

HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

---

WORKSHOP  
ONE BEANPOT CIRCLE

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Deborah Andrews, Historic Preservation Program Manager  
**DATE:** April 14, 2022  
**RE:** April 20, 2022 WORKSHOP – Review of Landmark Nomination

**Address:** Burnham & Morrill Cannery  
One Beanpot Circle

**Nominated By:** Institute for Digital Engineering and Life Sciences (“IDEALS”)  
Represented by attorney Mary Costigan

### Introduction

A workshop has been scheduled to begin formal review of the B&M Cannery building’s eligibility for local landmark designation following receipt of a detailed report on the history and significance of the Burnham & Morrill Company and on the architectural significance of the 1913 buildings the company occupied at One Beanpot Circle. The enclosed report (see ATTACHMENT 1) was prepared by preservation consultants Michael LaFlash of Heritage Consulting and Christine Beard of Essex Preservation Consulting for the Initiative for Digital Engineering & Life Sciences (IDEALS), which has nominated the building for landmark designation. Detailed documentation on a nominated building is required in order for the nomination to be considered “complete” and formal consideration to begin.

### Background

On March 2, 2022, the Board held a preliminary workshop on the nomination of the former Burnham & Morrill Office and Cannery Building at One Beanpot Circle as a local landmark. The workshop followed receipt of a 2/24/22 letter of nomination from attorney Mary Costigan on behalf of the Initiative for Digital Engineering & Life Sciences (“IDEALS”)—see ATTACHMENT 3. As Board members may recall, at the time of nomination, IDEALS was under contract to the purchase the 13.5 acre B&M property for redevelopment as the campus of the Roux Institute. IDEALS has since closed on the property—see ATTACHMENT 2.



Undated photo, Maine Historical Society collection

In planning for the property's redevelopment, IDEALS recognizes the significance of the 1913 cannery building and the important industry it housed for more than a century and has therefore included the building's rehabilitation and adaptive reuse as part of its redevelopment plans. It has also taken the lead in nominating the building for landmark designation. As discussed at the initial workshop, IDEALS has elected not to nominate or rehabilitate B&M's Codfish Building, which was built at the same time as the Cannery, is of the same architectural design and played a key role in the cannery's operations. IDEALS' decision was based on the findings of several structural analyses of the building and the pier on which it is located, which concluded that both the pier and building are severely structurally compromised and that the nature of the deterioration (corrosion due to high levels of chloride) makes rehabilitation inordinately challenging if not infeasible. A copy of the latest structural report on the Codfish Building was provided for the March 2<sup>nd</sup> workshop.

Board members will recall that the initial workshop was scheduled for the purpose of publicly acknowledging receipt of the nomination and to give Ms. Costigan or other representatives of IDEALS an opportunity to provide any additional information relevant to the nomination. The Board could not yet begin its review of the nomination as the detailed documentation necessary to move forward with formal consideration had not yet been undertaken.

*Sec. 17. 5.2.D. If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation Board of the nominated landmark, district, or historic landscape.*

Following the introductory workshop, IDEALS retained the services of Chris Beard of Essex Preservation Consulting and Michael LaFlash of Heritage Consulting to prepare the necessary documentation.

## Board's Role in Landmark Designations

In considering the eligibility of a nominated structure or site for landmark designation, the Board's role is to determine whether the nominated resource meets the historic preservation ordinance's minimum criteria for designation--Sec. 17.4.1.A 1-6. (See following section of this report for a list of the criteria.) The minimum criteria pertain to the resource's historic, architectural and/or cultural *significance*. Note that a nominated resource need only meet one of the six criteria. The Board must *also* determine whether the nominated historic resource exhibits sufficient *integrity* to make it worthy of preservation or restoration. Integrity, for purposes of landmark designation, is defined as "integrity of location, design, condition, materials and workmanship"-- Sec. 17.4.2

Based on its findings, the Board forwards a recommendation to the City Council regarding designation. (For historic districts, the recommendation is forwarded to the Planning Board.) The recommendation must be accompanied by supporting materials, including a map showing the location of the nominated landmark, an explanation of the significance (or lack of significance) as it relates to the designation criteria, an explanation of the level of integrity of the resource and any specific recommended design guidelines associated with the designation.

An excerpt from the historic preservation ordinance detailing the designation process is attached to this report. (See ATTACHMENT 5.)

## Designation Criteria

### 17.4.1 Minimum criteria for designation

*A. The Historic Preservation Board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure, or object for designation by ordinance as a landmark or district:*

- 1. Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.*
- 2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property.*
- 3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States.*

4. *Its exemplification of a significant architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.*
6. *Its representation of a significant cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, sites, structures, or objects that may or may not be contiguous.*

#### 17.4.2 Integrity of landmarks and historic districts

*Any area, structure, or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of location, design, condition, materials, and workmanship to make it worthy of preservation or restoration.*

### **Consultant's Analysis of Eligibility**

In addition to providing documentation on the Burnham & Morrill Company and on the building itself, the consultant's report provides an analysis of the nominated resource's areas of significance. Based on their research, the consultants find that the B&M Offices and Cannery building warrants landmark designation on the basis of two of the ordinances' minimum criteria for designation

*Criterion #1: Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.*

According to the consultants' assessment, the building is significant for its association with the Burnham & Morrill Company, which became a widely recognized food packing and canning company that sold its products—which showcased foods historically associated with Maine and the New England region—throughout the country.

*Criterion # 5: Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.*

According to the consultants' assessment, the building is significant as the work of Burnham & Higgins (in particular George Burnham), George Burnham is recognized as one of Maine's foremost architects of the early 20<sup>th</sup> century.



In staff's view, considering the very limited number of early twentieth century industrial buildings of this construction type and style that either remain in Portland or retain their original appearance (USM's library and the MEMIC building on Commercial shared the same appearance and construction type but have been dramatically altered), staff suggests that the Board consider whether the B&M Cannery building also satisfies the following additional criterion:

*Criterion #4: Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship.*

### **Scope of Nomination**

As Board members will recall, the nomination submitted by IDEALS extends only to the Cannery itself and is limited to the building's footprint. (See map accompanying 2/24/22 nomination letter—ATTACHMENT 4.) As was noted by Board members at the March 2<sup>nd</sup> workshop and as is clear from the consultant's report and accompanying photographs, the open nature of the site in front of the Cannery serves to set the building off and contributes to its role as a visual landmark as one passes on I-295.

As well, whether or not the Codfish Building itself can be saved, the site will remain and its treatment will have an effect on the integrity of the Cannery. The treatment of Codfish Building site also has the potential to tell a more complete story of the ambitious scope of operations that occurred here. Understanding that a new building cannot be built on a reconstructed pier because of shoreland zoning restrictions, there is still an opportunity to creatively interpret the Codfish building, perhaps through a large-scale open armature.

Given the significance of the immediate context around the Cannery Building, staff suggests that consideration be given to expanding the geographic area of the nomination to include the aforementioned areas.

### **Attachments**

1. Consultant report on history and significance of B&M Cannery building
2. Deed
3. 2/24/22 letter of nomination from Mary Costigan for IDEALS
4. Aerial view of property identifying nominated structure
5. HP ordinance excerpts re: designation process and criteria
6. Public comment



**Burnham & Morrill Company Office and Cannery  
1 Beanpot Circle  
Portland, Maine**

Historic Landmark Study Report  
Prepared by Michael LaFlash of Heritage Consulting  
with  
Christine Beard of Essex Preservation Consulting

April 2022

## List of Figures

Figure 1: B&M Cannery Site Plan .....	4
Figure 2: 1896 Sanborn Fire Insurance Map. ....	10
Figure 3: 2018 Image of the former Burnham & Morrill Company Canning Factory on Franklin Street.....	11
Figure 4: 1891 Burnham & Morrill Trademark Label for Paris Sugar Corn.....	12
Figure 5: 1891 Burnham & Morrill Trademark Label for Deep Sea Lobster.....	13
Figure 6: 1891 Burnham & Morrill Trademark Label for Cape Shore Mackerel. ....	13
Figure 7: 1891 Burnham & Morrill Trademark Label for Scarboro Beach Clams. ....	14
Figure 8: 1909 Sanborn Fire Insurance Map. ....	15
Figure 9: 1908 Burnham & Morrill Advertisement in the <i>Fort Worth Star-Telegram</i> (Fort Worth, TX).....	16
Figure 10: 1908 Burnham & Morrill Advertisement in <i>The Morning Union</i> (Grass Valley, CA). ....	16
Figure 11: 1908 Burnham & Morrill Advertisement in <i>The Anaconda Standard</i> (Anaconda, MT). ....	17
Figure 12: 1910 Burnham & Morrill Advertisement in <i>The New York Tribune</i> (New York City, NY).....	17
Figure 13: 1914 Richards Atlas of the City of Portland .....	19
Figure 14: 1924 Portland Tax Record Photograph, Burnham & Morrill Company Offices and Cannery. ....	20
Figure 15: 1924 Portland Tax Record Photograph, Burnham & Morrill Company Codfish Canning Building .....	21
Figure 16: c. 1930 Photograph, Burnham & Morrill Company Plant. ....	22
Figure 17: 1930s Photograph showing the construction of Tukey Bridge with the Burnham & Morrill Company plant at right.....	23
Figure 18: 1930s photograph, Burnham & Morrill Company Plant. ....	24
Figure 19: 1946 B&M Baked Beans Advertisement. ....	25
Figure 20: 1951 Sanborn Fire Insurance Map. ....	27
Figure 21: 1958 Aerial Image of B&M Plant. ....	28
Figure 22: 1924 Portland Tax Record Photograph, Portland Shoe Manufacturing Company.....	31

## Table of Contents

### **Physical Description    3**

Summary    3

Setting/Site    3

Structure    4

Exterior    4

Interior    6

### **Historic Overview    7**

City of Portland Minimum Criteria Standards for Designation    7

    Sec. 17.4.1.A.1    7

    Sec. 17.4.1.A.5    8

History of the Burnham & Morrill Company and the B&M Offices and Cannery    8

Architects – Burnham and Higgins    28

### **Bibliography    31**

### **Appendix    32**

Parcel Map    32

Photographs/Photo Key    33

## Physical Description

### Summary:

The Burnham & Morrill Company Offices & Cannery (B&M CanneryCannery), located at 1 Beanpot Circle in Portland's East Deering neighborhood, is a brick and concrete industrial building with a four-story main block and two-story north wing. Constructed in 1913, the building was designed by prominent Portland-based architect George Burnham of the firm Burnham and Higgins. The Cannery building has served for decades as one of Portland's most noteworthy landmarks due to its highly visible location along I-295 at the mouth of Back Cove. The Cannery's design of contrasting red brick and white painted concrete serves as a highly recognizable element situated adjacent to the water.

**Setting/Site:** The B&M Cannery is located on a 13.6-acre parcel at the southernmost portion of Portland's East Deering neighborhood (City of Portland Parcel ID #447 A001). Due to the Cannery's location, it is largely secluded from the surrounding neighborhood and situated within the former complex of the food packing company. The parcel is irregularly shaped and bound at the west by I-295, at the east by the former Grand Trunk Railroad tracks, at the north by Sherwood Street, and at the south by Casco Bay.

The larger B&M Cannery site consists of additional Cannery buildings, paved driveways and parking areas, and sections of lawn at the perimeter of the site and to the west of the subject building. The B&M Cannery is situated at the south end of the property, located near the water, and is connected to the former codfish canning building, a storage and labeling building, and the 1947 cooking building through late-20<sup>th</sup> century connectors (see Figure 1). Historic images indicate that the Cannery's original smokestack (no longer extant) was located on the east side of the building (Figure 14). A second brick smokestack was added c. 1958 in front of the B&M Cannery's primary (west) elevation (Figure 21) but was removed in 2021 by B&G foods, the former owner.<sup>1</sup> A round concrete base remains in the location of the former smokestack.

Aside from the subject building and the codfish canning building, the larger complex does not convey the early-20<sup>th</sup> century industrial architecture found at the B&M Cannery. The codfish canning building was constructed at the same time as the subject building, designed by Burnham and Higgins, and contains many of the same architectural features, including offsetting red brick and white painted concrete, as well as an identical parapet. Constructed upon a wharf, however, the building is no longer structurally sound and has high levels of corrosive chlorides. Additionally, the building has undergone various changes over time, that have resulted in the loss of primary character-defining features, most notably its windows (see Photos 11-13).

---

<sup>1</sup> Peter McGuire, "B&M Baked Beans leaving Portland after more than 150 years," *Portland Press Herald*, Aug. 30, 2021.



Figure 1: B&M Cannery Site Plan

**Structure:** The B&M Cannery is of reinforced concrete post and beam construction with an exterior brick veneer and a poured concrete foundation. The internal structure of the building is emphasized on the exterior by the concrete vertical pilasters and horizontal banding. On the interior, the building features an early version of board-formed reinforced concrete mushroom columns that are not as round as their mid-20<sup>th</sup> century counterparts (see Photos 9-10).

**Exterior:** The B&M Cannery consists of two sections: the four-story main block of the building that housed the kitchen and Cannery operations, and the smaller two-story office block at the north end of the building (Photo 6). Due to the sloping grade, the basement level is fully exposed at the south end of the building (Photo 3). The building sections are identical in design and only differ in their height. Exterior elevations are divided into window bays by wide concrete pilasters that rise through the decorative parapet. The upper portion of each pilaster is embellished with brick coursing in a stylized pattern (Photo 4). Wide brick panels define the parapet walls. Throughout the building, windows have been largely replaced with modern aluminum-framed hung windows, though some examples of the historic multi-light wood windows remain.

West Elevation: The primary (west) elevation is 15-bays wide, with the main block extending 12-bays at the south end of the building (Photo 1), and the office wing extending three-bays to the north (Photo 2). The six central bays of the main block are slightly recessed, flanked by two shallow pavilions of three bays each. The office wing is recessed slightly from the main block. As the principal facade, the west elevation contains the building's main entrance, located in the second bay from the north end on the main block (Photo 2). The entrance consists of an older glazed wood-framed single-leaf door that appears to be an early replacement, flanked by the original partial sidelights with paneled aprons. The vast majority of windows at this elevation are modern aluminum-framed replacements. In some cases, window openings at both sections of the building have been altered to either increase or decrease the size of the opening. Several window openings above the main entrance retain the historic double-hung wood windows, which were paired eight-over-eight windows. Examples of glass block infill also exist at the elevation. (See Photos 1-2, 5-6)

A large rectangular sign board at the center of the parapet reads "B&M Brick Oven Baked Beans" (Photo 1). The extant sign was installed in 2009. Historic images indicate that the original signage was affixed to the roof and projected well above the parapet (See image on cover page).

North Elevation: The north elevation is three-bays wide and features the same design elements as the west elevation. While the two floors of the office wing are visible, only the third and fourth floors of the main block are exposed on this side of the building. All windows openings hold modern aluminum-framed replacement windows. There are no entrances at this elevation. The easternmost bay of the office wing is joined to the adjacent storage and labeling building by an added wood-frame connector. (See Photos 4-6)

South Elevation: The south elevation consists of four exposed floors of the main block above the exposed raised basement, which is now obscured by a CMU block addition (Photo 3). Like the north elevation, the south consists of three-bays that each contain window openings. The windows on the south elevation have been completely replaced with modern aluminum-framed windows. Within the easternmost bay, windows do not extend the full width of the bay due to the location of the freight elevator on the interior. Similarly, a modern metal-sided addition projects from the easternmost bay at the second floor level, connecting with the later storage and shipping building. This addition connects with the subject building only at the second floor level. (See Photo 3)

East Elevation: Due to later construction, only the office wing and the third and fourth floor levels of the main block are visible on the east elevation. The visible walls area largely mirrors the west elevation, with a similar design and fenestration pattern. At the first and second floor levels, the main block is obscured by later additions that connect the B&M Cannery to the 1947 cooking building and storage and shipping building in the location of the former rail access. The later connections consist of standing seam metal siding and do not convey any of the original Cannery building's materials or design. (See Photos 7-8)

**Roof:** The B&M Cannery features two roof levels. The roofs are both flat with a modern synthetic membrane. The roof over the office wing features a skylight at its center. Historic images confirm that there was originally a skylight in this location but it is not known if the existing skylight itself is a replacement.

**Interior:** The interior of the B&M Cannery is largely utilitarian with open floor plans and limited finishes. As such, the former Cannery spaces are primarily open in plan with exposed concrete floors, exposed brick walls, exposed concrete ceiling structure, and painted concrete columns. Instances of modern alterations exist in office areas, where subdivisions have occurred and ceilings have been lowered and consist of dropped acoustic ceiling tiles (Photos 9 and 10).



## Historical Overview

### City of Portland Minimum Criteria Standards for Designation

The city of Portland has an impressive collection of historic resources that are identified at the local level by the Historic Preservation division of the city's Department of Planning & Urban Development. Many of the city's historic resources are designated either as individual landmarks or as contributing resources to one of twelve local historic districts. Historic designation is covered in Section 17 of the City of Portland Land Use Code, which outlines the designation process and identifies six minimum criteria standards for designation.

A noted visual landmark in the city, the B&M Cannery satisfies the following criteria for individual landmark designation as established in the City of Portland Historic Preservation Ordinance, Sec. 17.4.1.A:

*Sec. 17.4.1.A.1 – Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.*

Throughout the late-19<sup>th</sup> century and well into the 20<sup>th</sup> century, the Burnham & Morrill Company grew to become a widely recognized food packing and canning company that sold its products on a national scale. Burnham & Morrill was founded in 1867 by George Burnham, Jr. and Charles S. Morrill, both of whom worked for the earlier Maine-based packing firm of Rumery & Burnham. Burnham & Morrill grew to a national scale through a product line that showcased foods historically associated with Maine and the New England region. With canned corn, clams, lobster, fish flakes, and others, Burnham & Morrill were able to establish packing facilities throughout the State of Maine, employing thousands of Mainers throughout its history. In the 20<sup>th</sup> century, however, the company expanded its product line to incorporate Boston-style baked beans. With the incorporation of baked beans, B&M became nationally known, distributing and selling in grocery stores from Maine to California. The wide reach of the Burnham & Morrill name, however, extended well beyond the United States, with former president of the company, Charles Morrill, explaining in the 1940s that B&M products were eaten “as far away as India, though we don’t know how they got there.” Morrill also explained that B&M beans were found in “an igloo just under the Arctic Circle.”<sup>2</sup>

The company's growth in the late-19<sup>th</sup> century and the first decade of the 20<sup>th</sup> century, necessitated expanded production facilities. Prior to construction of the subject building, the Burnham & Morrill company was headquartered in a combination canning factory/office building on Franklin Street (also known as the W.L. Blake Warehouse, this building is a contributing resource to the Portland Waterfront Historic District). The

---

<sup>2</sup> Charles S. Morrill, “‘B&M’ – What two young Maine men founded 80 years ago!” and Address at Portland, ME to the American Newcomen (New York City, NY: Newcomen Society in North America, 1950), p. 15.

company also owned and operated numerous satellite canning facilities throughout the state. In 1913, the B&M Cannery was constructed, providing the company with what was hailed as “a modern, sanitary plant” considered to be “one of the industrial show places” of Maine. Between 1913 and the 1960s, the building remained Burnham & Morrill’s office headquarters and primary canning facility, complete with the company’s laboratories, which were necessary for the development of additional products and updated sanitation. Following Burnham & Morrill’s sale in 1965, the facility continued to operate under the B&M brand name. Operations ceased at the Cannery in 2021.

As the purpose-built headquarters and primary canning facility for the Burnham & Morrill Company, the B&M Cannery satisfies eligibility under Criterion 1.

*Sec. 17.4.1.A.5 – Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.*

The B&M Cannery was designed by the prominent Portland-based architectural firm of Burnham and Higgins, though credit to the design is most often associated with George Burnham. Considered to be “one of Maine’s most accomplished architects of the early 20<sup>th</sup> century,” Burnham was responsible for the design of numerous commercial, industrial, municipal, and residential buildings both in Portland and the State of Maine, a number of which are listed in the National Register of Historic Places and designated Portland landmarks. Additionally, the duo grew to become one of the leading firms in all of Maine by the end of the 1910s.

The B&M Cannery serves as one of Burnham and Higgins’ most notable examples of industrial architecture. Burnham’s use of contrasting areas of red brick and light concrete situated adjacent Casco Bay has resulted in one of Portland’s most noteworthy buildings. As such, the B&M Cannery satisfies eligibility under Criterion 5.

### **History of the Burnham & Morrill Company and the B&M Offices and Cannery**

In the Napoleonic era, the French army carried food in small metal boxes that they called canisters. The canisters, or cans for short, functioned more as containers than what we today would consider cans, as they were not sealed. Around the time that Napoleon had waged his war against the European continent, the residents of the greater Portland area were combatting a different kind of enemy, famine. Portland’s primary industry in the early-19<sup>th</sup> century was the lumber industry. When corn failed to grow, the city “had all but starved to death,” as was detailed in one retrospective.<sup>3</sup> One Mainer, with ties to France, took it upon himself to experiment with canning corn to ensure that famines would no longer be a major cause for concern.

---

<sup>3</sup> Morrill, “B&M, p. 8-9.

During his trips to France in the early-19<sup>th</sup> century, Isaac Winslow learned about the process of preserving food by canning. Winslow brought the concept back to Portland, Maine, where he took cooked corn and preserved it in a hermetically sealed can.<sup>4</sup> Winslow's experiments highlighted numerous potential challenges to properly preserving food. For years, Winslow's attempts at cooking and canning corn resulted in spoiled products. Then, in 1844, he succeeded in cooking the corn in a common household wash boiler, using an open boiler process, and cut the kernels off the cob with a knife, placing them into the can and sealing it shut. Winslow's son Nathan commercialized the canned corn product and developed a family-run company with his nephew John Winslow Jones.<sup>5</sup> The two operated out of a factory on Fore Street in Portland. The first recorded sale of canned corn was from Nathan Winslow to Samuel S. Pierce of Boston for a dozen cans that cost \$4.00.<sup>6</sup> In 1862, John Winslow Jones, then sole owner of the company was granted a patent for the canning process.<sup>7</sup>

Around the same time that the Winslow family was canning corn in the 1840s and 1850s, others in Maine were experimenting with the canning and packing process. In the Bay of Fundy, the Treat, Noble & Company of Eastport was experimenting with packing lobsters and salmon. Similarly, various other firms were established in Portland that packed meats and fish. Among these early firms was the company of Rumery & Burnham who packed meat, fish, clams, poultry, and lobster.<sup>8</sup> Rumery & Burnham was established by Samuel Rumery, who had his start in the industry in the Eastport firm, and George Burnham Jr., who's father was involved in the early years of the food packing industry.<sup>9</sup> The duo took up shop in a factory and warehouse on Franklin Street in the Old Wharf section of Portland (see Figure 2).

---

<sup>4</sup> "The Canning Industry" in *Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine 1900* (Augusta, ME: Kennebec Journal Print, 1901), p. 67-68.

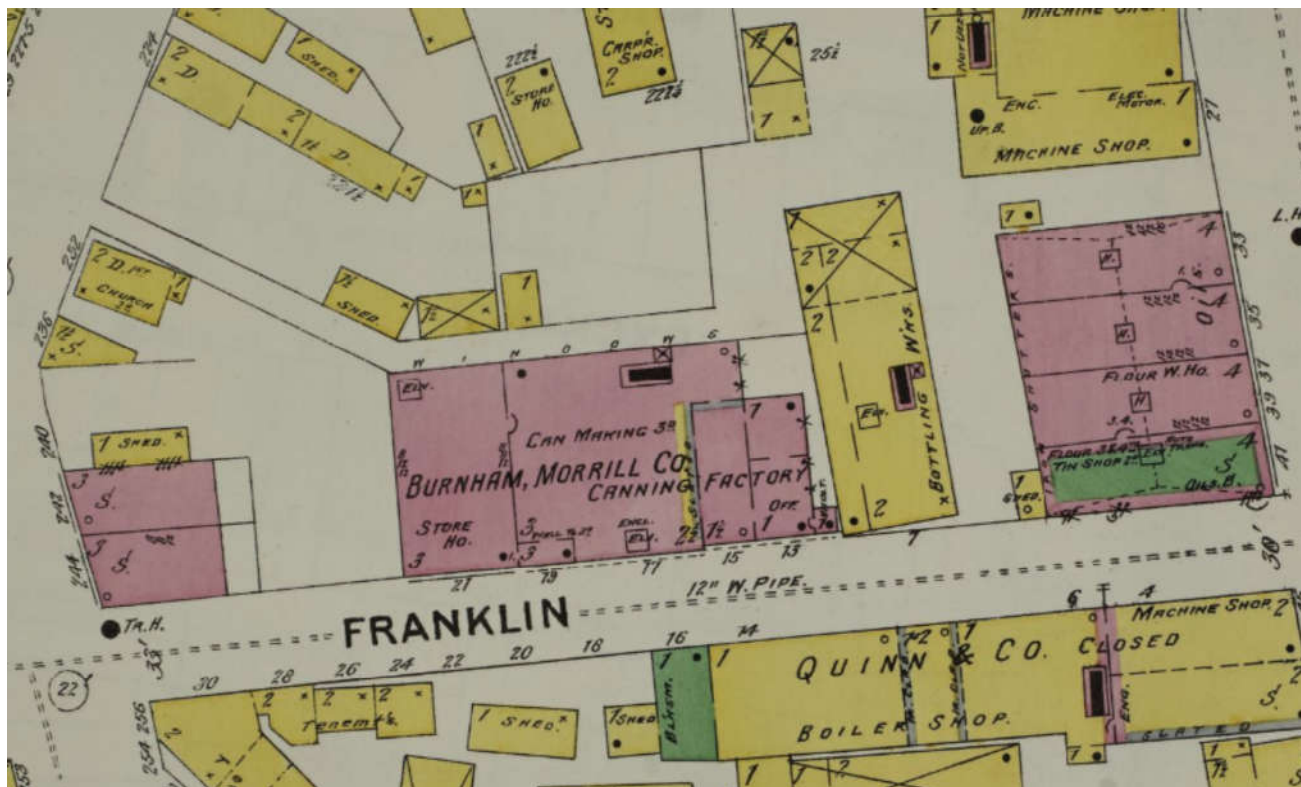
<sup>5</sup> Morrill, "B&M," p. 10-11.

<sup>6</sup> "The Canning Industry" in *Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine 1900* (Augusta, ME: Kennebec Journal Print, 1901), p. 67-68.

<sup>7</sup> Morrill, "B&M," p. 11.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid, p. 11-12.



**Figure 2:** 1896 Sanborn Fire Insurance Map, showing the original location of the Rumery & Burnham Cannery on Franklin Street. Burnham & Morrill, successor to Rumer and Burnham used the Cannery through the remainder of the 19<sup>th</sup> century.

By the Civil War, even more food packing firms, such as the Portland Packing Company, were established in Maine. In 1867, Rumery & Burnham dissolved, with Samuel Rumery moving to the Portland Packing Company and George Burnham establishing his own firm, named the Burnham & Morrill Company, with his son John E. Burnham and former Rumery & Burnham employee Charles Morrill.<sup>10</sup> Burnham & Morrill maintained operation of the Franklin Street canning factory. This factory building remains extant and is a contributing resource to the Portland Waterfront Historic District (see Figure 3).

<sup>10</sup> "The Canning Industry," p. 68.



**Figure 3:** 2018 Image of the former Burnham & Morrill Company Cannery on Franklin Street. (Image Source: Google Maps)

The Civil War opened the door for expanded interest in canned foods, which accommodated the early growth of Burnham & Morrill in the late-1860s. Like the earlier Rumery & Burnham, Burnham & Morrill canned meats, vegetables, and seafood products. Beyond the growth of the industry, however, Burnham & Morrill rose above their stiff competition through these highly regarded products. In 1874, the company was awarded the highest medal in excellence for their sweet corn and succotash from the American Institute in New York. Then, in 1876, at the Centennial International Exhibition in Philadelphia the company won another award for excellence. This was shortly followed by a gold medal at the Exposition Universelle Internationale in Paris.<sup>11</sup>

Like many other canning companies in Maine, Burnham & Morrill focused heavily in the 19<sup>th</sup> century on canned sweet corn (see Figure 4). In a retrospective on the development of the company, however, the grandson of founder Charles Morrill explained that the company found great success in engaging with both farmers and fishermen alike. As he put it, “Burnham & Morrill play no favorites, but open assured markets to the products of both sea and land.” He continued, “the canning of these perishables means stable employment and a solid type

---

<sup>11</sup> “Sea-Food for Inlanders” in *The Story of a Pantry Shelf: An Outline History of Grocery Specialties* (New York City, NY: Butterick Publishing Company, 1925), p. 45-46.



of citizenship for both the tillers of the soil and the fishers of the Sea.”<sup>12</sup> As such, the company also sold canned deep-sea lobsters, mackerel, and clams in addition to corn and succotash (see Figures 5-7).



**Figure 4:** 1891 Burnham & Morrill trademark label for Paris Sugar Corn. (Image Source: Maine Memory Network)

---

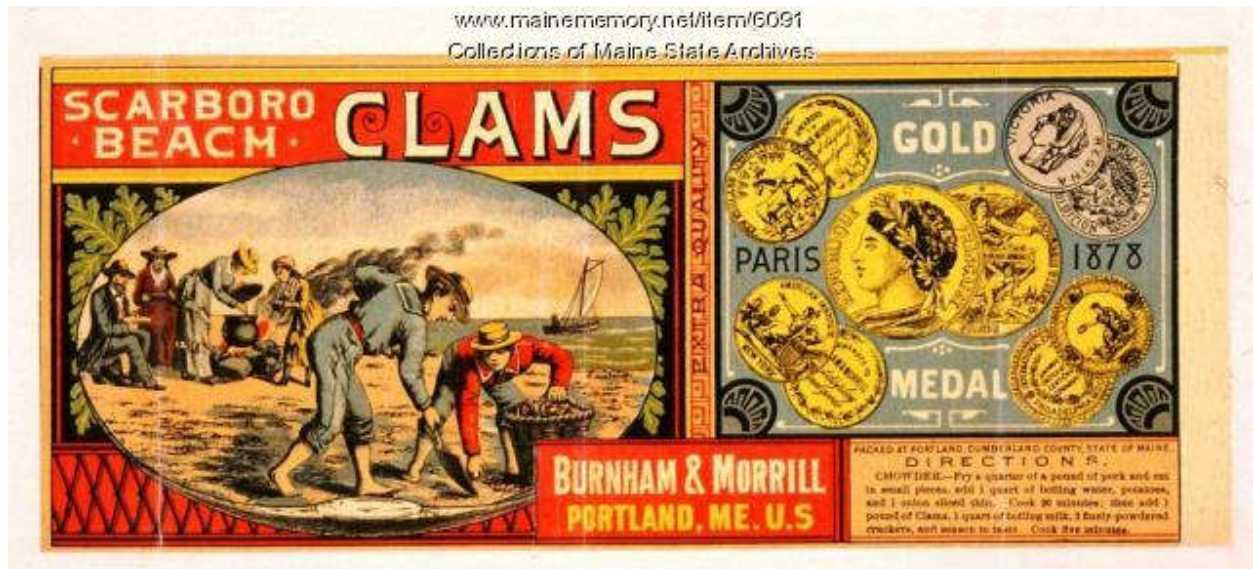
<sup>12</sup> Morrill, “B&M,” p. 13.



**Figure 5:** 1891 Burnham & Morrill trademark label for Deep Sea Lobster. (Image Source: Maine Memory Network)



**Figure 6:** 1891 Burnham & Morrill trademark label for Cape Shore Mackerel. (Image Source: Maine Memory Network)



**Figure 7:** 1891 Burnham & Morrill trademark label for Scarboro Beach Clams. (Image Source: Maine Memory Network)

Throughout the late-19<sup>th</sup> and early-20<sup>th</sup> century periods, the company operated primarily out of their Franklin Street plant, with many smaller canning facilities along the “Maine Corn Belt” and the Maine coastline for clam products. Additional factories were established in Nova Scotia, Canada.<sup>13</sup> (see Figure 8)

---

<sup>13</sup> “Sea-Food for Inlanders,” p. 46.



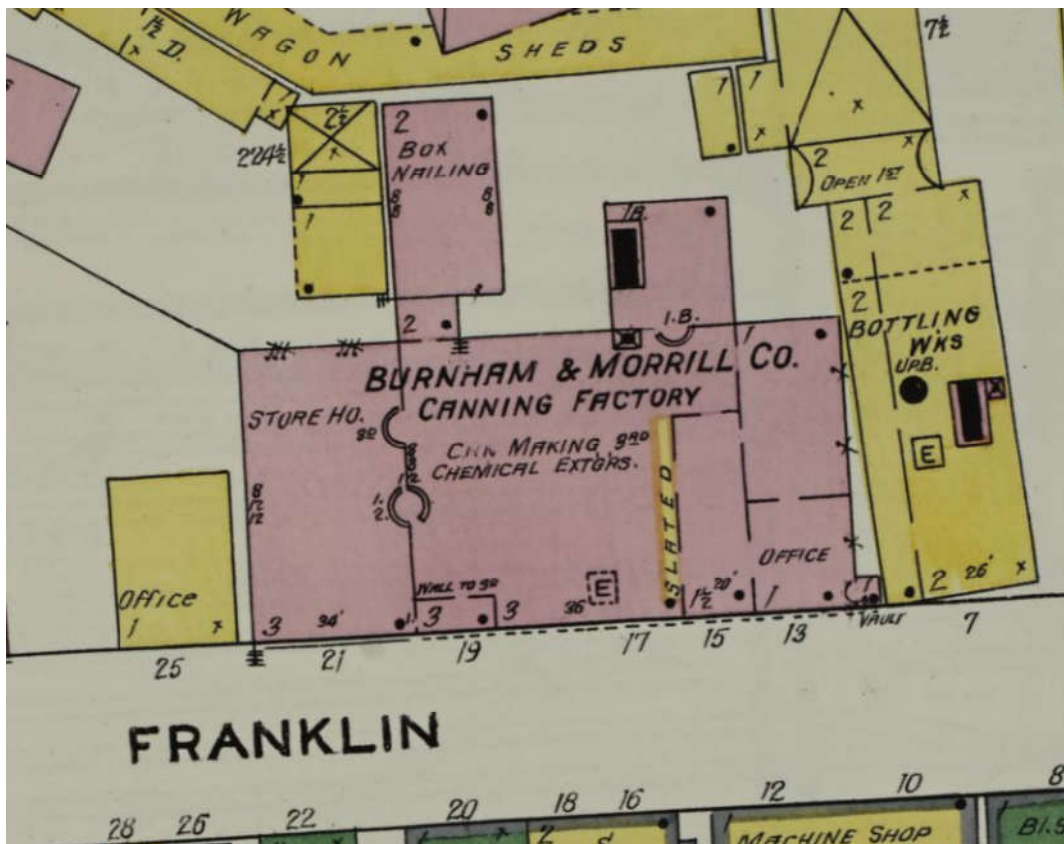


Figure 8: 1909 Sanborn Fire Insurance Map.

Burnham & Morrill's high-quality products were the result of the company's dedication to experimentation and sanitation. From an early period in the company's history, they developed an experimental laboratory and diet kitchen that allowed for better quality products as better practices in sanitation and food sciences were developed.<sup>14</sup> In the first decade of the 20<sup>th</sup> century, they introduced a new product, fish flakes. Fish flakes were a combination of cod and haddock that was cooked and boned, season and packing in parchment-lined tin.<sup>15</sup>

The company grew in the early-20<sup>th</sup> century with a greater demand for their products on a national scale. Advertising played an integral role in this period growth. As they had done with the manufacture of their products, Burnham & Morrill was thorough in their advertising. For example, when fish flakes were introduced in the early 1900s, the company conducted a careful investigation through conservative advertising before

---

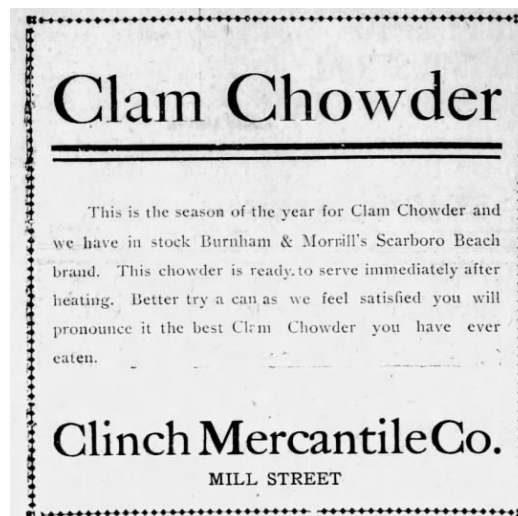
<sup>14</sup> Morrill, "B&M," p. 14.

<sup>15</sup> "Sea-Food for Inlanders," p. 47.

approving a national ad campaign.<sup>16</sup> Advertisements for Burnham & Morrill products, therefore, are found in newspapers as close as New York and as far away as Texas, California, and Montana (see Figures 9-12).



**Figure 9:** 1908 Burnham & Morrill Advertisement in the *Fort Worth Star-Telegram* (Fort Worth, TX).



**Figure 10:** 1908 Burnham & Morrill Advertisement in *The Morning Union* (Grass Valley, CA).

---

<sup>16</sup> "Sea-Food for Inlanders," p. 47.

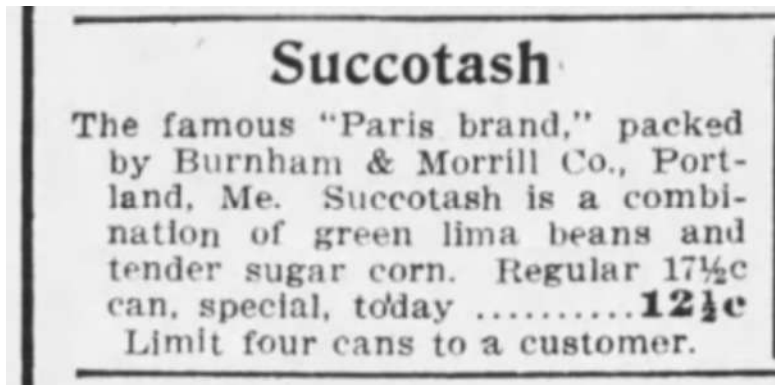


Figure 11: 1908 Burnham & Morrill Advertisement in *The Anaconda Standard* (Anaconda, MT).



Figure 12: 1910 Burnham & Morrill Advertisement in *The New York Tribune* (New York City, NY).

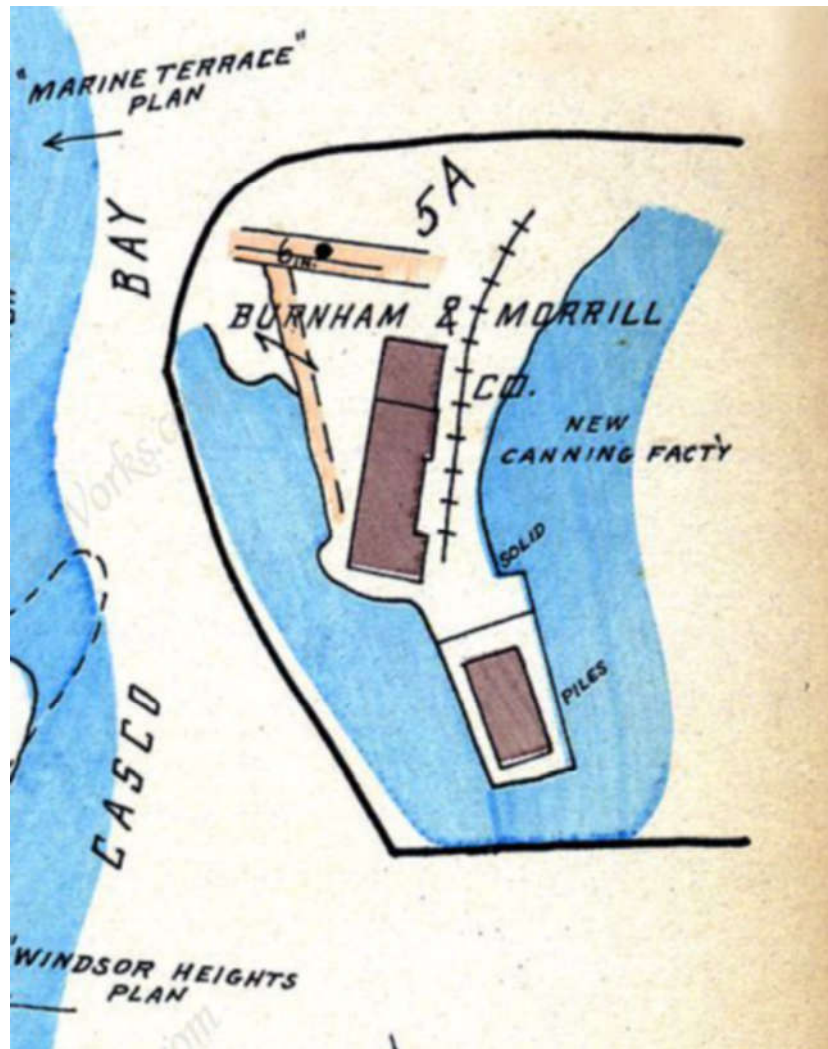
In 1910, the Burnham family's shares in the company were purchased by George B. Morrill, son of founder Charles Morrill. Morrill's purchase of the company was done on a "character" note, which his son later recalled

that “the bank had confidence in his technical knowledge, his business shrewdness, and his general durability.”<sup>17</sup> The Morrill’s would go on to take the company to new heights and introduce the company’s most well-known product, baked beans.

Demand in Burnham & Morrill goods necessitated the construction of a new, purpose-built, modern canning facility that could take the company into the 20<sup>th</sup> century. For their factory, Burnham & Morrill turned to local architects George Burnham, no relation to the company’s founders, and E. Leander Higgins to design a state-of-the-art headquarters located on the outskirts of Portland in the city’s East Deering neighborhood. The subject building was completed in 1913 and situated in a prominent location at the mouth of Back Cove at Casco Bay. The location of the Cannery was advantageous for the company as it was conveniently and strategically located adjacent to the water and the Grand Trunk Railway railroad tracks. As illustrated in the 1914 Richards Atlas of the City of Portland, the complex was designed with direct rail access, as well as a deep-water harbor that allowed for shipping and receiving direct to the Cannery (see Figure 13).

---

<sup>17</sup> Morrill, “B&M,” p. 14.



**Figure 13:** 1914 Richards Atlas of the City of Portland, showing the "New Canning Fact'y" of the Burnham & Morrill Co.

Following construction, the new Cannery building was hailed as “one of the industrial show places of [Maine].”<sup>18</sup> Within the building, the company established a sanitary facility complete with kitchens, packing rooms, ovens, a new laboratory space, and the executive offices “where freshly uniformed employees [worked] under ideal conditions affording an abundance of sunlight and fresh air.”<sup>19</sup>

---

<sup>18</sup> “Sea-Food for Inlanders,” p. 47.

<sup>19</sup> Ibid.





**Figure 14:** 1924 Portland Tax Record Photograph, Burnham & Morrill Company Offices and Cannery. (Image Source: Maine Memory Network)

At the same time that the B&M Cannery was constructed, the company also constructed a codfish canning building.<sup>20</sup> The two-story building was also designed by Burnham & Higgins and was constructed on a reinforced concrete wharf by the Aberthaw Construction Company of Boston, Massachusetts.<sup>21</sup>

---

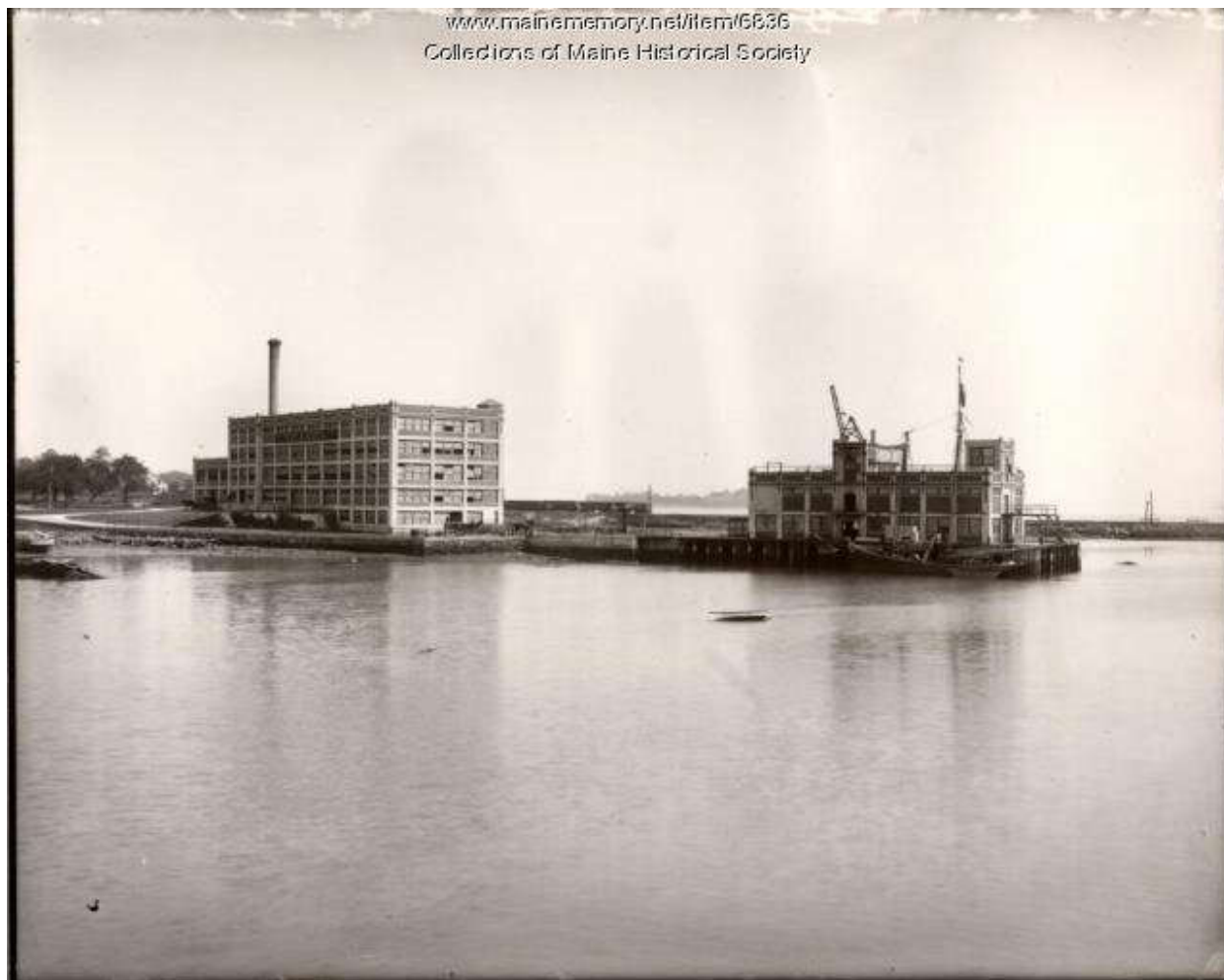
<sup>20</sup> The codfish building has not been nominated for landmark designation, due to its poor structural condition resulting from high levels of chloride ions in the concrete. The building does not have sufficient integrity of condition, materials or workmanship necessary to make it worthy of preservation or restoration.

<sup>21</sup> "Concrete Wharf To Be Built," *Boston Evening Transcript* (Boston, MA), Nov. 20, 1912.



**Figure 15:** 1924 Portland Tax Record Photograph, Burnham & Morrill Company Codfish Canning Building. (Image Source: Maine Memory Network)

The original Cannery complex consisted solely of the subject building and the codfish canning building, with landscaped lawns and paved driveways leading up to the B&M Cannery (see Figures 16-18).



**Figure 16:** c. 1930 Photograph, Burnham & Morrill Company Plant. (Image Source: Maine Memory Network)





**Figure 17:** 1930s photograph showing the construction of Tukey's Bridge with the Burnham & Morrill Company Plant at right.  
(Image Source: Maine Memory Network)




**Figure 18:** 1930s Photograph, Burnham & Morrill Company Plant. (Image Source: Maine Memory Network)

Completion of the subject building increased Burnham & Morrill's output and increased their employment numbers, but, perhaps most importantly, it also resulted in the introduction of their most notable product, baked beans. Newspaper advertisements indicate that the company was producing baked beans as early as the first decade of the 20<sup>th</sup> century. It was not until 1927, however, that the company began canning baked beans within the subject building.<sup>22</sup> The famous B&M Brick Oven Baked Beans grew to become a nationally recognized brand name product that was sold on grocery store shelves throughout the United States (see Figure 19).

---

<sup>22</sup> McGuire, "B&M Baked Beans leaving Portland after more than 150 years."



Every Forkful  
a Delicious  
"DOWN-EAST"  
FEAST

Know why Yankee sailors used to break speed records winging home in their tall clipper ships? One reason was to get back to the feasts of baked beans our New England grandmothers used to bake with such a special flavor knack. Beans baked with true, old-time goodness exactly as B & M bakes 'em for you now "Down East" in Portland, Maine. Slowly (with no boiling) for one entire day! With lots of juicy pork chunks and spicy sauces! 'Till each flavor-drenched bean is meaty and tender and temptingly brown! Treat yourself to these genuine New England favorites . . . and you'll prefer 'em always. Burnham & Morrill Company Portland 2, Maine.

**B&M** Genuine New England Brick-Oven BAKED BEANS

214 November 1946 Good Housekeeping

Figure 19: 1946 B&M Baked Beans advertisement. (Image Source: *Good Housekeeping*, Nov. 1946)

At the company's height in the mid-century period, sources vary, but indicate that they employed between 300 and 500 employees at the B&M Cannery.<sup>23</sup> This total does not account for the number of employees at secondary canning facilities in Maine and Nova Scotia, which included 750 additional employees hired each year for seasonal work, picking and packing string-beans, corn, squash, and blueberries.<sup>24</sup> As further advances in machinery were introduced during that period, the Cannery's filling machines could produce more than 150 cans per minute, depending upon the product.<sup>25</sup>

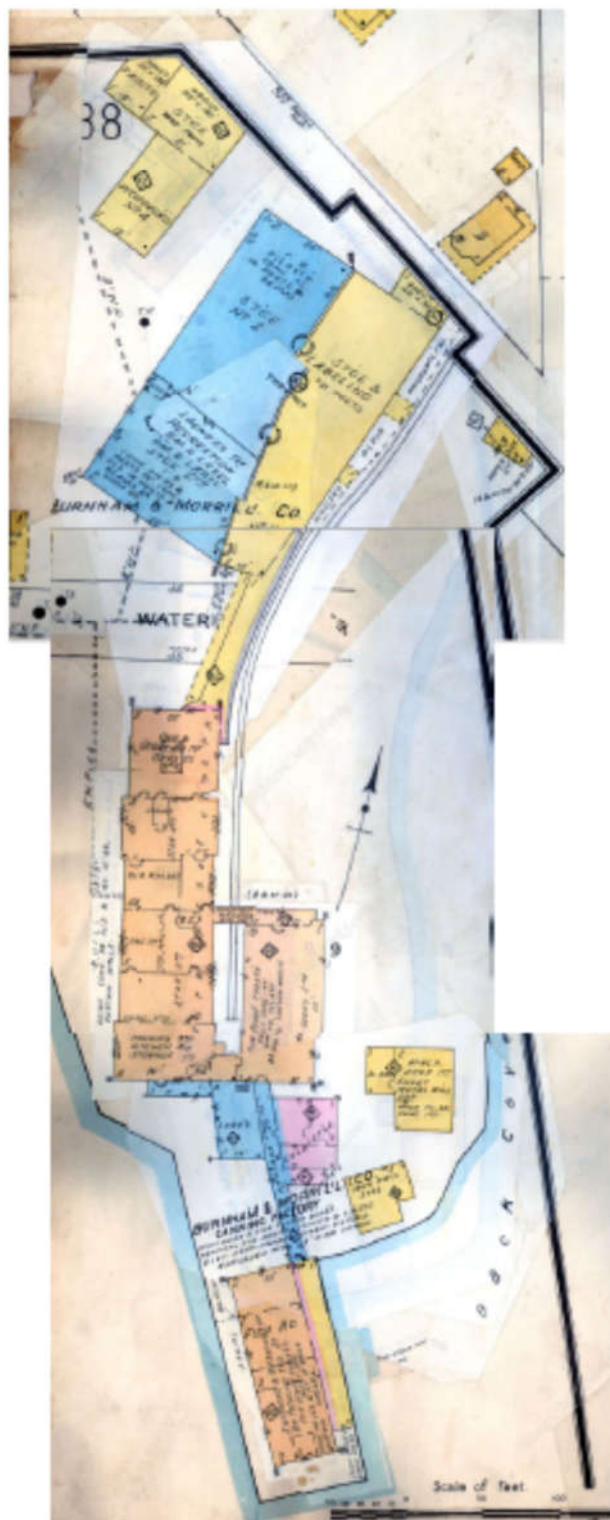
In that mid-century period, the company undertook their final major construction campaigns at the larger Burnham & Morrill complex. Beginning in 1947, a two-story cooking building was completed to the east of the B&M Cannery. This was followed by the c. 1951 construction of a storage and labeling building to the north of the B&M Cannery and a woodworking and storage building, also constructed c. 1951. Also at that time a one-story CMU block loading dock and connector was built between the B&M Cannery and the codfish canning building. Each of these buildings are illustrated on the 1951 Sanborn Fire Insurance Map (see Figure 20).

---

<sup>23</sup> Morrill, "B&M," p. 15; McGuire, "B&M Baked Beans leaving Portland after more than 150 years."

<sup>24</sup> Morrill, "B&M," p. 15.

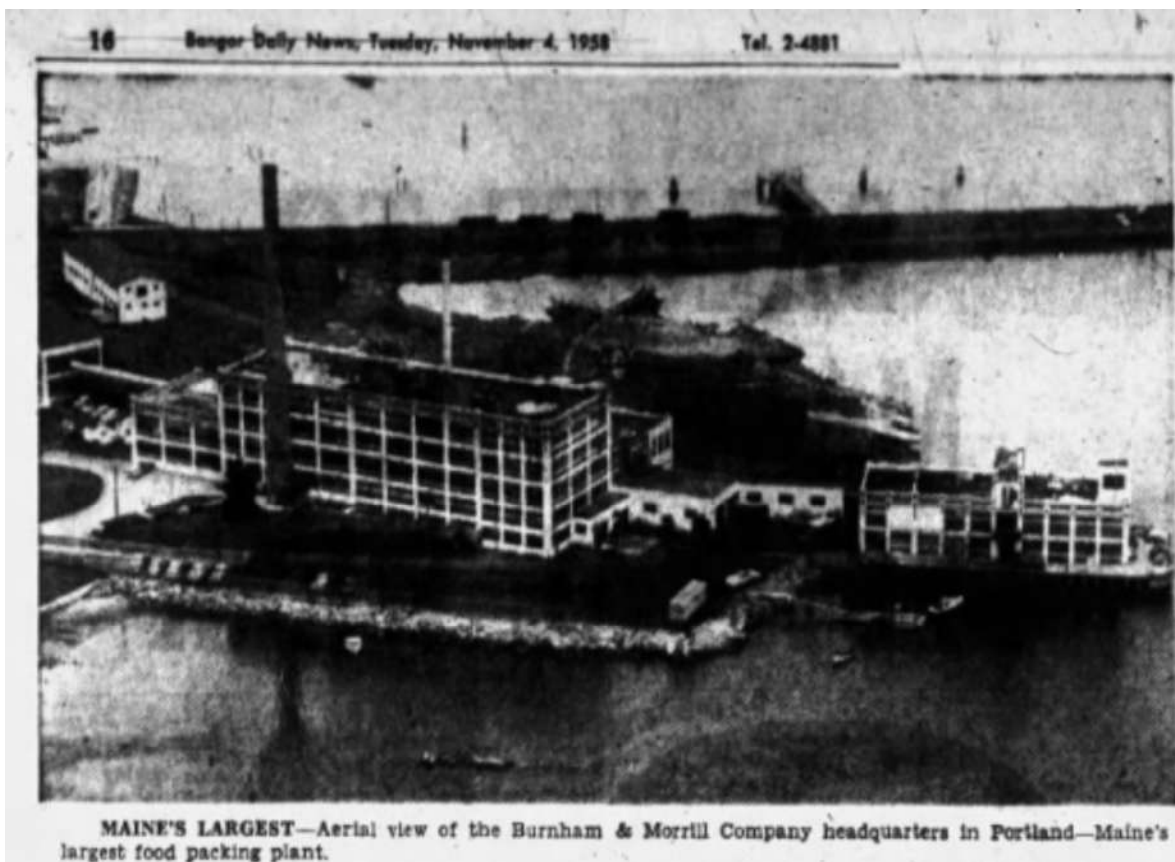
<sup>25</sup> Ibid, p. 14.



**Figure 20:** 1951 Sanborn Fire Insurance Map.



Following the physical expansion of the plant, Burnham & Morrill was recognized as the “largest food packing organization in the State of Maine and one of the largest in the United States.”<sup>26</sup> Further, the company was the largest producer of baked beans in the country. At that time, they employed more than 300 people at the plant.



**Figure 21:** 1958 aerial image of B&M plant. (Image Source: *Bangor Daily News*)

In 1965, the City of Portland renamed the street address of the building to Bean Pot Circle, honoring the impact of the company and its world-renowned baked beans. That same year, the Burnham & Morrill was purchased by the Watertown, Massachusetts-based food packing and canning company William Underwood Company.<sup>27</sup> Following the initial sale of Burnham & Morrill, the complex continued to expand, and the company changed hands at various points throughout the latter portions of the 20<sup>th</sup> century. Despite changes in ownership, the B&M Cannery remained in active use until 2021.

---

<sup>26</sup> “Painstaking, Careful, Non-Rushing Methods Reasons For Great Growth At Burnham, Morrill,” *The Bangor Daily News* (Bangor, ME), Nov. 4, 1958.

<sup>27</sup> “Burnham & Morrill Company Records,” Located in the Raymond H. Fogler Library Special Collections, The University of Maine.

Throughout the 108 years that the Burnham & Morrill Company called the B&M Cannery home, the company etched a significant place in Portland's industrial history. The canning and food packing industry traces its origins in America to the City of Portland and the State of Maine, becoming one of its largest industries in the 19<sup>th</sup> century. The Burnham & Morrill Company exemplifies the industry in Portland and Maine as one of its longest lasting companies and one that grew to become one of the largest in the entire United States by the mid-20<sup>th</sup> century period. As a truly Maine company, for well over 150 years, the Burnham & Morrill Company packed food products are historically associated with the state and larger New England region, placing Boston Baked Beans, Maine lobster, and Atlantic scallops into homes throughout the country. As such, the B&M Cannery stands as the physical representation of the company's impact on Portland and Maine's industrial heritage.

### **Architects –Burnham and Higgins**

Among Maine's most notable architects of the late-19<sup>th</sup> and early-20<sup>th</sup> century period, few rise to the prominence of George Burnham. Throughout his career, Burnham designed numerous commercial, industrial, municipal, and residential buildings throughout Maine, with many prominent examples of his work in Portland. With the firm of Burnham and Higgins, Burnham and his partner E. Leander Higgins continued this legacy, and designed some of Portland's most notable homes and buildings.

George Burnham was born in Portland, Maine in 1875. He undertook his architectural training at the Massachusetts Institute of Technology (MIT), graduating in 1898. While studying at MIT, Burnham studied architectural theories made famous at the Ecole des Beaux Arts in Paris. Following his graduation, Burnham first worked in New York City under architect Thomas Tryon.<sup>28</sup>

In 1902, Burnham contracted typhoid and pneumonia forcing him to return to his hometown. In Portland, Burnham went right to work designing homes and commercial buildings in the Colonial Revival and Beaux Arts styles. Among Burnham's earliest commissions were the Perez Burnham House (1902), completed in the Federal Revival style, and the Porteous, Mitchell and Braun Block (1904), designed in the Beaux Arts style.<sup>29</sup> In 1904, Burnham was awarded perhaps his most important and famous contract, the Cumberland County Courthouse. Burnham beat out eight other architects, including John Calvin Stevens, perhaps Maine's most prominent architect. Burnham worked on the courthouse project until 1909, but designed various smaller

---

<sup>28</sup> Roger G. Reed, "George Burnham" in *A Biographical Dictionary of Architects in Maine*, Jan. 1984.

<sup>29</sup> Ibid.

projects concurrently.<sup>30</sup> The Cumberland County Courthouse is a contributing resource to the Portland Waterfront National Register Historic District and the Portland Waterfront Local Historic District.

In 1909, Burnham hired E. Leander Higgins as a draftsman. Higgins was born in Bar Harbor, Maine in 1879 and, like Burnham, trained at MIT and graduated in 1906.<sup>31</sup> During Higgins' early years working with Burnham, George Burnham completed another of his most well-known designs, the Maine Central Railroad Station in Gardiner, Maine (1911); the station was listed in the National Register of Historic Places in 1982.<sup>32</sup> Higgins was named a partner at the firm in 1912 and the firm subsequently changed its name to Burnham and Higgins.<sup>33</sup>

The firm of Burnham and Higgins was primarily known for their residential designs in Portland. In his biographical sketch of George Burnham, architectural historian Roger Reed explained that the firm's residential designs "characterize the work of the firm."<sup>34</sup> He further explained that their homes followed an established format:

"Typically this consisted of rectangular structures with broad hipped roofs and over-hanging eaves supported on modillion blocks or exposed rafter ends. Dormers, an important decorative feature in a Burnham and Higgins house, are prominently situated to provide maximum exposure."<sup>35</sup>

Among their many homes Burnham and Higgins designed in the popular revival styles of the period, were the Charles F. Flagg House (1913) in the Mediterranean Revival style, and the Sidney St. Felix Thaxter House (1918) in the Colonial Revival style.

In 1913, Burnham and Higgins designed two industrial buildings, the firm's only recognized industrial examples. The B&M Cannery and its associated codfish canning building highlighted the firm's ability to work outside its comfort zone and resulted in the building's prominent use of concrete at a time when brick and wood framing remained the dominant structural and facing materials in industrial architecture. Additionally, the

---

<sup>30</sup> Alessa Wylie, "Architect of the Week: George Burnham," Greater Portland Landmarks, accessed April 4, 2022, <https://www.portlandlandmarks.org/blog/2020/5/14/architect-of-the-week-george-burnham>.

<sup>31</sup> "Biographical Note," in Higgins (Edward Leander) Architectural Records, located in the Raymond H. Fogler Library Special Collections, The University of Maine.

<sup>32</sup> Frank A. Beard, "Gardiner Railroad Station," National Register of Historic Places Inventory-Nomination Form, 1982.

<sup>33</sup> Reed, "George Burnham."

<sup>34</sup> Ibid.

<sup>35</sup> Ibid.



B&M Cannery's location on the outskirts of Portland afforded the architects the opportunity to incorporate the Cannery into a larger setting. Concurrently, the firm designed the Portland Shoe Manufacturing Company factory on Pearl Street in downtown Portland. The downtown factory building is much more traditional. The narrow, brick building displays minimal ornamentation, which was largely achieved through its fenestration (see Figure 22).



**Figure 22:** 1924 Portland Tax Record Photograph, Portland Shoe Manufacturing Company. (Image Source: Maine Memory Network)

Through the remainder of the 1910s, the firm continued to design buildings in Portland and throughout Maine. In 1919, Burnham retired.<sup>36</sup> Following Burnham's retirement in 1919, Higgins "went on to become a leading practitioner of his profession in Maine during the 1920s and 1930s." His son, Ambrose S. Higgins, followed in his footsteps, opening his own firm in Bar Harbor after serving in World War II.<sup>37</sup> In his final years, George Burnham suffered from severe mental depression. He took his life in 1931.<sup>38</sup> Higgins passed away in 1951.<sup>39</sup>

---

<sup>36</sup> "Business Notices," *The American Contractor* (New York City, NY), January 18, 1919.

<sup>37</sup> "Biographical Note."

<sup>38</sup> *Portland Evening Express*, June 3, 1931.

<sup>39</sup> "Biographical Note."

## BIBLIOGRAPHY

- “Biographical Note.” In Higgins (Edward Leander) Architectural Records. Located in the Raymond H. Fogler Library Special Collections, The University of Maine.
- “Burnham & Morrill Company Records.” Located in the Raymond H. Fogler Library Special Collections, The University of Maine.
- “Business Notices.” *The American Contractor* (New York City, NY). Jan. 18, 1919.
- “The Canning Industry.” In *Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine 1900*. Augusta, ME: Kennebec Journal Print. 1901.
- “Concrete Wharf To Be Built.” *Boston Evening Transcript* (Boston, MA). Nov. 20, 1912.
- “Painstaking, Careful, Non-Rushing Methods Reasons For Great Growth At Brunham, Morrill.” *The Bangor Daily News* (Bangor, ME). Nov. 4, 1958.
- “Sea-Food for Inlanders.” In *The Story of a Pantry Shelf: An Outline History of Grocery Specialties*. New York City, NY: Butterick publishing Company. 1925.
- Beard, Frank A. “Gardiner Railroad Station.” National Register of Historic Places Inventory-Nomination Form. 1982.
- McGuire, Peter. “B&M Baked Beans leaving Portland after more than 150 years.” *Portland Press Herald* (Portland, ME). Aug. 30, 2021.
- Morrill, Charles S. “‘B&M’ – What two young Maine men founded 80 years ago!” an Address at Portland, ME to the American Newcomen. New York City, NY: Newcomen Society in North America. 1950.
- Portland Evening Press*. June 3, 1931.
- Reed, Roger G. “George Burnham.” In *A Biographical Dictionary of Architects in Maine*. Jan. 1984.
- Wylie, Alessa. “Architect of the Week: George Burnham.” Greater Portland Landmarks. Accessed April 4, 2022. <https://www.portlandlandmarks.org/blog/2020/5/14/architect-of-the-week-george-burnham>.

## APPENDIX

Parcel Map



**Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle  
Portland, ME  
March 2022





# **Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle

Portland, ME

March 2022



1. B&M Factory, West Elevation, looking southeast.



2. B&M Factory, West Elevation, looking east.

**Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle

Portland, ME

March 2022



3. B&M Factory, South Elevation, looking north.



4. B&M Factory, North Elevation, looking south.



**Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle

Portland, ME

March 2022



5. B&M Factory, North and West Elevations, looking southeast.



6. B&M Factory, North and West Elevations, looking southeast.



**Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle

Portland, ME

March 2022



7. B&M Factory, North and East Elevations, looking southwest.



8. B&M Factory, North and East Elevations, looking southwest.

**Burnham & Morrill Company Office & Canning Factory**

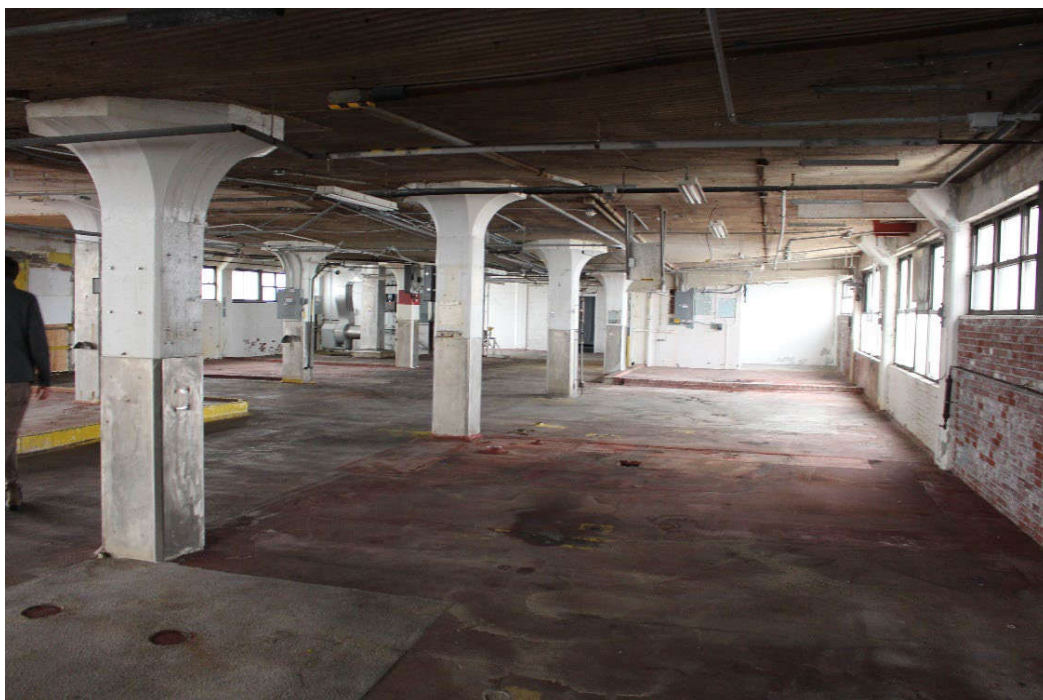
1 Beanpot Circle

Portland, ME

March 2022



9. B&M Factory, Second Floor, looking north.



10. B&M Factory, Fourth Floor, looking south.



**Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle

Portland, ME

March 2022



11. Site, Codfish Canning Building, looking southeast.



12. Site, Codfish Canning Building looking northwest.

**Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle

Portland, ME

March 2022



13. Site, Codfish Canning Building, looking southwest.



14. Site, Storage/Labeling Building looking northwest.



**Burnham & Morrill Company Office & Canning Factory**

1 Beanpot Circle

Portland, ME

March 2022



15. Site, Woodworking/Storage Building, looking northwest.



16. Site, Entrance and Woodworking/Storage Building looking south.

DLN: 1002240187216

**QUITCLAIM DEED WITH COVENANT**

**B&G Foods North America, Inc.**, a Delaware Corporation (successor by merger to Heritage Acquisition Corp. as described below), having an address of 4 Gatehall Drive, Suite 110, Parsippany, New Jersey 07054 ("Grantor"), grants to **The Initiative for Digital Engineering and Life Sciences**, a Maine non-profit corporation with an address of 100 Commercial Street, Portland, Maine 04101 ("Grantee") with QUITCLAIM COVENANT, a certain parcel of land, together with the improvements thereon, located on the easterly sideline of Interstate 295 and the southerly sideline of Sherwood Street in the City of Portland, County of Cumberland and State of Maine being further described as follows:

Beginning at a 6-inch by 6-inch granite monument found inscribed "ECJ #356" marking the southerly sideline of Sherwood Street westerly sideline of the Canadian National Railroad and further described as the most northeasterly corner of described parcel;

THENCE, S 23-36-55 E, along said Railroad 316.33 feet to a 6-inch by 6-inch granite monument found inscribed "ECJ 356";

THENCE, S 23-36-55 E, along said Railroad, 526.90 feet, to a 4-inch by 4-inch granite monument with a drill hole;

THENCE, S 23-36-55 E, along said Railroad, 745 feet, more or less to the low water mark of the Casco Bay,

THENCE, in a general westerly direction along said low water line about 1,685 feet to a point on the easterly sideline of Interstate 295;

THENCE, N 2-23-50 W, along said sideline, 48 feet, more or less to a point;

THENCE, S 87-30-10 W, along said sideline, 30.00 feet to a point;

THENCE, N 2-23-50 W, along said sideline, 61.46 feet to a drill hole found, said drill hole lying on a tie course of S 73-07-39 W, 878.87 feet from the previous mentioned 4-inch by 4-inch granite monument with a drill hole;

THENCE, N 2-23-50 W, along said sideline, 237.87 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 89-44-34 E, along said sideline, 1.05 feet to a 5/8 inch re-bar found capped "ECJ #509";

MAINE REAL ESTATE TAX PAID



THENCE, N 6-28-53 E, along said sideline, 122.88 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 0-24-30 E, along said sideline, 88.91 feet to a 4-inch by 4-inch granite monument found inscribed "ECJ #509";

THENCE, N 24-48-04 E, along said sideline, 60.29 feet to a 6-inch by 6-inch granite highway monument;

THENCE, N 31-29-16 W, along said sideline, 31.96 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 3-26-49 W, along said sideline, 111.10 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 8-40-57 E, along said sideline, 89.05 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 23-15-05 E, along said sideline, 66.28 feet to a 4-inch by 4-inch granite monument Inscribed "ECJ #509";

THENCE, N 34-47-28 E, along said sideline, 96.68 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 25-25-29 E, along said sideline, 160.02 feet to a 5/8 inch re-bar found capped "ECJ #509";

THENCE, N 23-37-03 E, along said sideline, 63.03 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 39-23-04 E, along said sideline, 6.72 feet to a 6-inch by 6-inch granite monument found inscribed "ECJ #509";

THENCE, N 55-32-30 W, along said sideline, 11.67 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 34-47-50 E, along said sideline, 117.04 feet to a 4-inch by 4-inch granite monument inscribed "ECJ #509";

THENCE, N 34-43-38 E, along said sideline, 15.02 feet to a 5/8 inch re-bar found capped "ECJ #509" marking the southerly sideline of Sherwood Street;

THENCE, S 55-12-08 E, along said Sherwood Street, 288.60 feet to the point of beginning.

The foregoing description was prepared based on the Survey prepared by OEST Associates, Inc. dated February, 1999 and last revised February 26, 1999 recorded in in the Cumberland County Registry of Deeds in Plan Book 199, Page 159.

## New Survey Description:

Grantor also hereby releases to Grantee, without any covenant of title whatsoever, all right, title and interest in and to the following described lot or parcel of land, together with the buildings and improvements thereon, located in the City of Portland, County of Cumberland, State of Maine, which description is based on a ALTA/NSPS Land Title Survey prepared for Grantee by vhb, dated June 30, 2021, last revised February 28, 2022, and Grantor makes no representations or warranties as to the accuracy of said property description:

Beginning at a granite bound found at the intersection of the southerly sideline of Sherwood Street and the westerly sideline of land now or formerly of the state of Maine as described in the Cumberland County Registry of Deeds in Book 25500, Page 215, and Book 10924, Page 91 being formerly owned by the St. Lawrence & Atlantic Railroad Company, in part, and the Canadian National Railway Company, in part;

THENCE along the westerly sideline of land of the State of Maine South  $23^{\circ}38'41''$  East for a distance of 316.33 feet to a granite bound found;

THENCE continuing along land of the State of Maine South  $23^{\circ}34'45''$  East for a distance of 526.95 feet to a granite bound found;

THENCE continuing along the land of the State of Maine South  $23^{\circ}34'45''$  East for a distance of 745 feet, more or less to the low water mark of Casco Bay,

THENCE in a generally westerly direction along the low water line about 1,720 feet, more or less, to a point in the easterly sideline of Interstate 295;

THENCE along the easterly sideline of Interstate 295 the following courses and distances:

North  $2^{\circ}23'38''$  West for a distance of 48 feet, more or less to a point;

South  $87^{\circ}36'22''$  West for a distance of 30.00 feet to a point;

North  $2^{\circ}23'38''$  West for a distance of 61.46 feet to a point being located South  $73^{\circ}07'57''$  West at a distance of 878.66 feet from a granite bound found on the westerly sideline of land now or formerly of the State of Maine;

North  $2^{\circ}23'38''$  West for a distance of 237.87 feet to a point;

North  $89^{\circ}44'46''$  East for a distance of 1.05 feet to a rebar found;

North  $6^{\circ}29'05''$  East for a distance of 122.88 feet to a point;

North  $0^{\circ}24'42''$  East for a distance of 88.91 feet to a granite bound found;

North  $24^{\circ}48'16''$  East for a distance of 60.29 feet to a granite bound found;

North  $31^{\circ}29'04''$  West for a distance of 31.96 feet to a point;

North  $3^{\circ}26'37''$  West for a distance of 111.10 feet to a point;

North 8°41'09" East for a distance of 89.05 feet to a point;  
North 23°15'17" East for a distance of 66.28 feet to point;  
North 34°47'40" East for a distance of 96.68 feet to a granite bound found;  
North 25°25'41" East for a distance of 160.02 feet to a point;  
North 23°37'15" East for a distance of 63.03 feet to a point;  
North 39°23'16" East for a distance of 6.72 feet to a point;  
North 55°32'18" West for a distance of 11.67 feet to a point;  
North 34°48'02" East for a distance of 117.04 feet to a granite bound found;  
North 34°43'50" East for a distance of 15.02 feet to a rebar found at the southerly sideline of Sherwood Street;

THENCE departing from the easterly sideline of Interstate 295 and running along the southerly sideline of Sherwood Street South 55°12'19" East for a distance of 288.59 feet to the point of beginning.

Meaning and intending to convey the same premises described in a Quitclaim Deed with Covenant from The Pillsbury Company to Heritage Acquisition Corp. dated March 15, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14616, at Page 50 and in the Release Deed from The Pillsbury Company to Heritage Acquisition Corp. dated March 15, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14616, at Page 57. Heritage Acquisition Corp. was a party to a merger described in a document filed with the Secretary of State of Delaware on December 28, 2007 under which the surviving corporation was Burnham & Morrill Company. Burnham & Morrill Company was a party to a merger described in a document filed with the Secretary of State of Delaware on December 28, 2010 under which the surviving corporation was B&G Foods North America, Inc.

The above described property is conveyed subject to the encumbrances listed as items 1-14 on Exhibit A of the Quitclaim Deed with Covenant from The Pillsbury Company to Heritage Acquisition Corp. dated March 15, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14616, at Page 50 and the rights and easements granted by Heritage Acquisition Corp. to Central Maine Power Company and Verizon New England, Inc. by instrument dated February 7, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24049, Page 189.

[Signature Page Follows]

IN WITNESS WHEREOF, B&G Foods North America, Inc. has caused this instrument to be executed by Scott E. Lerner, its Executive Vice President, General Counsel and Secretary thereunto duly authorized, as of this 23<sup>rd</sup> day of March, 2022.

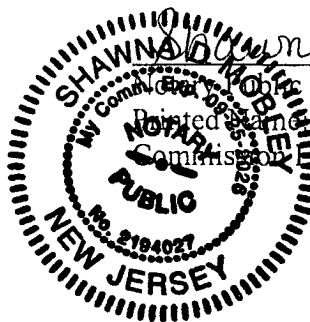
B&G FOODS NORTH AMERICA, INC.

By: Scott E. Lerner  
Name: Scott E. Lerner  
Title: Executive Vice President,  
General Counsel and Secretary

STATE OF NEW JERSEY  
COUNTY OF MORRIS

March 15, 2022

Personally appeared before me the above named Scott E. Lerner, in his capacity as Executive Vice President, General Counsel and Secretary of B&G Foods North America, Inc. and acknowledged that the forgoing is his free act and deed in his said capacity and the free act and deed of B&G Foods North America, Inc.



Shawna D Mobley  
Shawna D mobley  
Commission Expiration: Sept. 26, 2024



Received  
Recorded Register of Deeds  
Mar 23, 2022 03:28:38P  
Cumberland County  
Jessica M. Spaulding



**Bernstein, Shur,  
Sawyer & Nelson, P.A.**  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

T (207) 774 - 1200  
F (207) 774 - 1127

Mary E. Costigan  
(207) 228-7147 direct  
mcostigan@bernsteinshur.com

February 24, 2022

Christine Grimando  
Director of Planning and Urban Development  
City of Portland  
389 Congress Street  
Portland, Maine. 04101

**RE: Historic Landmark Nomination of the Burnham & Morrill Cannery Building**

Dear Christine:

I am writing on behalf of The Institute for Digital Engineering and Life Sciences (“IDEALS”) to formally nominate the Burnham and Morrill Cannery Building (the “Cannery Building”) as a historic landmark. IDEALS is under contract to purchase the Burnham and Morrill property at 1 Beanpot Circle and is therefore submitting this nomination pursuant to Section 17.5.2(A)(2) of the Land Use Code. They expect to close on the property prior to completion of the designation process.

The scope of this nomination is the 1913 Cannery Building only, and does not include the entire 13-acre property. The attached figure shows the extent of the nomination.

We also would like to explain why the building over the pier, known as the Codfish Building, is not included in the nomination. Prior to agreeing to purchase the property, IDEALS performed its due diligence, including a structural engineering analysis of the buildings. The analysis was performed by Thornton Tomasetti and the report is attached for your information. With regard to the Codfish Building, Thornton Tomasetti concluded that the concrete pier foundation is in danger of collapsing and has to be replaced. They advised the current owners of the danger and the owners quickly ceased use of the building. The engineers also concluded that structural rehabilitation of the building itself is unlikely to be successful due to the poor condition of the superstructure and the probable high levels of chloride ions in the concrete which render any repairs a short-term fix at best. They found that “the amount of cracking and corrosion observed raised concerns about the short-term structural integrity of the building and whether or

not the building could be safely raised without causing substantial damage to the existing structure and more importantly, the long-term durability of the building.”

Pursuant to Section 17.4.2 of the Land Use Code, any structure that meets the minimum criteria for designation must also have sufficient integrity of location, design, condition, materials, and workmanship to make it worthy of preservation or restoration. Based upon Thornton Tomasetti’s findings, the Codfish Building does not have sufficient integrity of condition, materials or workmanship necessary to make it worthy of preservation or restoration.<sup>1</sup> Therefore, the nomination is limited to the only structure on the property that meets the minimum criteria for designation and has the integrity to make it worthy of preservation and restoration.

We will provide further documentation on the Cannery Building for the designation following the Historic Preservation Board’s initial consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary E. Costigan", is centered below the "Sincerely," text.

Mary E. Costigan

cc: Chuck Hewett  
Deb Andrews

---

<sup>1</sup> In accordance with Shoreland Zoning Laws, even if the building were able to be preserved, it would have to be relocated away from the water, resulting in a loss of integrity of its location over the water.



woodardcurran.net\shored\Projects\0233482.00 IDEALS - Roux Institute Project Development\wip\Drawings\Civil\Ex Base.dwg, Feb. 09, 2022 - 1:55pm BMCDEVITT



**Woodard  
& Curran**

41 Hutchins Drive  
Portland, Maine 04102  
800.426.4262 | [www.woodardcurran.com](http://www.woodardcurran.com)

COMMITMENT & INTEGRITY DRIVE RESULTS

## CANNERY BUILDING

DESIGNED BY: N/A  
DRAWN BY: BCM

CHECKED BY: BSS  
EX BASE.dwg

IDEALS

HP LANDMARK NOMINATION

JOB NO: 233482  
DATE: FEB. 2022  
SCALE: N.T.S.

FIG. 1

- D. In the event that a required notice of public meeting sign is knocked over or made illegible, it shall be the responsibility of the applicant to promptly reset or replace the sign, though failure to do so shall not invalidate the review.

### **17.3.3 Notices and public comment**

- A. Except as provided in Subsection 17.7.5, notice of proceedings upon any application for a Certificate of Appropriateness shall be given only when the proposed activity otherwise constitutes major site plan. Notice of such proceedings also shall be furnished to any persons interested in historic preservation who have registered with the Planning Authority, and to the Historic Preservation Board and/or the Planning Board when the proceeding is pending before a different body. The failure to give any notice required by this article shall not affect the validity of any action taken.
- B. The Historic Preservation Board, the Planning Board, the Board of Appeals, and the City Council shall each invite public comment at a public meeting in accordance with their respective rules, prior to any final action being taken under this article.
- C. The Planning Authority shall advise the Historic Preservation Board and the Planning Board of any demolition permit application received by the Planning Authority as to structures or objects that have been classified as noncontributing within nominated or designated districts, but there shall be no Historic Preservation Board review of such permit applications.

## **17.4 CATEGORIES AND CRITERIA FOR DESIGNATION**

### **17.4.1 Minimum criteria for designation**

- A. The Historic Preservation Board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure, or object for designation by ordinance as a landmark or district:
1. Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.
  2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property.
  3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States.
  4. Its exemplification of a significant architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
  5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.



6. Its representation of a significant cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, sites, structures, or objects that may or may not be contiguous.
- B. In the case of a nominated historic district, the Historic Preservation Board shall also determine whether there is an interrelationship of resources within it which creates an identifiable entity, even if composed of a wide variety of resources. A district must convey a visual sense of the overall historic environment or be a grouping of historically or functionally related properties. A historic district can comprise both individually distinctive historic resources and historic resources that may lack individual distinction but which contribute to the significance and visual character of the district as a whole.
  - C. In the case of a nominated historic landscape district, the Historic Preservation Board shall also consider its significance as a geological, natural, or designed landscape associated with the development, heritage, or culture of the City of Portland, State of Maine, New England region, or the United States.
  - D. The Planning Board and City Council shall apply the criteria of (A), (B), and (C) above as well as historic preservation goals included in the Comprehensive Plan, but shall also consider the effect of such designation on other aspects of the Comprehensive Plan of the City.

#### **17.4.2 Integrity of landmarks and historic districts**

Any area, structure, or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of location, design, condition, materials, and

workmanship to make it worthy of preservation or restoration.

#### **17.4.3 Designation of historic landscape districts**

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state, or local government, or any combination of such ownership.

### **17.5 NOMINATION, CONSIDERATION AND DESIGNATION**

#### **17.5.1 Procedure**

The provisions of this section shall govern the nomination, consideration, and designation of landmarks and districts.

#### **17.5.2 Initiation of nomination**

- A. Nomination of an area, site, structure, or object for consideration of designation as a landmark, historic district, or historic landscape district shall be submitted to the Planning Authority by the following:
  1. Any two members of the Historic Preservation Board on their own initiative, by written notice to the Planning Authority, or
  2. By written petition of any owner, in the case of a landmark, or
  3. By written petition of one or more owners of affected property in the case of a district, provided two members of the Historic Preservation Board must sponsor the petition.
- B. A nomination shall be completed and filed with the Planning Authority with all required signatures for the nomination to be pending.

- C. Upon nomination, the Planning Authority shall notify the owner or owners of the nomination and shall transmit the nomination to the Historic Preservation Board for its preliminary consideration at a scheduled meeting, which in no event shall be held later than 60 days following nomination.
- D. If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation Board of the nominated landmark, district, or historic landscape.
- E. At any time after a complete nomination is filed for an historic district, the owner of a structure who seeks a permit for demolition may apply to the Historic Preservation Board for a determination that the structure to be demolished is noncontributing and eligible for a demolition permit. The determination of the Historic Preservation Board that the structure is eligible for a permit shall be conclusive.

#### **17.5.3 Notification of nomination and public hearing**

- A. A public hearing on the nomination shall be held by the Historic Preservation Board following one or more preliminary workshops of the Historic Preservation Board.
- B. The hearing shall be conducted in accordance with procedures adopted by the Historic Preservation Board. The Historic Preservation Board shall consider all testimony or evidence relating to the designation criteria in Section 17.4 from any person who makes written submissions or appears at the public hearing. The owner of a nominated landmark or of

property within a nominated district shall be allowed reasonable opportunity to present testimony or evidence concerning the applicability of the designation criteria in Section 17.4.

#### **17.5.4 Recommendation by Historic Preservation Board**

- A. Within 45 days following the close of the public hearing, the Historic Preservation Board shall make recommendation to the City Council in the case of a landmark, or to the Planning Board in the case of a district, upon the evidence as to whether the nominated landmark or district meets the criteria for designation in Section 17.4. Such recommendation shall be approved by at least four members of the Historic Preservation Board and shall be accompanied by a report to the City Council and/or Planning Board containing the following information:
  1. Explanation of the significance or lack of significance of the nominated landmark or district as it relates to the criteria for designation.
  2. Explanation of the integrity or lack of integrity of a nominated landmark or historic district.
  3. Proposed design guidelines for review of alteration or construction may be recommended. The specific design guidelines may provide explanation by text and/or schematic examples of visual compatibility for purposes of complying with Section 17.8.
  4. Relationship of the nominated landmark or district to the ongoing effort by the Historic Preservation Board to identify and



nominate areas, sites, structures, and objects that meet the criteria for designation.

5. A map showing the location of the nominated landmark and/or the boundaries of the nominated district.
  6. A list, including the address, of every site, structure, and object in each nominated historic district indicating their degree of cultural, historic, architectural, or archaeological significance by classification as a landmark, contributing, or noncontributing.
- B.** Where a motion either in favor of a recommendation or in opposition to a recommendation results in a vote of fewer than four members, the item shall automatically be tabled to the next regularly scheduled meeting.

#### **17.5.5 Notification of Historic Preservation Board recommendation**

- A.** The recommendation of the Historic Preservation Board, including a copy of the report, shall be transmitted to the City Council in the case of a landmark and to the Planning Board in the case of a district. Notice of the recommendation shall be sent by mail to the owner of a nominated landmark and to all owners within a nominated district within 14 days following adoption of the recommendation and report.
- B.** If the recommendation of the Historic Preservation Board is that the property or district not be designated, the nomination process shall terminate and no new nomination shall be submitted for the identical property or area for a period of one year from the date of termination, except upon a showing of

substantial and material newly discovered information.

#### **17.5.6 Determination by Planning Board**

- A.** The Planning Board, upon receipt of a recommendation and a report from the Historic Preservation Board concerning nomination of a district, may hold one or more workshops pursuant to the provisions of Article 2. After review of the Historic Preservation Board recommendation and report, the Planning Board shall hold a public hearing.
- B.** All meetings, hearings, and deliberations of the Planning Board to consider the recommendation and report of the Historic Preservation Board shall be held in conformity with Article 2.
- C.** The Planning Board may request the chair of the Historic Preservation Board, or a member designated by the chair, to appear at any meeting, hearing or deliberation to explain any recommendation or report.
- D.** A public hearing shall be scheduled within 30 days of the Planning Board's final workshop. At the conclusion of the public hearing, the Planning Board shall make its final determination including written findings as to whether the nominated district meets the criteria for designation in Section 17.4. A copy of the determination of the Planning Board shall be sent by regular mail to all owners within a nominated district within 14 days following the determination.

#### **17.5.7 Planning Board recommendation to City Council**

The recommendation of the Planning Board regarding a nominated district shall be filed with the

City Clerk within 14 days. It shall be accompanied by a copy of the report and recommendation of the Historic Preservation Board, including any specific proposed design guidelines applicable to the nominated landmark or district. The recommendation of the Planning Board may include proposed changes in other City ordinances, policies, infrastructure, or recommendations with respect to the Comprehensive Plan of the City relating to the proposed designation.

#### **17.5.8 Action by City Council**

- A.** Within 60 days after the filing of a Planning Board recommendation, or Historic Preservation Board recommendation in the case of a landmark, on the nomination with the City Clerk pursuant to Section 17.5.6, the City Council shall designate the landmark or district or reject designation. Any designation may include specific design guidelines for the designated landmark or district.
- B.** Designation of a district shall be accompanied by a list, including the address, of every site, structure and object in the district. Every site, structure, or object shall be assigned a classification of landmark, contributing, or noncontributing, indicating their degree of cultural, historic, architectural, or archaeological significance. This list may be amended thereafter by the City Council upon recommendation from the Historic Preservation Board and Planning Board under the same procedures as set forth above. Where there are no express findings by the City Council in the designation ordinance, there shall be a presumption that the City Council found that all requirements of Section 17.4 were met.

- C.** Notice of the proposed action of the City Council shall be provided by mail to the nominator and the owner of the nominated landmark and/or of all properties adjacent thereto prior to City Council action.
- D.** Notice of City Council action to the same persons shall be sent within 14 days following the City Council action. A copy of each designation and any design guidelines shall be sent to the Planning Board, the Historic Preservation Board, and the Planning Authority.
- E.** A complete schedule of all landmarks and districts, including design guidelines and a listing of landmark and contributing structures, shall be maintained by the Planning Authority and shall be available online or for public inspection and copying during ordinary business hours.

#### **17.5.9 Amendment or rescission of designation**

Amendment or rescission of any designation shall be upon the request of a person or persons authorized to nominate the property or properties affected, or upon request of the City Council, and shall follow the procedure set forth in Section 17.5 for designation. The City Council may rescind or amend a designation only after all of these procedures have been followed. The standards for rescission or amendment applied by the Historic Preservation Board, Planning Board, and City Council shall be limited to those provided in Subsections 17.4.1(A) and (B) and Subsection 17.4.2. Amendments may include reclassification of a portion of a contributing property to noncontributing status, refinement or correction of design guidelines, maps, and other parts of any designation.



# Public Comment - Bean Pot Circle

## Application - Demolition of B&M Wharf Building



Assigned to me

Subscribe

1 view



George Rheault

Mar 1, 2022, 12:10:01 PM (yesterday)

to HHistoric Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, Christine Grimando, j...@portlandmaine.gov, Abigail Reed

I oppose the demolition of the B&M Wharf Building being proposed by the applicant.

The City of Portland should make strenuous efforts (including commissioning its own engineering analysis) to ensure the Wharf Building is preserved in some reasonable form, even if it means jacking it up above its originally constructed height. See attached visual from 1924 Tax Records: [7 Water Street, Portland, 1924 - Maine Memory Network](#) as well as another photo from circa 1930 showing undeveloped area prior to expansion by B&M and others (principally the oil tank farm): [Tukey's Bridge, Portland, ca. 1930 - Maine Memory Network](#)

The standard the HPB set at the Portland Company campus is what should be guiding preservation staff here rather than prematurely taking the side of the applicant. On Fore Street, the "Pattern Storehouse," an otherwise unexceptional 19th century brick warehouse few could pick out of a line-up of similar aged structures, was deemed so essential (simply due to the fetishizing of some signage painted on the brick which itself had dubious lineage and significance), that the applicant on that site was required to reconstruct the building elsewhere on the campus (ultimately brick by damn brick).

1.) It is absolutely unquestioned that B&M's fish flake factory move from Franklin Street to Water Street had everything to do with the ability of the Portland operation to fully optimize an integrated "sea-land" manufacturing process at the new location - delivering fresh catch and using improved rail connections to quickly send finished product to distant markets before the advent of the trucking age. See attached an advertisement perfectly demonstrating this visually. B&M post-1913 made clear to its customers how the Wharf Building gave it a competitive advantage over others selling canned fish. Note bene: the undated advertisement was taken from pg 29 of "Deering: A Social and Architectural History (2010)" but is from a personal collection of William David Barry and probably could be easily accessed by reaching out to him.

2.) The Wharf Building is one of the last physical reminders that Back Bay (called such when it was navigable) was once a critical part of Portland's authentic working waterfront (as opposed to our modern "working waterfront" which mostly is conjured up by our local NIMBY class to hide behind). As such it deserves extra special recognition since the "The Battle Over Back Cove" (a/k/a, "The Battle for the Boulevard") roiled Portland, both its politics and physical form, for several generations and still ripples through our polity today. Very little of Portland's industrial past has ever received proper historic protection and study and the losses have piled up enormously over the years (American Can Company on Read Street being the most notable but the list is long and B&M's Wharf Building should not be added to it). The only reason the Portland Company received outsized attention was due to neighboring NIMBY property-owners desperate to preserve their views and a low-key environment to which they had grown accustomed. It is unlikely that the B&M site will be turned into a similar totem (neighborhood NIMBYs are mobilizing as I write), but by NOT insisting on preserving the Wharf Building the HPB needs to confront the question of whether saving the remaining stub of the original B&M complex even makes sense. When B&M began an intense focus on baked beans in the 1930s, it was using existing space that had not been architecturally tailored to baked bean production. Indeed, as we have seen from the bean factory relocation, there was really nothing requiring this manufacturing process to be located there other than the fact that B&M already owned it at the time.

3.) There are unquestioned challenges to preserving the Wharf Building but considering the scale of the overall real estate play here (cleverly and elaborately camouflaged from the NIMBY class as the "Roux Institute"), the expense is not an unreasonable ask. Indeed applicants are routinely ordered by the HPB

to make extraordinary outlays in relation to a project's overall budget to accommodate the HPB's historic whims. Here, the money to save the Wharf Building will probably amount to rounding error if the full campus build-out envisioned by the Roux Family Wealth Office is achieved. It is also somewhat comical that a tech titan of the 21st century and his operatives are unable to find cost-effective engineering solutions for pier repair and shoring that are commonly done across the globe in marine environments including Portland itself.

Also, the idea that shoreland zoning is an impediment should be challenged and the applicant required to document in writing what it is specifically that such zoning would prevent or complicate. The Wharf Building presumably is a grand-fathered non-conforming use and any necessary modifications, while certainly triggering regulatory review and extra permits, are in no way categorically forbidden by shoreland zoning. And pier repairs and reconstructions take place routinely along the different zones of the Commercial Street waterfront without being blocked by shoreland zoning. Attorney Costigan should retract her "footnote" and an independent legal analysis on this question should be sought by the City of Portland if the applicant persists with this line of complaint.

**FISH FLAKES**  
CORNEO  
COD AND HADDOCK  
FOR FISH BALLS, CREAMED FISH, ETC.  
READY FOR IMMEDIATE USE WITHOUT COOKING  
PACKED IN MAINE, U.S.A.  
BURNHAM & MORRILL CO.

## BURNHAM & MORRILL FISH FLAKES

You can have, in your home—no matter where you live—the most wonderfully fresh fish, specially cooked and prepared for you so that they are as fresh and flavorful as on the day taken from the ocean. B & M Fish Flakes—the finest fish product for making

*Creamed Fish, Fish Souffle, Codfish Balls,*  
Fish Chowder, Fish Salad, and many other dainty and delicious fish dishes.

Only the firm, white meat of selected cod and haddock, rubbed in fast steamers to our sanitary kitchens at Portland, Maine, and there packed in clean parchment-lined containers. It takes three pounds of fish to make one pound of B & M Fish Flakes—no bones, no waste, no water. That is why this wholesome food is economical as well as delicious.

B & M Fish Flakes are cooked and packed in a clean factory at the water's edge, flooded with sunlight and kept perfectly sanitary at all times. They simplify the cooking question, delight the family and guests, and are nourishing as well as appetizing. You will find them a perfect fish food for every day in the year.

AT YOUR GROCER'S  
For an inquiry—"A Book of Recipes" for preparing more tempting dishes.

**BURNHAM & MORRILL CO.**  
72 Water Street, Portland, Maine

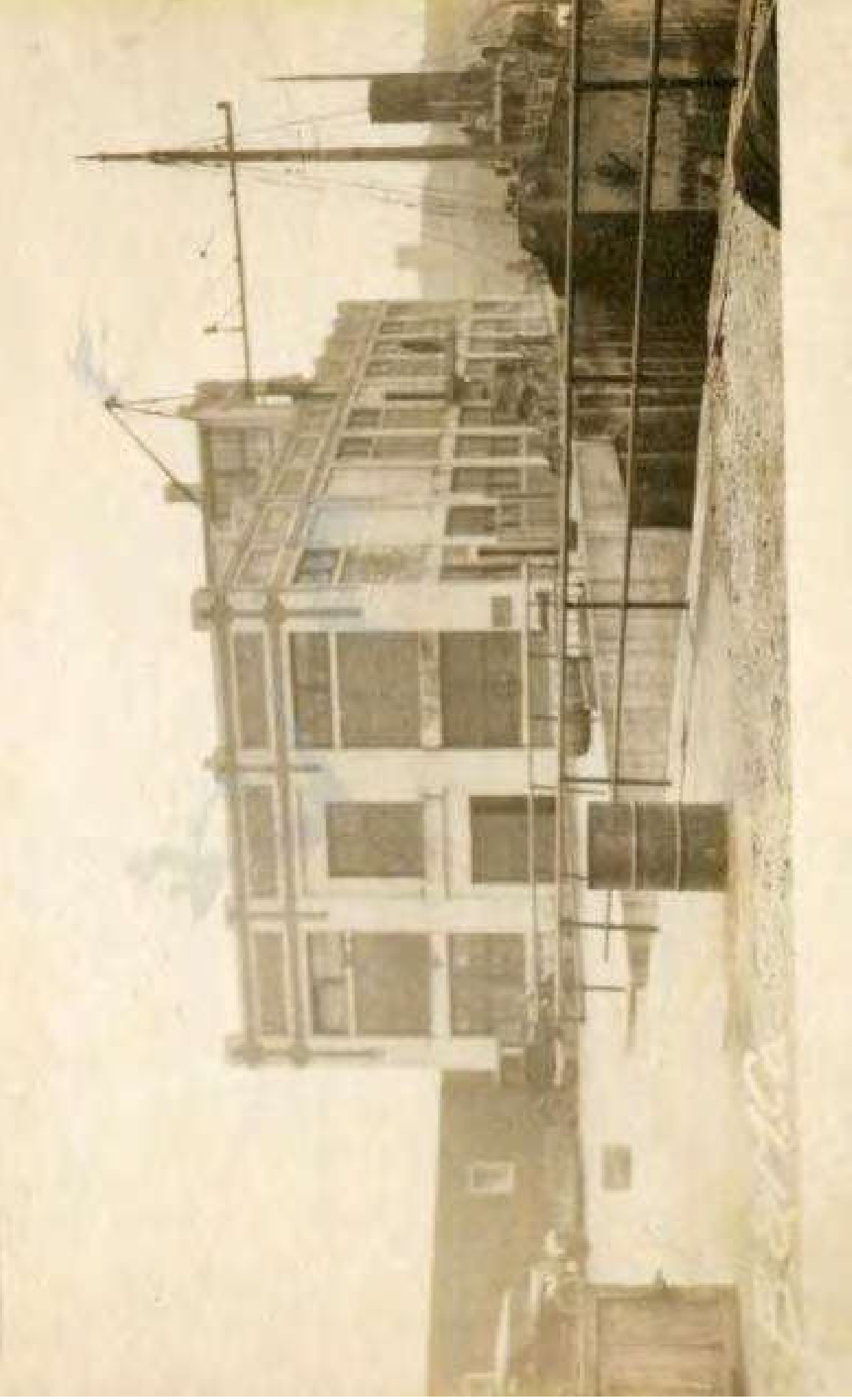
Business exclusively of Maine Food Products—the best of them including B & M Porto Sugar Cane, B & M Fish and Bones, B & M Clean Chowder, B & M Clams, B & M Lobster.

*Creamed Fish*

*Fish Souffle*

*Codfish Balls*

Collections of City of Portland - Planning & Development







[www.maine-memory.net/item/20254](http://www.maine-memory.net/item/20254)  
Collections of Maine Historical Society



## HP Public Comment: Opposition to B&amp;M Wharf Building Demolition External Inbox

**George Rheault**

to Historic, Deb, Robert, jmy, me, Christine

As I stated previously, I am appalled that the concrete wharf and the "Fish House" on top of it is not being included in the proposed

The fact that the City of Portland stood by last summer and sanctioned the demolition of the gigantic and ICONIC smokestack (visibly a grievous sin).

But now, apparently, the Historic Preservation Board is more than happy to stand by (with the connivance of planning staff) to allow

Stewardship of our community's historic resources is a tough business with trade-offs and compromise a necessary part of the job applied regardless of the applicant's power and political "pull" on the city's bureaucracy.

It is impossible to "celebrate" the proposed nomination by the applicant because what is being "delivered" for "preservation" is a new history. It is no surprise the plan is for the site to be flanked by bland corporate architecture (designed mostly by spreadsheet). There is no enthusiasm for the community.

See attached photo of the complex (believed to be circa 1960) when it was a beacon on the landscape and a meaningful engine for [portlandlibrary.com/pphnegs\\_images\\_business/68/](http://portlandlibrary.com/pphnegs_images_business/68/)

There was no intentional effort to make anything "beautiful" here but that is the irony of so many of our industrial vernacular landscapes used to manufacture and market their products and the enormous footprints needed to accomplish that work, our industrial neighbors

Unfortunately, the HPB now expects to take pride in its support of a nomination that gives us merely a large concrete box, devoid of what once gave the overall site meaning and energy capable of eliciting an emotional response. If the HPB wants to cleave off all the irreplaceable preservation effort and certainly not if it means endorsing the applicant's myopic vision here.



Countland Public Library Archive