

Meeting House Lofts

341 Pine Street, South Portland



Significance

In 1927-28 John Calvin Stevens designed the Colonial Revival style Roosevelt School as an elementary school for the Meeting House Hill neighborhood in South Portland. The city closed the public school in 1983 and from 1985-2012 it was used as a school by Spurwink Services. During this time, the windows were replaced, ceilings were lowered and an elevator was added to the building. In 2014 the City of South Portland sold the vacant building to a development team.

Project Scope

The historic school building was adaptively reused as ten condominium units. An additional nine units occupy a new addition on the west side of the school building. Using original drawings and the Secretary of the Interior's Standards for the Treatment of Historic Properties as a guide, the windows of the school were replaced, the masonry was repointed, stone sills were recast or repaired, and historic doors and transoms were retained and refurbished. On the interior, new systems were provided while the original stair-wells, lobbies, and exposed brick walls were retained. The new construction was sited and constructed with materials that show a clear visual difference with the historic school.

Recognition

Developer Ethan Boxer Macomber worked with PDT Architects to combine adaptive reuse and new design to transform the school into nineteen condominium units. The design and siting of the new addition is compatibly scaled and sited on the parcel to respect the architectural integrity of the historic brick school building. The development team embraced high preservation standards for redevelopment of the former school in a community that does not have a preservation ordinance or require a formal design review.