

LANDMARKS OBSERVER

GREATER PORTLAND LANDMARKS, INC. **1** WINTER 2013-14, VOL. 38, NO. 4, FREE
our homes, our neighborhoods, our future

PLACES IN PERIL

WHAT'S INSIDE



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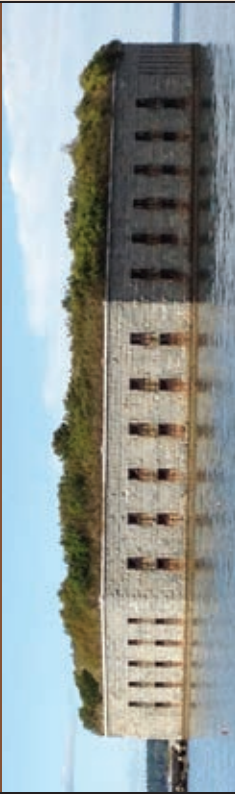
Images of Change: Greater Portland's Cityscape since 1960

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Who We Are: Tom Dowd

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Landmarks is once again calling attention to historic properties in the area that are threatened by neglect, incompatible alteration, and partial or complete loss. Five properties and one object in Portland and the collective historic resources of South Portland have been named to the 2013 list.



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Each box contains 12 full-color notecards with envelopes, two each of six different paintings by artist Peter Rolfe. Images include: US Custom House (1867-72), Burnham Block (1911) on Carroll Street, William Safford House (1858), Deering Oaks with view to Sacred Heart Church (1896-1915), First National Bank Block (1883-84) Fore & Middle Streets, and the Old Zeitman's Store (Edward Gould Block, 1877) Fore & Silver Streets (shown above).

\$10 members, \$15 non-members, 10 boxes for \$100

Proceeds benefit Greater Portland Landmarks

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- 20th Annual Christmas Craft Show, Nov. 16 & 17, 10 am – 4 pm, Stevens Avenue Armory, Portland, ME
- Museum Shopper's Day, Sat., Nov. 23, 10 am – 3 pm, Maine Audubon Society, Falmouth, ME
- Greater Portland Landmarks offices, Mon-Fri 10 am – 4 pm, (Closed Nov. 25-29; Dec. 23-Jan 5) 93 High Street, Portland, ME www.portlandlandmarks.org.

Special thanks to Peter Rolfe and Caroline Denham for use of the images and help with production.



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Landmarks Legacy Society

As we approach our 50th Anniversary year, we would like to recognize those who have remembered Greater Portland Landmarks in their estate plans.

Please contact Kate Lewis at 207-774-5561 x105 if you have included Landmarks in your future giving plans. Thank you for helping to keep Landmarks strong for another 50 years.

Dear Members and Friends:

IN 2014, GREATER PORTLAND LANDMARKS will celebrate its 50th anniversary with an exciting calendar of programs and events that highlight the impact of historic preservation on greater Portland.

While today Portland is recognized as a tourist destination and desirable place to live and work, times were different in the 1960s. The city's building stock had deteriorated, the automobile was changing the character of community life, and local leaders wanted to clear away the past. In 1961, the demolition of Union Station (1888) motivated a group of concerned citizens to form Landmarks.

Starting in 1964, Landmarks members set out to save historic buildings at a time when government funding supported demolition. They surveyed historic neighborhoods, researched and published local architectural history, began education programs, and mobilized forces to establish an historic preservation ordinance for Portland – a process that took 25 years! Over the next decades, Landmarks strengthened advocacy, education and preservation services, conducted rehabilitation projects, and offered tours and interpretive programs throughout the area and at the Portland Observatory (1807), work that continues today.

Now, when you look around Portland, Landmarks' impact is evident all around us in the authentic historic buildings, neighborhoods, and landscapes that survive and thrive. The way the city looks and feels has become a magnet for economic growth and community vitality throughout the greater Portland area, and historic preservation can claim an essential role in this success. Cumulatively, 50 years of Landmarks' advocacy and education has made an enormous difference.

I invite you to join us in our 50th anniversary celebrations. For the holiday season, artist Peter Rolfe generously allowed us to reproduce six of his paintings of Portland buildings as notecards, which are for sale at Landmarks offices and at area holiday fairs to benefit Landmarks programs (see back page). In January and February, in collaboration with the Portland Public Library, we will present "Images of Change," an exhibition in the Lewis Gallery that includes 67 photographs by 40 artists showing Portland's cityscape over 50 years (see page 5). During the exhibition we will also host two lectures at the Library highlighting the preservation movement in Portland. On April 9th at the First Parish Church, Morrison H. Heckscher, Chairman of the American Wing of the Metropolitan Museum of Art, will present the keynote lecture on preservation's evolution and trends in New York, and its parallels to Portland. (see calendar, page 8)

During the summer, we plan our Historic House Gala, special tours, and a new family-oriented scavenger hunt. In September, our Annual Meeting will be at the Merrill Auditorium and we'll have a chance to tour the newly-restored Kotzchmar Organ. On November 7th, Landmarks' Founders Night Celebration will honor founding members, influential trustees and staff over the last 50 years, with special recognition for Earle Shettleworth, Jr., Director, Maine Historic Preservation Commission and a Landmarks founding member. Finally, in spring 2015, we are collaborating with the University of New England Art Gallery to present an exhibition of paintings by architect John Calvin Stevens. All these activities have been developed with an outstanding 50th anniversary planning committee involving current and former trustees and friends of Landmarks.

It is an exciting time to be part of preservation. There is still a great deal to be done, as you will see in our latest listing of *Places in Peril*, and there is a great deal to celebrate as we look forward to the next 50 years!

– HILARY BASSETT *Executive Director*



PRESERVATION UPDATES

Clifford School to Become Housing

In October, Portland's City Council voted to sell the former Nathan Clifford School (1907) to the Developer's Collaborative, which will create up to 22 units of market rate housing. The purchase and sale agreement has been finalized and the Maine Historic Preservation Commission is reviewing its nomination to the National Register of Historic Places, which will make it eligible for preservation tax credits. Designed by John Calvin Stevens and named after US Supreme Court Justice Nathan Clifford, the building is designated a local landmark by the City of Portland. Landmarks trustee Carol DeTine and member Caroline Paras served on the advisory committee for disposition of the school.



Norman Fairlie Nelson: A Strong Leader for Landmarks

Longstanding trustee and chair of the Landmarks' development committee Norm Nelson passed away in August. Norm was instrumental in expanding the development program at Landmarks, and played a major role in strategic planning, the purchase and transition to the Safford House, leadership on the executive committee, and spreading the word about historic preservation and how important it has been to Portland's growth. Norm and



his wife, Sally, chose to move to Portland after investigating cities all over the country, and embraced their new home with enthusiasm. "Norm was a great mentor to our staff and shared his delightful sense of humor, his knowledge from the business world, and his ability to bring people together with everyone at Landmarks. He loved contributing his energy to this community! We have lost a wonderful friend," said Hilary Bassett, executive director.

Portland Observatory Attendance Exceeds 10,000

During the 2013 season, the Observatory attracted 10,563 visitors from all 50 states and 63 foreign countries.

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The mission of Greater Portland Landmarks is to preserve and revitalize the architectural fabric, history, and character of Greater Portland—renewing our neighborhoods, spurring economic development, and keeping Portland one of the most livable cities in America.

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

Landmarks Revisits Places in Peril

CONCERNED THAT HISTORIC PROPERTIES in the Portland area are in danger of irreparable alteration or destruction, Greater Portland Landmarks has announced its second-annual *Places in Peril* list.

"These properties help define greater Portland," says Hilary Bassett, Landmarks executive director. "In every case, the properties we've identified are prominently visible or have such historic significance that we must advocate for their protection and preservation."

Landmarks created the list to build awareness, to advocate for preservation, protection, and in some cases adaptive reuse, and to convene people, identify resources, and provide advice to save these public and private properties. "Through the *Places in Peril* program, we are spreading the word that preservation is still needed throughout the area, and being proactive in saving significant historic properties so that they can continue a vital role in our community," Bassett says.

This year's seven properties are:

Fort Gorges (1858 – 1864), Hog Island, Portland

SIGNIFICANCE: This fort, on the National Register of Historic Places since 1973 and a city landmark, is one of three in Portland Harbor built against naval threats. Named for Sir Ferdinando Gorges and modeled after Fort Sumter in Charleston, SC, it once hosted 56 gun emplacements. Fort Gorges had a live-in caretaker after the Civil War and was used for storage in World Wars I and II. The United States government conveyed it to Portland in 1960. **THREAT:** It's overcome with vegetation, battered by wind and weather, has masonry deterioration from lack of maintenance, and its structure is compromised. **OPPORTUNITY:** Fort Gorges' dramatic site and unique architecture and history offer opportunities to develop a master preservation plan, support local advocates, create partnerships with tour operators, and increase public access and educational programs.



Ingraham Carriage Barn (1800), 79 High Street, Portland

SIGNIFICANCE: The Ingraham Carriage Barn is an early and rare building type: the urban carriage barn. A Federal style, timber-framed structure with original details, it's in Portland's West End Historic District and the Spring Street National Register Historic District, and associated with the Federal style Ingraham residence. Built by Elihu Deering, it's associated with notable Portlanders like Revolutionary War Captain Arthur McLellan, Cumberland Bank executive William Moulton (who also owned Landmarks' Safford House), and the grandson of Joseph Holt Ingraham, who laid out Portland's State Street. Goodwill Industries of Northern New England, Inc. owns it. **THREAT:** Years of neglect have compromised the structure, attracting vandalism and blight. Without immediate attention, it will likely be lost. **OPPORTUNITY:** Its location provides many possible reuses, including office space, art studios, or housing. It's in a National Register historic district, making it potentially eligible for historic preservation tax credits. It should be protected against fire and vandalism until a long-term solution is found.



Lincoln Park (1866), Congress & Pearl Streets, Portland

SIGNIFICANCE: Lincoln Park is Portland's oldest public park, designed by civil engineer Charles Goodell as a fire-break after the Great Fire of 1866. Bounded by Congress, Pearl, Federal, and Franklin streets, it's been on the National Register of Historic Places since 1989 and is recognized as a Portland Historic Landscape District. A cast-iron fence, granite posts, and circular fountain are original features. Once "Phoenix Square," it was renamed in 1867 to honor Abraham Lincoln. It changed most when a quarter-acre in 1970 was taken to widen Franklin Street. Once popular, it is now largely abandoned. In 2012, the park gained notoriety as Occupy Portland's winter encampment. Later that year citizens formed the Friends of Lincoln Park. **THREAT:** Neglect and harsh winters have taken their toll; paths, landscape furniture, fencing, and the fountain need repair. **OPPORTUNITY:** The Friends of Lincoln Park are working with the city to increase awareness, raise funds and restore the park. In addition, the current Franklin Street redesign may make it possible to restore the park to its original size and configuration.



South Portland Historic Resources, South Portland

SIGNIFICANCE: Settled around 1630 and once part of Cape Elizabeth, South Portland became a sovereign town in 1895, a city in 1898. Its seven historic villages are distinctive neighborhoods, including Willard, once home to fishermen and a casino, Ferry Village, whose buildings represent the full range of the 19th century, and Thornton Heights, which once hosted a trotting-race track and railway yard. Knightville, named after master shipwright Thomas E. Knight, was a commercial and residential hub. Pleasantdale, Ligonias (north of Cash Corner) and Meetinghouse Hill include historic sites and archi-

ture. With about 8,000 acres and a population of about 25,000, South Portland has many historic places, but only three buildings (two are lighthouses) are on the National Register of Historic Places, and only one area, the State Reform School district at Brick Hill, is a National Register Historic District.

THREAT: The city's historic buildings and charming neighborhoods are in danger due to neglect, lost architectural features, inappropriate additions, and teardowns, and there are no historic preservation protections. **OPPORTUNITY:** The city would benefit from a comprehensive survey of historic properties and incentives for property owners to preserve historic architecture. The South Portland Historical Society, Southern Maine Community College, and city schools are resources. City leaders, property owners, and local organizations could nominate buildings, landscapes, and neighborhoods to the National Register of Historic Places and participate in Greater Portland Landmarks' Historic Marker Program.



Neal Dow House (1829), 714 Congress Street, Portland

SIGNIFICANCE: Built in 1829, the Neal Dow House is the headquarters of the Maine Woman's Christian Temperance Union (WCTU) and a museum of its namesake's life. It's a City of Portland Landmark, listed in the National Register of Historic Places, and in 1973 was designated a National Historic Landmark, the highest national designation. Neal S. Dow (1804-1897) was a Temperance advocate, Abolitionist, Civil War general, and prominent Republican leader. He wrote the first state act outlawing alcohol, foreshadowing national Prohibition enacted in 1920. The House was a refuge for fleeing slaves. In 1934, Dow's son Fred gave it to the WCTU, which has maintained it, including repairs to the roof and boiler. **THREAT:** The Neal Dow House lacks visibility despite its ties to important movements in American history. The museum can't support its operating costs or capital needs with admissions revenue alone. **OPPORTUNITY:** Creating a separate nonprofit organization for the historic building and museum and broader marketing efforts could attract donors, grants, volunteers and partnership organizations. School programs could build new audiences.



Union Station Clock (1888), Congress Square Plaza, Portland

SIGNIFICANCE: The Union Station Tower Clock is one of few surviving artifacts from Portland's Union Station (1888-1961). Its 1961 demolition for a nondescript strip mall sparked Landmarks' formation and the city-wide preservation movement that led to a historic preservation ordinance in 1989. Built in 1888 by the Howard Clock Company, Boston, MA, it's been in Congress Square Plaza since 1982. Housed in a hip-roofed brick and glass structure that exposes the original, fully operational clockworks, it was restored by Walter A. Browne and Parker L. Starrett. Once the station's most recognizable element, the clock is poorly presented and little appreciated. **THREAT:** Portland's City Council recently approved the sale of part of the Plaza to Rockbridge Capital, which is rehabilitating the Eastland Hotel and plans an events center; the city will design the remaining portion. Rockbridge must pay for the clock's crating and removal and has promised to store it, but there are no plans for relocation, leaving its future in question. **OPPORTUNITY:** The clock is a significant link to Portland's architectural past and its preservation movement. All parties could work to find an attractive and visible location that assures long-term preservation and public access.

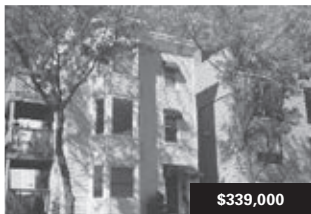
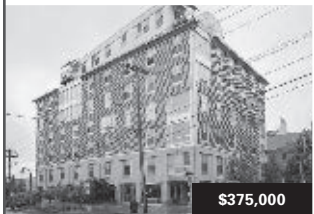


Western Cemetery (1830), 4 Vaughan Street, Portland

SIGNIFICANCE: Adjacent to the West End Historic District, Western Cemetery is Portland's second oldest. The city bought the land in 1829 and in 1841 expanded it to 12 acres. Civil engineer James Hall in 1840 planned its lots and circulation paths. John Calvin Stevens designed the 1914 Daveis Memorial Gate entrance. Many Revolutionary and Civil War veterans, Irish immigrants; and notable local citizens are buried there. The city's primary burying ground until 1852, when Evergreen Cemetery opened, it was active until 1910, with 6,600 marked and unmarked graves, original tombstones, and mausoleums. The cemetery exemplifies the transition from early burial grounds to planned garden cemeteries. In 2001, Portland approved a master plan, and citizens formed the Stewards of the Western Cemetery. Working with the Stewards, the city has renovated the mausoleums and the Daveis gate and installed a new steel picket fencing on Vaughan Street. **THREAT:** The Cemetery suffers from neglect and deferred maintenance, and its unmanaged, overgrown appearance attracts vandalism. Despite the Stewards' efforts, funding has been inadequate and the master plan unfulfilled. **OPPORTUNITY:** More city funding is needed to maintain the Cemetery and implement the master plan. The Stewards need support to complete the fence replacement, enlist volunteers, raise private funds, and offer educational tours and interpretive signage. ■



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Success Stories: Places of Prosperity and Progress

Pierce Atwood's Rehabilitation Revitalizes the Former Cumberland Cold Storage/Twitchell-Champlin Building (1884-1924), Commercial Street, Portland



The previously neglected Cumberland Cold Storage/Twitchell-Champlin building (1884-1924) has been revitalized as the new Portland headquarters of the law firm Pierce Atwood.

THE CUMBERLAND COLD Storage/Twitchell-Champlin building (1884-1924) on Merrill's Wharf on Portland's Commercial Street has a new lease on life, thanks to an extensive rehabilitation and interior renovation spurred by law firm Pierce Atwood's vision and long-term tenancy. After 40 years on Monument Square, the firm needed new space and contemplated new construction both on and off the peninsula, an option that attorney Dennis Keeler, who helped manage the project, says would have been cheaper and easier. "We wanted to have a building that was meaningful and said something to us. We were attracted to the idea of bringing something back and having something that would allow us to be creative," Keeler says. "There's no question that the fear of taking on this building kept coming up in every conversation, but its potential also kept coming up in every conversation."

Keeler attributes the project's success to a willing developer, Waterfront Maine; good working relationships with the city and with the wharf and their Commercial Street neighbors; state and federal historic preservation tax credits; the city's tax increment financing; and dedicated architects – Winton Scott Architects for the building and Visnick & Caulfield of Boston for the interiors – who understood their vision. Scott Hanson, an architectural historian at Sutherland Conservation and Consulting, used historic maps, newspaper articles and other research to help document the building's construction history and worked with the city and state preservation offices and the National Park Service to expand the adjacent National Register historic district so that the building could be eligible for historic preservation tax credits.

Last month, Landmarks gave Pierce Atwood, the architects, developer, general contractor, and consultants a Special Preservation Honor Award for the preservation and revitalization of the building, which is now part of a revitalization of the west side of Commercial Street. "Everyone worked together," Keeler says. "A number of players made this happen."

Masonic Temple, Congress Street, Portland (Places in Peril 2012) Makes Progress

The Masons have taken much-needed steps to save their historic building, the Masonic Temple at 415 Congress Street, listed on the National Register of Historic Places, by opening it to the public for revenue-generating events. The building has a discreet exterior that belies its many ornate interior features. The fraternal order opted not to sell the building to a developer interested in transforming it into condominiums, but rather to keep it for its century-old use as its meeting place. Now, the Temple is open for community events. With caterer Blue Elephant Innovative Events & Catering on board, some of the rooms of the magnificent historic interior have already been rented for events like weddings, high school proms, fundraising dinners, and corporate meetings. By using the building for such events, the Masons hope to be able to pay for the building's upkeep, utilities, and needed upgrades. In addition, they have established a nonprofit organization that can accept donations for repairs to the building – the price tag is estimated at \$4 million. The historic space was opened to the public recently in celebration of the opening of the Maine Masonic Civil War Library and Museum. "The building has been given a second chance," Robert Kahn, chairman of the Masonic Trustees of Portland, recently told the *Portland Press Herald*. ■



The magnificent interior of the Masonic Temple makes it an enticing venue for a variety of events.

PHOTO EXHIBITION: A Reflection of the City's History and Architecture

"Images of Change: Greater Portland's Cityscape since 1960" will open January 3

"THE PAINTER CONSTRUCTS, THE PHOTOGRAPHER DISCLOSES," wrote Susan Sontag. In an exhibit opening in January as part of Greater Portland Landmarks 50th anniversary celebration, a juried collection of 67 photographs will help disclose the evolution and character of greater Portland's built environment since 1960. A few historic images will round out the show that were not part of the juried selection.

"We have had so many good submissions, and that is a very good indication of the enthusiasm that people have for the city. I think it's really a reflection of each person's personal way in which they experience Portland, and it's a wonderful thing that each of these individuals have taken the initiative to fix those images and share them with us," says Earle G. Shettleworth, Jr., director of the Maine Historic Preservation Commission and State Historic Preservation Office and one of the show's three jurors. "There is a wide diversity of how people view the city."

The exhibition of 67 photographs by 40 artists was juried by Shettleworth as well as Susan Danly, recently the Senior Curator of Graphics, Photography, and Contemporary Art at the Portland Museum of Art, and Bruce Brown, curator emeritus at the Center for Maine Contemporary Art. A call for entries went out in the summer of 2013. These jurors say they didn't know what to expect, but are pleased with what they saw. Photographers submitted 238 images for consideration.

"The real emphasis of this show is on the architecture, as opposed to people doing things in and around town," says Brown. "The human spirit of Portland is expressed through the changes in the buildings that have transpired through the last five decades."

In choosing photographs, they took up three basic issues: 1) what was the site and how important was it to Portland, 2) how good was the photograph as a work of art, and 3) what social issues were raised by the photograph. Because the exhibition is part of the celebration of Landmarks' anniversary, the jurors expressly worked from the point of view of history and the cityscape, Danly says.

"This collection has this wonderful quality that brings out some of the most endearing aspects of Portland," she says. "We were dealing with a body of work



©Jan Pieter van Voorst van Beest, Pearl Street, 1990, silver gelatin print.

that had a very high quality. There is the full range of the contemporary scene in architectural photography – the shabbiness, the historical quality, plenty of color and a few with interesting techniques. We had commercial architectural photographers that make a living at this and photographers that do it as a labor of love." ■

"Images of Change: Greater Portland's Cityscape since 1960" will open at the Portland Public Library Jan. 3 during the First Friday art walk, and run through February 28, 2014. It will be also be showcased on the Greater Portland Landmarks website (www.portlandlandmarks.org) throughout 2014. The exhibition was funded by generous gifts from the Quimby Family Foundation and Pam Plumb.

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Tom Dowd is a Greater Portland Landmarks trustee and its treasurer. He sits on the executive committee and serves as chairman of the Finance Committee. Dowd is an attorney who served as general counsel for Graybar Electric Company, a Fortune 500 wholesaler of electrical and communications data equipment that is entirely owned by active and retired employees. This unique aspect meant that Dowd served on the company's board of directors and executive committee. He and his wife, Sarah, moved to the Portland area in 2009 after his retirement and now live in a charming early-twentieth century cottage in Cape Elizabeth. They treasure the easy walk to the shore and the proximity to Portland.

Where did you live before moving to Portland?

I'm an attorney and was in private practice, so over the years we lived in different places. I was born and brought up in Boston, moved to Cleveland when I was in the Coast Guard and I went to law school and worked at a large law firm there. I then transferred and practiced law in Washington DC. We ended up in St. Louis when I went to work for Graybar, and lived in a historic neighborhood in the city called the Central West End.

Have you always been interested in preservation?

In our neighborhood in St. Louis we found a turn-of-the-century house there and rehabbed it. Missouri allows tax credits for residential historic preservation, so we went through the process as did a lot of people. It totally rejuvenated that part of the city.

Wasn't it an unusual choice not to live in the suburbs?

Central West End was a neighborhood in transition. The perception out in the suburbs was that it was a dangerous place to live, which was totally wrong. In fact, the people who lived there had a real loyalty to the area and when you moved in they brought you into the club. The tax credits were a real boon. You had to invest in the rehabilitation at least 50% of what you paid for the house, but because the purchase price for the house was so reasonable that wasn't hard to meet.

What effect did that policy have on St. Louis as a city?

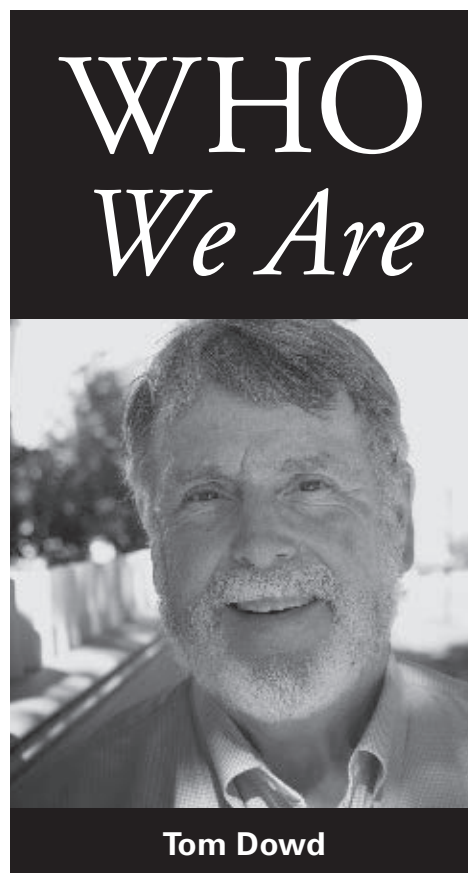
People were renovating their houses, and the values went up and the area became very popular. When we first moved in, people out in the suburbs thought we were being foolhardy, but toward the end of our time there people would light up when they heard where we lived. The success in the Central West End generated the confidence to build up other parts of the city, including downtown, which had places that dated back to the early days of the city.

We saw first hand that people were interested in these properties because they had such charm and that the tax credits helped make the rehabilitation possible. Then the momentum took off. Properly values nearly tripled. It was amazing to see how it spread.

In Cleveland, we lived in a suburb outside the city, Cleveland Heights, that also had older homes. We did not encounter much formal historic preservation there, but the same sort of improvement was going on. So we brought that mindset to bear when we moved to St. Louis.

How did you get involved in Landmarks?

Sally and Ted Oldham are friends all the way back to our Cleveland days, and they went from Cleveland to DC as we did, so we also knew them there. When we moved to Portland we got in touch with them, and Sally asked me to be involved.



How does your experience with Landmarks compare with your previous experiences with historic preservation?

In St. Louis, historic preservation was much more the responsibility of the city and the state. After we moved in, we learned that there were the residential tax credits and an active preservation office in the city government. In order to get the plans approved you had to deal with both the state agency and the city itself. Their basic approach was to maintain very vigorously the authenticity of the building as seen from the street – and what you did inside and in the back was flexible. There wasn't the galvanizing push from a group like Landmarks.

I was involved in Landmarks' strategic planning initiative two years ago. We talked to our constituencies and found out that historic preservation is morph-

ing. People were telling us that Landmarks had won the battles that needed to be won and that there was no more need to go to the barricades to save places like Union Station. I don't think they're totally correct, but that was a fairly widespread perception. People say that today they understand the need for preservation and they get it, including developers.

I think what is shifting is greater focus on the look and feel of the built environment throughout greater Portland which makes it so attractive. It's not just Congress Street, the Old Port, and the West End anymore, and there is a lot of charm, history and authenticity elsewhere in greater Portland that could be lost.

What does that mean in a practical sense for Landmarks' mission?

I think the emphasis is shifting to a greater extent from individual structures to efforts like getting areas designated as historic districts and educating people about the value of preservation throughout greater Portland. Areas like India Street or the Deerings. Something else that we're beginning to focus on is the very real economic development consequences, which I don't think have been emphasized enough, but which is another thing that people are beginning to realize. We're reaching out to the business community to let them know that what we do is very important to their businesses, that preservation increases value. There's all sorts of evidence of that.

Where do you see Places in Peril fitting in this approach?

My personal perspective is that Places in Peril is a consciousness-raising exercise. We want everyone to understand that these places are important. For example, we've watched as Phineas Sprague sold the Portland Company which was on our Places in Peril list last year. We will wait to see what the new owners want to do with it. And if there's something we question, we will weigh in. There's a lot to do; we still have a very important role to play. So it's a challenging and an exciting time to be at Landmarks. ■




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Fire Safety Considerations in Historic Buildings

IN THE LATE 19TH CENTURY, in reaction to decades of catastrophic fires that had raged across the nation, including Portland's Great Fire of 1866, the idea of "fireproof construction" was introduced. Today, homeowners, investors, building managers and tenants must be conscious of fire prevention and fire safety, especially when working or residing in older or historic buildings.

Brick, stone, slate, plaster, wrought iron, cast iron, and sheet metal, glass, and, after 1900, concrete were popularly considered "fireproof materials." "Fireproof construction," a myth that still persists, provided false assurances in advertising for new hotels, theaters, and places of public assembly. Advances in fire engineering over the past century have proven that there are really no "fireproof" structures, and that fires can feed on the flammable contents of any building. Still, many building materials do offer varying degrees of "fire resistance," and steps can be taken to lessen the probability of a fire.

Property owners should invest in a Fire Safety Assessment, the first step in creating a Fire Response Plan. Confer with your local fire department and request a building inspection. For major commercial blocks, consult with a state-licensed professional fire engineer.

There are three basic concepts of fire safety management in historic buildings:

- Fire Prevention (preventing ignition)
- Passive Fire Protection (construction type or building classification)
- Active Fire Prevention measures (detection and suppression)

Fire Prevention

Recognize most common sources of accidental fires:

- Smoking
- Candles
- Space heaters
- Appliances / Extension cords
- Solid fuel heating devices
- Unlined chimneys



A recent fire at 416-420 Fore Street, in Portland's Old Port, was caused by an improperly installed hot water heater.

- Electrical service malfunction

If you are rehabilitating an older or historic property of any size, insist that your contractor first provide you with a Checklist for Fire Safety that covers risk evaluation of all of the activities, procedures and locations related to the work. This should precede the more formal Fire Response Plan. **Construction-related fires most frequently begin as a result of:**

- Demolition and construction practices involving cutting torches
- Absence of fire watch personnel
- Temporary oil-fired or LP gas heating equipment
- Smoking outside of designated safety areas
- Construction waste and flammable liquids management
- Paint stripping trim and clapboards using open-flame tools (Never permit open flame tools.)
- Dust collection bags igniting from table saws, floor sanders; dull blade friction igniting sawdust/shavings
- Spontaneous combustion from oil-soaked or solvent-saturated rags from re-finishing - rags should be stored only in approved, sealed metal containers

Fire Protection

In our region, older and historic buildings erected before 1940 are classified in several construction classes. Owners of properties must understand both the occupancy classi-

fication and construction class of their building as well as any applicable contemporary building, life safety, and fire codes requirements. Building height, egress, fire barriers, fire detection and alarm systems, and fire suppression can be complicated aspects of owning commercial property. Owners should rely on advice from their local fire department, building code inspector, and architect or fire engineering professional when making improvements or adding fire safety features. **Passive Fire Protection measures that can be introduced during rehabilitation include:**

- Fire-stops – essential in balloon-frame construction ("three deckers")
- Fire separation – (floor plane) barriers between stories
- Maintaining plaster walls/ceilings; double-layer gypsum board overlay in corridors
- Lining chimneys – maintaining masonry joints
- Intumescent paints – applied in egress corridors; fire doors; windows and trim
- Endothermic coatings – covering exposed iron and steel structural members
- Fire-retardant treatments – applied to structural lumber, wooden shingles
- Arc Fault Circuit Interrupters (AFCI) and Ground Fault Circuit Interrupters (GFCI)

Active Fire Suppression

- Fire/smoke detection and alarm systems
- Automatic sprinklers; deluge systems for doorways; windows
- Pressurized mist-type sprinklers; inert gas systems
- Fire-rated enclosures – historic stairs used for egress
- Smoke control systems ■



Christopher Closs

Landmarks' Preservation Services Advisor
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Providing historic preservation technical assistance and tax credit pre-assessments.

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Landmarks Calendar

50th Anniversary Celebration

Greater Portland Landmarks is celebrating its 50th anniversary in 2014. Spurred to action by the demolition of Union Station, concerned citizens rallied to protect Portland's architectural legacy and founded the organization in 1964. Now, a half century later, Portland's popularity as a place to live, work and visit reflects Landmarks' efforts advocating for the area's extraordinary historic buildings, neighborhoods, and landscapes.

We invite you to join us in a year of activities that highlight historic places and the impact of historic preservation in the revitalization and growth of our community. **Landmarks' 50th Anniversary events are made possible in part by a lead sponsorship from the Dead River Company.**



Annual Lecture Series

Learn more about the Preservation Movement in Portland since 1961 from local experts. This series is sponsored by Ocean Gate Realty and presented in collaboration with the Portland Public Library. **All lectures will be held at the Rines Auditorium, Portland Public Library, 5 Monument Square, Portland.**

NOVEMBER 2013

NOVEMBER 19, 2013, 6 PM

A City Evolves: Entrepreneurs, Politicians, and Architects who Transformed Portland

Lecture by Dr. John Bauman, visiting faculty member, Muskie School, University of Southern Maine.

JANUARY 2014

JANUARY 21, 2014, 6 PM

Observations on the Evolution of Historic Preservation Practice: 1970-Present

Panel led by Christopher W. Closs, Preservation Services Advisor, Greater Portland Landmarks; with Pamela Hawkes, FAIA, Scattergood Design; and Lee Urban, former Director of Planning and Economic Development for the City of Portland

FEBRUARY 2014

FEBRUARY 25, 2014, 6 PM

Portland's Historic Preservation Program and its Impact on Portland's Historic Neighborhoods

Lecture by Deb Andrews, Historic Preservation Program Manager, City of Portland.

Photography Exhibition

JANUARY 2014

JAN 3, 2014, 5 - 8 PM - FIRST FRIDAY OPENING

JAN 4 - FEB 28, 2014 - OPEN DURING LIBRARY HOURS

Images of Change: Greater Portland's Cityscape since 1960

An exhibition of 67 photographs by 40 artists that features the evolution of greater Portland's built environment since 1960. Juried by Bruce Brown, Susan Danly, and Earle Shettleworth, Jr., and made possible by gifts from the Quimby Family Foundation and Pam Plumb. **The exhibition will be shown at the Lewis Gallery, Portland Public Library, 5 Monument Square, Portland.**

Keynote Lecture

APRIL 2014

APRIL 9, 2014, 6 - 7 PM

Morrison H. Heckscher, Lawrence A. Fleischman Chairman of The American Wing, Metropolitan Museum of Art, New York

will discuss approaches to preservation in New York City and how they developed and continue to evolve, including parallels to Portland. Heckscher is a scholar of 18th-century American furniture and 18th- and 19th-century American architecture, and is the author of *Creating Central Park*, a book celebrating the 150th anniversary of New York's famous green space. **The lecture will be held at First Parish Church, 425 Congress Street, Portland.**

For more information, and to register for events and programs:
www.portlandlandmarks.org or call 774-5561

Lunch and Learn at the US Custom House hosted by Greater Portland Landmarks and CCB Construction Services

Cold Liquid Applied Roofing and Waterproofing Workshop

A Kemper System America Inc. Presentation

Wednesday, January 22, 2014

(snow date Wednesday, January 29, 2014)

WHEN: 12 noon to 2 pm

WHERE: The US Custom House, 312 Fore Street, Portland

WHAT: Learn about fluid applied systems and how they can be used for roofing (including green roofs), balconies and terraces, historic preservation projects, fountains, and planters. Tour the historic US Custom House (1867-72) and see how this roofing system was used in the recent restoration of the building.

\$20 per person includes presentation, tour of the building, and lunch.

Earn continuing education credits (1.5 HSW/LU/SD AIA approved credits available)

Advance registration required.

Call 207 774-5561, ext. 104

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