

LANDMARKS OBSERVER

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

WINTER 2015-16, VOL. 40, NO. 4, FREE

PLACES IN PERIL



The Church of the Sacred Heart (1886-1915) on Mellen Street in Portland, designed by Francis Fasset, is one of five local endangered properties cited by Landmarks in 2015. An active congregation is raising funds to repair the leaking copper roof on the apse to preservation standards.

WHAT'S INSIDE



India Street District Approved
PAGE 4



Scarborough Incentivizing Preservation
PAGE 6



Who We Are: John Houghton
PAGE 7

CURRENT PUBLISHING

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



A Unique Historic Property

29 Falmouth Street, Portland. \$975,000

3 condominium units being sold as one property. Designed by Portland's most well-known architect John Calvin Stevens. Built in 1895, it has been perfectly restored.

(207) 347-7171
www.baldaccire.com

BALDACCI
REAL ESTATE GROUP

Become a volunteer docent at the Portland Observatory!



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

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

Contact: Alessa Wylie, Manager of Education Programs
774-5561 ext 104; awylie@portlandlandmarks.org

SEBAGO STONWORK
WORKING TO CREATE AND PRESERVE TRADITIONAL STONWORK
Walls, Steps and Custom Stonework
Dry Stone Construction
Karl Gifford
207.446.1555
sebagostonwork.com

LANDMARKS LECTURES
February 16
March 15
April 19
www.portlandlandmarks.org

Portland's History Docents
TRAINING BEGINS FEBRUARY 25
Thursday mornings for 10 weeks
8 participating local historic sites

Contact: Marjorie Getz, PHD Coordinator
774-5561 ext 120; volunteer@portlandlandmarks.org

Growth is coming to Portland's Off Peninsula Neighborhoods

AS THE OPPORTUNITIES ON PORTLAND'S PENINSULA are becoming more competitive and expensive, development projects in surrounding areas are heating up. Forest Avenue and Woodford's Corner are seeing more action and new projects are in the works on Stevens Avenue. In 2012, the City approved the *Transforming Forest Avenue* concept plan to address multi-modal transportation improvements which are being implemented.

Along Stevens Avenue, the University of New England (UNE) recently added new pharmacy and dental schools, purchased the former Stevens Avenue Armory next door, and is rehabilitating Alumni Hall.

All this activity inspired Landmarks, in cooperation with the City of Portland, to initiate a study to identify the historic resources on these two important streets. Landmarks *Deering* book of 2010 is a great starting point in understanding Portland's off peninsula neighborhoods. In order to get more specific information on historic buildings along selected portions of Forest and Stevens Avenues, we conducted an architectural survey and context study as necessary background work to set priorities for preservation. The complete report will be available at portlandlandmarks.org in January.

While most of us today experience Forest Avenue in our cars navigating traffic, the street has a fascinating history as one of the earliest routes westward from Portland, complete with a wide range of historic buildings. Our survey focused on the section from Interstate 295 to Woodford's Corner. Much of Forest Avenue's historic building stock reflects the 19th to mid-20th century growth of Portland, when streetcars and later the automobile were the major modes of transportation, serving attractive residential neighborhoods off the peninsula. Portland annexed Deering, a separate town next door, in 1899. Commercial, civic, and religious buildings replaced earlier structures and large country estates. When automobiles came upon the scene, Forest became the focal point for showrooms, gas stations, and service facilities. Many of the buildings are still there.

Palmer Spring, Casco Bay Movers, Portland Ballet, and Skillful Home Recreation are all housed in former automobile dealerships. Former manufacturing facilities along Forest include: USM's Glickman Library, previously the T. A. Huston Bakery (1919-20) designed by Webster & Libby, with its exterior redesign in 1993-4 by JSA, Inc. architects of Portsmouth, NH, and the apartments and retail shops in the former A. S. Hinds Laboratory (1921) by John Calvin and John Howard Stevens, where Hinds Honey & Almond Cream and other toiletries were made.

Similarly, Stevens Avenue evolved from a rural village and center of the early painted tinware industry to host a wide array of educational and religious institutions. One can still go from kindergarten to college all along one street! The former Westbrook Seminary, founded in 1831 and already a local historic district, is now at the core of an expanded UNE Portland campus, which opened its new Oral Health Center in 2013. Portland's public schools have a strong presence in Longfellow Elementary (1952), Lincoln Middle (1897), and Deering High (1922) as do the parochial schools at St. Brigid's (1929) and Catherine McCauley High School (1969). Historic churches, green spaces, commercial buildings, and residences line the street, and the upcoming rehabilitation of the St. Joseph's Motherhouse (1908) will add to existing senior housing along Stevens.

It is a dynamic time, and Forest and Stevens Avenues will continue to evolve as new development comes to the area. The 2015 architectural survey provides essential information for potential future landmark and district designations. It also identifies buildings that could be eligible for the National Register of Historic Places so that owners can access historic preservation tax incentives for rehabilitation and adaptive reuse projects. Landmarks goal is to be proactive in protecting the special places that tell our story for future generations. ■



HILARY BASSETT
Executive Director

PRESERVATION UPDATES

Meet Alessa Wylie & Julie Larry New Landmarks Staff Members

Landmarks welcomes new staff members Alessa Wylie, Manager of Education Programs, and Julie Larry, Director of Advocacy.

Alessa brings her background as Museum Director at the Montgomery County Historical Society, New York, where she oversaw all aspects of the operation of Old Fort Johnson, a National Historic Landmark. Alessa returned to Portland this year and immediately enrolled in the Portland's History Docents training program. She joined Landmarks as Site Manager



Alessa Wylie

at the Portland Observatory and assumed her new responsibilities in October. "I am looking forward to creating programs and tours to engage people of all ages with the Observatory and the amazing historic buildings and landscapes in greater Portland," says Alessa.



Julie Larry

Julie is an architect, architectural historian, and former principal at ttl-architects in Portland, a practice that focuses on historic preservation. They were the lead architects for the Portland Observatory restoration in 1998-2000. A Maine native, Julie earned her master's degree in Architecture from Tulane University, New Orleans. She has a long association with Landmarks, as a trustee, former board president from 2002-03, docent, and most recently, chair of the Advocacy committee. "Advocacy for the great historic buildings and landscapes in our community has always been a passion of mine, so the transition to the staff is a natural for me," says Julie.

Observatory Breaks Attendance Records

The Portland Observatory attracted over 12,000 visitors this season, a new record. An improving economy, a large number of international visitors, and new approaches to engage visitors contributed to this outstanding result.

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



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

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

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

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

For advertising rates and information please contact Greater Portland Landmarks at (207) 774-5561 ext. 105.
Copyright © Greater Portland Landmarks, Inc. 2015

PLACES IN PERIL

These are some of the most important buildings and artifacts that need saving in the Portland area.

WITH ITS “PLACES IN PERIL” CAMPAIGN, launched in 2012 and continuing in alternate years since, Greater Portland Landmarks has successfully called attention to historic properties in danger of irreparable alteration or destruction.

“Our goal is to broaden awareness of historic buildings and streetscapes and to advocate for their preservation, protection and adaptive reuse,” said Hilary Bassett, Executive Director of Landmarks. “We look forward to providing advice, convening people, and connecting owners with local experts and information about tax credits, grants, and other resources so they can steward and rehabilitate their significant historic properties. It is essential to save these properties and artifacts because they help define greater Portland.”

“Places in Peril” has seen results, notably Lincoln Park, the Grand Trunk Office at 1 India Street, and House Island. Lincoln Park, which was listed as in peril in 2013, now enjoys support from the Friends of Lincoln Park, which is working with the city to restore it and possibly expand it as part of ongoing plans to redesign Franklin Street. Plumbing for its iconic French fountain is being updated, and it has hosted more public events since the Friends began work to save it.

The Grand Trunk Office building at 1 India Street has been acquired by Gorham Savings Bank, which plans to rehabilitate the building for office space. It is already in the Waterfront Historic District, and the new India Street Historic District begins just up the street.

Meanwhile, the City of Portland designated House Island as an historic district, with unanimous council approval. The immigration station buildings have been rehabilitated, with historic preservation board review. The new district provides a process to manage change in a way that preserves the character-defining features of the Island’s buildings, piers, site features, and historic Fort Scammel.

The list helps bring awareness not just to the public, but also to owners, who often don’t realize that there are resources, including expertise and tax credits, that could help them preserve their valuable properties.

This year, Landmarks has selected four buildings and a set of street features in the greater Portland area that are highly significant, but little known.



Gorham Savings plans to rehabilitate the Grand Trunk Office (1903).



PERIL: Although they’re prominently positioned along busy streets, their small scale and low visibility mean they could be easily removed or destroyed, especially when there’s snow removal or utility work.

POTENTIAL: A preliminary survey of such artifacts in the Western Promenade neighborhood could be continued so that property owners, members of the public, and city public works crews are aware of them. Skyline Farm in North Yarmouth, collects historic carriages, sleighs, and hitching posts and offers related programs to build awareness of how they were used.

Curtis & Son Chewing Gum Factory, 1866 and 1900

291 Fore Street, Portland

SIGNIFICANCE: John Bacon Curtis created his popular spruce chewing gum and he’s credited with commercializing chewing gum in America. Most of the factory’s workers were young women. The building features Italianate elements and is designed in a modified “flat-iron” style. Its prominent location gives it a strong identity in the heart of the city.

PERIL: Damaged windows, masonry, and exterior elements are exposing the building to harsh weather and further structural deterioration. It lacks historic preservation protections at a time of rapid development at the waterfront.

POTENTIAL: The building’s owner is proud of its history and is working hard to keep it up while also operating a business. National Register designation could provide access to state and federal historic preservation tax credits of up to 45% toward rehabilitation costs.



HISTORIC POSTCARD 1906

The Deacon John Bailey House, 1730–1756 and 1807

1235 Congress Street, Portland

SIGNIFICANCE: One of the most important Pre-Revolutionary War-era houses in Portland, this Georgian home characterizes the city’s very early history. The bricks for the home’s floor and hearth may have been made onsite. There are few properties from this time, due to the major fires in 1775 and 1866, and to the heavy transportation development of the 20th century. Photographs and drawings of the house are found in the Historic American Building Survey of 1936.

PERIL: The public is largely unaware of this house’s significance despite its location on a heavily-traveled street. Overgrown vegetation may be causing damage to the foundation and there is deferred maintenance.

POTENTIAL: The building’s owners know and appreciate its history, and are working hard to keep up the building while operating their business. Major, necessary interior projects have caused a delay in planned exterior work. A listing in the National Register could provide access to state and federal historic preservation tax credits to support rehabilitation projects.



HISTORIC AMERICAN BUILDING SURVEY 1936

The Church of the Sacred Heart, 1896–1915

65 Mellen Street, Portland

SIGNIFICANCE: Designed in the Italian Renaissance Revival style by noted Portland architect Francis H. Fassett, this church is notable for its size and beauty. It was one of the first U.S. houses of worship using steel frame construction, so that no sight lines are blocked by interior supporting columns.

PERIL: The church lacks funds for repairs. The copper roof is deteriorating, so water is getting inside and damaging ornamental plaster.

POTENTIAL: The church enjoys an active and diverse congregation that is proud of the building and its history. They are actively raising funds for repairs to masonry and the roof, but need a wider base of support to address preservation and maintenance needs. The congregation is working to obtain National Register designation. For more information, contact Betty Duggan at duggan.betty@gmail.com; donate online at www.portlandcatholic.org (Sacred Heart/St. Dominic tab).



Equestrian Street Artifacts 1840–1910

West End and Eastern Promenade Neighborhoods, Portland

SIGNIFICANCE: Cast iron hitching posts and granite carriage mounts are examples of a golden age of beautification in Portland, in the time of horse-drawn vehicles. Part of that era’s “City Beautiful” movement, these artifacts reflect the importance of horse-drawn transportation in the early history of the City.

Winn Road School (also known as Merrill School), 1846

Winn Road, Cumberland Center



SIGNIFICANCE: The Winn Road School is one of only two known one-room, brick, Greek Revival schoolhouses left in Maine (the other is irreversibly modified). It features a full brick pediment, date block, granite lintels, and a unique, gradually sloped floor, made to ease sight lines for students.

PERIL: The building is vacant, windows have been destroyed by vandalism, and architectural elements are in disrepair.

POTENTIAL: The building is listed in the National Register and the town of Cumberland holds a preservation easement. Fortunately, the owner is interested in its preservation. The building could be rehabilitated for a new use, and could benefit from state and federal historic preservation tax credits.



Clockwise from top right: Shaarey Tphiloh Synagogue (1904), North Street School (1867), Saint Paul's Anglican Church and Rectory (1869), and the James McGlinchey Block (1868) are among the religious, civic, and commercial buildings included in the newly designated India Street Historic District.

India Street District Approved with Unanimous Council Support

ON NOVEMBER 2, 2015, Portland's City Council approved the new India Street Historic District, which emphasizes the historic commercial, civic, and religious buildings that characterize the neighborhood. The core of the district encompasses Congress Street from Franklin to Washington Avenue and India Street from just south of Middle to Congress. In addition, the Abraham Levey Block (1922) designed by John Calvin Stevens at the corner of Middle and Franklin Streets was designated as a local landmark.

Greater Portland Landmarks was actively involved in developing the India Street Neighborhood Sustainable Master Plan. The new district as well as a new form-based zoning code, which was also approved by the Council, are part of the implementation of the plan.

The India Street Historic District advances the goals of vitality, good quality design, strong neighborhood identity, diversity and mixed-use identified in the Master Plan. It celebrates the history of immigrants and working people of Portland. It also provides a mechanism to manage change over time that transcends property ownership and encourages sensitive new infill construction and adaptive reuse.

Hilary Bassett, Landmarks' executive director said, "District designation is the most effective way to protect the historic buildings and preserve the character of this important historic neighborhood. Designation also provides access to historic preservation tax incentives for income producing properties. We are delighted that the Council voted its unanimous support." ■

North Yarmouth's Skyline Farm

A treasure trove and a preservation success story

Skyline Farm in North Yarmouth, Maine, is a treasure trove of antique carriage and sleighs and other information and artifacts from the era of horse-drawn vehicles. Its establishment also helped preserve the farm, first settled in the 18th century and a working farm by the turn of that century.

Many families in North Yarmouth trace their lineage to Thomas Loring, who first lived on the land, clearing a lot in the late 1700s on what is now the farm.

Among its prized possessions are carriages and sleighs there built from a collection accumulated by H.K. "Ken" Sowles and his wife, Margaret, who purchased the farm in 1970.

The farm and its collection provide a window into what was a standard mode of transportation, delivery, and working the land.

"It's basically part of the history of transportation," says trustee Cynthia Henriques, also noting that the winter holidays provide perfect photo opportunities and events on the farm centered around families.

Historic preservation in rural areas has increasingly coming into focus as residential and commercial development of former farmlands has increased, and as factory farming techniques have undone the traditional homestead farm. That has led The National Trust to include more than 20 rural endangered places on its annual list of America's 11 Most Endangered Historic Places—the national "Places in Peril"—since 1988.

"Increasingly, our rural heritage is threatened," according to The National Trust. "Major economic, cultural and demographic shifts are bringing changes to rural communities, not all of them welcome. In some rural regions, shrinking agricultural, forestry, mining, and manufacturing employment is leading to population loss, neglect, and abandonment of historic structures and sites. In high growth areas near cities and resorts, new development is literally consuming the historic rural landscape."

That also makes Skyline Farm's steady preservation of the farmland, its buildings, its 1959 indoor equestrian riding arena, and its carriage collection so valuable.

"Places like Skyline Farm bring to life the transportation modes of another era—helping us imagine what it must have been like in Portland prior to the automobile," said Hilary Bassett, Executive Director of Greater Portland Landmarks. "The hitching posts and carriage mounting blocks that remain in the city are hints of the lifestyle of days gone by."

For more information on Skyline Farm

www.skylinefarm.org, and for a map of equine artifacts in Portland www.portlandlandmarks.org.

furnish + decorate + customize

HOME REMEDIES

83 WEST COMMERCIAL STREET, PORTLAND, MAINE
www.maineFabrics.com • 207 899.0135

★

FABRICS • FURNITURE • GIFTS • HOME DECOR
CUSTOM SEWING • RUGS • WINDOW DRESSINGS
ACCESSORIES • REUPHOLSTERY

★

MON – FRI 10:00 am – 6:00 pm | SAT 10:00 am – 4:00 pm

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

<p>Condominium</p> <p>Deering St, Portland \$225,000</p>	<p>West End</p> <p>Under contract!</p> <p>Pine St \$863,000</p>
<p>Downtown</p> <p>Town Home \$893,000</p>	<p>Multi Family Home</p> <p>West End \$1,200,000</p>

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

Ocean Gate REALTY

Creative New Architecture Enhances Historic Districts

THE ESSENCE OF PORTLAND'S IDENTITY comes largely from its many 19th century buildings and neighborhoods. Now, the city is undergoing a period of rapid growth, with many opportunities for expansion and infill, especially on the peninsula.

Many of our historic buildings have been successfully adapted to 21st century use, an ideal way to connect the old with the new. Recently a range of new buildings -- with more in the planning stages or under construction -- have become part of our streetscape. Although Greater Portland Landmarks was founded in the 1960s to stanch the destruction of valuable historic building stock, we also believe that well-designed new structures that fit well within Portland's architectural story ensure that the city's streetscape will continue to evolve and endure and will help the city thrive.

Now that the preservation ordinance has been in place for 25 years, a wide range of new buildings are enhancing historic neighborhoods with more traditional to very contemporary designs. Landmarks gathered examples from the Congress Street, Western Promenade, and Old Port districts to show the variety of creative new architecture that has been reviewed and approved by the City's historic preservation board.

We also spoke to several people in the community, many of whom are intimately involved with either new construction in Portland or historic preservation -- or both -- to get their thoughts on how new architecture fits in.

Julie Ann Larry

Director of Advocacy at Landmarks, architect and historian

Landmarks encourages quality new design in Portland's historic neighborhoods. We are particularly focused on new construction within or adjacent to the city's historic districts and landmarks. There are a number of examples in Portland of modern architecture that is clearly of our own time, but still relates to the scale and character of its historic neighbors. Our city is a vibrant community composed of buildings from the late 18th century to the present. We expect that some of Portland's newer buildings will be considered landmarks by future preservationists.

Jim Cram

Interim Director, Freeport Historical Society, former developer, Landmarks board member

We've always promoted good architecture that works well with neighbors. That certainly doesn't mean it can't look very different. It's only an issue when you to throw something up



Peloton Labs, a shared workspace, uses modern materials and color to set it apart, while maintaining the scale and form that fits its eclectic Congress Street neighbors.



Elm Terrace, by CWS Architects, takes a more traditional approach to a modern addition to a historic building, providing affordable housing.



The new Brown Library at Maine Historical Society designed by Schwartz Silver fits well with its landmark neighbors, the Longfellow House and the original library building.



Scott Simons' design for the Waynflete Arts Center responds to and enhances its residential context in the Western Promenade neighborhood.



The CIEE Building and Blake Warehouse Addition, designed by Archetype Architects, is next to the US Custom House on Fore Street.

that isn't cohesive or respectful of its neighbor -- that could be materials or scale or its relationship to the street. When things are done extremely well, at the highest level of quality and creativity, they stand on their own. It may take time to get used to it. I bet it took some time to get used to the Eiffel Tower.

Scott Simons

Principal, Scott Simons Architects, Portland

We always feel that any well designed modern building alongside historic architecture is appropriate and absolutely the right thing to do because you learn more about the old building in the contrast with the new. A building from 100 years ago as a good example of its time sits well with a good example of today because you learn from it. The context must be understood. In the case of the Waynflete School Arts Center the thing that made it successful is really understanding the context of the neighborhood. It's a

residential neighborhood of red brick buildings with yards and spaces between them. The modern addition is glass and set back, so it doesn't change the rhythm of the neighborhood. It's a nice surprise as you walk up, yet as you walk down the street the fabric of the neighborhood is maintained as it's expected. Landmarks has been tremendously supportive of our work. They understood the arts center concept right off the bat, that old and new together works better.

David Lloyd

Principal, Archetype Architects, Portland

(from remarks at Landmarks' Portland's Future workshop in 2008)

Portland offers a strong fabric of historic architecture to build from. It creates interesting design problems. The strong background architecture can inspire creative new architecture. This new work reflects the 21st century, yet complements the historic fabric.

THE HERITAGE CO.
COPPERSMITHS

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

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

BENCHMARK
Residential & Investment Real Estate

Local - Savvy - Responsive

Portland - West End
Reminiscent of the grand townhomes of Beacon Hill, Georgetown and Olde City Philadelphia this stately & sun-filled end unit is truly a rare offering. At nearly 4,000sf, 4-5 bedroom, two parlors and 3 full baths the home is grand but not oversized. Current and previous owners have meticulously maintained and timelessly updated the property. Coveted 3 car off street parking, private yard that's ideal for entertaining and a 'close-to in-town' location affords walkability to all Portland has to offer.

3,642 sq/ft 5 Bedroom 3 Full Bath \$825,000 21 WestSt.com

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

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

SCARBOROUGH INCENTIVIZING HISTORIC PRESERVATION

The town doesn't have a Main Street-style city center, but is taking bold steps to identify significant properties, reward their reuse and renovation, and discourage tear-downs.

THE TOWN OF SCARBOROUGH, which is undergoing a shift from an agriculture-based demographic to a more suburban one, doesn't have the kind of bustling town center that many Maine towns do. Town leaders and residents value historic properties, but have realized that they may need a different approach to preservation if the unique properties that dot its landscape are to be saved.

With that in mind, Scarborough has been developing a unique approach to historic preservation that takes into account its more far-flung properties as well as its burgeoning growth in development.

The Town Council in March, for example, approved the designation of nearly 50 properties as historic properties, including the Higgins Beach Inn, the Old Maine House on Pine Point Road, and the Mulberry Milliken Tavern.

The designations come with incentives — not requirements or legal limits — that owners can take advantage of to help ensure the buildings and properties keep their significant historic elements. Among the incentives are “residential density credits.” If a historic building is part of a proposed subdivision, for example, a developer wouldn't have to count any of the units that are within any historic structure toward their allowable number of units.

“If there's an old farm or something that sub-dividable, and you keep the farmhouse and say the barn, that's like an additional lot,” says town planner Dan Bacon. “We don't count that farmhouse or the barn toward your limits. As a developer you get your cake and eat it too.”

Bacon says the town is also favoring developers that include affordable housing in the mix, in order to preserve diversity in its population as well as its housing stock.

In March, the town's Historic Preservation Committee listed the 1805 Dunstan Abbey and nearby barns at Dunstan Corner among 48 historically significant properties in Scarborough. Portland-based nonprofit developer Avesta Housing has been instrumental in saving Dunstan Corner, and the town has similar hopes for other historic properties as well.

“We recruited affordable housing developers to look at [the Dunstan Corner properties] because it was up for sale and we were concerned that a new owner would take the buildings down,” Bacon said. “Avesta Housing is adding an apartment building behind it that will create the right scene and setting. And we're doing similar things for other high-priority sites.”



Dunstan Abbey (1805), 577 U.S. Route One

CURRENT PUBLISHING

Avesta is remodeling the interior of the brick mansion into eight apartments and is also developing the new structure, a 42-unit apartment building, behind it. The Maine State Housing Authority is helping finance the development, which will house tenants at or below the area's median income. The project includes renovations to one barn to make it useful as

common community space and to another barn “that may be preserved due to its historic value,” according to a zoning agreement approved in the Spring.

Dunstan Abbey was built by Dr. Robert Southgate, a physician, lawyer, judge, gentleman farmer and businessman, according to the Scarborough Historical Society & Museum. After working as a physician, he studied law and was appointed judge of the Court of Common Pleas. He was instrumental in increasing salt marsh hay production after starting one of the first diking experiments in Maine. ■

Where There's a Will...

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

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

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

Name _____

Address _____

City _____ State _____ Zip _____

Phone (home) _____ (work) _____

E-mail _____

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

Payment: Check enclosed Credit card (circle one)

VISA / MasterCard # _____ Exp. Date _____

Make checks payable and mail to:

Greater Portland Landmarks, 93 High St., Portland, Maine 04101
(207) 774-5561 • www.portlandlandmarks.org

Do You Work with a Financial Advisor?

- Are you happy with your current advisor?*
- Are your accounts receiving the service they deserve?*
- Are you struggling to manage your portfolio on your own?*
- Has your portfolio lived up to your expectations?*

Experience the Danforth Group of Wells Fargo Advisors difference. If you are looking for a Financial Advisor who stands apart from the crowd, come and see what makes us different. We offer comprehensive investment advice, a broad range of investment choices, and dedicated personal service.



**Jack P. Zinn, AAMS®,
PIM Portfolio Manager, AIF®**
Senior Vice President – Investments
Direct: 207-776-6260
john.zinn@wfadvisors.com



Sarah J. Halpin, CFP®
First Vice President – Investments
Direct: 207-776-6244
sarah.halpin@wfadvisors.com



Heather A. Levasseur, RP®
Officer/Senior Registered
Client Associate
Direct: 207-776-6243
h.levasseur@wfadvisors.com

THE
DANFORTH GROUP
of Wells Fargo Advisors

CHARTING YOUR FINANCIAL FUTURE

Two Portland Square • Portland, Maine 04101

207-774-5626 • 800-424-4452 x243 • TheDanforthGroup.wfadv.com

Investment and Insurance Products: ► NOT FDIC Insured ► NO Bank Guarantee ► MAY Lose Value

Wells Fargo Advisors, LLC, Member SIPC, is a registered broker-dealer and a separate non-bank affiliate of Wells Fargo & Company. ©2015 Wells Fargo Advisors 0515-01138 05/15

Who We Are **JOHN R. HOUGHTON**

John R. Houghton was involved in Greater Portland Landmarks from the beginning, meeting at Mrs. Sill's house on Vaughan Street and hatching plans to preserve the city's historic streetscape over sandwiches and iced tea. He serves on the marker committee to this day.

John was born in Bangor, and grew up in South Portland, but left to pursue work in New York and Boston. He returned to raise four children in Cape Elizabeth, with his wife, whom he met in Boston, and just retired from his work as an interior designer in May.

We caught up with John at the Safford House, where he admired the intricate carvings on the bannisters and the overall quality of the historic renovation. "You couldn't get that done today," he noted.



What was it like in the early days of Landmarks?

We'd have sandwiches and iced tea. Earle Shettleworth was still in high school and would sit in on the meetings. It was relaxed and casual, we were very physically relaxed in her living room, but I had a feeling it just had to be done. We were there to dot the i's and cross the t's.

Of course, Union Station was the reason Landmarks got started, and we were full steam ahead. Everybody felt that it had to be done. It was during the "urban renewal" days and they were tearing down stuff all too often. Early on, everybody had the same desire to improve the community and as Landmarks became more established there were committees to get the work done.

One of the things I was involved with is the How House — I was co-chair of the project to restore it. We were having our meetings early on in there, with no heat, and I remember being pretty chilly. One Saturday I came with a couple of our kids to hang a sign, fell and broke my elbow, and of course, my kids have never forgotten that.

All four kids left and went away to college, by the way, and have all come back.

What is the importance of the marker program?

You see them when you walk around the city, and it's always nice to know the name of the house and the age of it. For the owners, I'm sure it would help sell the house.

We consider the age of the house and then things like how the architecture has changed, the condition of the house. We walk around the house, and if it doesn't pass the requirements, we advise the owner what they might do to improve it.

One of the nice things about the marker committee is you get to see the building and appreciate what is has. I lived on Beacon Hill at one time, and living in an area where they have such lovely homes makes you appreciate them. And when you get here you realize we have really nice buildings too, at half the price!

What do you think is important about Landmarks' work today?

I don't feel there's quite the same need, just in the sense that City Hall has a concern itself, and people there working on preservation, so people aren't tearing things down quite the way they did in the 1960s and 70s. Take Nathan Clifford School for example: A few years ago they would have just trashed it, but they've made it into condominiums. That's a good thing. People realize there's money to be made doing that sort of project. Most of these old houses are structurally sound. I think a lot of them were designed to last 100 years or more. Newer buildings made using press board and other newer materials aren't going to last the way Safford House or Victoria Mansion have.

And you can turn a school into condominiums or offices, but it's the exterior that counts. That's part of the marker committee's approach, too. We focus on the exterior and don't look at what they did on the inside.

I think Landmarks did a great service to Portland, bringing people's attention to buildings that were slated for demolition. Today perhaps young people are more cognizant of older things, to the point where they appreciate them and want to own older buildings. I think they are taking care and are doing much of the renovation these days.

But Landmarks' work has helped them even notice those houses that they like so much. Think of the East End and Munjoy Hill. Nobody wanted to live in Munjoy Hill up until 10 or 15 years ago. And the buildings there makes people even more aware of Landmarks.

It's true that Portland seems to be an attractive place these days.

I love Portland. I've spent most of my adult life in Greater Portland, and, having lived in New York and Boston, it makes you appreciate what we have even more. And here, you could be skiing in an hour or two and sailing right here. Everything is right at your fingertips. ■

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



677 Main Street,
Westbrook
207-887-9231

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

RESURGENCE

ENGINEERING AND PRESERVATION, INC.

ALFRED H. HODSON III, P.E.

132 BRENTWOOD STREET

PORTLAND, ME 04103

V/F (207) 773-4880

AL@RESURGENCEENGINEERING.COM

WWW.RESURGENCEENGINEERING.COM

engineering assessments and structural design to
preserve and renovate historic buildings and structures

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

OLD HOUSE TRADE SHOW SPONSORS & EXHIBITORS

- Antique Homes Magazine
- Atlantic Hardwoods, Inc.
- Bagala Window Works
- Bangor Daily News
- Benchmark Residential & Investment Real Estate
- Billy Sweet Chimney Sweep
- Casco Bay Insulation
- City of Portland, Historic Preservation Division
- Complete Home Evaluation Services
- Cornerstone Building & Restoration
- Distinctive Tile & Design
- Erickson's Antique Stoves
- Evergreen Home Performance
- Fossil Building Restoration
- Freeport Woodworking
- Fresh Air Ventilation Systems
- Gnome Landscaping
- Green Mountain Window
- Heritage Company Coppersmiths LLC
- Highlands Woodturning
- Historic New England
- Home Again by Hancock Lumber
- Innerglass Window Systems
- Iron Horse Standing Seam Roofing
- Jacobs Glass Inc.
- Jean Philippe Lefevre

- Lighting Concepts
- Little Wolf Copper and Lighting
- Maine Masonry Company
- Maine Paint Company
- Maine Preservation
- Marvin Design Gallery by Eldredge
- Masonry Preservation Associates
- Norway Savings Bank
- Ould Colony Artisans
- Overhead Door Co. of Portland
- P.C. Products Company
- Pella Windows & Doors
- Peter Lord Plaster & Paint
- Restoration Resources
- Right Solutions Waterproofing
- Sebago Stonework
- Shelter Tools
- SpurlingThomas
- StandFast Works Forge
- Summit Energy Solutions
- Sutherland Conservation & Consulting
- Taggart Construction, Inc.
- Vic's Appliance Center
- Ward Clapboard Mill
- Your Kitchen Imagined

PROGRAM SUPPORT

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

MEDIA SPONSOR

- Maine Media Collective

SLATE CIRCLE

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

GRANITE CIRCLE

- Archetype Architects
Portland, ME
- Bagala Window Works
West Falmouth, ME
Brady Enterprises
Portland, ME
- Complete Home Evaluation Services
Brunswick, ME
- Court Square Properties
Cape Elizabeth, ME

- East Brown Cow Management, Inc.
Portland, ME
- Resurgence Engineering & Preservation, Inc.
Portland, ME
- Scott Simons Architects
Portland, ME

BRICK CIRCLE

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

SHINGLE CIRCLE

- Breakwater Technology
Portland, ME
- CWS Architects
Portland, ME
- Dan St. Peter
Falmouth, ME
- Grandview Window Cleaning
Portland, ME
- Great Falls Construction
Gorham, ME
- GrowSmart Maine
Portland, ME
- Highlands Woodturning
Castine, ME
- Home Remedies
Portland, ME

- Jacob's Glass
Winslow, ME
- Kolbert Building
Portland, ME
- Lee Auto Malls
Auburn, ME
- M-Co Engineering Plus
Freeport, ME
- Maine Irish Heritage Center
Portland, ME
- Mills Whitaker Architects, LLC
Bridgton, ME
- Oak Point Associates
Biddeford, ME
- Portland's Choice Realty - Rachel Cooney
Portland, ME
- Precision Millwork
Winston-Salem, NC
- Spring Point Ledge Light Trust
South Portland, ME
- Thor Construction
Harpwell, ME
- Yarmouth Historical Society
Yarmouth, ME

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

Landmarks Calendar

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

PLEASE JOIN US AT LANDMARKS' UPCOMING PROGRAMS AND EVENTS

The Preservation of Portland Since 1961

Fridays, 10:30 am – 1:30 pm

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

Portland's History Docents (PHD) Training Program

Thursdays February 25 – April 28, 9 am – noon

Learn about Portland's history and architecture in preparation to become a volunteer docent giving tours at one of 8 local historic sites, including the Portland Observatory. To register contact Marjorie Getz, PHD Program Coordinator, 774-5561 ext. 120 or volunteer@portlandlandmarks.org

2015-16 LANDMARKS LECTURES

CELEBRATING PORTLAND: OUR STORY THROUGH ARCHITECTURE

Portland Public Library,
Rines Auditorium, 6 – 7 pm

February 16: The Entrepreneurs

Speaker: Lincoln Paine

The architecture of Portland's nineteenth-century residential, commercial, and political buildings reflects their entrepreneurial builders' personal aspirations and civic commitment.

March 15: The City Beautiful

Speaker: Elizabeth Bischof

Inspired by the City Beautiful movement, Portland mayor James Phinney Baxter initiated the urban reform and beautification project that gave the city the Back Cove, Deering Oaks, Eastern and Western Promenades, and more.

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

Speaker: Kathleen Sutherland

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

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

Do you know if you have
replacement cost coverage
for your historic or antique
property and its valuable contents?

If you don't know, please call us.



WE KNOW MORE SO YOU CAN WORRY LESS

(207) 774-6257 • www.clarkinsurance.com

Proudly Serving Greater Portland since 1931



It's better to work with a partner.

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

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

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

Verrill Dana LLP

Attorneys at Law

Portland, ME | Boston, MA | Augusta, ME | Westport, CT | Providence, RI | Washington, DC
www.verrilldana.com

CORNERSTONE BUILDING & RESTORATION

LOCAL CRAFTSMEN ~ AMAZING RESULTS!



www.CornerStoneBR.com

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

Portland, Maine

(207) 775-9085

www.CornerStoneBR.com