

# LANDMARKS OBSERVER

GREATER PORTLAND LANDMARKS, INC.  FALL 2014, VOL. 39, NO. 3, FREE  
our homes, our neighborhoods, our future

## PRESERVATION AWARDS 2014

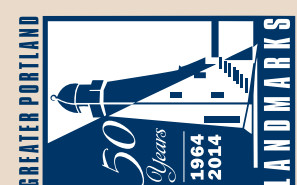
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PHOTO BY: HEATH PALEY

Landmarks is recognizing seven outstanding preservation projects, including restoration of the US Custom House (1867-72). The 15 year project included restoring its decorative plaster and gold leaf, repairing 112 windows, providing universal access, and installing geothermal heating and cooling.

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- Craig and Libby Owens, 104 West Street Portland, Maine '2007'

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## GREATER PORTLAND LANDMARKS 50th Anniversary Founders' Night Celebration

Honoring Earle G. Shettleworth, Jr. and all of the founders and leaders of Greater Portland Landmarks over 50 years.

Friday evening, November 7, 2014

Masonic Temple, 415 Congress Street, Portland, Maine



Office Space Available at 93 High Street, Portland

For more information call 774-5561



# PLACE MATTERS

PLACE MATTERS, AND PEOPLE UNDERSTAND IT AT A VISCERAL LEVEL. The fact that Landmarks annually facilitates three to five proposals of marriage at the top of the Portland Observatory is just one indication that the places that define our region mean a great deal. Personal histories that are tied to special places like the Observatory are just as important as the social and architectural histories appearing in the guidebooks and textbooks about our region.

At the Fort Allen Bicentennial in September, hundreds gathered for the grand opening of the brilliantly rehabilitated historic city park. As landscape architect Martha Lyon explained, the park design evolved from first acquisition by the City in 1828, expansions led by city engineer William Goodwin and Mayor James Phinney Baxter in the 1890s and early 1900s, and design changes beginning in the 1930s as automobiles replaced horse drawn carriages. The recent project brings back the horseshoe-shaped drive, the iron fence, the central path, and cobbled gutters, all features from the period 1890-1930, and sensitively adds modern electrical service, lighting, plantings, and other amenities for today's needs.

Dignitaries celebrated the public/private partnership of the City of Portland and the Friends of Eastern Promenade to renew Fort Allen Park. Historian Herb Adams recalled young Lieutenant William Henry Allen, an expert captain killed in action at age 27 during the War of 1812, for whom the Fort is named. Portland mayor Michael Brennan cited the importance of the personal unrecorded histories of the park, from playing on the cannons himself as a five year old, to weddings at the gazebo, to tourists' memorable visits to Portland. Diane Davison, tireless executive director of the Friends, recognized the strong commitments and contributions to the project. All the speakers cited the importance of this place and its stories, the memories it evokes and creates, and its continuous ability to inspire.

But not all places are as carefully stewarded as Fort Allen Park: many are vulnerable to neglect, unconsidered alterations, and demolition. Greater Portland Landmarks is working hard to ensure the preservation and adaptive use of historic places so that future generations will share in their history. For example, House Island recently changed ownership, has no preservation protections, and is at risk. The site of Fort Scammel and the "Ellis Island of the North," it is a fascinating place that shapes views of Portland Harbor from land and sea. We strongly support City designation of the Island as a local historic district. This will preserve the Island's historic resources and provide a process to manage change going forward. Citizens throughout the area, including many Casco Bay Island residents, kayakers and sailors, love the Island's authentic character and want to see it preserved.

Preservation helps us connect past, present and future. Places like Fort Allen, the Observatory, and House Island could not be anywhere else. They recall and energize our collective and personal histories.



**HILARY BASSETT**  
*Executive Director*

## PRESERVATION UPDATES

### Kaitlyn Kornder: 2014 Summer Intern

A recent art history graduate of Lewis & Clark College in Portland, Oregon, summer intern Kaitlyn "Kat" Kornder helped organize the 2014 Preservation Awards program. In addition, she surveyed over 100 Landmarks historic marker properties, assisted with seven inspections of properties where Landmarks holds easements, and compiled data for an economic impact study of preservation in the India Street neighborhood. Next spring, Kat will research environmentally sustainable preservation practices at the Cultural Heritage Agency of the Netherlands.

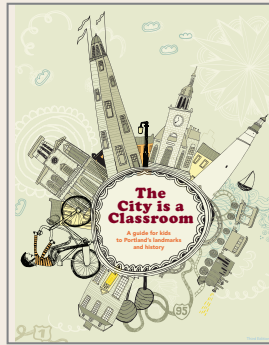


### Observatory Projects: Under Construction

The Portland Observatory is under construction, with new windows being installed to address leaks and rotting wood. All work is being directed according to preservation standards and using materials that will have greater durability in the wind and weather. The tower is also being repainted with its historic colors.

The general contractor is Hardypond Construction, working with Papi & Romano Builders, and Bagala Window Works. Work will be completed in the fall of 2014.

### City is a Classroom: Best in Show Award



Landmarks workbook for third graders, *The City is a Classroom: A Kid's Guide to Portland's Landmarks and History*, was named Best in Show by the New England Museum Association in its 2014 Publication Awards program, selected from 168 entries from 57 museums entered in 20 different categories. Competition winners will be exhibited at their 96th Annual Conference in Cambridge, MA November 19-21, 2014. The workbook was written by Jennifer Pollick, Manager of Education Programs, working with staff at 9 local historic sites, edited by Landmarks trustee Ruth T. Story, and designed by Ann Cassady of Cassady Design, Portland.

### Front Portion of Masonic Temple Sold

The front half of the Masonic Temple (1911), listed as a Place in Peril in 2012, sold at auction in September. Originally the front offices and storefronts provided income to support the Masonic ceremonial rooms in the rear portion. Landmarks is reaching out to the new owner to provide advice in their efforts to preserve the building.

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

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# Landmarks 2014 Preservation Awards

**GREATER PORTLAND LANDMARKS** presents the 2014 awards program to recognize preservation excellence in two categories: structures & landscapes, and people & programs.

To ensure objectivity, we arranged for a blind jury process based solely on images and text provided by the applicants without reference to the project teams. We would like to thank the members of the New Hampshire-based jury, who brought extensive experience with historic preservation projects to the task: Dr. James L. Garvin, architectural historian and author; Frank Lemay, President, Milestone Engineering, and Pat McDermott, Director of External Affairs, Hinckley Allen. Seven awards were selected from 17 nominations. We also would like to thank Wright-Ryan Construction for their generous support of Landmarks' 2014 Preservation Awards.

## Jury Statement *by Dr. James L. Garvin*

**T**HE JURY WAS DEEPLY IMPRESSED BY the range and sensitivity of the Awards Program nominations. The exemplary nature of greater Portland's preservation activities is a testament to a vibrant community that values the role of historic preservation in its identity and its destiny. The investment of understanding and sensitive planning in each of these projects made the jury's task a challenging one.

The jury based its decisions on several criteria. The jury looked for geographical spread throughout greater Portland, and for a variety of building types and preservation challenges. The jury sought evidence of careful preservation planning in each project, and recognized government leadership in preservation as well as commercial and private enterprise. All of the winning projects demonstrate the sensitive adaptation of historic buildings to meet present-day needs while honoring the legacy that prior generations have bequeathed to the greater Portland area through architectural design, labor, and investment.



## Portland's Historic Preservation Program (1990 – present)

**I**N 1990, THE CITY OF PORTLAND ADOPTED a comprehensive historic preservation ordinance protecting historically and architecturally significant buildings, landscapes, and sites from demolition and providing review standards to ensure compatible changes.

The Historic Preservation Program is overseen by a seven-member citizen board that reviews and approves applications for exterior alterations, site improvements, and new construction affecting designated landmarks, buildings and sites within historic districts. The board also recommends the designation of additional landmarks, historic districts, and historic landscape districts to the Planning Board and City Council.

### JURY COMMENTS:

- The program has increased the number of protected properties from 1,000 to 1,800 since 1990.
- The program helps to define Portland as a noted historic city and has made preservation a part of Portland's civic identity by integrating historic protection in city government.
- The program is a product of public participation and action by elected officials, establishing historic districts through a democratic process.

Portland's peninsula historic districts (left).

### PROGRAM PARTICIPANTS:

#### INAUGURAL COMMITTEE

- Lee Urban, chair 1990-92
- Nancy Barba
- Arthur Fink
- Liane Kuniholm
- Pasquale Lapomarda
- Sidney (Pete) Thaxter
- Mark Weiss

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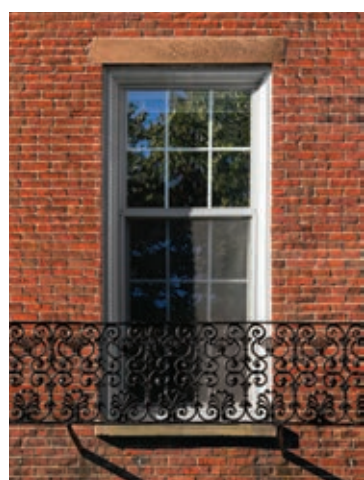
- Anne Callender
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- Gary Hamilton, first Preservation Compliance Coordinator
- Jeffrey Harris, second Preservation Compliance Coordinator
- Scott Hanson, third Preservation Compliance Coordinator
- Robert Wiener, current Preservation Compliance Coordinator



## Park Row (1835) Decorative Cast Iron Balcony Repair, Portland

**T**HE PROPERTIES AT 88-94 PARK STREET are part of Park Street Row (1835), listed in the National Register of Historic Places in 1972, and part of the largest row house complex ever built in Maine at the time of completion.

Extensive repairs were made for badly deteriorated, and entirely missing, balcony grills. Preliminary research showed that the original casting had a weak spot in the lower corner where a large number of breaks occurred.

Instead of replacing every panel that was missing this small corner piece, a partial pattern was created to cast just the missing corners, which were then brazed into place. Some full panels were cast and fastened in place where needed. The entire balcony grill was painted to help prevent further deterioration.

### JURY COMMENTS:

- The cast iron balustrade is essential to the design intent of the building and is a unifying feature.
- Restoration of the balustrade required sensitivity and craftsmanship. The project included pattern-making, casting, and brazing, which are now becoming lost arts, and as such are rare skills.
- The project team went to great lengths to repair and reuse existing materials rather than replace the cast iron.

### PROJECT TEAM:

- Standfast Works Forge, Cast Iron Work
- Ron Guerin, President of the Park Street Townhouse Owners' Association
- Tom Foran, Vice President, Park Street Townhouse Owners' Association
- Ann Worster, Former President, Park Street Townhouse Owners' Association



## Kotzschmar Organ (1912) Centennial Renovation, Portland

**T**HE KOTZSCHMAR ORGAN (1912), the first municipal symphonic pipe organ in the United States, is one of two municipal pipe organs in the country and is internationally recognized as a landmark pipe organ. The organ's location in Merrill Auditorium adjacent to Portland's City Hall is also notable.

Each piece of the organ, including its 6,862 pipes and all of its pedals, electronics, 100 miles of wiring, and massive 53' x 7' x 6'9" wind chest was removed and cleaned. Many of the organ parts, were rebuilt, refurbished or replaced. Nearly 240 pipes were added to increase the organ's range of sound.

PHOTO: LEN LEVASSEUR

### JURY COMMENTS:

- The project was guided by expert research and physical investigation.
- The renovation demonstrates fine and rare craftsmanship in carpentry, electronics, metalwork, and pneumatics to the end result of a fine musical instrument which is one of the largest in the world.
- The project demonstrates a commitment to historic preservation and rehabilitation while improving the pipe organ's musical range and versatility for modern use and audiences.

### PROJECT TEAM:

- Foley-Baker, Inc., Organ Builders
- Friends of the Kotzschmar Organ, Project Manager
- City of Portland, Owner and Financial Partner



# Landmarks 2014 Preservation Awards



PHOTO: HEATH PALEY

## Lower Hay Building (1848 & 1919) Restoration of Storefront, Portland

IN 1848, HAT MAKER Byron Greenough built a three-story brick flatiron style building at the corner of Free and Cross Streets. In 1919 a fourth floor was added to the building from designs by John Calvin Stevens and John Howard Stevens.

Restoration of the corner storefront and changes to the basement and first floor level based on late nineteenth century photographs of the storefront. Work included removal of clapboard infill, flat trim, and deteriorated brick sills; replacement of one metal exit door and frame; infill basement windows with a metal storefront system with obscure glass infill; and replacement of the existing basement door, sidelight and transom at the corner with new storefront infill and granite sill.

### JURY COMMENTS:

- The downtown location makes the Lower Hay Block a character defining structure.
- The project focuses on details, small elements that incrementally restored the architectural integrity that had been diminished by insensitive alterations.
- Careful attention was given to materials and craftsmanship.
- The project used historical photographs to restore the flatiron design while retaining many historical features.

### PROJECT TEAM:

- ttl-architects, Architect
- John B. DiSanto & Sons, Granite Stone Work
- Portland Glass, Door & Window Glass
- J.B. Brown & Sons, Project Manager & Owner



PHOTO: HEATH PALEY

## St. Hyacinth's School (1893) and Convent (1921) Rehabilitation as Housing, Westbrook

ST. HYACINTH'S SCHOOL WAS BUILT in 1893 and the Catholic Church of Westbrook added a convent to the west side of the building in 1921. The Frenchtown neighborhood surrounding St. Hyacinth's, near Dana Warp Mill, was characterized by dense multifamily housing. The buildings served French Canadian immigrants and were for many years at the core of the immigrant community in Westbrook.

Both buildings were vacant and rapidly deteriorating because of a leaking roof, rot, and previous fire damage. The entire masonry exterior of the school building was repointed, and extensive brick and cast stone repair was completed on the adjoining convent building. Both the convent and school received new roofs and masonry repair. Conversion of the school and convent into state of the art energy efficient housing was completed in

2013, while preserving or recreating architectural trim, windows, doors, cabinets, chalkboards and corridors to reflect the history of these buildings.

### JURY COMMENTS:

- The project demonstrates a commitment to the enhancement of multiple architectural details inside and out, such as circular windows, stained glass, and stair railings.
- Preservation of the parish/church complex pays homage to the economic and cultural identity of the city and to the immigrant experience.
- The school is a French Second Empire building with imposing form—a significant architectural symbol of the dignity of education and the importance of a sound education.
- The former school and convent represent adaptive use that provides tangible links to the buildings' formative role in the community.

### PROJECT TEAM:

- Developers Collaborative, Co-Developer
- Avesta Housing, Co-Developer
- Archetype Architects, Architect
- Sutherland Conservation and Consulting, Historic Consultant
- Portland Builders, Project Manager
- FST, Civil Engineer
- Curtis Thaxter, Attorney
- Maine Housing, Financial Partner
- Boston Capital, Syndicator
- Bangor Savings Bank, Lender



PHOTO: CAROL LISCOVITZ PHOTOGRAPHY

## Samuel Trask Block (1887) Site Improvements and Additions, Portland

THE TOWNHOUSE IS LOCATED on the historic Samuel Trask Block (1887) in the Western Promenade National Register Historic District and Portland's West End Historic District.

New construction included the addition of a porch and mud-room, filling in a sunken garden, and a new level parking area. The project involved removing a superstructure that was not original to the house, and moving and retaining the basement steps and doors. The details of the historic house were not copied in the new construction, but were simplified while recognizing and maintaining the grand scale of the original house.

### JURY COMMENTS:

- This project takes a large building and makes it fully useful from both the front and the back.
- The jury was impressed with the design solution for both the building and the landscape, creating a highly attractive entrance to replace a nondescript and confusing one.
- The project combines landscaping and architecture, replacing a forbidding barrier with a perforated lattice that creates a welcoming interchange between the public sidewalk and the private yard and makes landscaping an integral part of the overall design.

### PROJECT TEAM:

- Carriage House Studio, Architect
- Ocean House Builders, Contractor
- The Heritage Company, Roofing
- Ron Forest & Sons Fence Co., Fencing
- Fogg Lighting, Lighting
- Hanover Ironworks, Railings
- Carol Liscovitz Photography, 'After' Photography



PHOTO: OAK POINT ASSOCIATES

## United States Custom House (1867-72) Restoration, Portland

THE U. S. CUSTOM HOUSE (1867-72) was designed with combined elements of the Second Empire and Renaissance Revival styles by architect Alfred B. Mullet. It is listed in the National Register of Historic Places.

The restoration project, completed in 2013, lasted fifteen years and was reviewed and approved by the Maine Historic Preservation Commission. The project included repointing and restoration of the entire facade, installation of self-flashing roof membranes, extensive interior plaster repairs, and the restoration of every exterior window. The project team installed an 80-ton geothermal geothermal heating, cooling and ventilation system with energy recovery, reducing the energy cost by 30%. A new elevator and lobby now provide accessibility to upper levels.

### JURY COMMENTS:

- The project was guided by exemplary research and physical investigation.
- The rehabilitation embodies high levels of craftsmanship and replication of materials and surfaces.
- The building's internal space is imposing in scale and detailing, making it a monumental symbol of the federal regulation of commerce in the nineteenth century and of the design and construction skills of the post-Civil War period.
- As a federal undertaking, this project demonstrates the application of the *Secretary of the Interior's Standards for Rehabilitation*.

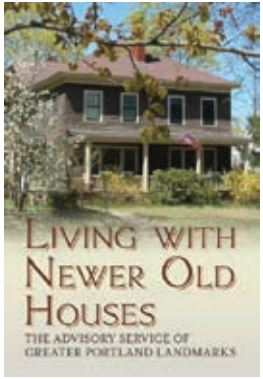
### PROJECT TEAM:

- Oak Point Associates, Architects
- General Services Administration, Client and Property Manager
- CCB, Inc., General contractors
- TECTA America, Roofing Contractor
- Building Conservation Associates, Historic Preservation Consultant
- Masonry Preservation Associates, Masonry Contractor
- Peter Lord Plaster and Paint, Plaster Contractor



## Living With Newer Old Houses.

By The Advisory Service of Greater Portland Landmarks. Fonthill Media: Printed in England for the Advisory Service of Greater Portland Landmarks. 192 pages. 75 black & white illustrations. Paperback. \$24.95.



Long ago in our much changed city of Portland pioneer members of Greater Portland Landmarks began to give thought to the hands-on part of preserving our architectural heritage. As volunteer men and women visited aging structures, took careful notes, they began a library of information and, in 1975, brought

out the now standard manual, *Living with Old Houses*. Still a much consulted classic, it is the practical complement to Landmarks' architectural and historical volume, *Portland* which was first printed in 1972.

To those who witnessed the remarkable shift in attitudes from Urban Renewal to Historic Preservation, the appearance of inappropriate "hippie" balconies atop 19th century structures and the difficulty of finding much of anything about any aspect of pre-1870 building and architecture, *Living with Old Houses* was a benchmark publication, a turning point. Since then it has been strengthened by a non-stop flow of factual local and national publications, and on-line. The basic rules and ideas that made *Living with Old Houses* the practical go-to volume of choice for rehabilitating your home, makes it so today.

Now comes a handsome and wholly original volume, focused on houses built in our area in the 1870s to the 1940s. This volume, *Living with Newer Old Houses* stands on its own and continues where the *Living with Old Houses* left off. In spite of multiple writers, the text is harmonious, pleasant to read, well organized and gets the job done. To give due credit, the authors include Jon Hall, Tom Hinkle, the late Pat Webber and Professor Joyce K. Bibber, who served as general editor. The clear and distinctive line drawings, included alongside period advertisements are the work of Emily Hunter and Julie Larry. There are useful notes and an annotated bibliography.

The heart of the book consists of ten chapters including; "Exteriors", "Interiors", "Construction", "Insulation", "Hazardous Materials", "Heating", "Lighting", "Plumbing", "Kitchens", and "Hardware."

"We have not yet been consulted about restoring a 'ranch house,' but that may come" the authors note. Be assured it will. They continue; "We have been invited into newly purchased homes where previous owners had installed features which were emulating those of ranch houses and which were both very much out of date and not in keeping with the rest of the house. The new owners wanted to know how to put it all back -- or least to make the contrast less glaring." What and how much to change, how historic to make it. I think of the late Frances W. Peabody and her long, careful restoration of the Butler House (1868). She once said: "Each year I did a little something but my first consideration always was to maintain the integrity of the structure." She imposed practical guidelines including repairing, cleaning the remarkable trompe l'oeil walls. The things she decided to make 20th century were the kitchen and bathrooms. Indeed, having been born in 1903, she had no reason to relive the early days of "improved" cooking and "comfort." It was a lived in, comfortable home which Frannie enjoyed, exactly what living with older or vintage houses can and should be about.

Once again Landmarks demonstrates how to preserve and comfortably restore old houses to livable yet aesthetically pleasing and to a point accurate condition. The authors of *Living with Newer Old Houses* have added another volume to a list of local classics. ■

William David Barry lives in Portland and is the author of *Maine: The Wilder Half of New England*.

[www.portlandlandmarks.org](http://www.portlandlandmarks.org)

# What is your Legacy?

Greater Portland Landmarks is the beneficiary of three recent bequests, left by long-time members and supporters. We are ever-grateful to these beloved community leaders. These generous donors will form the nucleus of our nascent Legacy Society of donors who remember Landmarks in their estate plans, a group forming this year in conjunction with our 50th Anniversary. A number of Landmarks constituents are considering their wills and estate plans and how they might support their personal priorities long into the future. We thought it would be timely to provide some basic information to all of you, our readers, as you consider the estate planning process. We asked our friends at The Danforth Group of Wells Fargo Advisors to outline some of the key terms and concepts related to estate planning. Protecting the architectural fabric that we all love could be part of your legacy.

## What is a Will?

A "Last Will and Testament" is a legal document that allows you to say who should get your property when you die. Every state has strict requirements as to who can make a Last Will and Testament. In Maine, anyone aged 18 or older who is of sound mind can make a Will. A Will gives you the opportunity to appoint a personal representative who is the person you choose to be in charge of administering and settling your estate. In your Will your personal representative may also be called an Executor or Executrix. If you have minor children, your will gives you the opportunity to say who you want to serve as guardians, as well as, plan to protect any money or property you leave to minor children or other beneficiaries that may not be good candidates to receive an inheritance outright. It's a good idea to seek out professional legal advice and have an attorney who specializes in estate planning and is licensed to practice in your state write your will.

## What happens if I Die Without a Will?

Good question! According to LexisNexis, approximately 55 percent of American adults do not have a will or estate plan in place. If you die without a will, you are said to have died "intestate." State law will control the settlement of your estate and the distribution of your probate property. There's no assurance that this process will distribute your assets to the people or organizations that are most important to you which is why you need to have a will. Without a will there is no provision to leave charitable bequests or provide for a domestic partner unless you are registered on the Maine Domestic Partner Registry.

## What's Probate?

Probate is the judicial and public process to pay bills, outstanding debts and distribute assets to your next of kin. Each county in Maine has its own Probate Court and the length of time needed to complete the probate of an estate depends on the size and complexity of the estate.

## Will All My Assets Have to Go through Probate?

No, estate planning encompasses much more than a will. In order to control where assets go and how they are distributed, it is important to understand the interaction between legal forms of ownership, estate planning documents such as your will and beneficiary designations. Only solely owned property, in individual name or a "tenants in common" ownership interest will pass through probate. Accounts or property owned "joint with rights of survivorship" mean that a deceased owner's share automatically passes to the surviving owner(s). Then there are beneficiary designations which are written instructions that allow you to direct how certain assets will be transferred upon your death. Assets that normally pass according to a beneficiary designation include: IRAs, qualified retirement plans, deferred annuities, life insurance and other employee benefit plans.

You can also name beneficiaries for investment and banking accounts with a Transfer on Death (TOD) or Pay on Death (POD) designation. Lastly, assets held in a revocable living trust are not subject to probate. It's important to regularly review beneficiary designations with your legal, tax and financial team, in the context of your overall estate plan.

## What's an Ethical Will?

Unlike a "last will and testament" an ethical will isn't a legally binding document. It can give you the chance to reflect on your life and think about the wisdom, values, hopes and legacies you want to pass on to a next generation. There are no rules governing what goes into it. It could be a letter or video recording. They are deeply personal and can leave a powerful and lasting message for loved ones.

Wells Fargo Advisors is not engaged in rendering tax or legal advice. Specific questions as they relate to your tax or legal situation should be directed to your tax and legal advisors.



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# WHO We Are



Candice Lee

**Candice Lee** returned to her native Maine in the late 1970s, a move she wasn't looking forward to, after living in the areas around Boston and New York. The work being done by Greater Portland Landmarks caught her eye, and she knew she wanted to be a part of it. She found her niche in the Advisory Service where her specialty became stripping wads of old wallpaper off the walls, separating the layers, and dating the samples. Since she was an ASID interior designer, this was especially interesting to her. Lee has served on the Landmarks Board twice, including her current stint, but has been an involved member for 32 years. She is now one of three-co-chairs organizing the Landmarks' Founders' Night Celebration Friday, November 7, 2014, from 5:30-8:00 p.m. at the Masonic Temple in Portland. (For more details on that, see page 12.)

### How did you get involved with Landmarks?

I learned a love of Historic Preservation from the time I was 12 years old, having seen the Fairbanks House in Dedham, Massachusetts, the oldest saltbox extant. I listened to every word the docent said, so it was natural that in coming back to Maine and seeing all that was written about what Landmarks was doing at that seminal time—1976, I would want to be involved. I found a perfect place on the Advisory Service, then composed of women from the ages of 30 to 85. People like Ursula Baier, the Trappan sisters, and the intrepid Franny Peabody. On the youthful side people such as Judy Parker and Marilyn Pomeroy. There was a camaraderie that existed that I look back on fondly. Each person on the Advisory Service had a special job—chimneys, floors, fireplaces, wallpaper etc.

I loved living outside of Boston and New York and I came back to Maine kicking and screaming. Moving to an old farmhouse in Cumberland and being involved with Landmarks helped with the settling-in process.

### What kind of work did you do at first?

One of the things I did then was I would take these wallpapers and soak them in methyl alcohol to melt the glue, and place them on cake racks to dry. We would take the samples to Boston, to the Society for the Preservation of New England Antiquities, to preserve them. It got so that, after a while, Richard Nylander, the President of SPNEA, who had been dating the samples, asked me to take over. I was very pleased when I would date them accurately for him.

### What do you do at Landmarks now?

Founders Night — I'm one of the chairs — is going to be a wonderful evening because it will bring people's awareness to what has been going on since 1964. We get to show how the organization got off the ground, with the 13-year-old founder who grew up to be Earle Shettleworth, early presidents and the early directors, and I'm so happy to be a part of that.

### How do you think Portland is doing these days?

I think Portland is doing very well! When I left in 1967 to go to college, to leave home, I didn't care if I ever came back here. There wasn't much going on. There were only a few restaurants—hard to believe now, but Valle's and The Roma and a Chinese restaurant called The Pagoda were the only ones. I love beautiful things, it's why I became an interior designer. To my mind there wasn't much beauty in Portland at that time. Union Station had much significance for me since my favorite uncle would come by train and we would go to meet him there.

Right now I have a wonderful house in the West End that's just right for me and my dog. I love the houses in the West End — and the East End, too, they're different. It almost reminds me of East Side, West Side New York. East Side being more residential and the West Side being a more "happening" sort of place. The reverse here.

### Looking back, what is your view of Landmarks' work?

I think Landmarks has done a great job over the years as a steward of the streetscape, the built environment. That, plus the craziness of all these wonderful restaurants, buildings being cared for, new ones being built, and its placement on the coast, Portland encompasses the Maine mystique. It's all coming together very nicely.

I've come to appreciate how really fabulous it is to come from Maine. We are such neat people here. We don't have that "keeping up with the Joneses" approach to life. After having experienced other places, and some places that suffer from a lack of culture - I just love everything here all the more.


### Why do you think Landmarks' work is still necessary?

A couple of years ago we began to highlight Places in Peril — and that called a lot of attention to buildings that are really important to the streetscape in Portland and nearby, and that are really in danger of moldering away for lack of funds. We need Landmarks to be a guide in a lot of things. ■

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## An update on three “Places in Peril”

**R**ECENTLY, HISTORIC PRESERVATION advocates, including Greater Portland Landmarks, have found that publicizing the precarious condition of certain properties goes far in rallying support for saving them. Landmarks launched its *Places in Peril Program* in 2012, and so far has identified 14 properties in greater Portland.

Meanwhile, the *Preservation Awards Program* launched in 2014 recognizes efforts in recovering, developing and maintaining buildings, districts and landscapes, as well as public leadership, community programs, and planning initiatives in preservation.

Landmarks will alternate each year conducting its *Places in Peril* campaign, which has successfully caught the media’s attention and galvanized concern, and its newly revamped, *Preservation Awards Program*, which recognizes preservation excellence.

These two programs share the goal of translating the public’s concern into community action. Throughout, Landmarks makes its technical resources available to private, nonprofit, and/or governmental entities to stabilize, repair or rehabilitate properties, in many cases using state and federal historic preservation tax credits. Here are updates on three Landmarks *Places in Peril* listings.

### HOUSE ISLAND

This summer, at Landmarks request, Portland’s Historic Preservation Board nominated House Island as a local historic district. Its historic immigration station buildings and Fort Scammell have been unprotected by local, state or federal jurisdictions, yet it is among Portland’s most important cultural landscapes, with a rich history of marine, shipbuilding, and military activities dating from Colonial times. In the 20th century, it became known as the Ellis Island of the North.

Landmarks has met with House Island’s new owner, who is planning residential development. House Island may be eligible for listing in the National Register of



PHOTO: MAX YESTON

The public health officer’s residence is one of the 1907 immigration station buildings that would receive protection under an historic district for House Island.

Historic Places, which would afford some protection from any federally funded, licensed or permitted projects. Local historic district designation wouldn’t prohibit development, but it would provide a review process that would take into account the important historic character-defining features of the island.

### PORTLAND COMPANY

The Portland Company, on filled waterfront land, was founded in 1845 as the Portland Iron Manufacturing Company. It was the only works in the country designed primarily to produce steam locomotives, and the 14 surviving historic industrial buildings there make up the only intact 19<sup>th</sup> century waterfront industrial complex left on the Portland peninsula. Its 10 acres have ample space for new construction and parking.

The complex was sold recently without local, state or federal protections. It’s eligible for the National Register of Historic Places which provides access to state and federal rehabilitation tax credits of up to 45%. Landmarks is advocating for a project design that retains the integ-

riety and character of the industrial complex as a whole, while bringing a variety of new and creative uses to these historic buildings. The design needs to be inspired by Portland’s authenticity of place and to respond to the historic context as well as the waterfront and natural environment. In September 2014, at Landmarks request, Portland’s Historic Preservation Board began considering a potential nomination of the complex as a local historic district.

### LINCOLN PARK

Lincoln Park was built not just as public space, but also a firebreak after the devastating Great Fire of 1866. Lincoln Park was a vibrant urban park surrounded by churches, courthouses, and residences. Its tree-lined

diagonal pathways converge in the center, where a fountain was added in 1871. Stately granite posts mark the entrances, and around the perimeter are handsome bollards designed by architect Matthew Stead.

In 1970, construction of Franklin Arterial took out about a quarter of the park, and it has suffered neglect since. Fortunately, the new nonprofit Friends of Lincoln Park (*LoveLincolnPark.org*), led by Frank and Sharon Reilly, is working with the city and others to reverse the park’s deferred maintenance, restore its landscape and furnishings, and revitalize its role in civic life. The Franklin Street Study Group is considering an expansion of Lincoln park to closer to its historic eastern boundary, and the City is developing a master plan. ■



### Christopher Closs

Landmarks’ Preservation Services Advisor  
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# Landmarks Calendar

## 50th Anniversary Celebration

Greater Portland Landmarks invites you to join us in celebrating its 50th anniversary in 2014. Today, Portland's popularity as a place to live, work and visit reflects Landmarks' longstanding advocacy and education to preserve our extraordinary historic buildings, neighborhoods, and landscapes.

Landmarks' 50th Anniversary events are made possible by a lead sponsorship from the Dead River Company, and support from J. B. Brown & Sons, The Danforth Group of Wells Fargo Advisors, and an Anonymous Donor.



## Fall Programs & Tours

Through Oct. 13, 2014, daily 10 am – 5 pm

### Portland Observatory Museum Open for the Season

Enjoy fascinating history and spectacular views at the nation's only remaining historic maritime signal tower. Guided tours daily from 10 am to 5 pm, with the last tour departing at 4:30 pm. Located at 138 Congress Street. Admission: \$9 adults; \$8 seniors/students/AAA; \$5 children ages 6-16; Portland residents: \$5 adults; \$3 children ages 6-16; Free for Landmarks members and children under age 6.

Wednesdays, October 1, 10:30 and 11:30 am;  
October 15, 11:30 am

### US Custom House Tour

View the spectacular interiors of Portland's Custom House built 1867-71, designed by Alfred B. Mullet. Meet at Fore Street entrance; Tour lasts approx. 30 minutes. Tickets: \$10 age 16 and up; \$5 Landmarks members, Advance registration required. [www.portlandlandmarks.org](http://www.portlandlandmarks.org)

Friday, October 24, noon – 1:30 pm

### Lunch and Learn:

#### Six Easy Steps to an Effective Estate Plan

Join us for lunch with Sarah Halpin of the Danforth Group of Wells Fargo Advisors. She will cover a range of steps to estate planning, including how to integrate your personal plan with your charitable wishes, and updates on estate and gift tax exclusions. Greater Portland Landmarks, 93 High Street, Portland. Free lunch and program. Advance registration required. [www.portlandlandmarks.org](http://www.portlandlandmarks.org)

## Founders Night

Friday, November 7, 2014, 5:30 pm

### 50th Anniversary Founders' Night Celebration and Reception

To honor Earle G. Shettleworth, Jr., State Historic Preservation Officer and all of the founders and leaders of Greater Portland Landmarks over 50 years. Masonic Temple, 415 Congress Street, Portland. Tickets: \$50, [www.portlandlandmarks.org](http://www.portlandlandmarks.org)

## Old House Trade Show

Saturday & Sunday March 28, 10 am – 5 pm,  
& March 29, 2014, 10 am – 4 pm.

### Old House Trade Show

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. Holiday Inn by the Bay, 88 Spring Street, Portland.

## Art Exhibition

April 21 – July 15, 2015

### The Paintings of John Calvin Stevens

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:  
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