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

The Church of the Sacred Heart (1986-1915) on Mellen Street in Portland, designed by Francis Fassett, is one of five local endangered properties cited by Landmarks in 2015. An active congregation is raising funds to repair the leaking copper roof on the apse to preservation standards.

WWW.PORTLANDLANDMARKS.ORG
Growth is coming to Portland’s Off Peninsula Neighborhoods

In 2012, the City approved the Transforming Forest Avenue concept plan to address multi-modal transportation improvements which are being implemented. Along Stevens Avenue, the University of New England (UNE) recently added new pharmacy and dental schools, purchased the former Stevens Avenue Armory next door, and is rehabilitating Alumni Hall.

The complete report will be available at portlandlandmarks.org in January.

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

Meet Alessa Wylie & Julie Larry

New Landmarks Staff Members

Landmarks welcomes new staff members Alessa Wylie, Manager of Education Programs, and Julie Larry, Director of Advocacy. Alessa brings her background as Museum Director at the Montgomery County Historical Society, New York, where she oversaw all aspects of the operation of Old Fort Johnson, a National Historic Landmark. Alessa returned to Portland this year and immediately enrolled in the Portland’s History Docents training program. She joined Landmarks as Site Manager at the Portland Observatory and assumed her new responsibilities in October. “I am looking forward to creating programs and tours to engage people of all ages with the Observatory and the amazing historic buildings and landscapes in greater Portland,” says Alessa.

Julie says, “This is a great starting point in understanding Portland’s off peninsula neighborhoods. In order to get more specific information on historic buildings along selected portions of Forest and Stevens Avenues, we conducted an architectural survey and context study as necessary background work to set priorities for preservation. The complete report will be available at portlandlandmarks.org in January.

While most of us today experience Forest Avenue in our cars navigating traffic, the street has a fascinating history as one of the earliest routes westward from Portland, complete with a wide range of historic buildings. Our survey focused on the section from Interstate 295 to Woodford’s Corner. Much of Forest Avenue’s historic building stock reflects the 19th to mid-20th century growth of Portland, when streetscapes and later the automobile were the major modes of transportation, serving attractive residential neighborhoods off the peninsula.

Portland annexed Deering, a separate town next door, in 1899. Commercial, civic, and religious buildings replaced earlier structures and large country estates. When automobiles came upon the scene, Forest became the focal point for showrooms, gas stations, and service facilities. Many of the buildings are still there.

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

It is a dynamic time, and Forest and Stevens Avenues will continue to evolve as new developments come to the area. The 2015 architectural survey provides essential information for potential future landmark and district designations. It also identifies buildings that could be eligible for the National Register of Historic Places recently, chair of the Advocacy committee. “Advocacy for the great historic buildings and landscapes in our community has always been a passion of mine, so the transition to the staff is a natural for me,” says Julie.

The Perry Application Records

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

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

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

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

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

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

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

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

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

The Church of the Sacred Heart, 1896–1915
65 Mellen Street, Portland

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

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

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

Equestrian Street Artifacts 1840–1910
West End and Eastern Promenade Neighborhoods, Portland

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

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

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

Gorham Savings plans to rehabilitate the Grand Trunk Office (1903).
North Yarmouth’s Skyline Farm

A treasure trove and a preservation success story

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

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

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

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

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

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

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

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

“Places like Skyline Farm bring to life the transportation modes of another era – helping us imagine what it must have been like in Portland prior to the automobile,” said Hilary Bassett, Executive Director of Greater Portland Landmarks.

“The hitching posts and carriage mounting blocks that remain in the city are hints of the lifestyle of days gone by.”

For more information on Skyline Farm www.skylinefarm.org, and for a map of equine artifacts in Portland www.portlandlandmarks.org.

India Street District Approved with Unanimous Council Support

On November 2, 2015, Portland’s City Council approved the new India Street Historic District, which emphasizes the historic commercial, civic, and religious buildings that characterize the neighborhood.

The core of the district encompasses Congress Street from Franklin to Washington Avenue and India Street from just south of Middle to Congress. In addition, the Abraham Levey Block (1922) designed by John Calvin Stevens at the corner of Middle and Franklin Streets was designated as a local landmark.

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

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

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

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

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

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Creative New Architecture Enhances Historic Districts

The essence of Portland's identity comes largely from its many 19th century buildings and neighborhoods. Now, the city is undergoing a period of rapid growth, with many opportunities for expansion and infill, especially on the peninsula.

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

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

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

Julie Ann Larry
Director of Advocacy at Landmarks, architect and historian

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

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

We've always promoted good architecture that works well with neighbors. That certainly doesn't mean it can't look very different. It's only an issue when you throw something up that isn't cohesive or respectful of its neighbor — that could be materials or scale or its relationship to the street. When things are done extremely well, at the highest level of quality and creativity, they stand on their own. It may take time to get used to it. I bet it took some time to get used to the Eiffel Tower.

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

We always feel that any well designed modern building alongside historic architecture is appropriate and absolutely the right thing to do because you learn more about the old building in the contrast with the new. A building from 100 years ago as a good example of its time sits well with a good example of today because you learn from it. The context must be understood. In the case of the Waynflete School Arts Center the thing that made it successful is really understanding the context of the neighborhood. It's a residential neighborhood of red brick buildings with yards and spaces between them. The modern addition is glass and set back, so it doesn't change the rhythm of the neighborhood. It's a nice surprise as you walk up, yet as you walk down the street the fabric of the neighborhood is maintained as it's expected. Landmarks has been tremendously supportive of our work. They understand the arts center concept right off the bat, that old and new together works better.

David Lloyd
Principal, Archetype Architects, Portland

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

Portland offers a strong fabric of historic architecture to build from. It creates interesting design problems. The strong background architecture can inspire creative new architecture. This new work reflects the 21st century, yet complements the historic fabric.
ITALIC: The town doesn’t have a Main Street-style city center, but is taking bold steps to identify significant properties, reward their reuse and renovation, and discourage tear-downs.

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

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

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

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

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

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

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

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

Avesta is remodeling the interior of the brick mansion into eight apartments and is also developing the new structure, a 42-unit apartment building, behind it. The Maine State Housing Authority is helping finance the development, which will house tenants at or below the area’s median income. The project includes renovations to one barn to make it useful as common community space and to another barn “that may be preserved due to its historic value,” according to a zoning agreement approved in the Spring. Dunstan Abbey was built by Dr. Robert Southgate, a physician, lawyer, judge, gentleman farmer and businessman, according to the Scarborough Historical Society & Museum. After working as a physician, he studied law and was appointed judge of the Court of Common Pleas. He was instrumental in increasing salt marsh hay production after starting one of the first diking experiments in Maine.

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For further information, please contact Amanda Larson Greater Portland Landmarks, 207-774-5561 ext 105
Who We Are

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

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

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

What was it like in the early days of Landmarks? We’d have sandwiches and iced tea. Earle Shelton was still in high school and would sit in on the meetings. It was relaxed and casual, we were very physically relaxed in her living room, but I had a feeling it just had to be done.

We were there to do the 1s and cross the Ts. Of course, Union Station was the reason Landmarks got started, and we were full steam ahead. Everybody felt that it had to be done. It was during the “urban renewal” days and they were tearing down stuff all too often. Early on, everybody had the same desire to improve the community and as Landmarks became more established there were committees to get the work done.

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

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

What is the importance of the marker program? You see them when you walk around the city, and it’s always nice to see people and the house and the age of it. For the owners, I’m sure it would help sell the house.

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

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

What do you think is important about Landmarks’ work today? I don’t feel there’s quite the same need, just in the sense that City Hall has a concern itself, and people there working on preservation, so people aren’t tearing things down. It’s true that Portland seems to be an attractive place these days.

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

It’s true that Portland seems to be an attractive place these days. I love Portland. I’ve spent most of my adult life in Greater Portland, and, having lived in New York and Boston, it makes you appreciate what we have even more.

And here, you could be skiing in an hour or two and sailing right here. Everything is right at your fingertips.
Greater Portland Landmarks engages in advocacy and education to preserve the extraordinary historic buildings, neighborhoods, and landscapes that make greater Portland an increasingly popular place to live, work and visit.

PLEASE JOIN US AT LANDMARKS’ UPCOMING PROGRAMS AND EVENTS

The Preservation of Portland Since 1961
Fridays, 10:30 am – 1:30 pm
Landmarks will be open to view our new large scale murals depicting the evolution of Preservation in Portland in images and text in the Gregory W. Boulos Gallery of Architecture and Design at Landmarks’ Safford House headquarters, 93 High Street, Portland

Portland’s History Docents (PHD)
Training Program
Thursdays February 25 – April 28, 9 am – noon
Learn about Portland’s history and architecture in preparation to become a volunteer docent giving tours at one of 8 local historic sites, including the Portland Observatory.
To register contact Marjorie Getz, PHD Program Coordinator, 774-5561 ext. 120 or volunteer@portlandlandmarks.org

2015-16 LANDMARKS LECTURES
CELEBRATING PORTLAND: OUR STORY THROUGH ARCHITECTURE
Portland Public Library, Rines Auditorium, 6 – 7 pm
February 16: The Entrepreneurs
Speaker: Lincoln Paine
The architecture of Portland’s nineteenth-century residential, commercial, and political buildings reflects their entrepreneurial builders’ personal aspirations and civic commitment.

March 15: The City Beautiful
Speaker: Elizabeth Bischof
Inspired by the City Beautiful movement, Portland mayor James Phinney Baxter initiated the urban reform and beautification project that gave the city the Back Cove, Deering Oaks, Eastern and Western Promenades, and more.

April 19: The Women who Saved Portland’s Architectural Heritage
Speaker: Kathleen Sutherland
Women such as Margaret Jane Mussey Sweat who founded the Portland Society of Art in 1882; Clara Holmes, who with her brother, saved Victoria Mansion, and Edith Sills who in 1960 founded Greater Portland Landmarks are a few of the women who worked to preserve the city’s

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

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