a minimum bid.

Opportunity for Inspection. Bidders are encouraged to visit the site by appointment only through August 13th. Call 207-282-3487 to schedule a site visit. Tours are scheduled based on availability of staff and prospective purchaser(s).

Assumption of Responsibility for Inspection. The bidder shall be responsible for approving all inspections, investigations, tests, surveys and other due diligence deemed necessary by the bidder in connection with the acquisition of the Property, and the City shall assume no responsibility to the bidder for the scope and approval of any such due diligence.

No Representations or Warranties from the City. The bidder must enter into an agreement with the intention of relying upon its own investigation and review of the physical, environmental, economic use, compliance, and legal conditions of the Property and the bidder must acknowledge that it is not now relying, and will not later rely, upon any representations and warranties made by the City or anyone acting or claiming to act, by, through, under or on the City's behalf concerning the property. The bidder will review, prior to entering into an agreement with the City, all items which in the bidder's sole judgment affect or influence the bidder's acquisition and use of the property. Accordingly, the City will

¹ https://www.maine-demographics.com/cities_by_population

only agree to sell the property via a Quitclaim Deed, and on an “AS IS, WHERE IS, WITH ALL FAULTS” basis, and the City will make no representations or warranties of any kind whatsoever, either express or implied, in connection with any matters with respect to the property. The bidder must be willing to accept the title to the property on an “AS IS” and “WHERE IS” basis, with all faults and subject to any and all latent and patent defects, and, except as expressly set forth herein, without any representation or warranty, all of which the City hereby disclaims. No warranty or representation will be made by the City as to (a)fitness for any particular purpose, (b)merchantability, (c)design, (d)quality, (e)condition, (f)the operation of, or the income to be derived from, the Property, (g)the feasibility or advisability of the bidder’s proposed redevelopment/rehabilitation of the Property, (h)absence of defects, (i)absence of hazardous or toxic substances, (j)absence of faults, (k)floodings, (l)compliance with laws and regulations including, without limitation, those relating to health, safety, and the environment, or (m)any other matter with respect to the Property except as expressly set forth herein. In particular, by way of example but not of limitation, the City will make no representations or warranties with respect to: the suitability of the Property for any and all development activities and uses which the bidder may conduct thereon; the use or condition of the Property, including, without limitation, the condition of the soils or groundwater of the Property and the presence or absence of asbestos, lead-based paint, toxic materials or hazardous substances in, on or under the Property; compliance with applicable statutes, laws, codes, ordinances, regulations or requirements relating to zoning, subdivision, planning, building, fire safety, health or environmental matters; compliance with covenants, conditions and restrictions, including deed restrictions; and compliance with other local, municipal, regional, state or federal requirements or other statutes, laws, codes, ordinances, regulations or requirements.

Available Report. In February 2020, Allied Engineering, on behalf of the City of Saco, completed a structural engineering assessment of the property. This assessment is included as an attachment to this document.

Release of the City from Liability for Property Condition. The bidder, for itself and its agents, employees, affiliates, successors and assigns, must agree to release and forever discharge the Released Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of the execution of an agreement, which the bidder has or may have in the future, arising out of the physical or environmental condition of the Property, including, without limitation, claims in tort or contract and claims for indemnification or contribution arising under the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. Section 9601, et seq.) or to the extent allowable under any similar federal, state or local statute, rule or regulation now or hereafter in effect. The foregoing release will be set forth in the deed from the City.

Site Visit Requirements. Before any and all proposer(s) may enter the structure at 90 Temple Street for a site visit, that proposer must first request a visit with city staff. Staff will share a video of 90 Temple Street with anyone who is interested in a site visit. All those looking to physically enter the structure at 90 Temple Street will be required to sign a Hold Harmless Agreement, acknowledging the site condition before entrance. With recent public health concerns, all those who enter the site will be escorted by city staff and are required to wear face masks.

Development Review Process. The rehabilitation/redevelopment of 90 Temple Street is also subject to later local review and approval process, and subject to State regulations.

Proposal Requirements:

Proposal packages must include:

- A statement describing any recognized state, federal, or non-profit historic funding programs, such as federal tax credits or the Maine Preservation Protect and Sell Program.
- A statement indicating how your proposal represents the best use of the property in terms of direct or indirect community, historic, or financial benefits.
- A formal letter of interest on letterhead of principal developer, if a single entity, or the principal entity of the respondent, where the respondent is a team.
- Identification of the respondent or business with contact information, including a description and general history of the individual, firm, or entity that is anticipated to become the owner of record, and/or will have the primary responsibility for implementing the development proposal. The respondent's specific experience to implement the type of project proposed should be highlighted.
- A proposed development plan outlining the proposed use of the property, a corresponding funding plan, and timing of project completion.
- A proposed timeline for taking occupancy of the property under the proposed development plan.
- An offer of payment for the property (no minimum bid required).
- A document providing evidence of bidder's financial capability or proposal to ensure financial capacity to complete the development plan.

Failure to provide any of the above requested information may result in disqualification of proposal. The City reserves the right to request additional information pertaining to the proposal package, or any other matters related to the Request for Proposal. Proposal documents, including the offer of payment, must be signed by persons authorized to contractually bind the bidder.

Bidders may schedule a site visit to 90 Temple Street by appointment only through August 13th. Call 207-282-3487 to request to schedule a site visit.

Evaluation Criteria:

The city will only review complete proposals received by the specified deadline and per the listed requirements. Finalists may be selected to present their respective proposals to the selection committee for review. Finalists shall be scored and ranked based on criteria that include but are not limited to:

- Evidence showing how the proposal represents highest and best use of the property in terms of direct or indirect financial, economic, or community benefits;
- Ability to rehabilitate/redevelop the site using recognized historic preservation funding program(s), such as federal tax credits and/or Maine Preservation's Protect and Sell program;
- Professional qualification of bidder and team, relative to similar historic properties and completed projects;
- Negotiated sale price;
- Inclusion of all required proposal components;
- Ability to develop and rehabilitate/redevelop the property;
- Quality and character of the proposal, especially relevant to community and compatibility of nearby properties and area;
- Other factors deemed relevant by selection committee.

Following the review process and following a final City Council vote to authorize a sale of the premises, City staff plan to negotiate an agreement with the selected respondent.

Submission:

Please refer to the City's website, www.sacomaine.org, throughout the process for additional information which may become available. Submissions must be received electronically by Friday, August 14, 2020 by 11:00 AM, submitted to Emily Cole-Prescott, City Planner with the subject line "RFP – 90 Temple Street Sale" to EPrescott@sacomaine.org.

Proposals shall not be returned, and the proposals submitted, and any ideas contained therein for use, re-use and/or development of the parcel, shall become the sole and exclusive property of the City of Saco without further claim or demand. Your proposal must include responses to all requirements contained within this RFP. By submitting a proposal, the bidder agrees to all applicable provisions, terms and conditions associated with this RFP. This RFP, your submitted proposal, all appendices and attachments (if applicable), and stated terms and conditions may become part of the resulting contract.

IF ANY PART OF THE PROPOSAL INCLUDES CONFIDENTIAL FINANCIAL INFORMATION OR TRADE SECRETS SUCH INFORMATION MUST BE CLEARLY MARKED AS CONFIDENTIAL WITHIN THE RFP, OR ANY ATTACHMENT WHERE SUCH INFORMATION IS FOUND, OTHERWISE THE CITY WILL DEEM ALL MATERIAL SUBMITTED AS A PUBLIC RECORD QUALIFIED FOR POSSIBLE DISCLOSURE.

Questions regarding the proposal specifications should be directed to Emily Cole-Prescott at EPrescott@sacomaine.org. All questions must be submitted in writing no later than Wednesday, August 12th by 5 PM. Questions and answers regarding the RFP may be shared with all known to be interested in submitting a proposal.

Attachments:

- Attachment A – Structural Engineering Assessment dated February 2020
- Attachment B – Maine Preservation Findings dated February 2020

City of Saco
Sale and Rehabilitation / Redevelopment of Real Estate
RFP Response Form
90 Temple Street

Please complete the following response form. Amounts are to be shown in both words and figures. In the case of a discrepancy, the written word shall apply.

Total Contract Sum:

\$_____

Total Contract Sum (in words):

_____ **Dollars**

Quotes shall be honored for ninety (90) days.

City of Saco
Sale and Rehabilitation / Redevelopment of Real Estate
Vendor Information Form
90 Temple Street

Please complete the following. Attach additional sheets as necessary.

Our Company is:	A corporation _____ A partnership _____ Individually Owned _____ Other:
SS or Fed I.D. No: (Submission is voluntary)	
Company Name and Address:	
Name of Principal:	
Telephone Number: Facsimile Number: E-mail Address:	
References (List Three References, with names, address and telephone numbers)	
Date of Delivery	

All sections above must be completed. All deviations from the specifications must be fully explained in writing on the following Statement of Compliance/Deviations Form.

Proposers understand that the City reserves the right to reject any or all proposals, reject any or all items, and delete any item or parts of items.

City of Saco
Sale and Rehabilitation / Redevelopment of Real Estate
Statement of Compliance/Deviation
90 Temple Street

The proposal includes the following deviations from the Specifications, which the vendor represents and warrants as being fully equal or superior to the requirements of the Specifications, for the reason(s) set forth fully below. If there are no deviations, please state so below.

City of Saco
Sale and Rehabilitation / Redevelopment of Real Estate
Proposal Agreement
90 Temple Street

The undersigned, by submitting a proposal, declares as follows:

1. The only parties interested in the RFP are the principals named herein.
2. This proposal is made without collusion with any other person, firm, or corporation.
3. No officer, agent, or employee of the City of Saco is directly or indirectly involved with the proposal.
4. All deviations from the specifications must be fully explained in writing and included on the Statement of Compliance/Deviations Form provided.

Proposers understand that the City reserves the right to reject any or all proposals, reject any or all items, and further, reserves the right to delete any item or parts of items.

DATE: _____

PROPOSER: _____
(Company Name)

BY: _____
(Authorized Company Representative)

ATTEST: _____

Its: _____
(Title)

Signature below by the City of Saco represents acceptance of the above Proposal Agreement in accordance with the contract specifications. Upon execution by the city, this official RFP form, any attached documents and such other documents (instructions, general specifications, technical specifications) shall serve as the contract.

DATE: _____

BY: _____
Bryan Kaenrath
City Administrator

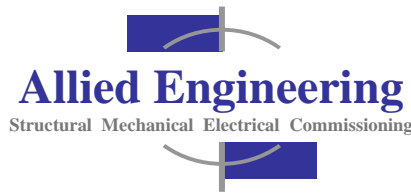
[SEAL]

ATTEST: _____

90 Temple Street RFP
Attachment A
Structural Engineering Assessment

A photograph of a large, ornate Victorian-style house. The house features a prominent corner tower with a conical roof and multiple windows. The exterior is painted in a light color with dark trim around the windows and roofline. A covered porch with decorative railings is visible on the right side. A dark-colored SUV is parked in the foreground on the left, and a large green bush is in the center foreground. The house is surrounded by mature trees, and the sky is overcast.





ReRecommendation: Restoration of this wall to its original condition will involve excavation at the exterior, dismantling the multi-wythe brick wall, and temporarily supporting the wood sill. Once area is open and materials are accessible, the granite should be repositioned and grouted in place, the brick wall should be reconstructed to the sill and a physical connection should be provided between the two.

For the below grade granite wall section, we recommend a mortar parge be applied to the exterior wall surface as well as a drainage mat up against the wall prior to backfill of this area. Additionally, we would recommend a perimeter drain be included at the base of the wall consisting of 4" PVC wrapped in 12" of ¾" crushed stone which is in turn wrapped in an erosion fabric. The pipe should be connected to an existing foundation drain or tied into local City storm drain.

- c. **1st Floor Framing:** AEI was informed that during the fire all fire-fighting activities were performed from the exterior through holes in the roof level and possibly through windows. Much of the fire appears to have been contained in the attic and down thru the rear half of the main house floor systems.

Water has significantly damaged the first-floor system in this building. Timber carrying beams are crushed or rotted, floor framing has sheared off and failed, and the front half of the living space is literally sunken down into the basement.

Recommendation: This floor system will need to be torn out in its entirety and reframed. This will involve new beams spanning front to rear and bearing on the existing brick piers in the basement. New 2x framing would span from the center beam to each exterior sill plate.

While not noted, there may be damage also to several studs behind the current plaster and lathe interior wall coverings. As such, in order to properly identify all damaged framing in the occupied spaces, it will be necessary to remove all interior wall and ceiling lathe/plaster wall coverings to expose all stud and joist surfaces for confirmation of integrity and/or subsequent repair. Non-bearing partition walls may have to be removed/reconstructed as well for access.

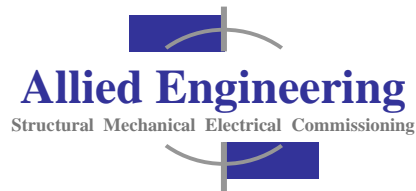


- d. **2nd Floor Framing:** At the front half of the home, there is minor settlement evident in the floor, but no failure of framing evident. This is above the first-floor area that has failed. The second floor and wall system down to the first floor are virtually suspending themselves above this location. There should be no access granted to this location until such time as shoring is provided below to the basement floor system.

In the rear half of this space, the floor is severely burned in place, with some of the framing burned through. Most of this framing will need to be replaced with 2x framing.

Recommendation: Much of this floor system will need to be torn out in its entirety and reframed. This will



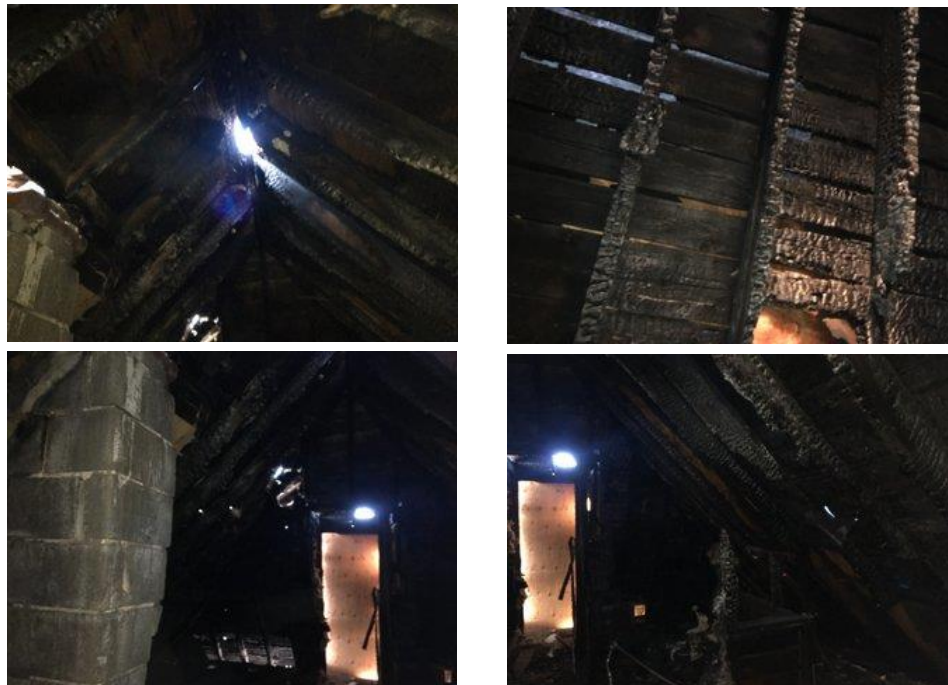


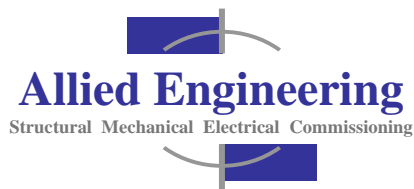
involve new 2x framing spanning between the exterior wall and the interior bearing wall.

As was noted for the first floor, there may be damage also to several studs behind the current plaster and lathe interior wall coverings. As such, in order to properly identify all damaged framing in the occupied spaces, it will be necessary to remove all interior wall and ceiling lathe/plaster wall coverings to expose all stud and joist surfaces for confirmation of integrity and/or subsequent repair.

- e. Roof Framing: The roof rafters are where most of the fire damage is evident. In fact, the roof structure will require a total reconstruction throughout. All finished to the floor walls, etc....require removal and replacement at this level.

It will be very difficult to maintain soffit, eave and rake trim as well as the integral gutter assemblies during this process. It is possible that these elements can be surgically removed and marked for replacement once the roof system has been reconstructed.



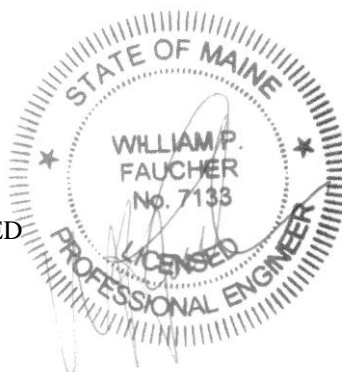


- f. Rear Barn and Apartment: There was no fire damage evident in this portion of the building. There was some settlement noted in the floor of the garage along the back and front of this portion of the building. This could also be related to either settlements/degradation of the front and rear post framing. Or this could be the result of heaving of the center post column line support within the crawl space supporting the barn floor system. AEI points this out for information only, as we do not believe there is an immediate concern relative to this condition.

We at AEI appreciate the opportunity to assist the City with this evaluation. As you read through the document, please feel free to reach out with any questions you may have.

Regards,
Allied Engineering, Inc.

William P. Faucher, P.E., SECB, LEED
Registered Roof Consultant
Principal



90 Temple Street RFP
Attachment B
Report from Maine Preservation



233 West Main Street • Yarmouth, Maine 04096
Tel (207) 847-3577 • info@mainepreservation.org
www.mainepreservation.org

April 21, 2020

Emily Cole-Prescott

City Planner

Kelley Archer

Chair, Historic Preservation Commission

Findings and recommendations for A.B. Seavey House

90 Temple St. Saco ME 04072

Site visit conducted Feb. 24, 2020.

In attendance were:

Jonathan Hall, Field Services Manager, Maine Preservation

Kelley Archer, Chair. Saco Historic Preservation Commission

Emily Cole-Prescott, City Planner, Saco Maine

Don Fiske, Code Enforcement Officer, Saco Maine

Following a 2012 fire at the above address the property has been unoccupied and, for much of that time, left exposed to the elements. While some mitigation was performed in 2017, those attempts to secure the building were not designed to be thoroughly weather proof nor permanent. Many of

those measures have failed in the interim allowing water, snow and animal life to enter the building envelope unimpeded. Primary importance is to halt further deterioration.

Determination by Maine Historic Preservation Commission:

The building has been listed on the National Register of Historic Places since 1978 and despite the condition of the structure is not in imminent danger of delisting. A Dec. 2017 letter from Michael Goebel-Bain of Maine Historic Preservation Commission affirms that at that time the A.B. Seavey House was not a candidate for delisting based on examination of photo documentation of existing conditions. Given that almost 4 years have passed since that initial determination by MHPC, a review and new determination of historic integrity of the building and viability of continued listing on NRHP should be conducted. For much of the time since 2017 water has continued to infiltrate the structure, leading to additional deterioration unrelated to the initial fire damage of 2012. Further, any future rehabilitation plans should be carefully coordinated with MHPC if there is a desire to maintain the listing. In the eventuality the property is removed from NRHP, applicability of Historic Preservation Tax Credits at both the state and federal level will unfortunately be lost.

Furthermore, continued National Register listing and corresponding access to the HPTC program, integrity of interior finishes is critical. As the Seavey House is individually listed and not considered as a contributing structure in a broader historic district, far greater importance is placed on interior spaces. Any rehabilitation plan must make accommodation for any MHPC determination. Part 1 and 2 of the HPTC filing requires identification of materials to be retained during rehabilitation with Part 3 documenting the resulting efforts. If interior spaces cannot be retained, Federal and State tax credits will be jeopardized.

Previous correspondences from 2017 suggest a complete set of architect/builder Josiah Littlefield's drawing from 1890 exist, though as of this writing, none have been observed. Further, personal correspondences with Kelley Archer have turned up written specifications from the original build of the Seavey House. Documentation of this nature will be invaluable in development of a rehabilitation plan regarding interior spaces should the interiors need to be altered, removed or reconstructed.

Allied Engineering Structural Report:

Foundation repairs referenced and recommended in Part 1 sec. b of the structural report dated of Feb. 21, 2020, while prudent and necessary, likely predate the fire and do not display the urgency of other repairs, such as the roof, that must be prioritized. Necessary foundation repairs should be included in any long-term preservation plan but could be undertaken in subsequent years, once the building is back in service.

First floor framing issues are, aside from the roof, the most urgent deficiency encountered in the entire structure. The primary load-bearing sill beam beneath the floor system has failed and floor joists have sheared off leaving the entire floor floating freely beneath the primary and secondary parlors. Consequently, the primary load bearing wall running the length of the two parlors has lost any bearing capacity resulting compounding the problem to the second story. While the second floor has not suffered the degree of failure of the first, further delay in mitigation will eventually result in similar failure.

Failure of the floor system is unrelated to the fire damage and results largely from water infiltration since 2012 though evidence of prior repair suggests there were problems here prior to the fire and attempts at shoring were made. Primary to achieving support to second and third stories to allow roofing work to proceed, temporary shoring must be provided from the basement to the first floor, first floor to second, and second floor to third, in order to provide a safe working platform from which to initiate roof repairs. Access to the final work platform is best achieved from the exterior of the building using scaffolding and exterior stair. Following re-establishment of the roof structure and protection from the elements, with temporary shoring still in place, permanent shoring can be installed. The floor system at the first-floor parlors and stair hall will need to be removed in its entirety and rebuilt, though this can be done in a way to respect the finished floor and stair configuration of the original construction, though the floor will like have to be replaced with new, preferably similar in type and material, to the old.

Some interior finishes, namely plaster, will be necessarily be compromised during the rehabilitation process and all materials removed must be carefully documented prior to commencement of any work. Proper documentation will allow replication of finishes adequate to standards needed to satisfy requirements of both HPTC and Secretary of the Interior Standards. Electrical, plumbing and infrastructure upgrades can be done at this time with costs comparable to new construction as many walls will be open and wall cavities accessible.

Removed trim and woodwork can be carefully recorded and reinstalled at original locations. Where reinstallation is not possible, trim can be replicated to match original existing trim which remains in good repair. Similarly, as referenced in the structural report from AEI, removal of any soffit, eave, and rake trim while performing roof repairs, can be achieved through conscientious and careful methods rather than wholesale demolition. Removed items can be recorded, cataloged and reinstalled at a later date. Missing or severely damaged items can be replicated or repaired according to the Secretary of the Interior Standards.

General conditions:

General observations on site revealed that personal items such as furniture, pet supplies, and appliances have not been removed from the premises following the fire. In order to get a thorough understanding of existing conditions all extraneous items must be removed. Items such as beds, curtains, carpets, refrigerators and ranges, and any other obstructive and potentially hazardous materials must be removed.

Mold or biological hazards such as bird and rodent droppings, human waste, food waste and otherwise hazardous substance must be removed. Containment of lead dust must be conducted in a way to protect workers and the environment from contamination although full abatement of lead paint does not necessarily have to occur at this time.

The carriage house and barn were not damaged in the fire and, though they do exhibit evidence of needed repair and preventative maintenance, are in generally good condition. The opportunity for use of this building as a staging area for work on the main house could prove invaluable to facilitating efforts to save the A.B. Seavey House. Bathroom and kitchen facilities are functional, and electricity and water could be drawn from the carriage house mitigating the need for those services to be accessed by other means. Further, the large garage bay could be used as both storage for materials and tools, workshop space for any needed millworks, as well as, space for planning sessions, meetings or public outreach.

Zoning:

Prior proposals called for division of the property into 5 units of market rate housing which may be attractive considering the Affordable Housing Tax Credit recently enacted by the state. Assuming the carriage house would include one unit, the main house an additional 4, such intensification is not beyond a reasonable scope of work. The Affordable Housing Tax Credit can be used in conjunction with both state and federal HPTC which could push any rehabilitation project toward financial feasibility. Further consideration should be paid to the side lot at the west of the Seavey House. Although preference should be given to retention of the side yard, in fact MHPC may insist on it regarding continued National Register listing, allowable infill construction could help further defray costs towards feasibility. A similar approach was allowed at 26 Cutts Ave. though the project was larger and neighborhood dynamics could be very different. While the topic of contract zoning is under discussion, allowable infill may be a useful tool for discussion.

Again, any concept for intensification, whether interior or exterior, as well contract zoning or changes in use or property alteration must be endorsed by MHPC if Historic Preservation Tax Credits are to be used as a tool in saving the A.B. Seavey House.

Feasibility Study:

During the site visit of Feb. 20 Kelley Archer suggested there were some funds available for use on a feasibility study regarding this project. Those funds, if available for other purposes, may be better utilized as an incentive for potential buyers in sale of the property. Application of funds may be applied directly to the roof repairs, removal and debris and personal items from the interior or architecture and planning fees.

Case study:

There are undoubtedly many examples of severely damaged or deteriorated structures being saved through identification and sale to a buyer dedicated to the preservation of a building like the

Seavey House, Wilson hall in Bucksport offers what, in many ways, is an ideal outcome. Similarly, Wilson Hall suffered from years of neglect and decay, in that case decades, and the former seminary was slated for demolition on several occasions. A local business owner, with very little preservation experience, stepped forward, agreed to try to save the building and has been making great progress since then.

<https://bangordailynews.com/2019/01/13/news/hancock/bucksport-businessman-steps-up-with-plan-to-buy-historic-wilson-hall-for-1/>

<https://www.mainebiz.biz/article/bucksport-businessman-to-purchase-historic-wilson-hall>

Potential Buyers:

By the time of our Feb. 20 site visit several potential buyers or investors had come forward to express interest in acquiring the A.B. Seavey House. Most intriguing among them was Larry Tribble Jr. of Southern Auto Auction and owner of Lenora Seavey's 1940 Cadillac LaSalle. Given his personal connection to the house and apparent financial means to undertake an extensive rehabilitation project such as this, Mr. Tribble appears to be the "Angel Investor" this house needs. Persuading Mr. Tribble, or similar investor, to purchase the Seavey House with incentives like the HPTC, Affordable Housing Tax Credit in conjunction with any incentives the City of Saco is able to provide, a proper rehabilitation agreement is likely and represents the desired outcome.

However, one stumbling block is the 2018 proposal suggesting rehabilitation costs of \$1.6 million. Even with available tax credits, given the location and comparable valuations in the immediate neighborhood, rehab costs of that expense will likely cause many potential investors to shy away from such a venture. Though I have not personally run any numbers on this particular property, I suspect the \$1.6 million estimate could be brought down significantly, perhaps by as much as 2/3rds though much would hinge on the exact scope of the agreement.

Conclusions:

While the A.B. Seavey House has been neglected and abused for close to a decade, and likely longer, the essential integrity and context of the building remains intact. Crucial to avoiding a sad end to valuable piece of Saco's cultural heritage is identifying a buyer dedicated to the conscientious and thorough rehabilitation of the structure, with the financial and technical ability to see the project through to a successful outcome.

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