

# ANNUAL REPORT 2018-2019



Greater Portland  
**Landmarks**



↔ Historic character enriches our lives ↔



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

With your crucial support we have connected more than 25,000 people to the stories of their homes, neighborhoods and communities, encouraging adaptive-use and enhancing greater Portland's character of place. You have made the following possible:

### Recognized 8 outstanding leaders and projects with Preservation Honor Awards

- » **Preservation Leaders:**
- » Marianne Chapman
- » Troy Bennett

### Restoration and Rehabilitation Projects:

- » Conant-Payson Block (1866), 30 Exchange Street, Portland
- » State Theatre Marquee (1929), 609 Congress Street, Portland
- » Grand Trunk Railroad Office Building (1903), 1 India Street, Portland

### Adaptive Reuse Projects:

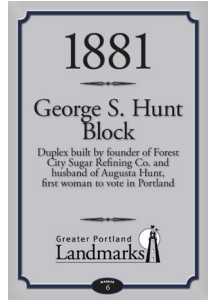
- » Brick South (1904), Thompson's Point, Portland
- » The Motherhouse at Baxter Wood (1909), 605 Stevens Avenue, Portland
- » Plummer Senior Living (1931), 192 Middle Road, Falmouth

### Forged strong partnerships to identify and preserve historic resources:

- » Surveyed 242 Buildings in Deering Highlands with support from a Historic Preservation Grant from the National Park Service. Also Boulevard Park, East Deering, Nason's Corner, Peaks Island and Morrill's Corner.
- » Achieved National Register listing for the Hawkes Plaza Sign in Westbrook for its significance to art and commerce, working with the Westbrook Historical Society and the Maine Historic Preservation Commission.
- » Partnered with the Munjoy Hill Neighborhood Organization and the City of Portland to fund a designation report for Munjoy Hill.

### Historic Markers get a new look:

- » Redesigned Landmarks' Historic Marker and program review process in order to expand the program's reach and emphasize more modest dwellings alongside the grandiose. Printed on a more durable material, the new design highlights the context of each structure, giving information about the namesake and includes the architect when possible.



**Trained four future preservation leaders through our summer internship program, who conducted Maine's first survey of historic buildings at risk from climate change.**

## Shaping the future, respecting the past.

### Advocated for policies that protect historic resources as part of several Portland planning initiatives:

- » Advocated for a historic district on Munjoy Hill to protect the historic neighborhood.
- » Participated in drafting recommendations for South Portland's new historic preservation ordinance.
- » Joined a national coalition of preservation advocates to protect public participation in the federal process of listing properties on National Register of Historic Places.

### Influenced 6 new construction and 3 rehabilitation projects in Portland:

- » 40 Free Street, development of 51 new units of housing and 8,000 SF of retail in the Congress Street Historic District.
- » 5-7 India Street, a new mixed-use building with 24 apartments in the Portland Waterfront Historic District.
- » 95 India Street, a new single family home in the India Street Historic District.

- » 100 Fore Street, construction of a new 539-car parking garage and office building adjacent to the Portland Company Historic District.
- » 1 Center Street, a new hotel in the Portland Waterfront Historic District.
- » 80 Exchange Street, a new mural in Tommy's Park.
- » 84 Commercial Street, a new kitchen addition for a long-time Portland restaurant affected by recurrent tidal flooding.
- » 140 Congress Street, reuse of the former Moody House and church as a single family home and hostel.
- » 33-37 Montreal Street development of 14 unit of housing in the new Munjoy Hill Conservation Overlay District.

### Made progress saving 6 Places in Peril, Greater Portland's most significant endangered properties:

- » Hay & Peabody's Seth Thomas Clock (1925), Portland – Worked with development team and clockmakers to plan a restoration funding campaign.

- » Lincoln Park (1866), Portland – Advocated for city funding to restore the park's walkways.
- » African American Resources on Portland's Peninsula (1800-1900), Portland – Advocated for inclusion of several resources associated early African American settlers on Munjoy Hill in the proposed historic district boundaries.
- » Abyssinian Meeting House (1896-1915), Portland – Launched a second season of neighborhood walking tours in partnership with the Committee to Restore the Abyssinian.
- » South Portland's Historic Resources – Endorsed text amendments to protect all pre-1941 resources with a 90-day demolition delay and incentivize reuse of historic buildings with conditional use provisions in all zones.
- » Grand Trunk Railroad Office (1903), Portland – Celebrated the restoration of the building with the presentation of a preservation award to Gorham Savings Bank.

(Clockwise left to right) Landmarks awarded eight preservation awards in the fall of 2018, including: Troy Bennett captivated audiences with his year-long weekly series of videos *This Week in Portland History*; Forefront Partners rehabilitation of Brick South at Thompson's Point recalls its industrial past and meets stringent sustainability standards; The State Theatre Marquee is a great example of a public-private partnership to enhance the theater and rejuvenate the arts district corridor; Marianne Chapman lead a years-long project to protect and enhance the historic Grand Trunk Cemetery in Portland's East Deering neighborhood; The St. Joseph's Convent, known as the Motherhouse was successfully preserved while creating much-needed affordable senior housing for the city.



# Bringing to life the remarkable stories behind historic places.

## Welcomed 17,853 visitors to the Observatory

- » Welcomed visitors from 43 States and 60 foreign countries.
- » Installed 20 new exhibit panels with new information and images!
- » Celebrated Flag Day with 568 visitors enjoying the new exhibits.
- » Provided Observatory and Eastern Cemetery tours to 470 school children in partnership with Sprits Alive.
- » Distributed our award-winning City as a Classroom book of Portland History to 546 school children.

## Engaged an expanding group of 78 volunteer docents

- » Recruited 21 new docents through the Portland's History Docents program.
- » Hosted Halloween at the Observatory with costumed docents handing out candy to over 80 trick or treaters.
- » Increased our popular Observatory Lantern Tours during the December holiday season.
- » Held five docent activities including a field trip to the Skolfield-Whittier House in Brunswick.
- » 1372 volunteer hours contributed by docents at the Observatory, U.S. Custom House and Walking Tours.

## Shared the stories behind Portland's special places

- » Created a new online self-guided walking tour of Woodfords Corner and the Deering Highlands.
- » Showcased the former St. Joseph's Convent (1909), Portland, transformed into 88 apartments for adults 55 years of age and older, at our Annual Meeting.
- » Shared discoveries from our architectural surveys in a series of Neighborhood History Nights in East Deering, Nason's Corner, Deering Highland's, and Peaks Island reaching 165 people.
- » We offered six accredited workshops to 47 realtors for their required continuing education.
- » Historical Kit House Lecture to 20 at Buxton-Hollis Historical Society.
- » What Style is my House Lecture to 25 at Yarmouth Historical Society.
- » We introduced new walking tours; India Street and the Western Promenade in the Gilded Age. We also welcomed 10 new walking tour docents and five new U.S. Customs House docents.

## Celebrated Preservation and Preservation Leadership

- » Brought together more than 200 guests at *Portland Then and Now, our Historic Gala*, where we honored 6 Living Landmark Awardees for their transformational leadership in preserving our community's historic character; Hilary Bassett, Greg Boulos, Anna Marie Thron, Sally & Ted Oldham and Mary Louise Sprague.
- » We connected 500 homeowners with local preservation experts and craftspeople at the Old House Trade Show, March 30 & 31st, the only show of its kind in Maine that features the trades, services, and products needed to restore and preserve older homes and buildings.

## John Calvin Stevens Society members were hosted by Ron and Elizabeth DuBois at their turn of the century Horace F. Farnham Home which was designed by John Calvin Stevens.



(From left to right) Landmarks interns Emma Survis, Leslie Moore, Abigail Dolan and Sarah Knauer; Landmarks 2019 Old House Trade Show attendees learning from the experts.



(From left to right) Mary Louise Sprague engages the audience at the annual Historic Gala with Board President Ed Gardner and former Executive Director, Hilary Bassett; Ted and Sally Oldham, Greg Boulos, Hilary Bassett, Mary Louise Sprague and Anna Marie Thron receiving their awards for transformational leadership.



(Clockwise from left) Earlier this year portions of the former Portland Company complex not protected by the new historic district were demolished; The India Street neighborhood has seen rapid development like this new building at 20 Thames Street; Preserving Landmarks like John Ford's home on Munjoy Hill have been at the forefront of Landmarks' advocacy this year.

# Planning for the future.



## Welcomed a new Executive Director

- » Sarah Hansen was hired following a national search to replace retiring director, Hilary Bassett.

## Strategic Research Survey

- » Completed a Strategic survey interviewing 429 stakeholders. Respondents reported a need for stronger leadership and advocacy efforts to preserve historic neighborhoods, while also striking a balance between unprecedented growth and economic development.

## Enhancing the Visitor Experience at the Observatory

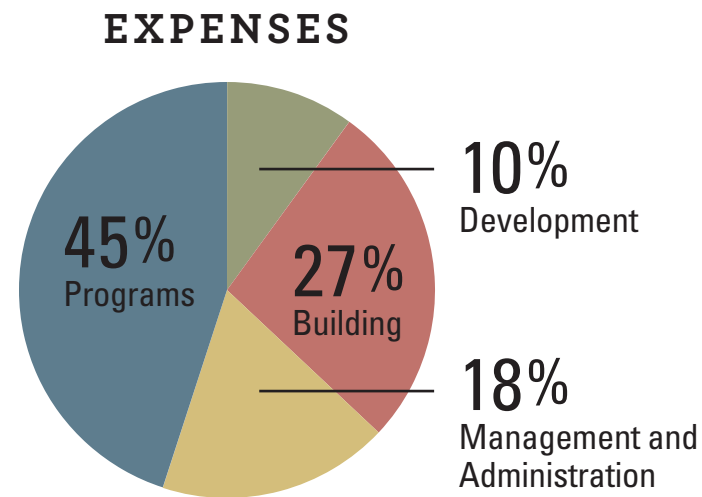
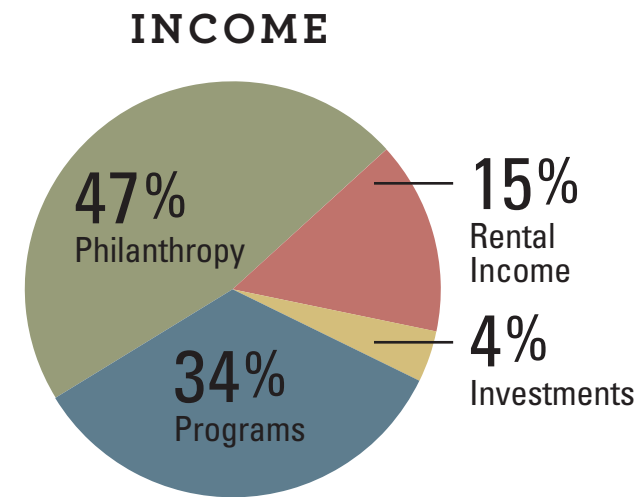
- » Installed 20 new exhibit panels at the Portland Observatory that tell the story of the history, function, design and construction of this last remaining U.S. marine signal tower.



(Clockwise from left) Visitors enjoying the new Portland Observatory exhibits; Custom House docent Kathi Perkins leads a school tour; Observatory docent Don Head takes 3rd graders on a tour; Docents celebrate Valentine's Day at Landmarks; new docent Mama Miller and 20 year docent Stacy Stevens share a moment at the Observatory.



# Resources to Fulfill Landmarks' Mission



## Statement of Activities June 30, 2019

INCOME	
Philanthropy	
■ Membership and annual support	194,018
■ Temporarily restricted gifts and grants	120,221
Programs	
■ Special events	56,291
■ Observatory and education	145,826
■ Publications, newsletter, sales	25,496
■ Preservation services	4,125
Investments	
■ Realized and unrealized gain on investments	17,441
■ Investment income	7,527
Building rental income	101,635
Other	16
<b>TOTAL INCOME</b>	<b>672,596</b>
EXPENSES	
Program services	275,030
Management & administration	112,335
Management & administration-building (includes depreciation)	168,387
Fundraising & development	59,900
<b>TOTAL EXPENSES</b>	<b>615,652</b>
Change in net assets	56,944
Net assets, beginning of year	2,216,173
<b>NET ASSETS</b>	<b>2,273,117</b>

## Balance Sheet June 30, 2019

ASSETS		
Cash		147,472
Accounts receivable		2,580
Pledges receivable, current		250
Grants receivable		—
Inventories		34,606
Prepaid expenses		3,671
Land, building and equipment, net		2,142,773
Investments		384,198
<b>TOTAL ASSETS</b>	<b>2,715,550</b>	
LIABILITIES & NET ASSETS		
Current Liabilities:		
■ Accounts payable	7,500	
■ Accrued expenses	21,756	
■ Deferred revenue	10,600	
■ Long-term debt, current portion	31,320	
Total current liabilities		71,176
Long-term debt, non-current portion		371,257
<b>TOTAL LIABILITIES</b>	<b>442,433</b>	
NET ASSETS		
Unrestricted:		
■ Undesignated	80,452	
■ Invested in land, building, and equipment	1,740,196	
■ Board designated	384,198	
Total unrestricted assets		2,204,846
Temporarily restricted assets		68,271
<b>TOTAL NET ASSETS</b>	<b>2,273,117</b>	
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>2,715,550</b>	

# Thank you for supporting our mission!

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- Nate Stevens, *First Vice President*
- Bruce Rouillard, *Treasurer*
- Jane Hurd, *Secretary*

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- Thomas Elliman
- Francesca Galluccio-Steele
- Richard Gilbane
- Kate Griffith
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- Lynn Hallett
- Joel Harris
- Candice Thornton Lee
- Jay Norris
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- Matthew Pitzer
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- Benchmark Residential and Investment Real Estate
- Cornerstone Building & Restoration
- Gardner Real Estate Group
- Heritage Company Coppersmiths
- Marvin Design Gallery by Eldredge
- Ocean Gate Realty
- Taggart Construction, Inc.
- Stevens Square at Baxter Woods

#### City is a Classroom Sponsor

- Norway Savings Bank

#### 2019 Old House Trade Show Sponsors

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- Maine Homes by DownEast
- Antique Homes Magazine
- Benchmark Residential and Investment Real Estate
- BWA, Inc./Plaster Magic
- Clark Insurance
- Innerglass Window Systems
- Maine Paint
- Town & Shore
- Portland Press Herald
- Green & Healthy Maine Homes

#### 2019 Annual Historic Gala Sponsors

- Gardner Real Estate Group
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- Machias Savings Bank
- Maine Home & Design
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- Maine Paint
- Maine Street Design
- Market Street Eats
- Maine Stone Scapes

- Marc Gup Real Estate Group
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- Marvin Design Gallery by Eldredge
- Masonry Preservation Associates
- Mast Construction Corp
- Morrison Real Estate
- Norway Savings Bank
- Ocean Gate Realty, LLC
- Old House Parts Co
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- Portland Paddle
- Portland Society for Architecture
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- Red Hook Design LLC
- Renewal by Andersen
- Restoration Resources
- Resurgence Engineering & Preservation
- Sash and Solder
- SMRT, Inc., Portland
- StandFast Works Forge
- Stern Consulting International
- Steven Schuyler Bookseller
- Stevens Square at Baxter Woods
- Taggart Construction, Inc.
- T.A. Napolitano Electrical Contractor
- Ted Carter Landscapes
- The Boulos Company
- Town & Shore Associates
- Townsend Real Estate
- Window Master
- Wright-Ryan Construction
- Wright-Ryan Homes
- Yarmouth Village Improvement Society
- Your Kitchen Imagined, LLC

### Grants Awarded or Released from these Foundations:

- Margaret E. Burnham Charitable Trust
- Fisher Charitable Foundation
- Maine Arts Commission
- Rines-Thompson Fund of the Maine Community Foundation
- Historic Preservation Fund of the Maine Historic Preservation Commission
- Morton-Kelly Charitable Trust
- Maritime Heritage Program of the National Park Service, U.S. Department of the Interior
- Phineas W. Sprague Memorial Foundation
- Roxanne Quimby Foundation

Thank you to all of our members, friends and partners, for making our programs, outreach, and advocacy possible.



3,000+ buildings have been surveyed in the last five years, including 448 resources in Bayside and 557 in Ferry Village, and a Portland waterfront survey.



## Attendance at the Portland Observatory

<b>2016-2017</b>	<b>14,898</b>
<b>2017-2018</b>	<b>16,053</b>
<b>2018-2019</b>	<b>17,853</b>