

LANDMARKS OBSERVER

SPRING 2013, VOL. 38, NO. 1, FREE

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

Preservation & Restoration: What the Experts Know



If you want to "do it yourself," our experts say, understand your limits. Otherwise, consult with a preservation professional. In this issue, experts guide you in maintaining your older or historic home.

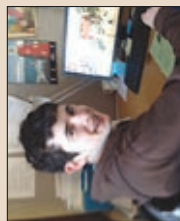
Clockwise: Bagala Window Works, tl-architects, Taggart Construction

WHAT'S
INSIDE



Choosing
an Architect
and Builder

PAGE 5



Who We Are:
Jesse Aronson

PAGE 6



Saving Historic
Churches

PAGE 7



Landmarks' Old House Trade Show is back! March 23 & 24 Holiday Inn by the Bay, Portland. Over 50 exhibitors, workshops and presentations.

See the full program insert inside.

GREATER PORTLAND LANDMARKS

Non Profit Org.
U.S. Postage
PAID
Portland, ME 04101
Permit No. 398

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

You'll receive free admission to the Portland Observatory, the *Landmarks Observer*, discounts on all Landmarks merchandise and much more! Your membership supports historic preservation including advocacy, education and preservation services.



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

UNITED
INSURANCE
REAL PEOPLE. REAL SOLUTIONS.



Secure your family's future. Contact us today!

United Insurance Haley Agency
21 1/2 Eastern Promenade
Portland, ME 04101
(207) 774-2617
www.UnitedInsurance.Net

Home • Auto • Boat • Life
Business



Landmarks' Old House Trade Show, March 23 & 24 at the Holiday Inn by the Bay, Portland
FOR ADVANCE TICKETS AND INFO: www.portlandlandmarks.org

Dear Members and Friends:

A MAP OF PORTLAND'S historic districts gives a clue to the battles fought when Landmarks was just starting out in the 1960s. I recently served on an advisory committee working with Portland's Planning Department to develop a concept plan to rethink the Spring Street Arterial for the future. The study area, which includes the Arterial from High Street to just beyond Temple Street, almost exactly fits the "hole in the donut" between the West End, Congress Street, Pleasant Street Houses, and Old Port historic districts. It is the area that was "urban renewed" circa 1970. A whole row of historic buildings was demolished to make room for two additional traffic lanes, cutting side streets in half, and extending Spring all the way to lower Middle Street (the upper part was transformed into an urban mall.)

Fortunately, Landmarks' activism prevented the Arterial's extension beyond High Street, but not before many important buildings had been razed. Among them was Frye Hall, which long-standing Portlanders remember fondly as a beautiful place for special occasions and events. Another, the Gothic House (1845), survived because Landmarks moved it to a new location in the West End. The buildings were gone and the street fabric was disrupted to accommodate the demands of the automobile. Today, outside of events at the Cumberland County Civic Center, the Arterial is little used and often cited as a "highway to nowhere."

The Spring Street study recommendations reflect changing attitudes about urban living and a desire to undo the damage of Urban Renewal. Among them are: removing the concrete New Jersey barriers and median; narrowing the street (which is 90 feet in width); improving sidewalks, pedestrian amenities and plantings; adding bicycle lanes; reconnecting the side streets; and placing crosswalks where they are most needed. There are even sites identified for new buildings to augment the retail and business activity in and near the Old Port.

Further, the study identifies three major nodes of activity at High and Spring Streets, the Civic Center, and Temple and Spring Streets. The architectural fabric is especially strong at Spring and High Streets, a zone where there are 200 years of outstanding architecture within several blocks as well as the sites of Greater Portland Landmarks and the Portland Museum of Art. There is potential to develop signage and public art that interprets that architecture and Portland's evolution. Further down the street, the renovations at the Civic Center, with its glass-paneled entrances and more vibrant public presence, will enliven the central node. And finally, the area at Temple and Spring at the entrance to the Old Port, with its lively business and retail functions, presents a third opportunity for place-making along the revised streetscape.

The concept plan will be considered by the Planning Board and City Council in the coming months. But even if approved, does it have a chance to be implemented? Several factors may make action possible sooner rather than later. First, the Civic Center renovation is already underway, and new brick sidewalks, street trees, and lighting will be part of those improvements. Second, Maine Department of Transportation funds have been allocated for repaving Spring Street, though they must be used by 2015. With the concept plan in place to guide decisions, this funding can begin to implement the plan's recommendations. Third, there is strong community interest: abutting property owners are engaged, historic districts are thriving, and organizations like Landmarks, Portland's Downtown District, and the Portland Society of Architects are actively advocating for the plan. Given these fortuitous circumstances, there is an unprecedented opportunity for the City to rectify past mistakes and to redefine Spring Street as a vital urban boulevard that links the historic, cultural, and commercial fabric of the community.

— HILARY BASSETT *Executive Director*



PRESERVATION UPDATES

Philanthropist Joan Kelly Generously Supported Landmarks

AN OHIO NATIVE WITH a doctorate in zoology, Joan Kelly knew Maine from spending summers at Higgins Beach. She was instrumental in creating the Children's Zoo at the San Diego Zoo. Later, she moved to Maine, where she felt a strong affinity to the state and its people. Through the Morton-Kelly Charitable Trust, she was a generous supporter of Landmarks and many other social, cultural, and environmental organizations. "Joan loved reviewing the grant proposals and reading the reports about how the grants had been used. She had a strongly independent spirit and formed lasting friendships with the leaders of her organizations. We will miss her," said Hilary Bassett, Landmarks' executive director.



Portland Observatory Receives Funding for Window Project

THE CITY OF PORTLAND AWARDED FUNDING through the community development block grant program for a comprehensive replacement and repair of the windows at the Portland Observatory (1807). The current windows are replacements, installed in the 1998-2000 restoration of the tower. Unfortunately, various factors have led to unexpected and extensive leaking and deterioration. This spring the City will award a contract to a team who will develop a prototype window to be tested on site. Based on its performance, the remaining windows will be replaced to the new design. Look for more information later in the spring on this important preservation initiative.

U.S. Custom House Preserved

IN THE PAST YEAR, Landmarks has served as a consulting party under section 106 of the National Historic Preservation Act of 1966 regarding the restoration of the US Custom House by the US General Services Administration. This status allowed Landmarks representatives to participate in building meetings for the restoration, which has included a new roof, and restoring 112 window frames and sashes and the interior plaster and gold leaf. The restoration has recently been completed to the highest preservation standards, employing local preservation contractors and experts. While the customs function has moved, other federal tenants will soon occupy the office spaces.

STAFF

Hilary D. Bassett
Executive Director

Christopher Cross
Preservation Services Advisor

Sharon Colgan
Office and Financial Manager

Shawn Hunt
Office and Development Assistant

Kate White Lewis
Director of Development

Jennifer Pollick
Manager of Education Programs

EXECUTIVE COMMITTEE

Marjorie Getz
President

David Robinson
Executive Vice President

Sharon Miller
Secretary

Tom Dowd
Treasurer

Thomas Elliman
Marketing

Sally G. Oldham
Public Issues

Malcolm L. Collins
Building

Norman Nelson
Development

Lynda Means
At Large Members

Ruth Townsend Story
At Large Members

TRUSTEES

Robert E. Cleaves IV

Joseph Conforti

James Cram

Carol DeTine

Richard Gilbane

Claire Hammen

Julie Larry

Candice Thornton Lee

Michael Merntaug

Patrick Morin

Nicholas Noyes

Karyn Pellow

Cordelia Pitman

Roxanne Quimby

Norman Nelson

Nan Sawyer

Nate Stevens

Thomas Stoughton

ADVISORY TRUSTEES

Eric D. Altholz

Eleanor G. Ames

Richard Anderson

Howard Arnold

Marc Bagala

Ursula Baier

Guy W. Bertsch

Joyce K. Bibber

Victoria Bonebakker

Gregory W. Boulos

Jane Briggs

Barbara Webster Brown

Joan Burns

Noelle Lord Castle

Portia Clark

Paula Craighead

Josiah H. Drummond, Jr.

Elizabeth J. Dubois

Harland H. Eastman

Stephen Foote

Roger Gilmore

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

Nancy N. Masterton

Nancy V. Montgomery

Jane Smith Moody

Linda J. Murnik

Robert A. Nielsen, Jr.

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

Sam W. Van Dam

Jos Van Mierlo

Barbara Vestal

John C. Watson

Carol Wilson

Donald N. Zillman

OBSERVER STAFF

Daphne Howland, *Editor*

O'Brien Design, *Graphic Design*

Sharon Colgan, *Advertising Sales*

Greater Portland Landmarks promotes preservation and revitalization of historic buildings, neighborhoods, and landscapes and encourages high-quality new architecture to enhance the livability and economic vitality of Portland and surrounding communities.

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. 2012

Any views, findings, conclusions or recommendations expressed in this publication do not necessarily represent those of the National Endowment for the Humanities.



93 High Street
Portland, ME 04101
(207) 774-5561
www.portlandlandmarks.org



Greater Portland Landmarks is supported by a generous Challenge Grant from the National Endowment for the Humanities.

Preservation & Restoration:

WHAT THE EXPERTS KNOW

The details of a restoration or renovation of an older home have more layers than the wallpaper and paint on the walls. Greater Portland Landmarks invited five preservation experts to comment on how to prioritize your plan for any major work on your older or historic home. We asked them how to incorporate plans for sustainability and energy efficiency, how to stay on budget, how to prepare, and more. Here's how they answered.

Meet the Experts

THE EXPERTS WE CONSULTED for advice have extensive experience and training in the preservation of historic homes. They have a respect for the craftsmanship and history of the buildings they work on that translates into exquisite and long-lasting work.



Marc Bagala is owner and president of Bagala Window Works. He began preservation work 24 years ago, learning to make windows and doors energy efficient with Accurate Metal Interlocking Weatherstrip. Expanding on this nearly-lost trade, he learned everything he could about architectural preservation and historic windows and doors. He also teaches classes and workshops.

Les Fossel is owner of Restoration Resources, Alna, Maine. Fossel's company provides restoration and historic preservation services for any structure, with a specialty in 18th- and early 19th-century buildings. In addition to restoration, renovation, remodeling, repairing and fix-ups, Fossel's company provides old house inspections, consulting, education, energy audits, and weatherization.



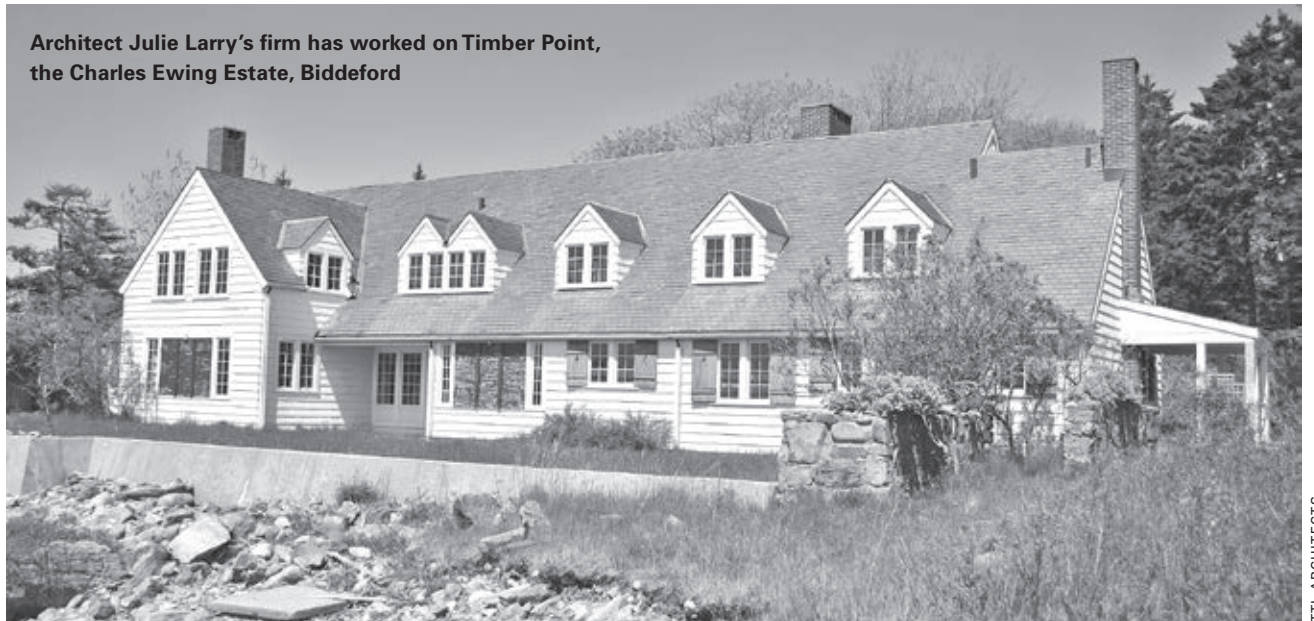
Architect **Julie Larry** is a partner in ttl-architects, an architecture and historic preservation firm in Portland and, according to their website "is dedicated to preserving our cultural heritage by investigating the language of the past to inform a modern architectural vision."

The firm works throughout New England and has received several awards for its design and preservation work.

In 1992, **Arron Sturgis** created Preservation Timber Framing, specializing in the structural repair of historic timber-framed buildings. Sturgis just completed his second term as the president of Maine Preservation, a nonprofit preservation advocacy group dedicated to preserving Maine's heritage and built environment.



Peter Taggart, Taggart Construction, is a green building firm specializing in sustainable construction, renovation, remodeling and more, in residential and commercial projects. The firm creates new construction and specializes in historic preservation as well, always with attention to energy efficiency, sustainability, and the integrity of the building envelope.



Architect Julie Larry's firm has worked on Timber Point, the Charles Ewing Estate, Biddeford

TTL-ARCHITECTS

What is the first thing to consider?

Larry: The first thing is to determine what are the important features of the house that should be maintained as part of the project, so that a home doesn't lose its special character.

Taggart: Research, to understand the history of the structure, the materials used, and the condition they're in.

Sturgis: A complete assessment of the home is the best way to increase appreciation and understanding of it. It provides the basis for knowing the condition, the materials within it, how it was built, and what changes were made over time.

Fossel: Ask yourself: do you have the resources (time, money, skills, energy and commitment) to take the project to completion? Don't trust yourself on this, ask for experienced advice.

Bagala: I want to be sensitive to the owners, their love for their home, and what they're looking for. I try to design my work around that and their budget. My interview process is to ask a lot of questions.

How do you balance historic preservation with sustainability and energy efficiency?

Sturgis: Historic preservation is what sustainability is supposed to be about. Taking care of what you have is by far the most economical and effective way to become and remain sustainable. Energy efficiency is inherent in most historic buildings as the placement of the home within the landscape corresponds very well with the ability of the sun to warm its interior. Simple additions to older homes like storm windows and some forms of insulation and weather stripping will add greatly to energy efficiency without permanently changing the home or breaking the bank.

Taggart: Some of it, like air sealing and insulation, should be done carefully. Preservation and sustainability, at least from the building's point of view, are very similar. Do the right thing and it will last. There are many good options for energy efficiency with regard to heating, cooling, and ventilation equipment that can be tailored to an older home. The challenging part is how to insulate and air seal the building to use less energy without doing present or future damage.

Larry: It's true – preserving your historic home and its features is one of the greenest forms of construction! Maintaining and repairing your existing windows, doors, cabinetry, etc keeps construction waste out of our land-

fills and reduces the energy and natural resources needed to build replacement materials. Recent studies have shown that historic masonry buildings are more energy efficient than many modern buildings because of their thermal mass. However, many people are in an older home that's drafty, and there are steps that can preserve the character of the house and improve energy efficiency, like attic insulation (it's like a hat for your house!) and storm windows.

Fossel: There is generally not a conflict – if you know what you're doing. The apparent conflict is the result of inexperience in making energy efficiency and sustainability work for early buildings. Make sure that you are hiring people who know what they are doing.

Bagala: In my business, I do the window part, and what really sells the restoration process is making an old window more efficient. Sometimes you don't even need to restore the window but deal with deferred maintenance.

What are the most common problems that emerge when working on old homes?

Sturgis: I've found the most common problem is sourcing the appropriate materials for the repair work and determining a conscientious preservation carpentry crew to consult with and/or expedite the work. Understand that all of the original materials used to build your historic home are very much available. Timbers and high quality materials are nearby and should be sought out. Qualified preservation carpenters abound in Maine, but they must be properly vetted from those who care little for and have little knowledge of older, and more appropriate, means and methods for work on historic homes.

Taggart: Damp basements that lead to moisture damage and poor indoor air quality, leaky windows, and poor quality of previous work that compromised other parts of the home.

Larry: Unforeseen conditions. Opening up walls, floors, etc often exposes wiring issues, cracked plumbing, or rotten structural members. Sometimes you even uncover previous repairs that are actually increasing the decay of a building. We always advise clients to keep a contingency of 10% of their budget for problems that arise during construction. If nothing arises, they have additional money to upgrade materials or expand the scope of work.

Bagala: Simply that older homes are usually out of square and out of plumb and when you're working on them you have to draw a balance – are we going to make the

continued on page 4

EXPERTS continued from page 3

sash fit the jamb or rebuild the jamb. That depends on the budget too. Most of the time you have to live with things that are out of square or out of plumb. Sometimes a window has been leaking for a few years and you haven't seen that it is until I take the window apart.

Fossel: Outdated systems, that must usually be addressed early in the restoration process, poor maintenance. And – the desire to turn an old house into the house of your dreams. If you've chosen wisely, the reality of your house is much more interesting than your dreams.

What kinds of problems are preventable?

Sturgis: All problems are preventable. A willingness to learn about your home in collaboration with a professional preservation carpenter will make the problems that arise less formidable. Making wise materials choices will solve almost all of the 20th-century problems that are notorious in homes that have been renovated over time. Learning how the house was built and the methods used to do so will ensure that problems will be resolved for the long term.

Bagala: Yes, the more experience the preservation professional has, the fewer problems you'll have because he or she will be prepared for things. Before I work on a window I tell the homeowner what I see. Sometimes the people who have been in the business the longest cost the most but can guide you in the best way. Problems aren't really problems, they're things you notice and you can take care of them.

Taggart: Rot is preventable with proper maintenance, and peeling paint, which is most often a result of moisture, can significantly be reduced. In general, fix small problems before they become big problems. Stop any on-going damage or deterioration. Fix the water leaks, plug the big air holes.

Larry: Most problems are preventable by regular maintenance. A small problem, especially a leak caused by a leaking pipe or missing roof shingle, can cause a long trail of problems if left unrepaired for a period of time.

Fossel: Most serious problems are preventable if you think before you act, (when you're unsure – stop, take time to think, ask for help), accept that you will make some mistakes (welcome to the human race), be careful, learn from your mistakes.

What kind of planning is needed before starting the preservation of an older building? What is the ideal?

Sturgis: A working understanding of how your home was built and how changes to it have impacted it is the best way to begin planning for the preservation effort. Without that you will make mistakes that can be costly.

Taggart: It is always helpful and cost effective to have a set of existing plans of the home – sections showing the structure as well as floor plans and exterior elevations. It is important to set goals and priorities. And to understand the proper sequencing of work when tightening up a home to use less energy. For example, moisture management should almost always come before insulating and air sealing.

Larry: Before undertaking a preservation project, consult with a professional, either an architect or builder, who is experienced in historic preservation and can identify potential conflicts between your planning needs and your historic home. That can also help uncover issues if you are planning major removals of interior finishes or walls or planning a new addition. That way you would have some knowledge of hidden conditions before you start construction.

Bagala: I ask a ton of questions of my clients because I want to know what they want or need. It may be that they're only going to do the first part of a project. Nobody likes budget creep – that's where the experienced professional comes in. I have a focused business, I only do windows. I do have wording in my contract that says if I find unforeseen conditions, I'll go back to the owners to discuss the issues. People love a solid budget.

Fossel: And don't expect to plan everything in advance. Create a broad outline of what you are going to do and



Peter Taggart recommends an energy audit to help set priorities for renovation projects.

the time it will take. Include everyone who will be living in the house in the planning process. Try to go forward only when you reach a consensus. Opportunities and challenges will appear as the project goes forward. Hold back part of your resources to address such unexpected events.

What kinds of preservation efforts need to be done all at once? How would a homeowner develop a plan? What can be done on a 10-year plan?

Sturgis: Any and all work can be phased over time. Some work will be logical to do at the same time, and all phases of work should strive to minimize redundancy. Roof work to stop water penetration is always the first priority. A conditions assessment will prioritize work over time and provide budget parameters from which you can plan.

Bagala: People should understand they can do things in stages. If they have 20 windows but can only do five, that's a conversation that we have. Unless there's some visible damage from moisture or water they'll be fine until we can get to them in future years. There are some short term things you can do to button them up till next year, save some energy, get some stopgaps going until you can get to full restoration and energy savings. Or we can put stopgaps on all the windows and just do full restoration on two.

Larry: Often historic homes need updates to their infrastructure; these items are not glamorous, but they're important and costly. Even when a homeowner is tackling a small project in a small area, they need to think about the impact on the house's bigger systems and be prepared for 'scope creep'. A preservation professional can look at your house's overall condition and help establish a prioritized list of projects. This is especially helpful if budgets do not permit completing work all at once. Most preservation projects can be completed over a period of time, but it's important to have a secure exterior envelope and a safe interior.

Fossel: Dangerous conditions need to be addressed at once. Everything else can wait for a plan to be put in place.

What can homeowners do when they must live in the building that is being worked on?

Sturgis: Homeowners can always live and work in their buildings. Temporary protection of work areas is easy to attain and maintain during the work. Preservation work on your home is an invasion on your life whether you hire out or do the work yourselves. Careful planning will decrease this interrupted time and your understanding of

the project will relieve your stress. Owner participation can really save time and money and provide ownership for the project. Your involvement will make the interruption of your life worthwhile and even fun.

Taggart: Afternoon tea and biscuits for the crew is always nice! There are good dust control barriers that can be set up to isolate work areas from living areas. Most old homes have lead paint, so everyone should be aware of best lead-safe practices. Be prepared for some surprises when opening up walls, floors, or roofs.

Bagala: With windows, the most important part is to hire qualified people who have experience dealing with lead paint. It's well worth it to keep your family healthy. While we're doing the windows I'll have the homeowner vacate for that day. Having experienced and qualified people is well worth the extra money to get you through living there while the work is going on.

Larry: Living in a construction zone is stressful! Be flexible and choose your contractor wisely! You are going to spend a lot of time with your contractor and their team, so be sure you establish good communications with your general contractor at the beginning of a project.

Fossel: Separate the restoration work from the part of the house you live in. If you have children, make sure they are living in safe conditions. Be sure your code enforcement officer is okay with living in a construction project. Don't trap yourselves.

When budgets are limited, how should homeowners prioritize? What is the first thing that must be done?

Sturgis: Owner participation is a must. That can save money and increase awareness of the overall processes involved in preservation. The owner must, however, realize their own limitations and collaborate with professional preservation carpenters as needed to ensure cost savings and efficiency. The assessment of conditions is the first step, and from there the prioritization of work, budget, and time frame can be determined.

Taggart: Get an energy and home performance audit to help set priorities. Keep up with regular maintenance items. But don't just focus on one part until understanding the whole picture – look at the building as a whole system.

Bagala: If you see damage you need to tend to that because it's going to get worse every year.

Fossel: It takes time, money, and expertise to restore a house. You can sometimes substitute one for the other (time for money), but make sure that you have enough of all three (with a cushion) to complete your project. I think the priorities go like this: health and safety, structural issues, systems (plumbing, heating, electrical), insulation, kitchens and baths, restoration of the interior (one room at a time), then exterior.

What advice would you give regarding maintaining an older home?

Sturgis: Maintenance is the cheapest form of preservation. Knowing how the house was built, how changes were made, and knowing how you will proceed with upkeep is both fun and rewarding. Know that you can do something that will be important for your home. Lack of knowledge results in paralysis.

Bagala: Older home, newer home, every home needs maintenance. Every time you defer maintenance it costs more down the road. Storm windows are a good thing because they add insulation value, protect the fabric of the building from the elements, and they're reversible. Slowly but surely the word is getting out that newer is not necessarily better, that old wood is better and that the simplest thing you can do to make your old window more energy efficient is to add a storm. The new windows are not standing the test of time like old windows have. And paint is important because it protects everything.

Taggart: Clean your gutters, keep up with painting and caulking, use storm windows, and keep bushes and trees away from the building.

Larry: Develop a to-do list of maintenance projects that should be done every spring and fall. Inspect the exterior of your house for damage after wind, rain, or even snowstorms. ■

Renovation: How to Choose An Architect and Builder

OLDER AND HISTORIC HOMES have many advantages, including, often, good design and construction, not to mention charm. But renovating them comes with special considerations. Two of your most important decisions are your choice of architect and general contractor. And the most important factor in how things will go is something integral to any important relationship: communication.

"I truly believe it's about a fit because it's a personal relationship," says Cordelia Pitman, an architect who is director of preconstruction services at Wright-Ryan Construction and a Landmarks board member. "Most issues come from lack of communication or lack of understanding."

Before you can articulate to an architect or builder what you have in mind, it must be clear to you first. Collect pictures from magazines, even show the architect knobs or paint colors you've chosen. If you have a fat binder of ideas, you may want to cull it to a manageable thickness, Pitman says. The choices you've made help demonstrate your taste, says Board member and architect Carol J. DeTine of Carriage House Studio.

Architects and builders have distinct expertise, but you are the expert on your home and how you live in it, Pitman says. Think about how you will be using the renovated space, now and in the future. How many children do you have and how will they use the space? How much storage do you need? Will this renovation need to work for future owners or will it to cater only to your current needs? What steps should be taken to make the house more energy efficient? What historic details would you like to preserve or enhance? Write down all such considerations.

Talk to friends who have hired architects and contractors, get leads from Greater Portland Landmarks, and call the references of anyone you might hire. Find out what homeowners liked and did not like about the architects or builders on your list.

"References are critically important," says Dan Kolbert of Dan Kolbert Building and Renovations in Portland. In fact, he says, they're more important than initial competitive bids. "It's an essential question: Does the contractor

have a track record of bringing a project in on budget? Renovation work requires trust on all sides."

Another chance for communication with an architect is the proposal he or she will give you after discussing your project. It provides an early opportunity to speak up and clarify anything you don't agree with or don't understand, says Pitman.

"I do most of my work on existing houses, so I find that people need a proposal, and it's impossible to provide one without seeing the house," says DeTine. "Any interview would take place at the house, where I talk to the owner and find out what they're trying to do."

Be clear about your budget and your desires, and don't let politeness or your own lack of expertise get in the way of expressing any hesitations, say these experts. Ask questions and say so if something is not going the way you hoped or intended.

If you name a low budget figure out of fear of being overcharged, your architect may not draw what you want and your builder may not be able to deliver what you need, they say.

"It's okay to say, 'no, that's not what I want,'" Pitman says. "It's you paying for it and living in it."

In order to build up the trust and good working relationships required of a renovation, you, the builder, and the architect should be communicating together as early as the design phase, say Pitman and Kolbert.

Most renovation, even on an historic building, will not be much limited by preservation rules. Still, it's important to choose an architect and builder who have experience working with older and historic homes. They will know how to work with preservation boards and how to design a renovation that will match your home's historic features.

Finally, be prepared for potentially expensive problems to arise. Older homes often have code or maintenance issues that must be addressed before the project can go forward. "The most common issues are things that don't meet engineering codes, rot, and substandard wiring," says Kolbert. "A little bit of exploratory demolition is likely to unearth those things, but things do come up. The funkier the house, the greater the likelihood of unexpected problems." ■

Let Ed Gardner help guide you through the process of buying or selling **your property.**



I offer experience and excellent customer service to what can be a complicated process.

Try my free real estate reports or buyer and seller tips.

Find a free market analysis of your neighborhood to see what other homes have sold for.

Find out more about Ocean Gate Realty and how I can help you!



Ed Gardner

151 Newbury Street,
Portland, Maine
207-773-1919

www.ed-gardner.com



Stone*Henge Restoration

Preserve the past. Protect your investment.



Historically Accurate Preservation Services for Commercial and Residential Properties

Custom Copper/Wooden Gutters; Down Spouts/Rain Leaders

Carpentry Services: Renovation/Wooden Siding/Ornate Trim/Additions/Garages

Slate and Copper Roof Flashing; Restoration and Repair

*"Stone*Henge was fastidious in their care for the building, as well as the workmanship on our copper flashings and gutter system. 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."*

— Craig and Libby Owens, 104 West Street Portland, Maine '2007'

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

Greater Portland Landmarks recently awarded new Historic Markers



1



3



2



4

Historic Markers:

1. Thomas Burrage House, 53 Chadwick Street, Western Promenade Historic District, Portland; Tudor Revival, 1931; Gary Duford and Tom Hinkle, current owners
2. John H Davis House, 62 Bowdoin Street, Western Promenade Historic District, Portland; Shingle Style, 1883; Gene and Ruth Story, current owners

Replacement Markers:

3. The Shaarey Tphiloh Temple, 145 Newbury Street, Portland, 1904 (Maine's Oldest Synagogue)
4. The Charles Q. Clapp Block II, 135-139 Park Street, Portland, Spring Street Historic District, 1846

For more information about Landmarks' Historic House Marker program, please call 774-5561, or email info@portlandlandmarks.org.



Window restoration since 1988.

Marc Bagala

60 Gray Rd., 3-4
Falmouth, ME 04105
207.878.6306
marc@bagalawindowworks.com
www.bagalawindowworks.com

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 Hilary Bassett at Greater Portland Landmarks, 207-774-5561 x101


G.M. LIBBY & SONS INC.
MASONRY CONTRACTORS
 1236 North Road
 North Yarmouth, Maine 04097
 custom stone and brick
829-3689



BRYONY BRETT STAINED GLASS
 TRADITIONAL DESIGNS HISTORICAL RESTORATIONS
 PORTLAND, ME 207.774.1870 WWW.BRYONYGLASS.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

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

ARCHISCAPES
 Architectural Portraits
 of Homes and Businesses
 Susan McChesney
 Bath, ME
 www.mcchesneyart.com
 207.232.7759



GIFT CERTIFICATES AVAILABLE
 "GREAT GIFT IDEA"



**Portland
 Observatory**

2013
 SEASON
 OPENS
 MAY 25

Jesse Aronson, a senior at Waynflete School in Portland, has been volunteering weekly at Greater Portland Landmarks since his sophomore year. Every Wednesday for an hour or two, Jesse has helped scan some 500 historic postcards from the early 1900s to the 1960s into GPL's computers. He is now beginning to upload those images onto the Maine Memory Network, and he is researching the historic background on each building, park, or residence in each photo to include with his entries. You can view his work so far at <http://www.mainememory.net/> in the Search box enter Greater Portland Landmarks.

How did you get involved with Landmarks?

My Spanish teacher, Breda White, introduced me to the Landmarks project, and I greatly respected their devotion to the preservation of Portland. My first job was to scan historic postcards onto the Landmarks computers. Breda introduced me to Landmarks because she used to volunteer there, and her goal was to find students who would partially take her place. I think Breda knew I was detail-oriented, and that I appreciated historical values. Before Breda introduced me to Landmarks, I only knew of their location on High Street, but not much about their job.

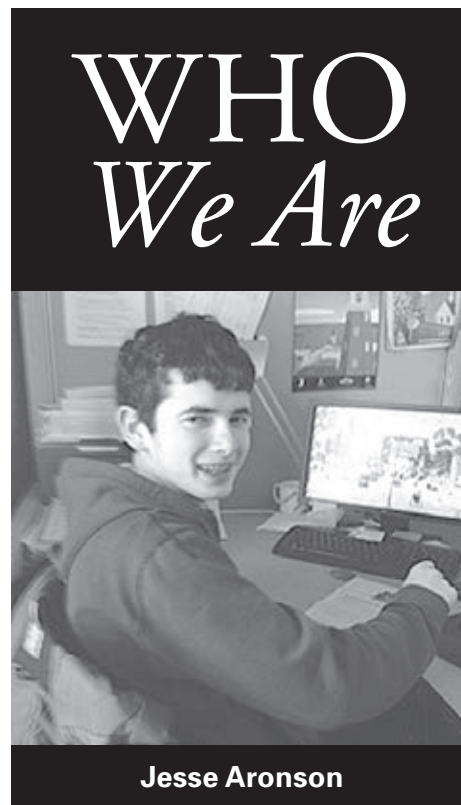
What have you learned from your work with historic images?

I've learned a lot about the history of Portland, but in an untraditional way. In school we read about wars and politicians in our textbooks, but I've never focused on the buildings, bridges, and parks that form a community's history. When I work with the historic images at Landmarks I end up studying the historical context behind the image. For example, I scanned a postcard of Henry Wadsworth Longfellow's birthplace, which was an old postcard with a three-story image of a house inked onto it. To upload the image onto The Maine Memory Network, I needed to provide a description and background, so I had to do a little research. I've learned more about my hometown, the people that lived in my area, and the historic buildings within it.

Also, I've learned a lot about the importance of preserving the history of the images. By uploading them digitally onto a computer, we can save them forever, essentially, while the actual structures may erode and eventually collapse.

Has your idea of the historic "cityscape" of the Portland area changed at all?

Although I have lived in Portland most of my life, I never valued the historical significance of my surroundings. Just like people you meet every day, the buildings in Portland have a life story (if you will)—some buildings have been demolished and then rebuilt, others have been expanded or refurbished, and some don't exist



anymore. The cool thing about images is that the timeline can be preserved in snapshots.

And in terms of the culture of the city, I've definitely learned about the people who have resided within it. There are writers, politicians, artists, and wealthy individuals. Also, there have been many groups and individuals devoted to serving the community—some volunteer to build shelters in the middle of winter, others volunteer as firefighters. It was nice to read about this type of interaction within the city around the 1920s and 30s, because I always associated that time period with the horrors of the Great Depression, while in fact it brought the community closer in a sense. I don't doubt that there was tragedy in Portland during this time, but I

saw more historical information about optimism than I expected.

What would you like young people to know about historic buildings? About Landmarks' work?

I would like the younger generation to be aware of the antiqueness that our city's buildings possess. I know it's hard to understand the importance of preserving history when we live so much in these fast-paced, modern times, but we have to try to keep the historic artifacts intact. We also have to keep preserving the buildings so future generations have the luxury of being in them and near them and living among them.

Landmarks works to revitalize the historic buildings we are so familiar with in Portland. Without those buildings intact, we wouldn't recognize our hometown. A lot of hard work goes into keeping Portland looking clean, attractive, and healthy.

What would you like Landmarks to know about young people your age?

I think Landmarks should know that people my age need a little push to contribute to the preservation project. Not many young people know about what Landmarks does, but I think that once they learn more about the organization they will appreciate and contribute to the project. It is important to educate younger generations and encourage them to continue with the preservation of our city. ■

PAINT DESIGN UNLIMITED
 Full Service Paint Store

JOY KNIGHT
 Color Consultant / Project Coordinator

- Color Design For All Surfaces
- Historically Accurate Colors
- Color Matching & Research
- 30 Years Experience
- Interior / Exterior
- Residential / Commercial

207-761-1857
 500 Forest Ave.
 Portland, ME 04101

Featuring Historic Colors of *Williamburg* MARTIN SENOUR PAINTS

Want to learn more about old house care and repair?



Old House C.P.R. can help!

Old House Consulting
 How-To Publications
 NEW ebooks
 Online Resources,
 Information & Inspiration

Noelle Lord Castle • (207) 653-8479 • www.oldhousecpr.com

INNOVATIVE APPROACHES FOR PRESERVATION OF CHURCHES

Churches, synagogues, mosques, indeed religious buildings of all types, have for centuries also been community centers and repositories for cultural treasures. Today, religious communities are discovering that their buildings and the ever-broadening range of social services they provide are also a lifeline to the communities which they serve.

MANY CONGREGATIONS, FACING shrinking memberships, falling revenues, and costly repairs to their buildings, are struggling to maintain their staffs and their missions. Partners for Sacred Places (Partners), a national not-for-profit organization, has been helping religious organizations since 1989 to save their congregations and their buildings. An important emerging strategy is articulating to communities – often city or state governments – the monetary value of their work and of their buildings. At a recent training in Manchester, NH, Partners shared several of its initiatives to preserve and revitalize declining congregations and the architecture they inhabit:

- Through the New Dollars / New Partners Program, Partners is providing sophisticated guidance for capital campaigns to help find ways to obtain state, federal, and philanthropic funding. This is the only program of its kind to focus on congregations that serve the community and that also possess older and historic properties.
- Launching faith-based funding initiatives, accessing US Department of Agriculture Programs, among others.
- Leveraging site and property location attributes by leasing space in steeples and belfries for cellular telephone antennae relay equipment, etc.
- Reducing operating costs through energy efficiency improvements.

A major aspect of Partners' mission is to awaken communities to the value of churches beyond their religious purposes. Governments and communities often don't appreciate the very important and in some cases lifesaving social services that churches provide. Their buildings' aesthetic value to cityscapes is often taken for granted, even when they are the focal point of a neighborhood. Churches often do more than serve as a gathering place



The former Universalist Church (1888) in Westbrook has been acquired by the Maine Hindu Temple.

for weekend worship; many are venues for arts and theater events that draw many people from outside their congregations.

Sacred Heart/St. Dominic's Church on Mellen Street in Portland is an example of a church that is deeply engaged in providing social services, yet faces possible closure by its diocese despite its pivotal importance as both a spiritual and community center.

The church has expanded its social-service programs to accommodate the growing needs of its congregation and the nearby Parkside neighborhood, which includes many immigrants. During the course of its consultations, Greater Portland Landmarks identified 29 programs, including drug and alcohol abuse treatment, continuing education, job training, child and elder care, and more – services the city and other resource-strapped organizations would be called upon to bear should this church close.

In response to scenarios like this, Partners for Sacred Places has developed an evaluation matrix with more

than 55 socio-economic factors to help assess the dollar replacement value of the work religious organizations perform. Using this analysis, it has been estimated that Sacred Heart/St. Dominic's contributes more than \$2.5 million annually in social services and dozens of jobs to the local economy.

Partners also believes that the best adaptive reuse of a church is for continued use as a church. That is partly because houses of worship are often conducive to gatherings of large groups.

One local example of this concept is the former Universalist Church at 719 Main Street in Westbrook, which was deconsecrated several years ago and left vacant. The building was recently acquired by the Maine Hindu Temple, fulfilling its dream of establishing a central place of worship for its 200+ members. In January 2013, board members of this congregation took advantage of Landmarks' Preservation Services Program and sought professional advice on how best to proceed. Approaching this in a business-like way, the Hindu congregation is actively exploring ways to generate weekday and overnight income that supports the building, including social services and arts venue options.

As the size and demographic composition of congregations change and the costs of maintaining historic and older buildings rise, churches today must find creative ways of surviving into the 21st century. Fortunately for Greater Portland, Partners for Sacred Places has helped point the way with innovative, practical, and compelling strategies to meet these challenges. ■

For more information, go to www.sacredplaces.org; and see the Complete Guide to Capital Campaigns for Historic Churches and Synagogues.



Christopher Closs

Landmarks' Preservation Services Advisor
(207) 809-9103
ccloss@portlandlandmarks.org
Providing historic preservation technical assistance and tax credit pre-assessments.

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

GRANITE

- Bangor Savings Bank
Portland, ME
- Benchmark Residential & Investment Real Estate
Portland, ME
- Building Envelope Specialists
South Portland
- Court Square Properties, LLC
Cape Elizabeth, ME
- Dead River Company
Portland, ME
- H.M. Payson
Portland, ME
- J.B. Brown & Sons
Portland, ME
- Monaghan Woodworks, Inc.
Portland, ME
- Ocean Gate Realty
Portland ME
- Residential Mortgage Services
South Portland, ME
- The Heritage Company

- Coppersmiths LLC
East Waterboro, ME

- Wright Ryan Construction
Portland, ME

BRICK

- Archetype Architects
Portland, ME
- Cunningham Security Systems
Yarmouth, ME
- Curtis Thaxter
Portland, ME
- The Danforth Group of Wells Fargo Advisors
Portland, ME
- Developers Collaborative Predevelopment LLC
Portland, ME
- Hancock Lumber Company
Casco, ME
- Jacobs Glass
Winslow, ME
- Mast Construction Corporation
Scarborough, ME

- Random Orbit
Portland, ME
- Resurgence Engineering & Preservation, Inc.
Portland, ME
- SMRT Inc.
Portland, ME
- Taggart Construction Company
Freeport, ME
- VerrillDana LLP
Portland, ME

SHINGLE

- Bagala Window Works
West Falmouth, ME
- Breakwater Technology Inc.
Portland, ME
- Castle Kitchens
Scarborough, ME
- Committee to Restore the Abyssinian
Portland, ME
- CWS Architects
Portland, ME

- East Brown Cow Management Company
Portland, ME
- GEI Consultants, Inc.
Portland, ME
- GreenEnergyMaine
Portland, ME
- GrowSmart Maine
Portland, ME
- Highlands Woodturning
Castine, ME
- Keller Williams Realty – Michael Sweatt
Portland, ME
- Kolbert Building
Portland, ME
- Mid-Maine Restoration, Inc
Boothbay, ME
- Mills-Whitaker Architects, LLC
Bridgeton, ME
- Portland's Choice Realty – Rachel Cooney
Portland, ME

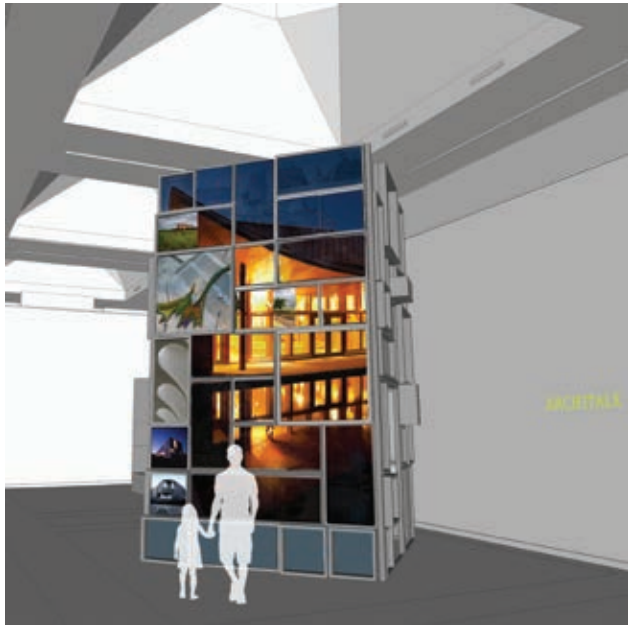
- Portland Stage
Portland, ME
- Seacoast Scaffold & Equipment Company
Portland, ME
- Sheldon Slate Products, Inc.
Monson, ME
- Stone*Henge Restorations
South Portland, ME
- The Paint Pot
Portland, ME
- Thor Construction
Harpwell, ME
- Triangle Lodge
Portland, ME
- ttl-architects llc
Portland, ME
- Turner Barker Insurance
Portland, ME
- United Insurance
Portland, ME
- Van Dam Architecture & Design
Portland, 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.

2013 Architalx: Lecture Series

Thursdays, April 4, 11, 18 & 25, 6 p.m. Doors open at 5:30 p.m. at the Portland Museum of Art. Tickets: \$8 online/ \$10 at the door. Tickets at www.architalx.org. Seating is limited; overflow seating with video feed is available.

Architalx is an annual lecture series that showcases leaders in the architecture and design fields and provides inspiration to and dialogue with the Maine creative community and the general public.



On view now through May 19, 2013, at the Portland Museum of Art, "Voices of Design" celebrates 25 years of Portland's Architalx lecture series.

APRIL 4:

Brian Phillips, Interface Studio Architects (ISA), Philadelphia, PA.

Brian Phillips, AIA, LEED AP is founding principal of ISA, an architectural design and research office. He has experience with a wide range of building scales, urban design, master planning, and speculative work. Among ISA's awards is a 2011 AIA National Housing Award, and Phillips received a 2011 Pew Fellowship in the Arts.

APRIL 11:

Florian Idenburg, Principal, SO-IL / Solid Objectives-Idenburg Liu, Brooklyn, NY

Before founding SO-IL, Florian Idenburg worked with Pritzker laureates Kazuyo Sejima + Ryue Nishizawa / SANAA. Idenburg taught at Harvard, Columbia, Princeton, and the University of Kentucky and holds a MSc. in Architecture from Delft University of Technology.

APRIL 18:

Janna Levitt, Principal, Levitt Goodman Architects, Toronto, ON, Canada

Janna Levitt, B.A., B.Arch., OAA, FRAIC, is a co-founder of Levitt Goodman Architects. In addition to her practice, Levitt participates in "theoretical" architecture/art projects, including installations at the Eye Review Gallery, the Union Station Gallery, the House/Home exhibition at the Photo Eclipse Gallery, the Stellar Living Exhibition at Mercer Union, and Sacred Space at the new Architecture Gallery at Harbourfront Centre for the Arts.

APRIL 25:

Matthias Hollwich, HWKN (Hollwich Kushner), New York, NY

Matthias Hollwich, SBA, is a registered European Architect, cofounder and principal of Hollwich Kushner (HWKN), and cofounder of Architizer. He is a visiting professor at the University of Pennsylvania.

SAVE THE DATE!

Greater Portland Landmarks
Historic House Gala
in Cape Elizabeth
Thursday, May 16, 2013

A special event for Landmarks members highlighting a beautiful historic home. More info coming soon!

CORNERSTONE BUILDING & RESTORATION

LOCAL CRAFTSMEN ~ AMAZING RESULTS!

308 Foreside Road, Falmouth



BEFORE



AFTER



BEFORE



AFTER

Visit our booth at *The Greater Portland Landmarks Old House Trade Show*
March 23-24, 2013

www.308ForesideRoad.com

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

PORTLAND, MAINE

(207) 775-9085

WWW.CORNERSTONEBR.COM



Our offices have always been downtown. But that's not what makes us part of the community.

For 150 years, we've been supporting the neighborhoods where we live and work through our pro bono efforts and community service. Because being part of a community isn't just about having an office downtown.



BENCHMARK
Residential & Investment Real Estate

Local - Savvy - Responsive

Selling Your Historic Home?



Learn Top Tips From Local Experts

Visit our booth at *The Greater Portland Landmarks Old House Trade Show*
March 23-24, 2013

Greater Portland has some of the oldest housing stock in the country. Find out how we're helping sellers market and sell these older homes for top price. **Can't attend or wait?** Call or email today for a confidential no-cost meeting.

www.BenchmarkMaine.com
landryteam@benchmarkmaine.com

Office | 207.775.0248