

# LANDMARKS OBSERVER

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



WINTER 2014-15, VOL. 39, NO. 4, FREE

## LANDMARKS IN THE LAST DECADE



PHOTO BY: HEATH PALEY

Historic district designation has played a major role in the revitalization of Portland's Congress Street, declared a Great Street by the American Planning Association in 2014. Landmarks advocates worked with community leaders for over 20 years to make the case for the district, which was unanimously approved in 2010. SEE STORIES ON PAGES 2 AND 4

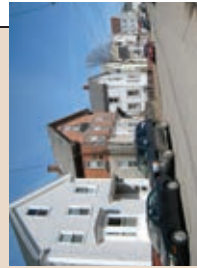
WHAT'S INSIDE



**Mrs. Sils:  
 Preservation  
 Visionary**  
 PAGE 3



**Who We Are:  
 Francesca  
 Galuccio-Steele**  
 PAGE 6



**Preservation  
 Myths**  
 PAGE 7

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



Local - Savvy - Responsive



**Portland - East End**

Modern loft-style living in one of Maine's most desirable neighborhoods. Inspired units in 3 styles - loft, 1 bedroom and 2 bedroom (6 units total, 5 available). Super efficient heat, air conditioning, private balconies, in-unit storage, laundry, garage, views, low fees, pets ok...

Marquis-Lofts.com    Loft - 1BR - 2BR    1-Car Garage    Private Balconies    \$340-\$395K

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

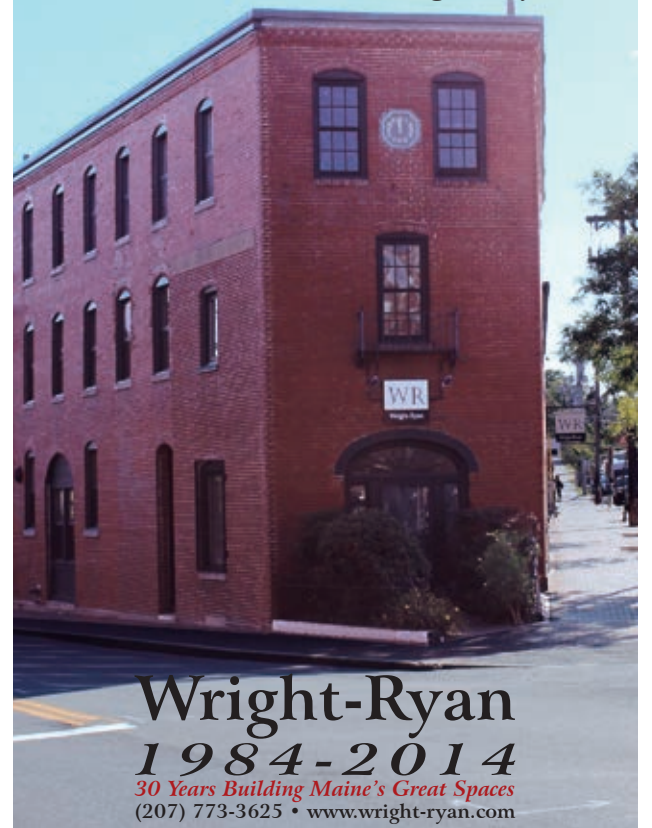
#1 Claim based on total sales volume in dollars from public and private data, not MLS

[www.BenchmarkMaine.com](http://www.BenchmarkMaine.com)

Office: (207) 775-0248

100 Congress Street, Portland, Maine 04101

Greater Portland Landmarks,  
 Congratulations on 50 years  
 from all of us at Wright-Ryan!



**Wright-Ryan**  
 1984-2014  
 30 Years Building Maine's Great Spaces  
 (207) 773-3625 • [www.wright-ryan.com](http://www.wright-ryan.com)



**BAGALA  
 WINDOW  
 WORKS INC**

Window restoration since 1988.

Marc Bagala    60 Gray Rd., 3-4  
 Falmouth, ME 04105  
 207.878.6306  
[marc@bagalawindowworks.com](mailto:marc@bagalawindowworks.com)  
[www.bagalawindowworks.com](http://www.bagalawindowworks.com)

[gmlibbyandsons.com](http://gmlibbyandsons.com) | 207.671.0487



**G.M. LIBBY & SONS**  
 MASONRY

Stonewalls | Walkways | Brick, Stone, & Block Work  
 Construction | Renovation | Maintenance | Landscaping

**SEBAGO STONEWORK**

WORKING TO CREATE AND PRESERVE TRADITIONAL STONEWORK

Walls, Steps and Custom Stonework  
 Dry Stone Construction

Karl Gifford  
 207.446.1555  
[sebagostonework.com](http://sebagostonework.com)



# District Designation Leads to Great Streets

WHEN I MOVED TO PORTLAND IN 1993, Congress Street was a dark and dreary place – empty storefronts and few people, a place to avoid if possible. Who would have thought that 20 years later, in 2014, it would be named one of the Great Streets in America by the American Planning Association, in company with Pennsylvania Avenue in Washington, DC, King Street in Charleston, South Carolina, and Broadway in New York City.

Many factors played into Congress Street's revitalization, still very much in progress, including the creation of an Arts District, strategic investments in major downtown office buildings by philanthropist Elizabeth Noyce, and the adaptive use of the former Porteous Department Store by the Maine College of Art.

As important, was the Portland City Council's unanimous approval in 2010 of the Congress Street Historic District which encompasses the length of the street from City Hall to Bramhall Square. The street reflects Portland's early development and the emergence of its principal commercial center through an eclectic range of architecture from the Longfellow House (1785-86) to the First Parish Church (1825-26), to the J. B. Brown Memorial Block (1882-83) and the Portland Museum of Art (1983). The renovation of the Portland Public Library and new construction projects are continuing the evolution of the City's main street.

Historic district status has been a major force in the economic revitalization of Congress Street by recognizing the importance of its history and architecture, providing a consistent review process to manage change, and offering access to federal and state historic preservation tax credits. City-funded façade improvement grants have aided private owners in upgrading buildings as well. As owners invest in their buildings, they are assured that others will be held to similar standards.

The American Planning Association criteria for Great Streets emphasize the elements of street character and personality that create memorable places. Among them are architecture and urban design features that reflect local culture and history, encourage community vitality and social activities, and enliven the street's visual experience and public realm. Congress Street wins on all those counts.

The same thing happened along Commercial Street after it became a historic district in 1990. Investors rehabilitated former warehouses to become offices, restaurants, and retail spaces, bringing new vitality to the historic waterfront area. In 2008 that street too was identified by the American Planning Association as a Great Street.

Historic district status has spurred the nationally-recognized revitalization of two of Portland's most important streets – and we believe designation could have equally positive results for India Street. Today, Congress Street is an attractive destination for businesses, galleries, restaurants, arts, cultural and civic activities. Commercial Street is vital and thriving, and welcoming new hotels, revived warehouses, and retail establishments.

In contemplating an India Street historic district, Portland leaders can look to two local success stories that show that historic districts stimulate renewed vitality and economic growth and create memorable places with authentic visual character and a dynamic public realm. With district designation, India Street, steeped in the industrial, transportation, and immigration history of the City, could follow the same pattern as Congress and Commercial Streets to become a Great Street.



HILARY BASSETT  
Executive Director

## PRESERVATION UPDATES

### Museum Installs Monumental Sculpture



The Portland Museum of Art recently installed Robert Indiana's *SEVEN* (1980/2003), a monumental sculpture made of weathering steel, in front of the building at Congress Square. A longtime Vinalhaven resident, Indiana is internationally recognized for his sculpture, painting, and graphics and his role in the American Pop Art movement, including designing the iconic LOVE postage stamp.

### City Adds a Congress Street Landmark

At the request of owners Karen Rasmussen and Manuel Pena, the Ann Freeman House (c. 1857) at 147 Congress Street has been designated a city landmark with unanimous city council approval. Located across from the Portland Observatory, the Greek Revival residence survived the Great Fire of 1866, is documented in period engravings and photographs, and retains most of its architectural details, including original doors and plasterwork. As development pressure increases on Munjoy Hill, the owners want to ensure preservation of the house well into the future.



### Landmarks Leads South Portland Survey



Michael Pock, Chris Closs, and Kathy DiPhilippo.

With support from the Horizon Foundation, Landmarks is partnering with the South Portland Historical Society to conduct an architectural survey in the historic Willard neighborhood. Working with 13 volunteers, the goal is to systematically document at least 130 buildings with photographs and survey forms and to enter the data into the statewide

database. In 2013 Landmarks designated South Portland's historic resources as Places in Peril. The survey is a pilot project to identify those resources and to build capacity in the community to continue the work. South Portland recently established an Arts and Preservation Committee which includes a representative from Landmarks, trustee Jane Batzell.

### New Installation at Safford House

Landmarks recently installed a large scale mural chronicling the Preservation Movement in Portland at the Safford House. Using images from the past 50+ years, the mural highlights milestones from the demolition of Union Station, to moving the Gothic House, establishing the historic preservation ordinance, starting the Old House Trade Show, and more. It will serve as an educational tool for visitors and introduction to tours of the High Street/State Street neighborhood. The installation is supported by the Maine Humanities Council, Sally and Ted Oldham, Gregory W. Boulos, Nancy Montgomery and Jack Vreeland, Nicholas Noyes and Margaret Hourigan, and John and Elizabeth Serrage.

#### STAFF

Hilary D. Bassett  
*Executive Director*  
Christopher Closs  
*Preservation Services Advisor*  
Shawn Hunt  
*Office and Development Assistant*  
Kate White Lewis  
*Director of Development*  
Jennifer Pollick  
*Manager of Education Programs*  
Margaret Perkins  
*Office Coordinator*  
Paul Ainsworth  
*Bookkeeper*

#### EXECUTIVE COMMITTEE

Thomas Elliman  
*President*  
Carol De Tine  
*First Vice President*  
Francesca Galluccio-Steele  
*Second Vice President*  
Michael Mertaugh  
*Secretary/Clerk*  
Tom Dowd  
*Treasurer*  
Karyn Pellow  
*Member at Large*

#### TRUSTEES

Jane Batzell  
Malcolm L. Collins  
Joseph Conforti  
James Cram  
Ed Gardner  
Richard Gilbane  
Kate Griffith  
Nancy Ladd  
Julie Larry  
Candice Thornton Lee  
Sharon Miller  
Patrick Morin  
Nick Morrill  
Nicholas Noyes  
Sally G. Oldham  
Cordelia Pitman  
David Robinson  
Harvey Rosenfeld  
Nate Stevens  
Ruth Townsend Story

#### 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  
Robert E. Cleaves, IV  
Paula Craighead  
Elizabeth J. Dubois  
Harland H. Eastman  
Stephen Foote  
Carol S. Goloff  
Douglas Green  
Dawn E. Hamilton  
Charles Hall  
Claire Hammen  
Tom S. Hanson  
Cynthia Henriques  
Edward Hobler  
John Reed Houghton  
John C. Knox  
Stephen S. Kolkhorst  
Denise 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  
Tom Stoughton  
Jos Van Mierlo  
Barbara Vestal  
John C. Watson  
Carol Wilson  
Donald N. Zillman

#### OBSERVER STAFF

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

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.

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



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



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



# Edith Sills: Preservation Visionary

**O**N JULY 10, 1964, seven individuals gathered in the law office of Peter N. Kyros, Sr. to sign the document to incorporate a new organization to promote historic preservation in Greater Portland. In addition to the author of this article, those who founded Greater Portland Landmarks, Inc. that afternoon were architects John Calvin Stevens II and Philip S. Wadsworth, maritime historian Robert G. Albion, Maine historian Elizabeth Ring, Portland Museum of Art director John E. Pancoast, and community leader Edith Sills.



Edith Sills

The need for such an organization was first advanced by Mrs. Sills in 1962 in the wake of the destruction of Portland's Union Station in 1961. Responding to the concern of many of her fellow citizens over the loss of such a prominent landmark, Edith Sills invited prominent local leaders and historians to her home at 134 Vaughan Street to discuss strategies for historic preservation. From February, 1962 to June, 1964, she held monthly meetings of the Sills Committee, which led to the formation of Greater Portland Landmarks.

Through Elizabeth Ring, chair of the Deering High School History Department and Vice President of the Maine Historical Society, I was fortunate in my teens to attend many of those meetings and to become involved

in such initiatives as the beginning of an architectural survey of Portland in 1963 and the attempt to save the Old Post Office in 1964. With Miss Ring's guidance, I gave my first public slide lecture on Portland architecture to the Portland College Club in Edith Sills' living room in January, 1964. I still treasure Mrs. Sills' comment to me that day that "the darkness of your slides was offset by the illumination of your remarks."

One of the slides that I showed to the College Club that afternoon illustrated the Park Street Block, a major development of twenty town houses built in 1835 on Park Street, Gray

Street, and Spring Street. The first four houses of the row on Park Street had been a residential hotel known as the Sherwood from 1908 to 1960. Mrs. Sills had lived there in 1916 while teaching at Portland High School. When John E. Berry acquired the Sherwood in 1960, Mrs. Sills actively supported his efforts to convert the hotel into apartments, resulting in the preservation of an important row house building in what would become the Spring Street Historic District.

No one was better suited to establish Greater Portland Landmarks than Edith Sills, whose keen intellect, quick wit, determined spirit, and gracious manner made her a natural leader. As Bowdoin College's first lady for more

than three decades, she had the stature and the experience to bring people together and win them to her cause. A Maryland native, Edith Lansing Koon graduated from Wellesley College in 1911 and taught Greek and English in high schools in Houlton, Portland, and New York City before her 1918 marriage to Kenneth C. M. Sills, Bowdoin's newly elected president.

Regarding her marriage, Mrs. Sills would jokingly say that the trustees of Bowdoin expected the president to have a wife, and she was the available unmarried school teacher who met the requirement. In truth Edith Koon and Kenneth Sills conducted a long courtship which resulted in a 36 year marriage, much of which was devoted to furthering the interests of Bowdoin College. When President Sills retired in 1952, Mrs. Sills received an honorary degree from the college for "ease and graciousness."

Kenneth Sills lived only two years into his retirement, dying in 1954. Undaunted, Edith Sills created a new life for herself as a civic, cultural, and educational leader, a role she vigorously pursued until her death in 1978 at the age of 89. Her part in the founding of Greater Portland Landmarks and helping to foster its early development was reflective of her broader commitment to community service. Portland is fortunate that 50 years ago Mrs. Sills focused her energy and vision on historic preservation, a force so vital in shaping the renaissance of the city we know today.

Earle G. Shettleworth, Jr., Director  
Maine Historic Preservation Commission  
Maine State Historian

## 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

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



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

### Ed Gardner

511 Congress Street  
Portland, Maine 04101  
207-773-1919 x2  
Cell: 207-415-9943

www.Ed-Gardner.com



**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) \_\_\_\_\_

Email \_\_\_\_\_

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

Payment:  Check enclosed     Credit card (circle one)

VISA / MasterCard # \_\_\_\_\_ Exp. \_\_\_\_\_

Make checks payable and mail to:  
Greater Portland Landmarks  
93 High St., Portland, Maine 04101  
(207) 774-5561 ■ www.portlandlandmarks.org



## Old House Trade Show

Saturday, March 28th, 10 AM – 5 PM  
Sunday, March 29th, 2015 10 AM – 4 PM

Holiday Inn by the Bay (Next door to  
Greater Portland Landmarks offices)  
88 Spring Street, Portland, Maine

Meet over 50 preservation artisans and tradespeople. Learn from the experts. Find out about energy efficient practices.



# Landmarks in the Last Decade

*Greater Portland Landmarks has its roots in protest, from a time when Portland needed to halt destruction to its historic fabric. Now the organization has a seat at the table.*



Unanimous Council approval of the Congress Street Historic District in 2010, was a key accomplishment in protecting the City's historic resources.



WITH GREATER PORTLAND LANDMARKS marking a half-century of activism in historic preservation, there are many accomplishments to note in just the past decade.

One of the most visible is the organization's rehabilitation of Safford House, which allowed Landmarks to put into practice what it preaches, says John Knox, who served on the board for six years and as president of the organization from 2005-07. Taking the steps to preserve an old building and rehabilitate it so that it can serve as modern offices and last another 100 years was important, he says. It spurred Landmarks' largest capital campaign, boosted by a \$400,000 National Endowment for the Humanities Challenge Grant, raising over \$2 million toward the organization's goals.

After much deliberation, in 2004 Landmarks sold the Crockett-Hunt house at 165 State Street, home since 1977. That launched the effort to find a highly visible location with more space closer to downtown. The Safford House, built in 1858 and designed by Charles Alexander, fit the bill. Landmarks bought and began rehabilitating it in 2009.

Forty years before, the corner of High and Spring streets where Safford House sits was the site of one of Landmarks' early victories: the halt to the widening of Spring Street thanks to the recognition of the Spring Street National Register Historic District.

## Congress Street Becomes a New Historic District

"As exceptional, observable, and gratifying as the acquisition of Safford House has been, another major accomplishment of the decade was the 2010 unanimous City

Council approval of the Congress Street Historic District. Landmarks had been advocating for it for over 20 years, and the district designation affords protection to another 300 historic properties," says Hilary Bassett, Landmarks executive director since 2000. The new district chronicles Portland's development over time with an array of building styles and types from the 1780s to the present.

In a joint venture with Maine Preservation and the National Trust for Historic Preservation, Landmarks hired its first Preservation Services Advisor in 2009 to offer expanded technical expertise and support for preservation initiatives to the greater Portland area. The Maine legislature's 2007 approval of upgraded historic preservation tax credits made Landmarks' new program especially important as property owners responded enthusiastically to the new incentives.

As environmental sustainability became a strong public concern, energy efficiency was a theme for the Preservation Directory and the Old House Trade Show.



Purchase and rehabilitation of the Safford House allows Landmarks to demonstrate preservation best practices.

Landmarks published *The Energy Efficient Old House* in 2012 and presented workshops to provide information for owners of older buildings.

In 2012, Landmarks launched Places in Peril — its endangered properties program — which Sally Oldham, president from 2009 to 2011, says is one of the principal ways to recognize and protect important components of an area's architectural fabric. "I think Places in Peril is probably the most important single things that we have done in the last 10 years," she says. "We're identifying endangered properties ahead of a major crisis. It allows you to be a player in a different way than if a crisis happens. This way, we're thinking ahead, articulating what's important to us and the action we'd like taken."



## Education for People of All Ages

Landmarks continued to manage the City-owned Portland Observatory, raising attendance to over 10,000 visitors annually, and obtained National Historic Landmark designation for the signal tower in 2006. In 2014, Landmarks revised the City is a Classroom workbook to support the local history curriculum for the third grade. The award-winning workbook is distributed to elementary schools throughout the greater Portland area.

In 2010, Landmarks published *Deering: A Social and Architectural History*, a companion to the Portland



City Councillor David Marshall, Landmarks Executive Director Hilary Bassett, and Board President Sally Oldham cutting the ribbon at the Safford House public opening in Nov. 2009.

book and an important contribution to the understanding of Portland's growth. Written by Patricia McGraw Anderson and William David Barry, with essays by Earle G. Shettleworth, Jr. and Joel Eastman, the book is the first to chronicle the development of the city's off-peninsula areas from the 1600s to the 1940s.

## A Seat at the Table

Perhaps most profound is Landmarks' continued evolution from a grassroots protest group to a proactive

organization with clout, and the past decade has been especially significant in that regard, say past presidents from those years. As Portland continues its steady growth, city officials, developers, and concerned citizens grapple with balancing the demands of various constituencies. And Landmarks is now always there.

"It's amazing and it's been helpful that some of the people involved with the founding of Landmarks are still involved," Knox says. "Starting out in the mid-60s and into the 70s, Landmarks was important to the revitalization of the Old Port and so much of the good new construction that's taken place. It's been important that so many people in the organization, like Pam Plumb and others, were also active in the government, which helped lead to the establishment of the historic preservation review committee that the city now has."

That milestone alone, the establishment of the city's Historic Preservation Board, has made a difference in the city's approach to development, says Oldham.

Still, Landmarks must stay vigilant and communicate, through Places in Peril for example, whenever historically significant properties are likely to be sold, or are in danger of deteriorating or being lost. "The city has a very strong historic preservation program, but it is understaffed, so it's a challenge for them to be working proactively," Oldham says. "In a way, Landmarks supports them by talking through with them what would happen when those properties are at risk."

Landmarks' pivot from its original fight after the fall of Union Station has meant that its mission has expanded to education and advocacy that includes all players, including developers, property owners, architects, and city officials, says Geoff Melhuish, a historic preservationist and architectural historian at ttl-architects in Portland, and president from 2003 to 2005. "More and more, architects and developers have called on Landmarks and are doing that early on in the process," Melhuish says. "When I first got involved, we were often coming in too late. That's changed. Landmarks has been welcome, accepted, and that again goes back to no longer being a reaction, but helping and educating along the way. That has allowed architects and developers and the city to accept Landmarks' position, and I think there is a seat at the table."



Restoration of the first floor window sashes in 2011 provided an opportunity for hands-on training with Marc Bagala, center. Also shown are Rufus Nicoll, Joy Naifeh, Mara Saxer and Chris Davis.

Landmarks' awards program is also key because it's an opportunity to celebrate buildings that have been properly cared for and gives credit to the people responsible to keeping them vital.

That vitality is increasingly recognized as important to the greater Portland area, and not just because it contributes to the city's visual appeal, says Marjorie Getz, president from 2011 to 2014, but also because it's an important driver of the local economy in a variety of ways.

"There's a sense of place to Portland," she says. "When you're there you know you're in Portland and no other place. It's also important because we want to attract talented people here. Not just the tourists, but people who want to stay. There's an importance of that to the economy. The city of Portland has a direct bearing on the quality of life in Falmouth, for example. You want to be able to go in and go to the symphony and go out to dinner. One of the reasons Falmouth is so desirable — even in its home values — is that it's so close to Portland." ■

# Landmarks' 50th Anniversary Founders Night Gala



PHOTO CREDIT: BEN GROSS

*Clockwise from above:* Celebrating Earle Shettleworth's preservation leadership in song at the Masonic Temple; Honoree Earle Shettleworth and Landmarks Board President Tom Elliman; Trustee Karyn Pellow, Jim Pellow, Carolyn Russ, and former Executive Directors Pam Plumb and Joel Russ; Event Chair Candice Thornton Lee with the Union Station cake; 50th Anniversary Chair Sharon Miller, Dan Miller and Dodo Stevens; Advisory Trustee Seth Sprague presents greetings from Christopher Monkhouse.





# WHO We Are



Francesca Galluccio-Steele

Francesca Galluccio-Steele, known as Cesca, moved to Portland's West End 10 years ago from the greater New York area. She and her husband, Phil, have always lived in or owned historic homes in various places in the US. Galluccio-Steele is a conservationist and finds historic preservation an especially important method of reuse and recycling, as well as an opportunity to employ 21st century energy efficiencies in old buildings. "Why tear down a beautiful old building when it can be rehabilitated?" she says.

As a retired elementary school principal, she relishes the opportunity Landmarks provides to educate people of all ages about historic preservation and about Portland's rich history as reflected in its buildings.

### How long have you been in Portland?

We moved here 10 years ago from Westchester County, New York, although I am a born and bred New Englander, originally from Boston. We live in the historic district of the Western Promenade. Our house was originally built in 1910 as the carriage house to the adjacent house, but was turned into a second family home in 1915. We love old houses full of character, history, and design opportunity.

### Did you renovate?

The house needed a ton of work, beginning with a new slate roof. Our architect found the original plans, so we were able to take the house back to its original state. We were also able to make it energy efficient by repairing the original windows, adding storms, installing efficient appliances, adding gas heat, weatherproofing the basement, and making the third floor habitable with lots of insulation. We're benefitting from cost savings thanks to these energy efficiency changes.

### How have you seen Portland change since you arrived?

There are many new construction projects and many preservation projects that have enlivened the city and made it more of a destination. As a result of this renaissance, the community has greater pride of place, which creates a positive cycle of more renovations and improvements and more pride.

I also see the city becoming more diverse, and its small size allows our diversity to be mixed into the city rather than separating everyone into their own separate neighborhoods. And of course all the new restaurants are fantastic!

### What do you think of Landmarks' role?

The past year has been absolutely amazing for Landmarks in terms of the number of historic preservation projects for which we've been able to advocate and on which we've been able to collaborate. I think over the years Landmarks has inspired a preservation ethos in our com-

munity that is apparent in city regulations, developers' design plans, and the general cultural acceptance of the importance of preservation. Obviously different needs have to be balanced in all building projects. But preservation is understood here as one of the elements that must be considered! I must say that of all the historic districts we've lived in, that ethos is strongest here.

### What do you do at Landmarks?

I sit on the Education and Preservation and Advocacy/Public Issues Committees – which I really see as interrelated – and I'm part of the Spring Street Task Force. I just became second vice president, which means I'm involved with developing the next strategic plan. My learning curve is very steep right now as I want to be a full contributor to each of these.

I have to thank the energetic people who started Landmarks 50 years ago! It's amazing to see what a grassroots commitment can accomplish and how it evolves into a formal, effective organization recognized as an integral part of the community.

### What is your profession?

I'm a retired elementary school principal. Yet when I was a kid I desperately wanted to be an architect. My bedroom floor was covered with block houses and I filled notebooks with floor plans. Give me a beach and I drew houses in the sand! I had a high school guidance counselor who worked very hard to discourage me from going into a "male occupation." Now I'm so grateful to know many successful women architects my age who didn't succumb to that barrier.

As an educator I love Landmarks' award-winning workbook about local historic buildings, which is distributed to schools around Portland. It's a great accomplishment. Now I'm thinking about additional ways that we can build preservation consciousness in children. For me as a child, and when I raised my own children, there's great wonder in being able to step into the past, as at the Tate House. Now that's better than any history book! You are actually touching the past and becoming immersed in it. ■

...  
**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](http://www.heritagecompanyllc.com)

**The Danforth Group of Wells Fargo Advisors  
 Is Proud To Sponsor Greater Portland Landmarks**

Danforth anchors, once made here in Portland, are the anchor of choice for helmsmen seeking stability in treacherous water. Additionally, Danforth compasses and course plotters have been instrumental in assisting helmsmen chart and navigate safe, steady courses home.

**The Danforth Group was founded on these same principles — stability, accurate mapping and steady navigation. Our team vision is simple — to assist you in building a financially secure future for yourself and your family.**

Two Portland Square • Portland, Maine 04101  
 207-774-5626 OFFICE 800-424-4452 x243 TOLL-FREE  
[www.thedanforthgroup.wfadv.com](http://www.thedanforthgroup.wfadv.com)

**THE DANFORTH GROUP**  
*of Wells Fargo Advisors*  
 CHARTING YOUR FINANCIAL FUTURE

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. 0914-00474 09/14

**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](mailto:AL@RESURGENCEENGINEERING.COM)  
[WWW.RESURGENCEENGINEERING.COM](http://WWW.RESURGENCEENGINEERING.COM)

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

**GREATER PORTLAND LANDMARKS**

**We invite you to become a member of  
 Greater Portland Landmarks!**

Call (207) 774-5561  
[www.portlandlandmarks.org](http://www.portlandlandmarks.org)



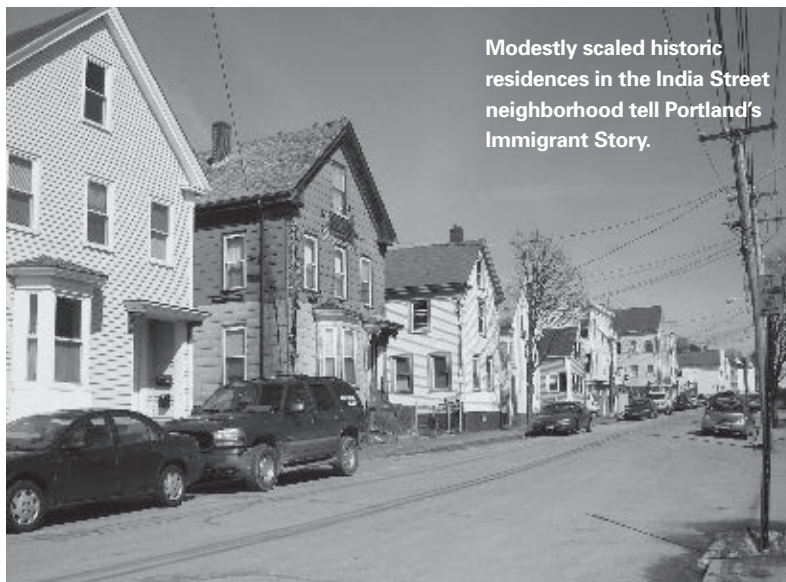
## Persistent Urban Revitalization Illusions: Preservation Myths

### PART 1 OF 2

**W**ITH THE ECONOMY improving, development vitality is resurfacing, which has offered the media and other critics an opportunity to contrive artificial conflicts, portraying preservation *versus* development. These critics slam regulation and pit new construction projects against successfully established – and proven – preservation planning precepts which have successfully *incentivized* urban revitalization in historic areas. Such arguments are largely predicated upon common myths about the preservation field which have been kicking around for the last 40 years or more. These myths ignore both the social and economic facts and the incentives that preservation offers.

Prolific, casual usage of the word “restoration,” intended originally to mean a narrowly-construed, expensive, museum-like approach to preservation, is partly responsible for fueling the negative press. Far more common, but less present in the public consciousness, are the practical and less costly treatments broadly encompassed by the terms “rehabilitation” and “adaptive reuse,” which represent most of the construction activity occurring today. These longstanding preservation concepts encourage adapting existing buildings for contemporary purposes while retaining their character defining historic features.

Today there is pressure to develop long-vacant urban lots in historic zones – like the India Street Neighborhood. Recent construction in the area is characterized by tall, high density infill buildings often with parking occupying the first story. Whether future buildings will be of high-quality design, and appropriately-scaled to complement the 70 historic buildings of the neighborhood which tell Portland’s “Immigrant Story,” remains to be seen. This will depend on whether the City crafts adequate design guidelines or designates an historic district, a strategy Landmarks fully endorses, to guide such development. Portland, like other cities with an enriched architectural and landscape heritage, has learned that preservation is not a luxury, but a necessity to protecting community livability.



Modestly scaled historic residences in the India Street neighborhood tell Portland’s Immigrant Story.

historic district designation attributes to their buildings. Local historic district designation is an effective, professionally-advised system for managing change in swiftly evolving neighborhoods – where historic resources are at risk of incremental loss and demolition. These areas, like India Street, typically include a diversity of historic buildings – in significance, form, scale, plan and density – along with affordability, all features attractive to singles, young families, and empty-nesters. Federally designated National Register Districts recognize culturally-significant historic areas and confer access to historic preservation tax incentives.

### Benefits to Business, Property Owners and Communities

Unfortunately, some design professionals and developers, lacking experience with historic rehabilitation projects are unaware of the financial and practical benefits of preservation. Like zoning that favors greater density, preservation also confers added value, including access to state and federal historic preservation tax credits, which together can amount to 45-50% of rehabilitation costs. Other financial incentives for preservation include preferential access to grants, and federally tax-deductible preservation easements.

Tax-credit leveraged, income-producing historic rehabilitation projects can be both small and large in scale, and are available to owner-occupied building projects as well as commercial developers. Historic district designation and rehabilitation projects stabilize neighborhoods, increase the local property tax base, create construction jobs and add new affordable and market-rate housing stock – all at varying project scale, without necessarily displacing neighborhood residents.

Property owners benefit from *the added value* that

Numerous studies, including here in Maine, have found that historic district designation encourages owners to invest in their properties, and raises property values — not just of the buildings being preserved, but also of adjoining properties. Conversely, in economic downturns, historic buildings lose their value more slowly, and rebound more quickly when the economy begins to recover.

The aesthetics of historic buildings and the heritage they represent are valued by the public today because they are authentic to the community and its story, and offer welcome diversity and contrast to more contemporary neighboring buildings in historic areas. This “*Authenticity of Place*” elevates market desirability, drives in-migration, and results in higher, more stable and resilient property values. ■



### 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.

### SPECIAL PROGRAM SUPPORT

- **Dead River Company**  
Lead 50th Anniversary Sponsor
- **Danforth Group of Wells Fargo Advisors**  
50th Anniversary Year Sponsor
- **J.B. Brown & Sons**  
50th Anniversary Year Sponsor
- **Wright-Ryan Construction, Inc.**  
Preservation Awards Sponsor
- **Norway Savings Bank**  
Education Programs Sponsor
- **118 on Munjoy Hill**  
Lead Sponsor, Historic House Gala
- **The Heritage Company Coppersmiths**  
Lead Sponsor, Historic House Gala
- **Bangor Savings Bank**  
Historic House Gala Sponsor
- **CBRE The Boulos Company**  
Historic House Gala Sponsor
- **CIEE**  
Historic House Gala Sponsor
- **The Hatcher Group of Keller Williams Realty**  
Historic House Gala Sponsor
- **KeyBank**  
Historic House Gala Sponsor
- **Maine Home & Design**  
Historic House Gala Sponsor
- **M.R. Brewer**  
Historic House Gala Sponsor
- **Consigli Construction:**  
Observatory Season Sponsor

- **Ocean Gate Realty:**  
Observatory Season Sponsor  
Lecture Series Sponsor
- **Residential Mortgage Services**  
House Tour Sponsor
- **Maine Home & Design**  
House Tour Sponsor
- **The Danforth Group of Wells Fargo Advisors**  
House Tour Sponsor
- **Distinctive Tile & Design**  
House Tour Sponsor
- **Benchmark Residential & Investment Real Estate**  
House Tour Sponsor
- **The Heritage Company Coppersmiths LLC**  
House Tour Sponsor

### SLATE

- **Bernstein Shur Sawyer & Nelson**  
Portland, ME
- **Parallax Partners, Inc.**  
Lewiston, ME

### GRANITE

- **Attardo Pondelis Architecture**  
Portland, ME
- **Maine Home & Design**  
Portland, ME
- **Building Envelope Specialists**  
South Portland, ME

- **CCB, Inc.**  
Westbrook, ME
- **Cornerstone Building and Restoration**  
Portland, ME
- **East Brown Cow Management Company**  
Portland, ME
- **Gorham Savings Bank**  
Portland, ME
- **The Guimond Group**  
South Freeport, ME
- **The Heritage Company Coppersmiths LLC**  
East Waterboro, ME
- **Ocean Gate Realty**  
Portland, ME
- **Random Orbit**  
Portland, ME
- **Skillin’s Greenhouses**  
Falmouth, ME
- **Wright Ryan Construction**  
Portland, ME

### BRICK

- **Archetype Architects**  
Portland, ME
- **Brady Enterprises, Inc.**  
Portland, ME
- **Court Square Properties, LLC**  
Cape Elizabeth, ME
- **Cunningham Security Systems**  
Yarmouth, ME
- **David Marsden, Realtor®**  
Portland, ME

- **Developers Collaborative LLC**  
Portland, ME
- **Fine Lines Construction, Inc.**  
Freeport, ME
- **Hancock Lumber Company**  
Casco, ME
- **Jacobs Glass**  
Winslow, ME
- **Resurgence Engineering & Preservation, Inc.**  
Portland, ME
- **Sheepscot River Joinery**  
Newcastle, 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
- **Clark Insurance**  
Portland, ME
- **Committee to Restore the Abyssinian**  
Portland, ME
- **Complete Home Evaluation Services**  
Brunswick, ME

- **CWS Architects**  
Portland, ME
- **Dr. Kerry Drach, Psy.D.**  
Portland, ME
- **GEI Consultants, Inc.**  
Portland, ME
- **Grandview Window Cleaning**  
Portland, ME
- **Great Falls Construction**  
Gorham, ME
- **GreenEnergyMaine**  
Portland, ME
- **GrowSmart Maine**  
Portland, ME
- **Highlands Woodturning**  
Castine, ME
- **Home Remedies**  
Portland, ME
- **Kolbert Building**  
Portland, ME
- **Lee Auto Malls**  
Auburn, ME
- **Liliana’s Laundromat & Donatelli’s Tailor Shop**  
Portland, ME
- **Maine Irish Heritage Center**  
Portland, ME
- **Mast Construction Corporation**  
Scarborough, ME
- **Mid-Maine Restoration, Inc**  
Boothbay, ME
- **Mills-Whitaker Architects, LLC**  
Bridgton, ME
- **Neal Dow Memorial**  
Portland, ME

- **The Paint Pot**  
Portland, ME
- **Portland’s Choice Realty – Rachel Cooney**  
Portland, ME
- **Oak Point Associates**  
Biddeford, ME
- **Portland Stage**  
Portland, ME
- **Pownal Scenic & Historical Society**  
Pownal, ME
- **Reed & Co. Architecture**  
Portland, ME
- **Seacoast Scaffold & Equipment Company**  
Portland, ME
- **Sheldon Slate Products, Inc.**  
Monson, ME
- **Spring Point Ledge Light Trust**  
South Portland, ME
- **Stone\*Henge Restorations**  
South Portland, ME
- **Thor Construction**  
Harperswell, ME
- **Triangle Lodge**  
Portland, ME
- **ttl-architects llc**  
Portland, ME
- **United Insurance**  
Portland, ME
- **Upright Frameworks**  
Portland, 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

## Thank you for sharing in Landmarks 50th Anniversary Celebration

Greater Portland Landmarks extends a hearty thank you for joining us in celebrating its 50th anniversary in 2014. As we move into the New Year, Landmarks looks forward to engaging in advocacy and education to preserve the extraordinary historic buildings, neighborhoods, and landscapes that make greater Portland and increasingly popular place to live, work and visit reflects

Landmarks' thanks our 50th Anniversary lead sponsor, the Dead



River Company, and supporting sponsors, J. B. Brown & Sons, The Danforth Group of Wells Fargo Advisors, and an Anonymous Donor, for an outstanding celebratory year!

### Programs & Events

#### The Preservation of Portland Since 1961

Fridays, Feb. 6 – March 20, 11 am – 1 pm  
First Friday, Feb. 6, 5-8 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 March 5 – April 30, 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

#### Old House Trade Show

Saturday & Sunday, March 28, 10 am – 5 pm  
March 29, 10 am – 4 pm

Meet the artisans and tradespeople who can help you repair and renovate your old house. Learn from the experts in workshops and Q&A sessions on topics from repairing windows to planning your project. Find out about energy efficient practices and design solutions to update older homes. Bring photos, plans and measurements to better assist your conversations with the experts. Holiday Inn by the Bay, 88 Spring Street, Portland.

#### Art Exhibition: The Paintings of John Calvin Stevens

April 21 – July 15, 2015

An exhibition featuring the landscape paintings of noted architect John Calvin Stevens, many painted en plein air with a group of local artists known as the Brush'uns who depicted scenes in Cape Elizabeth, Capisic, Scarborough, Stroudwater and more. University of New England Art Gallery, 716 Stevens Avenue, Portland.

For more information, and to register for events and programs:  
[www.portlandlandmarks.org](http://www.portlandlandmarks.org) or call 774-5561



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 • Stamford, CT • Providence, RI • Washington, DC  
[www.verrilldana.com](http://www.verrilldana.com)

**CORNERSTONE** BUILDING & RESTORATION

LOCAL CRAFTSMEN ~ AMAZING RESULTS!

You Dream It ~ We'll Build It  
Get Started Transforming Your Kitchen Today



[www.CornerStoneBR.com](http://www.CornerStoneBR.com)

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

PORTLAND, MAINE (207) 775-9085 [WWW.CORNERSTONEBR.COM](http://WWW.CORNERSTONEBR.COM)

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

Ensure historically correct restoration.



**WE KNOW MORE SO YOU CAN WORRY LESS**

(207) 774-6257 • [www.clarkinsurance.com](http://www.clarkinsurance.com)

Proudly Serving Greater Portland since 1931