



GREATER PORTLAND LANDMARKS

PRESERVATION AWARDS



Congratulations from Greater Portland Landmarks. **PAGE 4**



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Preservation is at the intersection of Community

One of the things I most enjoy about preservation work is the opportunity we have to create and support community by building strong relationships and working together to save special places for future generations.

I recently attended the official ribbon cutting for the Motherhouse on Stevens Avenue, the rehabilitation of the spectacular Sisters of Mercy convent as 88 units of senior housing. Landmarks constituents previewed it at our annual meeting where it received a Preservation Honor Award (see story page 4). The lovely chapel was decked out with holiday flowers, and I was especially excited to see all the people who had a role in making the project possible. Of course the developers, John Wasileski and his son Chris Wasileski, Kevin Bunker and Matt Teare, and their staff were celebrating the project, but also current and former city councilors and the mayor, the construction team, bankers, lawyers, real estate professionals, nuns of the Sisters of Mercy, City of Portland staff, the media and, yes, preservationists. Early on, Landmarks conducted historical research and architectural surveys of Stevens and Forest Avenues, and provided supportive public testimony. The project benefited from historic tax credits among several sources of financing.



HILARY BASSETT
Executive Director

As important as preserving the building is bringing the Motherhouse back to active use for people to appreciate into the future. Two tenants gave moving, personal accounts of how living at the Motherhouse is creating an opportunity for them to establish a new and supportive community of residents. They will enliven an attractive, walkable neighborhood along Stevens Avenue, so the benefits spread well beyond the campus itself.

Their stories underline why being active in deliberations about key issues that affect the historic character of greater Portland, and especially the City of Portland's historic districts, is a core function for Landmarks. Preservationists have an essential role in developing public policies to manage change, whether it is for land use, environmental sustainability, transportation, housing, etc. The policy-making process involves a wide constituency of citizens, community leaders, researchers, technical experts, neighborhood organizations, and local advocacy groups. We get to know a wide range of the players as we research, craft and present substantive comments and policy proposals.

Our advocacy for preservation-friendly policies has brought us closer to residents and neighborhood organizations. On Munjoy Hill, which is currently under tremendous development pressure, we've partnered with the Munjoy Hill Neighborhood Organization and the City of Portland to fund the research needed to explore the potential for historic districts in two areas as a strategy to preserve the neighborhood character. Talks and historical research about the neighborhood are building pride in the stories behind the places we see today (keep an eye out for programs coming in May). The same is happening at Woodfords Corner, where we've been working with the Friends of Woodfords Corner to support their efforts to enhance the historic appeal and livability of the area (see related story on page 3).

Whether rehabilitating a building or drafting public policy, preservation thrives when we bring together people with a variety of perspectives and skill sets to find creative ways to celebrate and revitalize historic places.

As many of you know, I will be retiring in June 2019, so Greater Portland Landmarks is undertaking a nationwide search for a new Executive Director. It's an exciting and challenging opportunity at a critical time in our history. I encourage any one interested to apply. Applications are being accepted until January 30, 2019. For more information visit www.portlandlandmarks.org/employment



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PRESERVATION ADVOCACY UPDATES



Julie Larry shares recent research on Peaks Island's Amusement District at the 5th Maine Regiment Museum.

New Initiatives Revitalize Portland's Woodfords Corner

Landmarks has developed a close relationship with the Friends of Woodfords Corner (the Friends), co-hosting events that highlight the evolution of the Corner, its businesses, and the surrounding residential neighborhoods. The City of Portland and the Maine Department of Transportation have recently updated infrastructure at the Corner to provide better pedestrian and bicycle crossings, new street furnishings and public spaces, better transit routing, and better traffic circulation. A public art sculpture by Aaron Stephan *Luminous Arbor* is the centerpiece of a new pocket park in front of the Odd Fellows Block. Residents hope these upgrades will promote livability, economic vibrancy, accessibility and mobility, and spark interest in redeveloping Woodfords Corner into a vibrant mixed use neighborhood center.

The Friends have applied to the Maine Development Foundation to be a Maine Downtown Affiliate (MDA). The MDA program was launched in 2009 to help communities build an organizational and funding base for a neighborhood commercial district revitalization. MDA is a sister program to Main Street, a downtown revitalization program created by the National Trust for Historic Preservation and currently used in over 2,200 communities across the country. In the coming year, Landmarks will continue to partner with the Friends to highlight the people and places that make Woodfords Corner a special place to live, work, and play.

Neighborhood Talks Highlight Summer Surveys



Islanders (and some mainlanders) packed the 5th Maine Regiment Museum to hear Julie's talk in October.

This fall, Landmarks presented four talks about neighborhoods included in our historic resources surveys this summer. Director of Advocacy Julie Larry gave an overview of the history and images uncovered by our four interns, and invited long-time residents to share their stories about their neighborhoods. She also encouraged residents to advocate for their neighborhoods and historic buildings as the City of Portland begins a process to rewrite the zoning code. In total the interns surveyed more than 600 historic buildings this summer in six neighborhoods in the Deering area and on Peaks Island. Links to the survey information are available on Landmarks' website.

This fall Landmarks was awarded a Historic Preservation Fund matching grant through the Maine Historic Preservation Commission to survey and document two neighborhoods potentially threatened by rising sea level. Next summer you may see our interns photographing historic buildings in Portland's Bayside neighborhood or in South Portland's Ferry Village. Information and applications for our summer internships are posted on our website. The deadline is February 15.

Landmarks Welcomes New Development Staff



Christine Force

Christine "Chris" Force has joined Landmarks staff as Director of Development. She comes to Landmarks with more than 20 years of commitment to advancing Maine's non-profit community, including experience in community relations, development and donor engagement, corporate and foundation relations, and event planning.

After raising two children, Chris joined the Hannaford supermarkets marketing department where she leveraged vendor dollars to drive marketing programs. During her 14-year tenure she developed the Hannaford Helps Schools program and as Community Relations Manager helped raise over a million dollars for local non-profits.

Chris's community work has included Vice President of Fund Development at Good Shepherd Food Bank where she managed development and marketing strategy and the Portland Regional Chamber as manager of Corporate Development and Membership. Force has helped

raise more than \$15 million for the non-profit sector.

She is currently a member of the Portland Rotary, The Maine Volunteer Foundation, and The Royal River Conservation Trust. Her past board service includes the Maine Association of Non-Profits, Maine Commission for Community Service, Portland Salvation Army Advisory Board, and the Center for Grieving Children.

Courtney Walker is our new Development Assistant. She is a graduate of the University of Southern Maine, and has a passion for local nonprofits that build community, promote sense of place, and advance environmental sustainability, which she opted to pursue as a career path after a brief period in finance. After spending some time working Downeast for the Frenchman Bay Conservancy, she is thrilled to return to Portland as our Development Assistant. A coalescence



Courtney Walker

of her passions for community and all things sustainable, she sits on the board of Portland Greendrinks, and also works with Friends of the Eastern Promenade.

Greater Portland Landmarks' 2018 Preservation Awards

honor outstanding historic preservation advocates and restoration, rehabilitation, and adaptive reuse projects. The awards inspire communities to actively engage in preserving the fascinating history and material culture that make greater Portland a treasured place with a high quality of life. The 2018 awards were presented at Landmarks' September annual meeting in the beautiful chapel at the former St. Joseph's Convent, an award recipient.



PHOTO: STATE THEATRE

The new State Theatre marquee is great example of a public-private partnership between building owner Redstone, theatre operator Alex Crothers & The Bowery Presents, and the City of Portland.

The State Theatre, built in 1929 at 660 Congress Street, is Portland's only surviving movie palace from the early 20th century, and is a designated local landmark. It played some of the first silent films and talkies in the city, and operated as a first-run movie house until the late 1960s. The theatre's three-story entrance on Congress Street has always featured a large marquee, but the original was removed decades ago. Using photographs from the 1930s, Scott Simons Architects new design includes illumination, lettering and scrollwork inspired by the original marquee and reuse of its original supporting chains. Funded with a city façade improvement grant and executed in close collaboration with the city's historic preservation program, the project enhances the theater and rejuvenates the Congress Street historic and arts districts.

Falmouth's former Plummer School (1931) in Falmouth now serves as moderate income senior apartments thanks to a successful rehabilitation effort led by Seacoast Management and Developer's Collaborative.

One of the town's most beloved landmarks, the Colonial Revival Samson D. Plummer School was designed by Portland architect John P. Thomas. It served as Falmouth's first high school, later operated as a junior high school, and from 1965 until it closed in 2011 was an elementary school. With an addition in 1936, the building represents the transition in Maine's education curriculum away from classical to manual and practical studies. The developers rigorously followed preservation standards to qualify for historic tax credits. They restored the original windows, plaster, hardwood floors, slate roof and the school's iconic clock tower. They also added storm windows for energy efficiency and creatively repurposed the former gym as a shared common area for the building's residents.



PHOTO: GREATER PORTLAND LANDMARKS



PHOTO: GAWRON ARCHITECTS

Through careful restoration techniques and the passion of the owners of the Conant–Payson Block (1866), the building’s exterior restoration bolsters the architectural character of Exchange Street, one of the Old Port’s most distinctive streetscapes.

Built immediately following the Great Fire of 1866 in the Italianate style by Alvah Conant, a merchant, and Henry M. Payson, a broker, the building had suffered from 150 years of exposure to Maine’s harsh climate. In 2016, owners David and Randy Harrigan and Sylvie Montello agreed that they wanted to restore the façade to its original glory. Fortunately, they had saved original windows and pieces of the cast iron façade. They hired Mike Russo as general contractor to oversee the exterior restoration and StandFast Works Forge to restore the ornate cast iron capitals. The salvaged materials made it possible to repair the cast iron details and replicate the windows, bringing the building back to its original appearance.



PHOTOS: STANDFAST WORKS FORGE

StandFast Works Forge restored the cast iron capitals on the Conant Payson Block, as shown before and after above. Fortunately the owners had saved the original pieces.



Forefront Partners, Landry-French Construction, and their project team reimagined a former train repair shop at Thompson’s Point as Brick South, a 2,500–person event center.

When it was built in 1904, Brick South was a state-of-the-art facility for the Portland Terminal Company’s locomotive repair shops. It served trains that traveled through Union Station and boasted Maine’s first electric crane. After rail shipping declined, it was a steel storage site for the construction of Liberty ships during World War II and later it was a factory that made cardboard boxes. Finally, the 25,000 square foot building became vacant and extensively damaged by water infiltration. Forefront Partners began redeveloping Thompson’s Point in 2009 with a new vision that recalled its industrial past and introduced creative uses for today’s needs. Brick South now boasts a new roof, utilities, kitchen and restrooms, along with award-winning LEED sustainability features.



PHOTOS: LANDRY-FRENCH



PHOTOS: CHRISTINE BEARD, ESSEX PRESERVATION CONSULTANTS

Seacoast Management and Developers Collaborative successfully preserved the former St. Joseph's Convent (1914), an iconic Portland landmark while creating much-needed affordable senior housing.

Known as the Motherhouse, the convent was designed by the Boston architecture firm of Chickering and O'Connell, one of New England's preeminent ecclesiastical design firms. It was the principal residence for the Sisters of Mercy until it closed in 2005. While the sisters carefully maintained the 116,000 square foot building, the project to repurpose it as senior housing was an architectural and financial puzzle. Eighty-eight modern apartments were created by combining rooms and reorganizing spaces. Financing was secured from historic tax credits and other sources. Utilities and wiring were updated while preserving architectural details. The grand staircases, stained glass windows, three-story chapel and organ were brought back to their former glory.



PHOTOS: TROY R. BENNETT, BANGOR DAILY NEWS

Bangor Daily News photographer Troy Bennett's natural gift for storytelling and his multimedia journalism captivated audiences with the stories of the people and places that make greater Portland unique.

If a picture is worth a thousand words, as the saying goes, what is a video worth? From February to December 2017, Bennett published a weekly series of videos and blog posts called *This Week in Portland History*. He illuminated stories as varied as "The Time that Portland Swallowed a Neighboring City to Steal its Votes" about the annexation of Deering, "How a Portland Druggist Built an Empire on Hand Cream" about a landmark manufacturing building on Forest Avenue, and "The Lighthouse-Shaped Building that is Definitely Not a Lighthouse" about our beloved Observatory. Although he ended each episode with a disclaimer that he is not a historian, we believe he is a true preservationist!





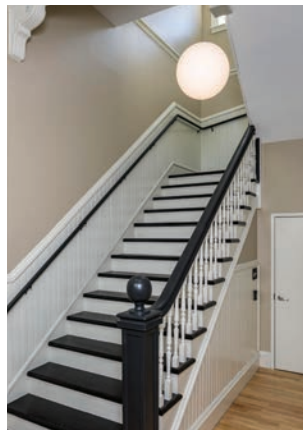
PHOTO: GORHAM SAVINGS BANK

In restoring the Grand Trunk Office Building (1903) for the bank's offices, Gorham Savings and their project team created a dramatic focal point at the gateway to the rapidly redeveloping India Street neighborhood.

In 2012, the office building was vacant and deteriorating, leading Landmarks to name it one of our Places in Peril. Located at the corner of India and Commercial Street, it is the only building that survives from the extensive Grand Trunk Railroad complex on Portland's waterfront. It served as offices for the railroad and for the trans-atlantic steamship operators that used the railroad's wharves and sheds. Gorham Savings took advantage of historic tax credits to facilitate the project. Inside, elements of the original 14 foot ceilings, hardwood floors, and structural timbers were revealed. Masonry walls were rebuilt and repointed, the massive copper cornice was restored and replaced, and a new roof installed.



PHOTOS: MAINE VIDEO IMAGES



Girl Scout Troop leader Marianne Chapman marshalled the community to begin the recognition and rehabilitation that the historic Grand Trunk Cemetery deserved.

The Cemetery located in Portland's East Deering neighborhood goes back to the 1730s and 40s and made it into the 1930s, with 1997 grave markers surviving. But, through weather, vandalism and neglect was down to only 8 markers by the year 2010. What started out as a project for a Girl Scout merit badge, expanded as Marianne founded a friends group, organized cleanups, enlisted support from the veteran's administration, and raised funds and awareness of the cemetery. Through her work with the Friends of Grand Trunk Cemetery, Marianne's vigilance, passion, and leadership are protecting and enhancing the historic cemetery and inspiring future generations to appreciate its fascinating story.



PHOTOS: FRIENDS OF GRAND TRUNK CEMETERY

Landmarks congratulates all the award winners, and all the preservation professionals, contractors, trades, advisors, community and municipal leaders, and financial entities who helped make these projects possible.

WHO WE ARE: JACK VREELAND AND NANCY MONTGOMERY

BY MADELINE BERRY AND ROSA FRY

Tell us about your background and how you got to Portland.

Jack: I am from Iowa. My brother was stationed in Brunswick and after the Navy he stayed. I graduated from college in 1980 with a degree in music composition, then I came to visit my brother and I'm still here, basically.

Nancy: I was working in Washington D. C. when I was going to school. I drove up to Maine my senior year and stayed in a cottage on Pemaquid and just didn't want to go home. I fell in love with the architecture. Being from Seattle, there's so much natural beauty there, but no compromises with nature. It's either strip malls and traffic or beautiful. Here in Portland there was a sense that human presence could be a benign and beautiful thing for hundreds of years.

How did you get into historic preservation?

What is it that got you into it?

Nancy: This house in particular. When we bought it, the rumor was that it was designed by John Calvin Stevens but there was absolutely no documentation. It's this big old grand lady and I wanted to know more about it. So, I wandered into Greater Portland Landmarks. Eventually with the help of the Executive Director and Earle Shettleworth, we found out our house is a John Calvin Stevens and had been described as "small cottage at 447 Deering Avenue" but the plans were destroyed, unfortunately. Landmarks helped us find out the history of the house and I was just hooked.

Jack: They told us what to do to document the house. They pointed us at city directories and the tax records. We got research obsessed before we even knew it was a John Calvin Stevens. We learned the house was part of a development and after the developer built it, it traded hands in the first year. Those people were here for 20 years and owned a grocery store on Forest Avenue. This neighborhood had sewer, lights, and a trolley. This was a very convenient way to get off the peninsula. For Nancy and me, it was just so fun to go back into the old tax records, and look at the previous owners, and get an insight into these people's lives.

So what is it like to live in a John Calvin Stevens House?

Jack: There are levels to that answer. One is that this house is amazingly well built. It's 125 years old, built in 1893, and is meticulously put together. I completely admire the artistry of the design, the construction, the craftsmanship, the materials. Everything was so incredibly thought through with no shortcuts. Living in it has been amazingly flexible. We have very much sculpted it to our needs and it has accommodated that well.

Nancy: We tried to respect the original lines and original materials. But also, we treat the house like it is a living thing.

Jack: We're doing restorations that are good for the next hundred years. We're trying to honor its age. This house is an artwork; I think of it as a sculpture. We live in a big sculpture and are sort of whittling away at it over time.

As artists, how does that inform your being here?

Nancy: Partly because we've customized every room to our own needs without doing anything that takes away from the original sculpture, it's



Jack Vreeland, Nancy Montgomery and Stella visit Portland Head Light.

been a pleasure and an uplifting experience. A real joy. It encourages our creativity. It feels comfortable and alive.

Jack: The space also responds to creativity. The house is happy that we're pushing things in all of these different directions.

Can we talk about the major intervention? (The staircase)

Jack: We got educated through Landmarks by getting into so many people's houses. Just tuning our appreciation. At some point we realized that you don't have to make changes to the house that look original.

Nancy: The Secretary of the Interior's Standards even say don't build Disneyland. Build something of your time or your taste or your function, while still respecting the skin. It would be nice to have solar power and skylights but we don't have those on the streetside because we're respecting the outer skin of the house.

Jack: But we had to get comfortable enough to know that we can change gears and that's okay. Things will still work together. I was really glad we didn't jump straight into the attic. It was years of planning.

Nancy: When Jack first started thinking about putting in a staircase, he built it out of pink insulation foam to scale. We wanted to make sure it didn't block, disguise, or damage the stained glass window. And we had it up for about 8 months. We wanted it to be steel and glass but instead we went to Joe Hemes and he designed one in stainless steel for us. Then we had a 2x10 wooden staircase mockup in place. Now the stairs that we have are a sculpture in themselves.

What is your favorite part of the house?

Nancy: I love the turret. On the second floor I can have my little lounge chair there and read. The sun comes in there in the winter and it heats



Architect John Calvin Stevens designed Jack and Nancy's house as a "small cottage" at 447 Deering Avenue.

that space up. It's just a lantern. I love that space.

Jack: I love the aesthetic of the house, the gardens. I have too many favorites, I'm really attached to pretty much every nail. And I have touched every nail. It's like having kids, they're all my favorite.

What would you advise people who want to live in or buy an old house?

Nancy: Don't go too fast. Live in it a little bit. Get expert advice. Do preemptive work like stabilization and take care of the basics because it takes a little time to figure out how the house works in all seasons. Don't go too fast, even though it's hard not to.

Jack: Also, take advantage of the resources around you to learn from others. Through Landmarks we've been in so many John Calvin Stevens houses and other fabulous homes. You learn so much from just walking through different spaces. You learn good and bad both, but you really want to absorb as much as you can from people who have been down that road. Getting the fundamentals lined up so that you can play with the rest of it is a big deal, especially so you don't have to go backwards. If I was doing this again, I would have done even more fundamental stuff at the beginning. The sequencing is hard for someone who doesn't do it all the time. Make a map of what you need to get done.

Tell us a little bit about Deering Highlands.

What's it like in this neighborhood?

Jack: We're so lucky. The community is such an important factor, and you can't plan for that. It just happened. We are so fortunate for the community and the opportunity to watch this block evolve since we've been here.

You both have been involved with Landmarks for quite some time. Tell us how you got involved.

Nancy: I got involved because I was so inspired by the organization and by their care and interest in helping me with my house. Because of the name Greater Portland Landmarks, I thought meant that I needed a mansion. But the truth was that no, it was for a bungalow owner, for me, for

anyone. Landmarks is not income-based. This organization is for people who might do it themselves or hire people. For craftsman, for artists. And I was incredibly interested in spreading the message that Landmarks is for everyone, working for our quality of life.

Jack: As we travel around the country, we really appreciate the sense of place in Portland. We can go just about everywhere and then look in the rearview mirror and say wow, we are really lucky. Some places take your breath away but are soulless. Always when we come back to Portland we say how special this place is. But why? How did this place evolve? Landmarks has been a huge part of that formula of advocating for and making this sense of place. Landmarks forms the cohesive connection between a lot of networks: the governmental side, individual side, resources, and a really big range of equal importance. We can't do it on our own. We need that public voice.

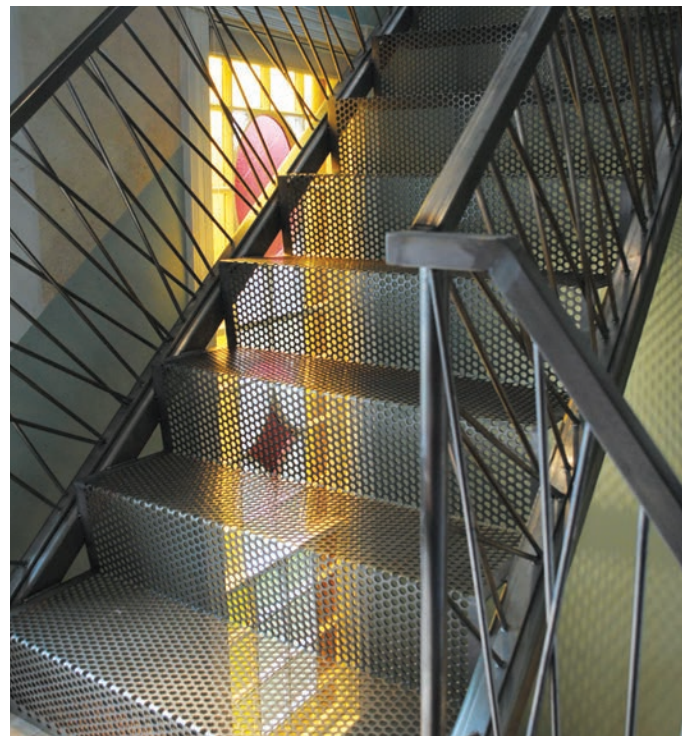
How do you see Portland evolving and how can Landmarks be a part of that?

Jack: I'm somewhat apprehensive. We've never seen growth at this pace. I've been here since the 1980s and the pace has always been at best lackadaisical. Now we're breaking that cycle by moving very quickly. It's hard for me

to see where it goes.

Nancy: I think there are so many unintended consequences of what is happening right now, that I am concerned about this place being loved to death. Too much too fast.

Jack: You want growth but you want to maintain that magic quality. How do you manage that? This is where Landmarks can intercede on our behalf. We have the pieces to grow with integrity and maintain the magic. I am optimistic we can do it but it will take a good deal of attention from a lot of people. ■



The stair to the renovated attic respects the original stained glass window while adding a contemporary sculptural element.



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LANDMARKS CELEBRATES A BANNER YEAR FOR THE OBSERVATORY AND WALKING TOURS!

2018 was a banner year for all aspects of Landmarks' Education Department. In the spring, 18 new docents from the Portland History Docents program joined us eager to volunteer at the Portland Observatory, our premier attraction, or for our guided walking tours. With a record number of new docents, Landmarks ambitiously expanded its offerings with a brand new walking tour of the India Street area, in addition to our popular Homes of Portland's Golden Age tour. We also added another tour day at the Custom House.

Portland's India Street: From the Grand Trunk to the Abyssinian

The India Street walking tour features the changing dynamics in Portland's oldest neighborhood. The highlight of the tour is the opportunity to go inside the 190-year-old Abyssinian Meeting House (1828). The tour attracted 74 people in its first year. The new tour reflects the ongoing partnership that Landmarks maintains with the Committee to Restore the Abyssinian. A huge thank you is due to Pam Cummings, President of the Committee, and to our walking tour docents for making this first year a great one.

Homes of Portland's Golden Age

The walking tour of Portland's State and High Street area, offered since 2002, saw a resurgence of interest and ended the season with 179 attendees, more than double the 2017 attendance. Was it more interest in the history and architecture of the neighborhood, or the article in *Maine Today* that sparked the increased interest – we'll never know. But, what we do know is that the tour was popular with tourists and locals alike.

U.S. Custom House Tours

Owned and managed by the U.S. General Services Administration, access to this magnificent 19th century building is limited and Landmarks' tours are one of the few ways to get inside. After a slow start in July and August, tours sold out in September and October and we ended the season with a record 342 visitors! Many thanks to Tom Severance and Jeff Porter, our liaisons at the Custom House, without whom these tours would not happen and, of course, all our amazing docents.

The Portland Observatory

2018 was another record-breaking year at the Observatory, as we welcomed 17,559 visitors and 11 new docents for the season! There were several highlights to note. In August, we celebrated the 350th anniversary of Eastern Cemetery with a special Observatory tour followed by a reading of Lemuel Moody's obituary by the Captain's four-time great grandson, John York. On an early September morning, we welcomed the PBS crew for Joseph Rosendo's *Travelscope* program so they could film the sunrise from the top of the tower. In October, the existing interpretive panels were removed as part of the preparations for new exhibits at the Observatory. Design firm VS&R, VanSickle & Roleri, LLC is creating a brand new look for the Observatory exhibits thanks to a National Park Service Maritime Heritage Grant and generous donations from dedicated Observatory docents, local foundations, and individual supporters. Look for more information about the installation and related celebrations in 2019!



PBS filmed the sunrise from the top of the Observatory for *Travelscope*.



Staff from Welch Signage removed the old exhibit panels from the Observatory in October. Landmarks is working with exhibit designers VS&R of Kennebunk to create new interpretive panels for all six floors, which will be installed in May 2019.



Alessa Wylie joined John York, four-time great grandson of Captain Lemuel Moody, who built the Observatory, as he read his ancestor's obituary as a part of the celebration of the 350th anniversary of the Eastern Cemetery, where the Captain is buried.



2019 OLD HOUSE TRADE SHOW

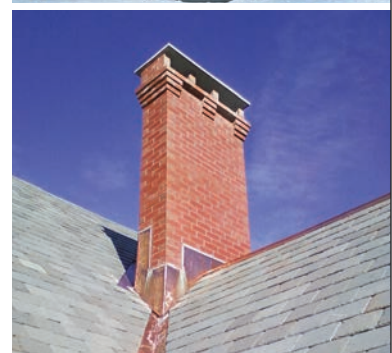
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portlandlandmarks.org/tradeshow



LANDMARKS PEOPLE AND PLACES



School groups visiting the Observatory also visit the Eastern Cemetery through a new partnership with Spirits Alive at the Eastern Cemetery.



John Calvin Stevens Society supporters gathered at the Farnham House in Portland. Clockwise from top left: Lynn Hallett, Jane Batzell, and Rhoda Renschler. Owners Ron and Elizabeth Dubois with Bill and Julia McCue, and Landmarks executive director Hilary Bassett; Carol DeTine and Lauren Rosenberg; Betsy Elliman, Susan Abt, Ed Gardner, and Sally Nelson.



Docent Ann O'Hagan (right) leads a "Homes of Portland's Golden Age" tour of the State Street area.

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2019 OLD HOUSE TRADE

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- CBRE/The Boulos Company, Portland
- The Downeast Group of Morgan Stanley, Portland
- Embrace Home Loans
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- Marvin Design Gallery by Eldredge, Portland
- Maine Home & Design, Portland*
- Norway Savings Bank
- Ocean Gate Realty, LLC, Portland
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- Yelp*

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- Archetype-Architects, Portland
- Architalx, Portland
- Bagala Window Works, Westbrook
- Barn Wright/Manny Pupo Builders, Harrison
- Benchmark Residential and Investment Real Estate, Portland
- Breakwater Technology, Portland
- BWA, Inc./Plaster Magic, Brattleboro, VT
- Carriage House Studio architects, Portland
- Casco Bay Engineering, Portland
- Clark Insurance, Portland
- Committee to Restore the Abyssinian, Portland
- Cornerstone Building & Restoration, Portland
- Court Square Properties, Cape Elizabeth
- CWS Architects, Portland
- Developers Collaborative, Portland
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- Fineartistmade, Perry
- Freeport Woodworking, Portland
- Gnome Landscapes, Design, Masonry, Maintenance, Falmouth
- Grandview Window Cleaning, Portland
- GrowSmart Maine, Gardiner
- Heritage Company Coppersmiths, East Waterboro
- Highlands Woodturning, Castine
- Hoagland Restoration, Buxton
- Home Remedies, Portland
- Indow, Bridgton
- Innerglass Window Systems, Simsbury, CT
- Jacobs Glass, Inc., Winslow

- James Kroll Fine Woodworking, Biddeford
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- Knickerbocker Group, Boothbay
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- Maine Irish Heritage Center, Portland
- Maine Preservation, Yarmouth
- Maine Paint, Portland
- Maine Street Design, Portland
- Market Street Eats, Portland
- Marvin Design Gallery by Eldredge, Portland
- Masonry Preservation Associates, Portland
- M-Co Engineering Plus, Freeport
- Mid-Maine Restoration, Boothbay
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- Portland Builders, Inc., Portland
- Portland Paddle, Portland
- Portland Society for Architecture, Portland
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- Resurgence Engineering & Preservation, Portland
- Rich Exterior Solutions, Falmouth
- Sash and Solder, Portsmouth, NH
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- SMRT, Inc., Portland
- StandFast Works Forge, Parsonsfield
- Stern Consulting International, Portland
- Taggart Construction, Inc., Freeport
- T.A. Napolitano Electrical Contractor, South Portland
- Ted Carter Inspired Landscapes, Buxton
- Vena's Fizz House, Portland
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