

LANDMARKS OBSERVER

GREATER PORTLAND LANDMARKS, INC.  SUMMER 2013, VOL. 38, NO. 2, FREE
our homes, our neighborhoods, our future

WHAT'S INSIDE



Westbrook & South Portland Revive Parks
PAGE 4



Sustainable Sites
PAGE 7



Who We Are: Jim Gram
PAGE 6

LINCOLN PARK Poised for Renewal



PHOTO: DAPHNE HOWLAND

"Lincoln Park was built in 1866 after a fire that nearly destroyed Portland. The park rose from the ashes of that great fire, so it was first called Phoenix Square. Today, it is once again rising to its glory days," writes Frank Reilly for www.lovelincolnpark.org. Reilly (right) with his wife Sharon Reilly (left), has begun a friends group to advocate for the revival of the neglected park.

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

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 in greater Portland, 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

FLAG DAY

Portland Observatory Museum FRIDAY, JUNE 14, 2013

FREE ADMISSION - 10 AM - 5 PM

Spend one hour or all day celebrating the opening of the 1807 Portland Observatory Museum and the rich history of Munjoy Hill!



- 10 am** **Welcome and raising flags**

- 11 am - 4 pm** **Tours of the Portland Observatory Museum**
Volunteers will be stationed on each floor to answer your questions. Complimentary passes valid for the 2013 season will be given if crowds require limiting numbers of visitors in the tower.

- 10 am - 2 pm** **Craft activities for children**
On the Portland Observatory Museum lawn, weather permitting.

- Noon - 5 pm** **Sea songs and music by David Peloquin**
Sea chanties, beautiful ballads and songs of the sea celebrate Maine's maritime heritage.

- 11 am - 3 pm** **Meet author John McDonald**
Meet John McDonald, author of *A Moose and a Lobster Walk into a Bar*, *The Maine Dictionary*, and more. John will be dressed as Lemuel Moody, builder of the Observatory. Bring your camera!

- 1:30 pm** **Walking tour of Munjoy Hill**
Tour departs from the Portland Observatory Museum.

- 3 pm** **Walking tour of Eastern Cemetery**
Tour departs from the Portland Observatory Museum.

Presented by Greater Portland Landmarks in cooperation with the City of Portland. The Portland Observatory Museum is open daily May 26 through Columbus Day, October 14, from 10 am-5:00 pm. For more information: www.portlandlandmarks.org

Dear Members and Friends:

THE 2013 OLD HOUSE TRADE SHOW was a great success in bringing together the preservation community and celebrating the tremendous talent and expertise in the field. We are fortunate in New England to be both blessed with the authentic buildings and landscapes that tell our story, but also with the people who can bring these special places back to life. So, the Trade Show was a chance to reconnect with our colleagues from throughout the region and to share information, “war stories,” latest projects, and new discoveries.

With 54 exhibitors, 17 workshops and information sessions, over 900 attendees and an additional 250 volunteers and booth participants and presenters, we were thrilled with the outcome. After a six-year break from presenting the Show (the last was in 2007), we were delighted to see so many previous exhibitors and to welcome many new ones. Attendees came from all over the state, and many beyond our borders, and 47 became members of Greater Portland Landmarks. Their enthusiasm, along with their commitment to learning the best ways to preserve their older homes and buildings, is very encouraging.

Workshops with top experts examined window repair, timber frame restoration, mold abatement and prevention, planning a project, among other topics. Many attendees stayed through multiple sessions to gather information and ask questions.

With today’s increasing emphasis on sustainability, we partnered with Efficiency Maine and the US Green Building Council to offer case studies and information sessions highlighting retrofits of older buildings, and strategies to save energy. From sealing air leaks to shared solar arrays that power historic neighborhoods, these thought-provoking discussions helped address the very real challenges residents in northern climates face to operate buildings more sustainably.

A new feature this year was the 10 Minute Architect, a program offered with the Portland Society for Architecture, where attendees could bring ideas and plans for a consultation with a design professional. All available tables quickly filled as participants engaged in intensive dialogue about their projects.

The two day event was exhilarating and exhausting – we made many connections, shared a great deal of information, and inspired attendees, presenters, and colleagues. It could not have come together so well without the dedication of the exhibitors, the Landmarks board and staff, our advisory committee, partner organizations, and our sponsors: Benchmark Real Estate/Cornerstone Construction, Taggart Construction, Marvin Windows and Doors, Artifacts, Hancock Lumber, Old Port Specialty Tile, and Sutherland Consulting. A complete listing of exhibitors and contact information is on our website at www.portlandlandmarks.org.

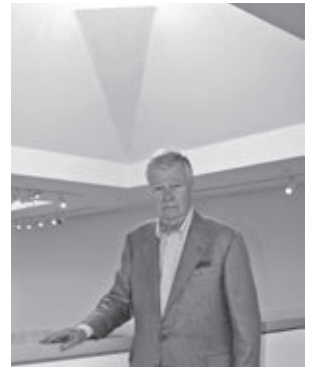
– HILARY BASSETT *Executive Director*



PRESERVATION UPDATES

Architect Henry Cobb to Discuss Portland’s Streets & Squares

Noted founding architect Henry N. Cobb of Pei Cobb Freed & Partners on June 18th will present “The Streets of Falmouth Neck: Yesterday, Today and Tomorrow” at the Holiday Inn by the Bay in Portland. The talk, made possible by the Bernard A. Osher Lecture Fund at the Portland Museum of Art, celebrates the 30th anniversary of Charles Shipman Payson Building and will discuss Portland’s streets and squares in the past, present, and future.



Fort Allen Rehabilitation Project

Friends of the Eastern Promenade (Friends) has been advocating for improvements to the landscape along Portland’s most scenic drive – the Eastern Promenade. Based on a master plan approved in April 2012, the Fort Allen Rehabilitation will begin this summer. Major improvements include: making the Casco Bay overlook handicapped accessible, restoring the earthen berms and the horseshoe drive, updating lighting and utilities, restoring pedestrian circulation and the central walkway to the bandstand, replacing the historic row of benches, repairing the wrought iron fence, and restoring the alleé of trees along the Promenade. The City of Portland is funding these projects through a Community Development Block Grant and the capital improvement program. The Friends are seeking additional funds to rehabilitate the historic cannons and place historical and informational exhibits. Diane Davison, President of the Friends says: “We look forward to the completion goal of celebrating Fort Allen Park’s Bicentennial in October 2014!” For more information: www.EasternPromenade.org



Meet the Authors: Maine Books for Kids!

Children’s authors will be featured at the Observatory every Saturday in July from 1-2 pm. Authors include: Chris Van Dusen, *If I Built a House*, on July 6; Connie Smith, *Pea Soup Fog*, on July 13; Paula Benoit, *Baxter in the Blaine House*, on July 20; and on July 27, an author to be announced.

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

David H. O’Neil
Executive Vice President

EXECUTIVE COMMITTEE

Marjo Metz
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

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



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

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. 2013

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



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

LINCOLN PARK Poised for Renewal

THE CHERUBS ON THE FOUNTAIN in Lincoln Park in Portland aren't anywhere near flowing water anymore, but they cling to the base like they will never give up hope. Now, a new friends group has begun to bring the lovely park to its former glory, including, they hope, turning the water back on.

"I walk through Lincoln Park three times a week to get to my yoga class on Congress Street, and I love it," says Frank Reilly, who with his wife, Sharon Reilly, last October gathered people to their house to begin a concerted effort to rehabilitate the park.

One day as Frank, a playwright and actor, walked through the park, he encountered a city worker cleaning the fountain, getting it ready for a "First Friday" lecture

and the feel of it is still there. It's really helpful to have groups like this involved. We need moral support and ideas, not just money, from the public. It's important for people to be aware that we haven't just forgotten about the park. With a good friends group behind us, it's really exciting."

The park was established as Phoenix Park, part of the city's renewal, and served as a fire break following the



"As long as I've known, city parks have always been a haven for me, even as a kid," says Frank Reilly. "Lincoln Park is one of the only downtown parks that we have."

about its history. In recent years, the park's upkeep has been like that generally: sporadic and often done on an as-needed basis. Frank and Sharon went to learn about the fountain and resolved then to take steps to restore the park and maintain it properly. They have drummed up support and launched a website www.lovelincolnpark.org and conducted what Frank calls "biscuit meetings," serving light fare at their home to bring in people and ideas to restore the park.

They have since met with Greater Portland Landmarks, city park officials, neighbors of the park, and others and are confident that they will make great progress swiftly in gathering support and needed funds. The park's spot in a vibrant area of Portland near City Hall and the former headquarters of the *Portland Press Herald* where a new boutique hotel is planned, and the focus the city has on improving adjacent Franklin Arterial, bode well for the project, they say.

That and the fact that, while largely neglected, the park retains many of its original historical features and its list of needs are obvious, if not easy to pay for. The park needs new benches, repairs to the fence and the walkways, and landscaping work that city parks and forestry operations manager Jeffrey Tarling hopes will bring it back to the original design. The fountain has been turned off because of its inefficient water use. To function effectively, the fountain will require reengineering and access to electricity, which the park now doesn't have – one historical feature that must be changed.

"This group is coming at the right time," says Tarling. "Lincoln Park has got great pieces of the original park,

Great Fire of 1866. In 1909, at the celebration of Abraham Lincoln's 100th birthday, it was renamed Lincoln Park. In the mid-20th century, a quarter of the park's east end was appropriated to widen Franklin Arterial and it was allowed to begin to deteriorate, according to Earle G. Shettleworth, Jr., writing in *Bold Vision, the Development of the Parks of Portland, Maine*, published in 1999 by Greater Portland Landmarks.

Thanks to "Love Lincoln Park" and the efforts of Frank and Sharon Reilly, that deterioration stops now. "We strongly support the new Lincoln Park friends group and their work to advocate for improvements that will bring the park back into the mainstream of city life," says Hilary Bassett, Greater Portland Landmarks executive director.

One of the park's most ardent supporters, and a supporter of this new effort, is the law firm Murray Plumb and Murray, a neighboring business on Pearl Street that regularly sponsors caretaking days. This May 1, in fact, the firm celebrates its 40th anniversary with a clean-up day. The firm has already donated benches and has helped repair the fence. The park, according to firm lore, was where the founders decided to begin their law firm together, even as they were taking a lunchtime break from litigating against each other in the nearby courthouse. The firm is helping the group establish a 501(c)(3) non-profit so that it can receive donations.

"It's a central location and it's a much-needed green space in the city," says Christopher Branson, a partner at the firm. "The time is right. There are a lot of people in the city who are going to support this effort and benefit from this effort." ■

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



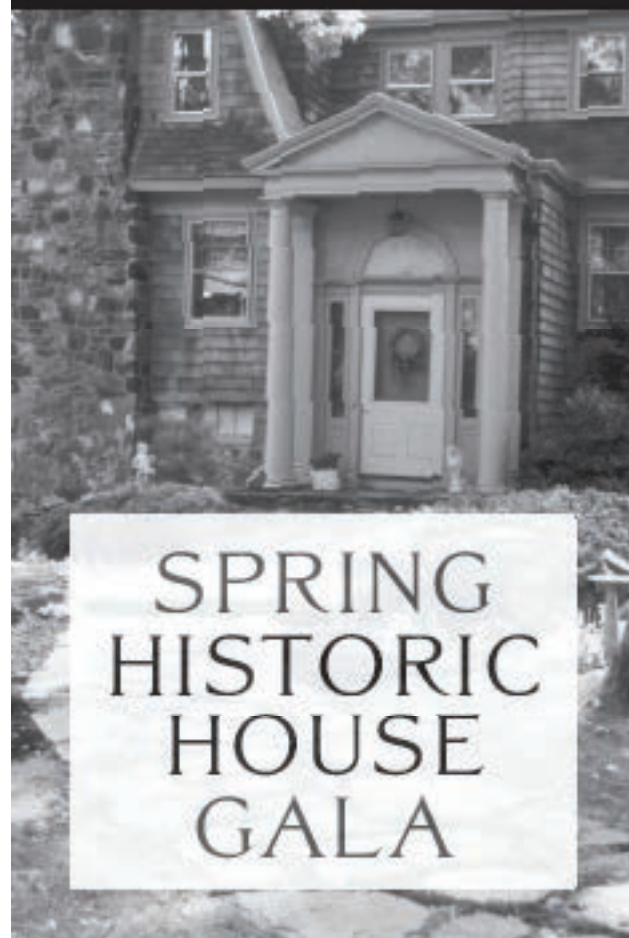
LYNN SHAFER

Design, Installation,
Maintenance,
Historic Restoration

SHAFER LANDSCAPING, INC.

121 Atwood Road New Gloucester, Maine 04260
(207) 926-3421 lschafer@securespeed.net

GREATER PORTLAND LANDMARKS



Delano Park, Cape Elizabeth

THURSDAY, MAY 16

5:30 – 7:30 PM

For tickets or more info: 774-5561 ext 105,
or www.portlandlandmarks.org

SPONSORED BY:



Despite Tough Budgets, Portland-area GREEN SPACES FLOURISHING

Even in this era of tight government budgets, green spaces in the Portland area are enjoying strong levels of support in their communities, thanks to advocacy efforts and vision by volunteers and city officials. South Portland and Westbrook are two communities that have recently made improvements to their parks and are planning more.

RIVERBANK PARK AND BEYOND, WESTBROOK

WESTBROOK DEVELOPED AROUND the Presumpscot River because it powered the mills that in turn spurred the community's growth. Now, the city is embracing the river's preeminence in its design and use of green space.

"Somebody long ago had the vision to create Riverbank Park right through town," says Peter Burke, a landscape architect who volunteers on the city's recreation and conservation committee and its environmental improvement commission. Among other *pro bono* activities, he consults with the city and designed the new River Garden. "And Riverbank Park is not alone, it's connected to the Riverwalk, a phenomenal stretch of trail that connects Congin Falls to a park with ball field after ball field. It cuts right through downtown and reaches out to all of urban Westbrook so that everyone has access to it by a five- to 10-minute walk from their homes, which I think is pretty spectacular," Burke says.

That "somebody" was John E. Warren, agent for the S.D. Warren mill, and the park celebrates its 100th anniversary this year. To preserve the land, Warren bought and held the land to protect it from development, selling it back to the city for his original purchase price, according to the



Landscape architect and Westbrook resident Peter Burke designed the lovely River Garden, once a neglected town-owned parcel.

Westbrook Historical Society. Warren also had a pathway built along the banks of the Presumpscot River to Riverbank Park. It was dedicated in 1913 during Westbrook's Centennial celebration, and named "Riverbank" at Warren's urging.

Saccarappa Falls, west of Bridge Street, and other views of the river are perfect for bird watchers and sightseers, and Burke said the city is hoping to make it easier for kayakers and canoeists to put in as well. The city is planning three spots: at Ash Street in the urban core, another in Riverbank Park, and the third in the small River Garden Park.

"Even in winter, it's so nice to have," Burke says. "The Riverwalk is plowed so

it's still a great walk."

The committees on which Burke serves have also given money to Portland Trails to extend the Stroudwater Trail. "That goes up to really interesting woods, it will be a zig-zagging trail with pedestrian bridges," he says.

That project will continue Portland Trails' "Sebago to the Sea" trail project begun in 2007. Plans are to follow the Mountain Division corridor from Route 202 in South Windham to Bridge Street in Westbrook. Until that's realized, the Sea Trail will follow the Presumpscot River via a five-mile paddling route to downtown Westbrook, according to Portland Trails.

Sappi Fine Paper North America and

the city also announced recently that they are working on an agreement to remove the mill's Saccarappa Dam. This major development would help Sappi meet a federal requirement to build a fishway there by 2015. The river is just 25 miles long, but has a watershed of 650 square miles and is the largest freshwater input into Casco Bay. In its short distance it drops more than 270 feet, and before it was dammed had even more falls. The dams on the Presumpscot, an Abenaki name meaning "many rough places," and their stymying effect on fish passage have been controversial since Abenaki Chief Polin in 1735 went to Boston and obtained a federal order that required mill owners to build fish passages. That order went ignored for years, until the dams began to affect colonial fishermen, according to *Deering: A Social and Architectural History* (Greater Portland Landmarks, 2010) by William David Barry and Patricia McGraw Anderson.

"This is not just good for fish, it's also good for aesthetics and for fishermen and kayakers," Burke says. "Saccarappa Falls is really prime whitewater rafting, and it's right there, highly visible in downtown Westbrook. People need this, they need green spaces and to get outdoors. It's important to have easy access to spaces like this." ■

MILL CREEK PARK, SOUTH PORTLAND

AS THE FORMER town dump, Mill Creek Park is a startling work of metamorphosis. It is now the centerpiece of South Portland, not only as an enjoyable passive green space but also a nexus of cultural activity.

"Mill Creek Park is a central point within the city geographically but also culturally and historically," says Rick Towle, director of South Portland's department of parks and recreation. "People support it and cherish it and came out for events even when we had mud everywhere" during recent renovations.

The city ended the space's service as a dump in 1945 and turned the landscape into a park from 1945 to 1955. The park was created when World War II ended and the wartime shipyards shut down, according to Kathryn DiPhilippo, director of the South Portland Historical Society. "The city made several quality of life improvements to make South Portland appeal-



The wide expanse pictured on the left was South Portland's town dump, until 1945 when town leaders began to transform it into the immensely popular park it is today.

ing to potential businesses that might move here and create jobs," she says.

The 10-acre park is now in the midst of a three-phase renewal plan, with phase one complete. The improvements, work done largely by Peters Construction, are part of a \$321,000 project funded by a Community Development Block Grant. Work includes a new community garden at the corner of Broadway and Ocean Streets, a memorial to local veterans, a



PHOTO CREDIT: COURTESY OF SOUTH PORTLAND HISTORICAL SOCIETY, MIKE EASTMAN COLLECTION

cast concrete retaining wall and footings, a stone dust path, earthwork and site grading, landscaping, plantings along the pond at the gazebo site, and new benches and lighting, among other work. The veterans memorial garden now has stone columns and a wrought-iron archway. The improvements have arranged the park's elements – seating, sight lines, paths, the pond, and gardens – more cohesively.

Despite such major work, popular

activities in the park carried on, including summer concerts and the park's annual Art in the Park, which will run its 34th show and sale event August 10, 2013. Other highlights include skating in the park, enabled by an inviting skate shelter, a holiday festival and tree-lighting ceremony, and other festivals.

Phases two and three will commence after Phase one settles in a bit, according to Towle, and will include work on the channel of Mill Creek itself, upgrades to other areas of the park, and installing amenities like footbridges.

"Mill Creek Park represents an amazing transformation, from literally a dump to a green space that is all planned out, with trees strategically placed, with a pond and trails so you can get from one end to the other. The Greenbelt trail connects Bug Light Park to the Wainwright Recreation Complex," Towle says. "It's absolutely a focal point for the community, and it's nice to have the kind of support and enthusiasm that we have." ■

Choosing Green While Maintaining Your Old Home's Interior Finishes

BY KATYE T. CHARETTE, LEED AP BD+C, Executive Director, U.S. Green Building Council, Maine Chapter
Maintaining your home's interior finishes is a necessary part of upkeep and can yield impressive results. There's nothing like a fresh coat of paint to revitalize your living space. Here we discuss interior wood finishes and paints and how to "choose green." These will give long-lasting results and high indoor air quality while treading gently on the planet and honoring the architectural heritage of our old New England homes.

WOOD FINISHES

Wood finishes are coatings that protect wood while enhancing its natural beauty. They can also change wood's appearance by adding sheer color to hide defects.

A finish is a liquid, paste, or gel that can be spread thinly onto wood. There are two basic types of wood finish: those that form a film or coating and those that penetrate the surface. Film finishes, which cure hard and can be built up in layers, include varnish, shellac, lacquer, water- and latex-based semitransparent stains, and solid-color stains. Penetrating finishes are oil-based and don't cure to a hard film. They include tung and linseed oil and oil-based stains. (See Healthy House Institute, www.healthyhouseinstitute.com)

Historically, many of these products have contained high levels of volatile organic compounds (VOCs), solvents, heavy metals and carcinogenic chemicals, contributing to poor indoor air quality and toxicity. Fortunately, due to public demand, the Clean Air Act, and the rising popularity of green building rating systems like LEED (Leadership in Energy and Environmental Design), the availability of water-based finishes has increased substantially.

WHAT IS A VOC?

Volatile organic compounds (VOCs) are emitted as gases from certain solids or liquids. They include a variety of chemicals, which may have short- and long-term adverse health effects. Concentrations of many VOCs are up to 10 times higher when released indoors. VOCs are emitted by a wide array of products, including paints and lacquers, paint strippers, cleaning supplies, pesticides, building materials and furnishings, office equipment like copiers and printers, correction fluids and carbonless copy paper, graphics and craft materials including glues and adhesives, permanent markers, and photographic solutions, according to the Environmental Protection Agency.

When choosing a wood finish, opt for lower-VOC or water-based finishes. Green Seal standards offer an excellent tool for selecting a safe and high-performing wood finish. The applicable standard for wood finishes is Green Seal Standard for Stains and Finishes, GS-47, which includes product performance requirements and health requirements. (See www.greenseal.org.) As of this writing, however, the list of products bearing the Green Seal certification is limited.

The LEED green building rating system specifies that clear wood finishes, stains, sealers, and shellacs "applied to interior elements must not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004." This means that you should look for products whose VOC contents do not exceed 275 grams per liter (gpl) for clear wood finishes, varnish, sanding sealers, and lacquer; 350 gpl for faux finish coatings like clear topcoat, decorative coatings, and glazes; and 250 gpl for interior stains.

GREEN PAINT

Like wood finishes, the hallmark of a green paint is the absence or at least the minimization of VOC's. Thanks to

waterborne colorants, VOC-free formulations are widely available. Here, too, Green Seal offers a robust standard to guide your choice. The applicable standard for paints and coatings is GS-11, which covers wall, anti-corrosive, reflective coatings, floor paints and primers, and undercoats. This list of Green Seal-certified products includes paint and primer by YOLO Colorhouse, available locally at Maine Green Building Supply. Many other brands available at national and local retailers carry low- and no-VOC paint formulations, too.

Zero-VOC paint may still have an odor while wet, and some people may be sensitive to it, even if it is truly VOC-free. Most companies offer zero-VOC paint, but check labels. The quality and prices of paints are comparable to older VOC formulas and will go on the same way with rollers and brushes. For the best quality and widest range of colors you may have to resort to a premium line.

ARCHITECTURAL HERITAGE

Maintaining your home's architectural heritage may be a goal of your interior refinish project. If so, look for paints that are part of the National Trust for Historic Preservation's palette. To date, the palette includes over 250 historic colors. Visit the National Trust for Historic Preservation's website, www.preservationnation.org, for more detailed information.

LEAD PRECAUTIONS

I would be remiss if I did not mention the importance of mitigating the risks of lead paint in your home. Lead was used as an ingredient in interior paint until the mid-1970s and lead paint is most common in buildings built before 1950. In fact, more than half of Maine homes may have lead paint! According to the State of Maine Department of Environmental Protection, hundreds of children in Maine are poisoned by lead each year, mostly by exposure to dust from old lead paint. If any paint in your home is peeling or if your plans include scraping or sanding, you should test for lead paint first. Lead check kits can be self-administered and are available at most hardware stores. Or you can find a lead-abatement professional at <http://www.maine.gov/dep/waste/lead/findalp.html>.

The Maine DEP has published a handy guide called "Don't Spread Lead: A Do-It-Yourself Guide to Lead-Safe Painting, Repair, and Home Improvement," available at http://www.maine.gov/dep/waste/lead/documents/dont_spread_lead.pdf. Definitely consult this guide before embarking on your interior refinishing project. For more guidance, call the Maine DEP Lead Hazard Prevention Program at 800.452.1942. ■

The Maine Chapter of the U.S. Green Building Council, a 501c3 nonprofit membership organization, is committed to creating a sustainable built environment in Maine. Founded in 2003, USGBC ME is Maine's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable, and healthy places to live and work. The Maine Chapter of the U.S. Green Building Council is pleased to join Greater Portland Landmarks in the effort to encourage energy efficiency in older buildings.

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



**BAGALA
WINDOW
WORKS INC**

Window restoration since 1988.

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

Richardson & Associates

Landscape Architects
11 Middle Street
Saco, Maine 04072
Tel 207.286.9291



Creating Places of Distinction

www.richardsonassociates.com

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 *Williamsburg*


MARTIN
SENOUR
PAINTS

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**

...*~*...
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

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


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

PLACES IN PERIL



**Seeking Nominations
 of Endangered
 Historic Properties
 and Landscapes**
 Due: June 10, 2013
 www.portlandlandmarks.org

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

Although as a college intern **Jim Cram** was tasked with giving out eviction notices to several downtown Portland businesses in the "Golden Triangle" in the name of urban renewal, he has been dedicated in his working life to historic preservation and to helping guide responsible and respectful built environments. He works as a LEED Green Associate in sales and pre-construction at Porter Panel and Truss, Inc., and has served on several historic, development, and architectural review boards around New England, including in Freeport and in Hollis, N.H. He was president of the Greater Portland Landmarks board of trustees in the late 1970s and now serves again on Landmarks' board. He has worked as a builder in several projects overseas, including Japan, Albania, Russia, Germany, Israel, and England, and he brings that international perspective to much of his work.

You have traveled extensively around the world and have worked in both building new architecture and in restoring historic buildings. Do you have a favorite type of architecture?

I do love elaborate, sophisticated, and complicated buildings of the past and present – buildings with great budgets and where the best building technology has been used, along with tremendous creative inspiration, to build the architectural monuments we all know. At the same time I am especially attracted to the architecture that people use every day to live in and to advance their lifestyle and personal comfort.

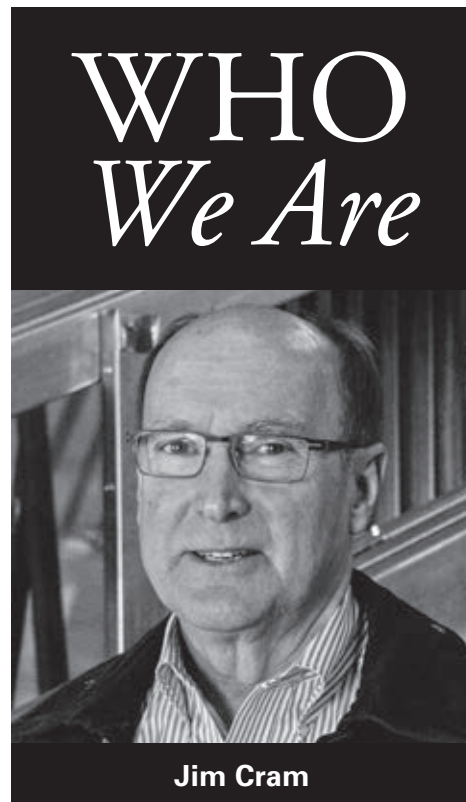
How do you view preservation now that the fight against urban renewal is over?

Having been a builder and also active in preservation groups, I have a practical perspective on preservation. I feel strongly that the best buildings of our communities should be preserved and that we should have public policy around certain historic buildings. But we need activism to save average buildings as well because streetscapes as a whole can be very important. You have a certain scale that works. There's no easy formula to describe that.

For example, I would be opposed to these super tall buildings in Portland. So, part of Landmarks' important work is to slow down government when they have bad ideas. Often with some extra time and consideration a Bad Idea can be made better. If an old building is to go, then you've got to be reasonable about your replacement. I was active at Landmarks when we agreed to tear down the Libby Building. It was quickly replaced with the new Portland Museum of Art, so that was an excellent tradeoff. As opposed to the "Golden Triangle" that sat vacant for several years. And the Franklin Arterial, at least, accomplished something, a connection between downtown and the waterfront, while the Spring Street massacre accomplished nothing.

How do you think new construction fits with preservation?

If you do new construction properly it fits very well. Landmarks' Public Issues Committee and the Portland Society for Architecture both support well thought out



Jim Cram

new architecture, which often fits very well in historical settings. It's about scale, proportion, materials — all those things matter a great deal.

We are working on the new Hyatt, which is a contemporary building with seven stories on Fore Street. It's a very different approach from the buildings around it. The buildings on opposite corners are brick. This one will have a black composite stone material, sleek and new. It's clean. It's not mocking the other, the old.

What have you learned from your work abroad?

Overall, I found great friends everywhere. But there are cultural differences. In Japan, for example, there is a lot of focus on nature. They have different views on architectural preservation, except in preserving their temples. There's such

a shortage of land, they have just had to put houses where they could without necessarily siting them well. That's in contrast to England, where the whole country is a historic district, and where the land was owned by the king for generations. They're more accepting of many land use and design regulations.

In general, other parts of the world are much more restrictive than here. The government has much higher requirements on what you're allowed to build, for health and safety as well as durability, aesthetics, and energy reasons – and people more readily accept those controls. There's a stronger sense of individual property rights in America, although we've started to change when it comes to energy codes. It's becoming more accepted that we have the right to say you can't create buildings that waste energy.

What are some current challenges faced by the preservation movement?

Organizations like Landmarks have a very important role in maintaining an awareness of the value of existing significant buildings and neighborhoods, and in helping guide the process of maintaining, upgrading, and rebuilding a community. Preservation of the traditional building trades is critical to keeping these buildings in shape. At the same time, building science has come a long way, and advances need to be incorporated in compatible ways. And stopping a Bad Idea that seems popular in the moment is very important. ■



COMING SOON: Images of Change: Greater Portland's Cityscape since 1960

In celebration of our 50th Anniversary, Greater Portland Landmarks invites photographers to submit images for a juried photography exhibition that will explore the evolution and character of Portland's built environment since 1960.

Jury: Bruce Brown, Earle G. Shettleworth, Jr., and Susan Danly

Application forms available June 2013; Exhibition January/February 2014 at the Portland Public Library

More information coming soon: www.portlandlandmarks.org

Landscape Features Can Aid Sustainability

THE NATURAL LANDSCAPE is an integral aspect of a historic property. A site may have significance in its own right, including landscape design, specimen trees, or plantings. Its significance may come from a prominent owner, architect, or landscape architect, events that occurred there, or the presence of important archaeological remains.

It's important to understand the dynamic relationship between landscape and building performance when planning any work, in part to avoid damaging or removing irreplaceable historic elements. In the early stages of property acquisition or rehabilitation, site location, slope, solar aspect, air and water drainage patterns, wind direction, and vegetative cover should be considered. These passive features can affect the preservation, maintenance, and operational efficiency of the buildings.

Understanding the Site

The first consideration in developing a contemporary site plan is to determine the original design and which elements remain intact. You may want to reestablish some of the original, subtle, functional relationships of the landscape and buildings. Recovering the passive heating, cooling, lighting and natural drainage characteristics from the original construction could reduce repair, maintenance and irrigation needs.

If your property is in one of Portland's historic districts, contact the City's Historic Preservation office for advice. Also check with the Maine Historic Preservation Commission to see if the site could have any archaeological sensitivity. If sub-surface exploration is necessary, DigSafe and a surveyor or an environmental firm could reveal hidden features of your land using ground-penetrating radar or magnetic susceptibility equipment.

Managing Stormwater Runoff

Soil around the base of buildings tends to build up over time, due to natural vegetative decay or overfill from misguided decisions. The "building apron," the two- to three-foot wide strip that extends from the foundation and around the perimeter, must be sloped away from

the foundation at least one-quarter inch to the foot in order to shed rainwater. Failure to maintain the pitched profile can saturate foundations and subject them to the freeze-thaw action of harsh New England winters. This is the primary cause of sub-surface deterioration, upsetting stone and brick masonry and causing foundation walls to bulge. This contributes to wet basements, too, leading to mildew and mold.



Shrubs close to a building can trap moisture and cause mildew and rot.

Maintaining drainage and regularly inspecting roofs, chimneys, rain caps, valleys, flashings, and the gutter system are essential. Clean and flush gutters, collector boxes, and downspouts annually. Install splashboards at the base of every downspout to discharge roof runoff. If grade profiles can't be improved, you could connect sub-surface drain pipes to the downspouts, which can discharge rainwater into underground cisterns or drywells. The collected rain can be used to irrigate lawn, shrubs, and gardens, saving on city water charges.

It is increasingly desirable in urban neighborhoods to retain stormwater on site, using cisterns, drywells, or retention ponds. Another alternative gaining favor is substituting "pervious" paving materials for impermeable surfaces like asphalt driveways, parking areas, patios, and walkways.

Slope Aspect: Natural Ventilation and Cooling and Passive Solar Heating

Favorable site conditions are in part determined by prevailing winds along the Maine coast, which in summer emanate from the southwest and in winter from northerly directions. Designers and builders of older properties typically captured the advantages of sloped, south-facing parcels when siting homes. Hillside sites offered morning and evening breezes, providing natural ventilation and cooling. High ceilings and large, well placed windows provided ample natural lighting. Maximizing use of gravity-induced ventilation and daylight can lower cooling loads while cutting electricity costs.

Conversely, in winter, passive solar gain in buildings facing south, east, or west from early morning to afternoon can warm the interior and lower fuel costs, if

windows have storm panels and thermal shades. Avoid placing tall evergreen trees and shrubs along easterly, south and west-facing walls, where dense growth would block light.

Vegetation Management

Identify all plants, shrubs and trees while noting approximate age and diameter of trees; some specimens may be original. With storm ferocity increasing, prune mature tree canopies, especially those close to building roofs and utility lines, to prevent costly damage.

Don't place shrubs and planting beds against the structure or in the building apron because they can block air and trap moisture, causing mildew, mold, and rot in wooden structures. Climbing vines are also not advised for wood or masonry.

Landscape Buffering

Where buildings and grounds are exposed to frigid northwesterly winds, a wind-break can help contain heating costs. Some land forms, embankments, or ledge may offer a natural opportunity, which tree and shrub cover may enhance. Coniferous trees like fir, spruce, hemlock, and white pine provide good wind protection.

Vegetative buffers can also provide privacy and shade while blocking noise. Such amenities, when planned appropriately, can increase a property's market value and take advantage of natural features that enhance passive environmental sustainability. ■

FOR MORE INFORMATION:

- Guidelines for the Treatment of Cultural Landscapes: National Park Service
www.nps.gov/tps/standards/four-treatments/landscape-guidelines/
- Historic Landscape Preservation Initiative: Massachusetts Dept. of Conservation & Recreation
www.mass.gov/dcr/stewardship/histland/publications.htm
- Preservation Brief No. 36: Protecting Cultural Landscapes: National Park Service
www.nps.gov/history/hps/tps/briefs/brief36.htm



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
- Cornerstone Building and Restoration**
Portland, ME
- 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
- Grandview Window Cleaning**
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

- Complete Home Evaluation Services**
Brunswick, 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
- 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
- Reed & Co. Architecture**
Portland, ME
- Thor Construction**
Harpwell, ME
- Triangle Lodge**
Portland, ME
- tll-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.



Landmarks Launches New Workbook for Third Graders

GREATER PORTLAND LANDMARKS has produced a new, completely revised educational workbook for 3rd graders, *The City is a Classroom*. Originally created in 1998, the workbook links Portland's history and architecture. It fulfills a required curriculum goal for local history, using real examples of buildings and landscapes. Each student can keep the workbook as their own, as they learn about their city and gain pride in their community.

Generously funded by the Leonard C. and Mildred F. Ferguson Foundation and the CPB Foundation, the new workbook includes an expanded local history time line and totally new sections highlighting nine local, historic buildings and landscapes with specially designed activities. Sites include the Portland Observatory, Tate House, the Maine Narrow Gauge Railroad Museum, the Longfellow House, the 5th Maine Regiment, Evergreen Cemetery, Eastern Cemetery, Victoria Mansion, and the Abyssinian Meeting House. ■



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

For over 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.

Verrill Dana LLP

Attorneys at Law

Portland, ME • Boston, MA • Augusta, ME • Stamford, CT • Washington, DC
www.verrilldana.com



BENCHMARK
Residential & Investment Real Estate

Local - Savvy - Responsive



Portland - West End

Historic - Updated - Livable. We are pleased to offer the incomparable Captain John W. Deering House. Designed by John Calvin Stevens for a merchant AND former mayor at the height of his wealth. A once in a generation opportunity.

www.89WestSt.com

7 BR

4 Baths

4,726 sq/ft

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

www.BenchmarkMaine.com

Office: (207) 775-0248

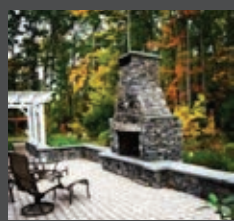
100 Congress Street, Portland, Maine 04101

#1 Claim based total sales volume in dollars from public and private data, not MLS

New England Landscapes, Inc.

207.885.1210

www.newenglandlandscapesinc.com



CORNERSTONE BUILDING & RESTORATION

LOCAL CRAFTSMEN ~ AMAZING RESULTS!



Foreside Rd,
Falmouth



Howard St,
Portland



Yacht Club,
Falmouth



five fifty-five,
Portland

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

PORTLAND, MAINE (207) 775-9085 WWW.CORNERSTONEBR.COM