

# LANDMARKS OBSERVER

GREATER PORTLAND LANDMARKS, INC.  
our homes, our neighborhoods, our future

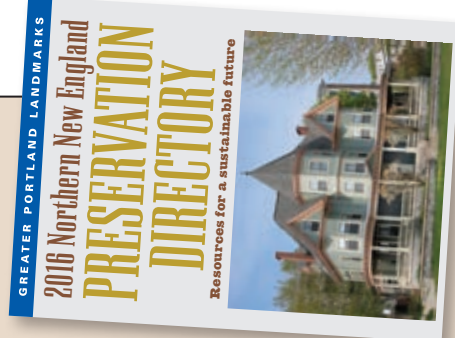
SPRING 2016, VOL. 41, NO. 1, FREE

## A Garden for the HISTORIC HOME



When designing gardens, it is important to take advantage of the features of the site itself. Lucinda Brockway of Past Designs notes that for this cottage on Star Island, Isles of Shoals across from Maine and New Hampshire border, it is "always good to remember what is beautiful about the coast of Maine with Mother Nature doing the gardening."

WHAT'S INSIDE



Find help for your old house projects  
SPECIAL INSERT

Portland Company District Approved  
PAGE 6



Who We Are: Jeanne Bull  
PAGE 7

Non-Profit Org.  
U.S. Postage  
PAID  
Portland, ME 04101  
Permit No. 396


## Save the Date!

Greater Portland Landmarks'  
2016 Historic House Gala




A glorious celebration inspired by the 1920s era with fabulous food and drink, memorable music and dancing, in one of the most beautiful homes in Portland

Friday, June 10, 6:30 – 10 pm  
The West Mansion  
Western Promenade, Portland  
For details: [www.portlandlandmarks.org](http://www.portlandlandmarks.org)




**BENCHMARK**  
Residential & Investment Real Estate

## Local - Savvy - Responsive



**5 UNDER CONTRACT!**




**Portland – East End**  
Modern & Minimal - Clean & Classic - Authentic & Airy - Bright & Beautiful - Warm & Welcoming... Enjoy the very best of Portland in these to-be-built condo's. Ideally located just out of the Old Port & Downtown and close to the East End and India St - Walk Score 96. Ten studio or one bedroom units sustainably developed with designer/high-end/efficient fit, finish & amenities. Available Spring 2016. [www.eelofts.com](http://www.eelofts.com) to learn more.

<b>1 Bedroom</b>	<b>1 Full Bath</b>	<b>Starting at \$259,900</b>	<b><a href="http://eelofts.com">eelofts.com</a></b>
------------------	--------------------	------------------------------	---

Planning to Buy or Sell in Greater Portland? If so, trust the Realtor® that sells more Portland properties than any other – Tom Landry.  
LandryTeam@BenchmarkMaine.com Cell: (207) 939-0185  
Claim based on total sales volume in dollars from public and private data, not MLS

**[www.BenchmarkMaine.com](http://www.BenchmarkMaine.com)**  
Office: (207) 775-0248  
100 Congress Street, Portland, Maine 04101

## Become a volunteer docent at the Portland Observatory!



- Learn about local history and preservation
- Receive ongoing training and enrichment activities
- Share your knowledge and enthusiasm for our community
- Meet great people from here and around the world

**Landmarks docent Judy Wentzell (center) leads her first tour of the Observatory**

**Contact: Alessa Wylie, Manager of Education Programs; 774-5561 ext 104; [awylie@portlandlandmarks.org](mailto:awylie@portlandlandmarks.org)**



# PRESERVATION UPDATES

## Bright Colors on Congress Street

A new steel sculpture by Maine artist Charlie Hewitt, "Portland Rattle," has just been installed in the courtyard at Ocean Gate Plaza, 511 Congress Street in the heart of the arts district. The towering 25-foot sculpture positions brightly painted icons (the "Rattles") over the Plaza on tall stainless-steel poles, resulting in dynamic visual effects.



## Threatened Forest Avenue Buildings Eligible for Landmark Protection

A commercial area on Forest Avenue that is home to early 20th century automobile showrooms but unprotected by any historic designation may be threatened by drugstore retailer CVS's plans for a large store and parking lot. Those plans would require the razing of buildings now occupied by neighborhood bar Forest Gardens and auto repair shop Palmer Spring Co., which has been in business in that spot since 1932.

Three historic buildings have new hope of being preserved, however, after a public outcry and a City Council proposal to rezone the area as a B-2b "community business" zone to prohibit or limit suburban-style big box stores, parking lots, and drive-through windows.

CVS contends that the buildings have disintegrated beyond repair. But preservationists, patrons of Forest Gardens, advocates in the "buy local" movement, and others have rallied to protest CVS's proposal.

The city's "Transforming Forest Avenue" plan has already re-zoned much of the area from Preble Street Extension to Woodfords Corner for higher-density to encourage more mixed use and pedestrian activity and discourage "big box" retail and large parking lots. But the small area eyed by CVS was overlooked in those plans, according to City Councilor Belinda Ray, who introduced the re-zoning proposal. Portland's Planning Board may consider rezoning a broader area from Preble Street to I-295.

"Landmarks' 2015 survey of the Forest and Stevens Avenue transportation corridors has been especially timely," says Julie Larry, Director of Advocacy. "We were able to provide the city with the research needed to document the history of the three automotive-related buildings." A large crowd of supporters gathered at the City's historic preservation board hearing in early February when three buildings were determined eligible for landmark protection.

**A**S SPRING ARRIVES, the construction season is already in full swing and we see daily evidence of greater Portland's current building boom. A recent lecture by internationally renowned architect Moshe Safdie\* has proven inspiring and timely. Hosted by the Portland Society for Architecture, Safdie presented several case studies of projects from all over the world that integrate creative design, urban planning, and sensitivity to context – work that is distinctive and individual, designed for and responding to a specific place.

Safdie's international reputation began with a splash. He designed Habitat 1967, the signature modular housing that was the highlight of the Expo 67 World's Fair in Montreal, Canada, where he also oversaw the master plan. As a side note, our Director of Advocacy, Julie Larry, was so taken by the brochure her parents brought back from Expo that she decided to become an architect.

The range of projects Safdie discussed was fascinating. Developing a master plan for a neighborhood adjacent to the historic center of Jerusalem required sensitivity to the scale of buildings, walkable street configurations, public green spaces, and integration of mixed uses – as well as enormous patience. Safdie has observed its build-out over a 35 year period and ongoing.

The extraordinary Marina Bay Sands resort and casino in Singapore defies belief. The open space for the hotel sits like a marooned ship on top of three tall towers 650 feet above the ground, edged with an infinity swimming pool overlooking the city. A friend who has been there says it is even more extraordinary (and slightly terrifying) to see and experience it in person. Yet Safdie described his design team's attention to public access requirements, strict government guidelines, and specific objectives cited in a detailed master plan. Within those constraints, he has created a dramatic and distinctive building complex.

Another project Safdie described is the Khalsa Heritage Memorial Complex in Anadpur, India to house a museum of the history and culture of the Sikh people. The sandstone building draws inspiration from the landscape and the traditional fortress towns of India, but is expressed in a very contemporary way. Over 500,000 people attended the groundbreaking.

What do these projects have to do with Portland? As an area that has a distinctive character and history, beautiful natural setting, and rich architectural legacy – the challenge of designing for a distinctive context is relevant. What are the characteristics, materials, textures, and forms that are essential to our identity? How do we celebrate the human scale and walkability of our special place, and still allow for increased density? How do we integrate the new with the old in ways that enhance both? How can constraints inspire creativity?

This period of growth is a tremendous opportunity to explore the answers to these and other questions – both in theory and in practice. We are fortunate to have a strong community of design professionals, planners, preservationists and citizens who care deeply about our built environment. Programs like the Safdie lecture and the Architalx series in April bring to Portland prominent architects and theorists who propose new ideas, show us possibilities, and provoke important conversations about how we want our community to evolve.

One of Landmarks' core beliefs is that the design, quality and condition of the built environment affect our sense of well-being, evoke the power of the past and embody our aspirations for the future. We encourage thoughtful planning, creative reuse of historic buildings, and innovative architecture that reflects the essence of Portland. ■



HILARY BASSETT  
Executive Director

\*Safdie's lecture was recorded and will be available at [www.portlandarchitects.org](http://www.portlandarchitects.org)

STAFF	EXECUTIVE COMMITTEE	TRUSTEES	ADVISORY TRUSTEES
Hilary D. Bassett <i>Executive Director</i>	Thomas Elliman <i>President</i>	Jane Briggs	Eric D. Altholz
Shawn Hunt <i>Office and Development Assistant</i>	Francesca Galluccio-Steele <i>First Vice President</i>	Patti Butler	Eleanor G. Ames
Amanda Larson <i>Director of Development</i>	Jane Batzell <i>Second Vice President</i>	Elaine Clark	Richard Anderson
Julie Ann Larry <i>Director of Advocacy</i>	Tom Dowd <i>Treasurer</i>	James Cram	Howard Arnold
Margaret Perkins <i>Office Coordinator</i>	Richard Gilbane <i>At Large Member</i>	Carol De Tine	Marc Bagala
Alessa Wylie <i>Manager of Education Programs</i>		Ed Gardner	Ursula Baier
Paul Ainsworth <i>Bookkeeper</i>		Sarah Gaulty	Guy W. Bertsch
		Kate Griffith	Joyce K. Bibber
		Jane Hurd	Victoria Bonebakker
		Nancy Ladd	Gregory W. Boulos
		Candice Thornton Lee	Barbara Webster Brown
		Bruce Moir	Noelle Lord Castle
		Patrick Morin	Portia Clark
		Nicholas Noyes	Robert E. Cleaves, IV
		Caroline Paras	Malcolm L. Collins
		George Reiche	Paula Craighead
		David Robinson	Elizabeth J. Dubois
		Nate Stevens	Harland H. Eastman
		Ruth Townsend Story	
		Jack Vreeland	
			Stephen Foote
			Carol S. Goloff
			Douglas Green
			Dawn E. Hamilton
			Charles Hall
			Tom S. Hanson
			Cynthia Henriques
			Edward Hobler
			John Reed Houghton
			John C. Knox
			Stephen S. Kolkhorst
			Denis Lachman
			Keri D. Lord
			Victoria Loring
			Susan Lucas
			William A. Macleod
			Mallory Kirk Marshall
			Sharon Miller
			Nancy V. Montgomery
			Linda J. Murnik
			Robert A. Nielsen, Jr.
			Sally G. Oldham
			Ted O'Meara
			Pamela P. Plumb
			Caroline Pratt
			Sally W. Rand
			Charles W. Redman III
			William S. Richards
			Christopher N. Robinson
			Joan Ross
			Susan C. Ruch
			Joel B. Russ
			John W. Ryan
			Gail S. Schwarzer
			Aurelia C. Scott
			Jeffrey Selser
			John C. Serrage
			Lynn E. Shaffer
			Marjorie Shaw
			Alice Spencer
			Mary Louise Sprague
			Seth Sprague
			Tom Stoughton
			Jos Van Mierlo
			Barbara Vestal
			John C. Watson
			Carol Wilson
			Donald N. Zillman

**OBSERVER STAFF**  
Hilary Bassett, *Editor in Chief*  
Daphne Howland, *Editor*  
O'Brien Design, *Graphic Design*  
Margaret Perkins, *Advertising Sales*

**Greater Portland Landmarks mission is to preserve and revitalize Greater Portland's remarkable legacy of historic buildings, neighborhoods, landscapes and parks.**

The *Landmarks Observer* is published by Greater Portland Landmarks, Inc., printed quarterly and mailed to the membership of Greater Portland Landmarks, Inc. Additional copies are distributed free to the general public. Reproduction of its copyrighted contents and derivative works are encouraged in the cause of preservation. However, in order to constitute authorization for republication, bylines must be retained and the credit should read: "From the Greater Portland Landmarks Observer" followed by the date and volume number of the issue.

For advertising rates and information please contact Greater Portland Landmarks at (207) 774-5561 ext. 105.

Copyright © Greater Portland Landmarks, Inc. 2016



93 High Street  
Portland, ME 04101  
(207) 774-5561  
[www.portlandlandmarks.org](http://www.portlandlandmarks.org)



# A Garden for the Historic Home

*Research and a little thought will go far when landscaping your historic property.*

**A**S LONG AS PEOPLE HAVE BUILT HOUSES in North America, they have also planted gardens. Some plantings are decorative, some are designed to supply cooks with vegetables and herbs. And all were subject to the limits of climate and fashion. While many people who own historic homes in the Portland area take great care to restore many aspects of their property, from paint color to moldings or other details, they're often at a loss when it comes to details just outside the house. Yet thinking of your garden as an extension of the historic house is a key way to approach it, says Patrick Chassé, a landscape architect with a specialty in historic landscapes, the reconstruction of natural plant communities, as well as in design of new gardens.

"If the owner appreciates the aesthetic and historical significance of their period home and they want to enhance the spirit of that house, I always recommend some sort of period concept for the landscape that frames it," Chassé says. "It's doesn't have to be a slavish reproduction of a garden of that exact period, but it should replicate the basic concepts of how home and garden related and were used in the historic period. When one

goes into a beautiful Victorian house, for example, if one finds a space-age kitchen, it is jarring."

One of the most jarring departures for Victorian houses, notes Chassé, are foundation plantings. Unlike the thick bushes and other plantings of today, 19th century homes had "beautiful foundations designed to go all the way to the ground," he says. "There were ornamental foundation plantings, but spare, and it's the anachro-

nism that offends me the most. In terms of a setting for a house, I think it's most appropriate to stay within the concept and the scale" of the time.

Homeowners have a few ways of finding out what kinds of ornamental and practical gardens might suit their property, through research, old photos, and looking around the neighborhood if it is a historic district. The Library of Congress is a good place to start, says Lucinda Brockway, who runs Past Designs, an historic landscape preservation and garden design firm in Kennebunk, Maine. A section on the Library of Congress website called American Memory includes photographs of various homes and gardens that is searchable by decade.

"So there are images of some of these features and, rather than an interpretation, they're the 'real McCoy' and can help you out from the perspective of figuring out what you would like," Brockway says.



Local research can go far, too, and you may even be able to find images of your very property. That can help you figure out some elements of your yard that are actually remnants of the historic garden of its time.

"If it's a historic property and you want to be as authentic as possible, then the first thing to do is do some research," says Tanya Seredin, a landscape designer and principal at Mohr & Seredin Landscape Architects Inc. in Portland. "Look for old photographs, old maps. And then maybe step back. If your house is a historic property and it's in a neighborhood with a lot of other historic properties – maybe it's in the city's historic district – look around the neighborhood and see what kinds of things are done in the neighborhood. Look at fences, lawns, trees. You can then start trying to put something together that would work with the neighborhood, work with your house and work with your needs."

## Developing a plan


As you discover what kinds of flowers, plants, and trees might be right for your gardens, develop a plan, possibly

*(continued on page 4)*

......



**THE HERITAGE CO.**

COPPERSMITHS



Over 3 Generations of Quality Craftsmanship  
Specializing in Historical & Architectural Restorations  
Slate Roofs ■ Copper Gutters ■ Copper Corncing

**247-5372**  
Route 202, Waterboro  
www.heritagecompanyllc.com


 **Ed Gardner & Ocean Gate Realty**  
support the efforts of  
Greater Portland Landmarks to  
protect and revitalize  
Historic Greater Portland!

<b>Condominium</b>  Top of Munjoy Hill \$1,100,000	<b>Multi Family Home</b>  Under Contract! West End \$1,200,000
<b>Multi Family</b>  Eastern Prom \$3,200,000	<b>Condominium</b>  Deering St., Portland \$225,000

 **Ed Gardner**  
511 Congress St.  
Portland, ME 04101  
207-773-1919 Ext 2  
www.Ed-Gardner.com



**Stone\*Henge Restoration**  
*Preserve the past. Protect your investment.*



"Stone\*Henge was fastidious in their care for the building and the workmanship on the roof. They communicated well at every step as the projects progressed. We are very pleased with the final result, and we have recommended their work to others." – Portland, ME

- \* Specializing in preservation of traditional roofing & building practices that will last for generations.
- \* Highest level of artisanship of period slate roofing / copper gutters & architectural woodwork. Historically accurate restoration services.
- \* Slate roof and copper flashing repair services available.

www.SHR-LLC.com \* (207) 831-1835

Landmarks Lecture  
April 19, 6 pm  
Kathleen Sullivan  
**The Women who Saved  
Portland's Architectural Heritage**  
Portland Public Library

 **BAGALA WINDOW WORKS INC.**  
677 Main Street,  
Westbrook  
207-887-9231

Specializing in window and door restoration & repair  
www.bagalawindowworks.com

**RESURGENCE**  
ENGINEERING AND PRESERVATION, INC.  
ALFRED H. HODSON III, P.E.  
132 BRENTWOOD STREET  
PORTLAND, ME 04103  
V/F (207) 773-4880  
AL@RESURGENCEENGINEERING.COM  
WWW.RESURGENCEENGINEERING.COM  
engineering assessments and structural design to  
preserve and renovate historic buildings and structures





PHOTOS COURTESY OF LUCINDA BROCKWAY

For the Victorian era sunken garden at Highfield Hall and Gardens in Falmouth, Massachusetts, Lucinda Brockway used documentary evidence of the Beebe family's "herbaceous garden" to inspire a garden design that is authentic to the period but offers more seasonal color and easier maintenance for the volunteer staff.

(continued from page 3)

with the help of a professional, depending on your skill level, time, and other resources.

Brockway suggests thinking in terms of "foundation, framework and frosting." The foundation includes long-standing elements like old oak and maple trees, remnants of stonework including walls and paths, and others that are almost akin to an archeological site. The framework includes elements like fences and less-enduring trees and bushes that carve out space in the landscaping. And the frosting includes flowers and other plants that give the garden character and color.

"Sometimes just re-exposing a walkway can bring back a lot of flavor to the landscape," Brockway says. "If there are pieces that you want to put in or put back again... then getting those basic elements in like walkways and fences" can help your decision-making. Designing the flower gardens is easier and there are places that specialize

in period seeds and bulbs, she says.

Still, most likely, the process will take patience, says Theresa Mattor, author of the book "Designing the Maine Landscape" as well as several articles on landscape design, including historic landscapes.

"[S]trive for a balance between historic significance, current demands, and a realistic understanding of how your site will be used and maintained in the future," she wrote in an article, "Recognizing our Heritage: Applying Federal Guidelines to Historic Landscapes in Maine," published a few years ago.

### Practical considerations

Before you launch into designing a garden for your historic home, think about how much work you want to put into it on an ongoing basis and how you would like to use your outdoor space. And of course, your options will also be limited to the conditions in your garden,

from shade and sun patterns to soil types and conditions.

One thing to keep in mind is that in some eras past, exotic plants were often popular, but not necessarily conducive or ideal for New England. In centuries past, people would travel to Asia, for example, bringing back plants that were more at home in more temperate climates. In fact, our current tendency to consider native plant species is more of a modern concept, says Seredin.

"Unless it's a really important landscape and the plant itself was an important plant, there are appropriate design plants that are native," she says. "You can find things that are more native or less invasive to substitute for some of the more exotic things. You can definitely design a landscape for a historic house using primary native plant materials and have the aesthetics and feel of a historic landscape."

In fact, though, many plants from a historic home's time are inappropriate today, says Chassé, "from invasive plants, to toxic plants, to plants that are no longer available and can't be sourced."

"Many modern hybrids have been developed for desirable characteristics, like disease resistance, drought resistance, and longer blooming sequence, and those characteristics can be advantageous," he says. "The new

## Garden maintenance tips from Landmarks' Advisory Service

- Planting evergreen bushes around a house's foundation can become problematic as the plants mature. They trap moisture and lead to deterioration of clapboards and the sheathing underneath your siding.
- Buildings built before 1930 with lime-based mortar, which is softer than modern cement-based mortar, are susceptible to invasion by ivy roots which can widen existing cracks and allow moisture to penetrate masonry walls.
- Tree limbs that overhang roofs should be pruned back. Trees overhanging a house can create a host of problems. If they block out too much sun, moss can grow on roof shingles, shortening the roof's life. Overgrown trees whose limbs and branches touch the roof form a bridge for pests.
- Check the perimeter of your foundation for depressions or grades sloping toward the foundation. Add soil to fill depressions and remove debris that may have raised the grade around the foundation to encourage rain water to drain away from the foundation.
- Make sure that your downspouts are not clogged and direct rainwater away from the building.
- Keep a six-inch separation between wooden siding and the grade around your home.

**Greater Portland Landmarks' Advisory Service** volunteers specialize in examining the physical evidence presented by your house or small commercial building. For a modest fee, they will produce a written report with comments on style, time period, and ways to preserve and restore the building without destroying valuable historic features. For more information go to [www.portlandlandmarks.org](http://www.portlandlandmarks.org).

### Finding heirloom seeds and bulbs

Lucinda Brockway of Past Designs historic landscaping firm suggests these sources to help you choose historic flowers and plants:

#### Johnny's Selected Seeds

[www.johnnyseeds.com](http://www.johnnyseeds.com)

#### Old House Gardens

[www.oldhousegardens.com](http://www.oldhousegardens.com)

Heirloom bulbs, including dahlias from the 1880s

#### Select Seeds

[www.selectseeds.com](http://www.selectseeds.com)

Heirloom and rare seeds from different periods

#### Perennial Pleasures Nursery

[perennialpleasures.net](http://perennialpleasures.net)

Period perennials, some organized by dates





The Colonial Revival garden at the Hamilton House in South Berwick, Maine, shown here in 2009, is larger than some home gardens, but has lots of inspiration to share for those looking for some early 20th century plant combinations.



This garden in Ipswich, Massachusetts, was designed in the spirit of a 17th century colonial riverfront house.



This garden for a cottage ornaments a house on the back roads of Kennebunkport, Maine.



Potted or container plants can be beautiful when there is little or no land to garden. This York, Maine deck features herbs and colorful summer annuals that change each season and still allow time for the beach.

colors, however, are often not anything like the historic palette and won't be visually authentic—even when they are the same type of flower or plant.”

In his work on historic properties, Chassé says he often relies on heirloom seed banks, or the historic study collections housed in various botanical gardens and historic gardens around the world.

“When a plant was introduced into the gardens of a period, that can often be confirmed by period seed catalogs or gardening articles,” he says, echoing Seredin's suggestions. “Being sure they were used in a specific garden requires documentation in lists, letters, plans or articles concerning the garden. Since accurate color photography is relatively modern, we can't rely on color photos for much help other than in late 20th Century.”

Also think in terms of how you might want to use your garden. Is it purely decorative? Do you want flowers blooming in certain areas or certain times of year? Would you like to provide shade at certain times of day or certain times of year? Do you want an area where you can sit in the sun and read? Or entertain guests? Are you interested in growing vegetables or herbs for your kitchen? There may also be ways, through various plantings, to help protect your foundation and control water intrusion into your home.

One thing to keep in mind, says Seredin, is that a landscaping project can be more forgiving than a house renovation project, because it's easier to change your mind, even after you've planted something.

It could be that a strict interpretation doesn't suit your needs, so consider a certain amount of compromise, based on how you'll use your property, says Chassé.

“Think through whether a period landscape could or would be the best way to complete your home,” he says. “Big trees and too much shade are often an obstacle to more complex period gardening, so an abstracted version of what might have been there may be the only practical way forward. Focus on structure of the house and complementary structure of the garden before you get out the nursery catalogs. The delicious plant opportunities are the icing on your cake.”

In fact, says Brockway, figuring out how you want to use your gardens is as essential as your property's historic considerations. “There are plenty of ways to soften the impact of contemporary living if you want to,” she says. “A patio for instance can be foiled a bit by a hedge or fence,” she says. “Think in terms of the scale of furniture or use wicker or wrought iron instead of plastic furniture.”

Or, she says, why not use something completely opposite: admit this is the modern part of your garden and use a very contemporary design for the patio or grill areas against it, as you might find in Europe.

“I feel that your back yard and your landscape is who you are,” Brockway says. “It needs to be comfortable for you and has to be as reflective of your tastes. It's you who wants to be out there all the time, not the owner that lived here in 1878.” ■

## Finding a professional for your historic garden

A major overhaul of a landscape, even of a small partial-acre plot found in many homes, can be a daunting task. A professional can help you research the possibilities, make a plan that takes into account your own love of gardening (or lack thereof), and do much of the initial work.

“I think really what a professional brings to the table is experience,” Seredin says. “We really try to understand what a client wants to do, how they want to use the space and what they like. And we can find the information they need because we know where the research is and we can put our fingers on stuff a lot more quickly.”

A good way to find a professional to work with is to look at gardens that you like and find out who designed them. A landscape architect can help you with the overall structure and design of your garden, and help you address issues such as drainage, hardscape, and how the garden relates to the buildings on the site. Nurseries and companies that provide plant materials may also offer design services. Find out which firms and professionals have experience working with historic properties, and ask for references and examples of their work.





PHOTO: HEATH PALEY

Redevelopment of the Portland Company site, part of which has been designated a local historic district, is a signature opportunity to define the eastern end of the waterfront for generations to come.

# City Creates a New Historic District and CPB2's Plans for the Portland Company Waterfront Move Forward

**O**N FEBRUARY 17, 2016, the Portland City Council voted unanimously to support the Planning Board's recommendation for a new Portland Company local historic district on the City's eastern waterfront. The redevelopment of the Portland Company complex will transform the eastern waterfront of Portland for generations to come. CPB2, the developer, has committed to design a world class complex that will bring new life to historic buildings, will create new architecture, and will offer new public access to the complex and to Portland's waterfront.

CPB2 now has the opportunity to create a distinctive

future landmark that responds to the unique context of Portland, continuing the tradition of entrepreneurship started by John A Poor, the builder of the original Portland Company. Founded in 1847, the Portland Company is the only surviving intact historic locomotive manufacturing complex in the nation. Landmarks named it as one of our Places in Peril in 2012 for its local, state, and national significance.

The newly-approved historic district encompasses seven buildings: the two machine shops, the drafting room and storehouse, the blacksmith and tank shop that currently houses the Maine Narrow Gauge Railroad

museum, and the pattern storehouse. In addition the historic district includes the footprint of the erecting shop.

Landmarks Board President Tom Elliman said of the process: "We are pleased to have had the opportunity to work with the City and CPB2 and look forward to their progress in the coming months."

This decision was the result of nearly two years of research and deliberations by the Historic Preservation Board, the Planning Board, and the City Council. During this time, Landmarks' internal discussions paralleled the City's intense deliberative process, fulfilling its mission to advocate for the preservation of historic buildings. ■

## Where There's a Will...

*Estate planning involves important decisions that reflect your passions and beliefs. When preparing your will, please consider including Greater Portland Landmarks as a beneficiary.*

**For further information, please contact Amanda Larson  
Greater Portland Landmarks, 207-774-5561 ext105**

## Heating things up with attic insulation

If your historic New England home is cold in the winter or expensive to heat, you're not alone.

**A**TTIC INSULATION IS ONE of the most cost effective energy-saving measures for New England homes, yet many in the greater Portland area have inadequate amounts of attic insulation compared to the recommended levels for our climate.

While insulating an attic in general is a fairly straightforward energy-saving solution that will make it easier to warm or cool your home as the weather demands, it can be a tricky project, especially for older and historic houses.

### Space

As a first step, you must determine the boundary between living spaces and the outside, and determine how that boundary can be made more effective in terms of energy efficiency. It may take some extra time or the help of a professional to figure that out. Some homes simply don't have an accessible attic. Cathedral ceilings or eaves can make the job a bit trickier.

If you use your attic for storage, you will need to decide whether you have the space for the necessary insulation. If you can dedicate the space exclusively to insulation, that's ideal, but you could also reserve one area of the space for storage. This is also an excellent opportunity to pare down on your stuff, an exercise that is getting a lot of attention these days in light of Japanese decluttering expert Marie Kondo's bestseller, "The Life-Changing Magic of Tidying Up."

If you don't need a significant amount of attic storage space or if your attic is finished and used as living space, you can still insulate the rafters. In that case, use insulation that is removable and reversible and meets a minimum energy efficiency standard.

### Other considerations

If there's existing insulation in your attic, it may be able to stay in place, depending on its condition. If any of it looks dirty, that's a sign that there's been air movement from below and any air leaks should be sealed before any new insulation is installed.

If your attic has been home to mice or squirrels, or if the insulation has become wet from ice dams or other water damage, it should be removed. If you have vermiculite insulation, some contractors recommend removing it.

If you have soffit vents, baffles should be installed to protect against wind intrusion. And if you have knob-and-tube wiring, check whether it's live. Insulation contractors won't install additional attic insulation in that case.

### Methods

There are many kinds of state-of-the-art insulation materials used today, but for most Maine attics, cellulose is usually the preferred type. Cellulose's consistency allows it to settle between door joists and in nooks and crannies missed by any original insulation. In a plus for historic houses, it's also removable and reversible, allowing access to utilities and for making future alternations.

Insulation is available at home-improvement retailers, but having your attic assessed and insulation installed by a professional is advisable. Thankfully, the energy savings from properly installed insulation can be substantial, so the task usually pays for itself.

For more information, consult Greater Portland Landmarks' workbook *The Energy Efficient Old House* available at [www.portlandlandmarks.org](http://www.portlandlandmarks.org).

## **YES!** I'd like to become a member of Greater Portland Landmarks

Name

Address

City  State  Zip

Phone (home)  (work)

E-mail

\$40 Individual  \$60 Household  \$100 Lemuel Moody Membership

Payment:  Check enclosed  Credit card (circle one)

VISA / MasterCard #  Exp. Date

Make checks payable and mail to:  
Greater Portland Landmarks, 93 High St., Portland, Maine 04101  
(207) 774-5561 ■ [www.portlandlandmarks.org](http://www.portlandlandmarks.org)



# Who We Are **JEANNE BULL**



Jeanne Bull has lived on Munjoy Hill for 30 years. A self-described “history nut,” she became involved with the Portland’s History Docents docent program 11 years ago. She now leads tours for Greater Portland Landmarks at the Observatory, trains other docents, and also serves as a tour guide for Intercruises’ shoreside and port services, sharing her knowledge of her adopted city with people from all over the world.

The Portland Observatory, the only remaining maritime signal station in the U.S., as Bull will tell you, was placed on the National Register of Historic Places in 1972 and was named a National Historic Landmark in 2006. In the 19th and into the 20th century, its operations were paid by the shipping merchants who provided their individual company flags to be hoisted up its flagstaffs when their ships were sighted. Captain Lemuel Moody organized the construction of the Observatory in 1807, and charged for tours even in those days.

Bull is a graduate of the Portland’s History Docents or “PHD” program, a collaborative effort by Greater Portland Landmarks, Maine Historical Society, Tate House Museum, Victoria Mansion, the Maine Narrow Gauge Railroad Co. & Museum, the Fifth Maine Regiment Museum, Spring Point Ledge Lighthouse, and Spirits Alive at the Eastern Cemetery. She now trains docents for Landmarks and the Observatory.

Each spring, PHD provides a nine-week training program for prospective volunteer guides. Several weeks of lively and informative talks and presentations take place at Maine Historical Society, combined with site visits to each partnering organization. Upon graduation, PHD participants are eligible to volunteer at the site(s) of their choice. (More information about PHD can be found at [www.portlandhistorydocents.org](http://www.portlandhistorydocents.org); and about volunteering at the Observatory at [www.portlandlandmarks.org](http://www.portlandlandmarks.org) )

We caught up with her at Landmarks’ Safford House headquarters.

as was true from the get-go, when Moody let people come up for a fee. Some people are interested in engineering, or there are people interested in the maritime history of Portland and of New England.

For some people, it’s part of their family history, and that’s very interesting. They’ll say things like “I remember when my grandmother used to come here with me.” They’re trying to reconnect with their families in Portland. I remember one young man who had his little boy on his lap who said he wanted to bring his boy because he did a report on the Observatory when he was in high school.

The thing about the Observatory is that people come from all over the world, and when you come to Portland—there it is. Some of the other sites here you have to sleuth out a little bit, but the Observatory is a magnet, visually.

## What has it been like, living on Munjoy Hill over the years?

We bought that house on Munjoy Hill 30 years ago, and everyone told us we were crazy. I’m from Providence and my husband was from Flint, Michigan, so we thought it was great. It was pretty rough when we first got there, though, and of course it’s seen a lot of changes. I think it’s part of that national trend of people coming back into more urban areas. There was a lot of deferred maintenance on many of those older places. It’s been a mixed bag, some good, some bad, and any city can claim that.

Personally I thought that Portland had a long sleep period, and now it’s really reasserting itself on the international stage. I think it’s exciting. But I have always thought that Portland is an exciting city. When I came here in the 1980s I fell in love with Portland and I still love Portland. It’s got a lot of challenges, but it’s a city where, if you have something to say, there’s a way for you to say it. If you have the initiative to get involved in anything, you can get in there and make your mark.

Hopefully there are enough people who are involved in enough ways to control that growth. I think as more young people come back here and have a different vision, I think they’ll make it even better. It’s a great place to live. ■

## What got you involved with the docent program?

I started the docent training in 2005 here in Portland. It was something I wanted to do and at that point I was able to do it. It’s so much fun because you get like-minded people together. I’ve been a history nut since I was a young girl. When I first started I was so excited because I realized – these people like the same things that I like. All of a sudden you’re around all these cool people.

## What is the docent training like?

For those nine weeks, you get a loose history of Portland and an introduction to the concept of a “docent” – essentially, an educated volunteer. I picked the Observatory because it’s right near where I live on Munjoy Hill. It ends up being a friendly competition. The different sites attract different personalities—there’s just something about it.

It also speaks to the demographics of Portland. There are a lot of retired people living here now who want to

get involved with things.

## You picked the Observatory because it was convenient, but you’ve stuck with it.

I started at the Observatory right away in 2005 and I discovered I had a flair for that and just stayed with it from that time on. I really enjoy helping to recruit and train the new docents, and I really enjoy the children.

We work well together, the children and I. I tend to get really exuberant at times and the children really enjoy that. Some visitors react better to different docents, and we have fabulous docents at the Observatory.

I’m also a tour guide and I get very busy with that later in the season.

## What do people think of the Observatory?

People react to whatever they’re coming with. 99.9% of the people are all about the view of the city from the top,

## Historic Preservation is good business. Greater Portland Landmarks is honored to recognize our Business Partners.

### PRESERVATION DIRECTORY

- Bagala Window Works
- Barba + Wheelock Architecture, Sustainability + Preservation
- Benchmark Residential & Investment Real Estate
- Blaiklock Carpentry, Inc.
- Bryony Brett Stained Glass
- Building Envelope Specialists Inc.
- Casco Bay Engineering
- Casco Bay Insulation
- Castle Kitchens
- City of Portland Historic Preservation Division
- Clark Insurance
- Clarke Painting & Property Management
- Complete Home Evaluation Services
- Cornerstone Building & Restoration
- CWS Architects
- Decorum Hardware & Lighting
- Ed Somers Woodworking
- Fineartismade
- Freeport Woodworking
- Gnome Landscapes, Design, Masonry & Maintenance
- Green Mountain Window
- Groundroot Preservation Group LLC
- The Heritage Company
- Coppersmiths, LLC
- Highlands Woodturning

- Historic New England Historic Homeowner Program
- Home Again by Hancock Lumber
- Innerglass Window Systems LLC.
- James Kroll Fine Woodworking
- Jean Philippe Lefevre
- Knickerbocker Group
- Kolbert Building
- Last Chance Woodworking
- Little Wolf Copper & Lighting, Inc.
- Maine Dry Stone
- Maine Masonry Company
- Maine Paint
- Marvin Design Gallery by Eldredge
- Masonry Preservation Associates
- Mid-Maine Restoration, Inc.
- New England Castings LLC/Bellingham Bell Company
- Overhead Door Company of Portland
- Parker Painting
- PC-Products Co.
- Peter Lord Plaster & Paint
- Preservation Timber Framing, Inc.
- Pownalborough Restorations
- Restoration Resources
- Resurgence Engineering & Preservation, Inc.
- Richard Curtis & Associates
- Richard Irons – Restoration Masons
- Right Solutions Waterproofing
- Sebago Stonework
- StandFast Works Forge
- Stone\*Henge Restoration
- Studio A Architecture

- Taggart Construction, Inc.
- Townsend Real Estate
- Ward Clapboard Mill
- WBRC Architects – Engineers
- Woods & Co. Civil Engineering
- Your Kitchen Imagined

### PROGRAM SUPPORT

- Norway Savings Bank
- Ocean Gate Realty
- UNUM
- Wright-Ryan Construction

### MEDIA SPONSOR

- Maine Media Collective

### SLATE CIRCLE

- Benchmark Residential & Investment Real Estate Portland, ME
- Bernstein Shur Sawyer & Nelson Portland, ME
- Cornerstone Building & Restoration Portland, ME
- Heritage Company Coppersmiths LLC East Waterboro, ME
- Ocean Gate Realty Portland, ME
- Parallax Partners, Inc. Portland, ME
- Taggart Construction Company Freeport, ME
- Wright-Ryan Construction Portland, ME

### GRANITE CIRCLE

- Archetype Architects Portland, ME
- Bagala Window Works West Falmouth, ME/Brady Enterprises Portland, ME
- Complete Home Evaluation Services Brunswick, ME
- Court Square Properties Cape Elizabeth, ME
- East Brown Cow Management, Inc. Portland, ME
- Resurgence Engineering & Preservation, Inc. Portland, ME
- Scott Simons Architects Portland, ME

### BRICK CIRCLE

- Cunningham Security Systems Yarmouth, ME
- Developers Collaborative LLC Portland, ME
- SMRT, Inc. Portland, ME

### SHINGLE CIRCLE

- Breakwater Technology Portland, ME
- CWS Architects Portland, ME
- Dan St. Peter Falmouth, ME

### GRANDVIEW WINDOW CLEANING

- Grandview Window Cleaning Portland, ME
- Great Falls Construction Gorham, ME
- GrowSmart Maine Portland, ME
- Highlands Woodturning Castine, ME
- Home Remedies Portland, ME
- Jacob’s Glass Winslow, ME
- Kolbert Building Portland, ME
- Lee Auto Malls Auburn, ME
- M-Co Engineering Plus Freeport, ME
- Maine Irish Heritage Center Portland, ME
- Mills Whitaker Architects, LLC Bridgton, ME
- Oak Point Associates Biddeford, ME
- Portland’s Choice Realty - Rachel Cooney Portland, ME
- Precision Millwork Winston-Salem, NC
- Spring Point Ledge Light Trust South Portland, ME
- Thor Construction Harpswell, ME
- Yarmouth Historical Society Yarmouth, ME

Please join other businesses in advancing historic preservation by becoming a Landmarks Business Partner today. You will be recognized for your community support with a listing in every issue of the quarterly *Landmarks Observer* and receive discounts on advertising and many other great benefits. Please call 774-5561 for more information.

# Landmarks Calendar

Greater Portland Landmarks engages in advocacy and education to preserve the extraordinary historic buildings, neighborhoods, and landscapes that make greater Portland an increasingly popular place to live, work and visit. We invite you to join us!

## PROGRAMS AND EVENTS

### The Preservation of Portland Since 1961

Fridays, 10:30 am – 1:30 pm

Landmarks will be open to view our new large scale murals depicting the evolution of Preservation in Portland in images and text in the Gregory W. Boulos Gallery of Architecture and Design at Landmarks' Safford House headquarters, 93 High Street, Portland

### SAVE THE DATES:

#### Observatory opens for the Season

Saturday, May 28

#### Flag Day, Portland Observatory Museum

Tuesday, June 14, 2014, 10 am – 7 pm

#### Historic House Gala: Puttin' on the Ritz

Friday, June 10, 6:30 – 10 pm

at the West Mansion, Western Promenade, Portland

For details: [www.portlandlandmarks.org](http://www.portlandlandmarks.org)

Imagine that you have stepped back in time to a mansion on Long Island's Gold Coast during the 1920s, where the mood is upbeat and a certain sophistication permeates the air. Join us for a memorable evening of food, drink music and dancing at one of the most beautiful homes in Portland.

## 2016 LANDMARKS LECTURES CELEBRATING PORTLAND: OUR STORY THROUGH ARCHITECTURE

Portland Public Library,  
Rines Auditorium, 6 – 7 pm

April 19: The Women who Saved  
Portland's Architectural Heritage

**Speaker:** Kathleen Sutherland  
Women such as Margaret Jane Mussey Sweat who founded the Portland Society of Art in 1882; Clara Holmes, who with her brother, saved Victoria Mansion, and Edith Sills who in 1960 founded Greater Portland Landmarks are a few of the women who worked to preserve the city's architectural heritage.

For more information, and to register  
for events and programs:  
[www.portlandlandmarks.org](http://www.portlandlandmarks.org) or call 774-5561

## ARCHITALX LECTURE SERIES

Featuring international leaders in innovative design presented by Architalx. All lectures are held at the Portland Museum of Art, 7 Congress Square, Portland. Tickets: \$15 per lecture, includes museum admission, available at [www.architalx.org](http://www.architalx.org) or at the door.

April 7: David Rubin, Philadelphia

April 14: Sam Dufaux, New York City

April 21: Marlon Blackwell, Fayetteville, AR

April 28: Fermin Vazquez, Spain & Brazil



SERVING  
SPECIAL  
ACCOUNTS

*Throughout  
Southern Maine*

**CLARK**  
INSURANCE

Home & liability coverage? Call Denise Douglass (207) 774-6257

Proudly serving Greater Portland since 1931



It's better to work with a partner.

*At Verrill Dana, we understand that in every controversy or transaction, you're counting on us.*

*We have the resources to provide outstanding legal support across a broad range of practice areas and industries.*

*Yet we're agile enough to respond quickly to your needs. We'll be there when you need us.*

**Verrill Dana** LLP

Attorneys at Law

Portland, ME | Boston, MA | Augusta, ME | Westport, CT | Providence, RI | Washington, DC  
[www.verrilldana.com](http://www.verrilldana.com)

**CORNERSTONE** BUILDING & RESTORATION

LOCAL CRAFTSMEN ~ AMAZING RESULTS!



[www.CornerStoneBR.com](http://www.CornerStoneBR.com)

*Residential & Commercial Restoration, Renovation, Maintenance,  
Additions and New Construction.*

Portland, Maine

(207) 775-9085

[www.CornerStoneBR.com](http://www.CornerStoneBR.com)