

Danish Village Arch

Memorial Park, Scarborough



Significance

The Danish Village was a popular roadside accommodation and attraction on Route 1 in Maine. Built in 1929 by Boston architect Peter Holdensen and hotelier Henry P. Rines, it was one of the earliest American motels. The architecture authentically replicated that of the Danish town of Ribe, including a town hall and 100 tourist cottages, as well as employees dressed in period costumes. The Danish Village was popular through the 1930s, until auto tourism's decline during World War II. Over the next several decades, the Village saw a variety of uses and suffered two fires before it was demolished in 1976.

Project Scope

A brick arch was one of the only remaining structures at the Village's former site, which is now undergoing redevelopment. Scarborough's Historic Preservation Committee worked with the developers to acquire whatever could be saved from the site.

The Town Council decided to relocate the arch to Memorial Park at the corner of Route 1 and Sawyer Road, a popular park entrance. The decision received approval from the Planning Board in summer 2014, with an estimated \$21,000 budget. The arch was relocated in the fall 2015 with new masonry work, restored roof tiles, and lighting. Interpretive signage was installed and a public dedication was held in spring 2016.

Recognition

Although until recently Scarborough had no historic preservation committee, the relocation of the Danish Village Arch signifies the town's renewed efforts to recognize the significance of its historic resources.

The arch represents an interesting aspect of Scarborough's tourism history that many residents may still remember. Through their investment in restoring the arch in a location where it could be enjoyed by residents, Scarborough has demonstrated a commitment to preserving its history.

Fort Allen Park

Eastern Promenade, Portland



Significance

The Eastern Promenade has been a common ground for residents since 1828. Fort Allen, built in 1814 and named for Revolutionary War U.S. Navy Lieutenant William Henry Allen Jr., was incorporated into the Promenade in 1890. In 1905, a formal plan for Fort Allen Park was prepared by the Olmsted Brothers, with a focus on pedestrian circulation. Historic features include a carriage drive, tree-lined footpaths, and earthen berms from Fort Allen. The Eastern Promenade was listed on the National Register of Historic Landscapes in 1989.

Project Scope

Recent modifications to Fort Allen Park have been considered at conflict with the Olmsted vision. Friends of the Eastern Promenade was founded in 2006 and commissioned a master plan to restore the park to its 1905-1930 appearance. A series of public workshops were held, and the final design was approved in spring 2012.

The park closed in fall 2013 for its \$1.4 million restoration. Bike racks were installed and historic bench rows were restored. Trees once again line the newly illuminated walkways. The main drive follows the original route, flanked by cobblestone gutters. The bandstand walkway was also restored, and the bandstand itself repaired and repainted. Overgrowth blocking the view of Casco Bay was removed, and a new universally accessible granite staircase and wrought-iron fencing were installed. Three artillery guns were restored and reset on new carriages. The park reopened in time for the bicentennial celebration of Fort Allen in fall 2014.

Recognition

The restoration of Fort Allen Park was a massive undertaking to revive the park's historic plan and features, while compatibly accommodating modern-day needs. In addition to adhering to the Secretary of the Interior's Standards, the Friends of Eastern Promenade worked closely with the city of Portland, Historic Preservation Board, and the public to ensure that the master plan would result in a park that everyone would enjoy and celebrate.

The Press Hotel

390 Congress Street, Portland



Significance

The Portland Press Herald building was constructed in 1924, designed in the Beaux Arts style by Desmond and Lord of Boston, the former of whom designed several buildings in Portland. The original building, seven stories tall and constructed with limestone and buff brick, was the most modern newspaper plant in New England at the time. The Gannett Building, a five-story addition, was constructed by Lockwood Greene Engineers Inc. in 1947 on Congress Street. The building housed the *Portland Press Herald* from 1924 until 2010, when the paper relocated its headquarters. It is a contributing building in the Congress Street Historic District.

Project Scope

The building sat vacant after the paper's relocation until it was purchased in 2012 to be adapted into a hotel, offering modern accommodations while interpreting the building's past through the hotel's theme and atmosphere. Each of the 110 guest rooms is furnished with a journalist style desk. Real *Press Herald* headlines wallpaper the hallways, and objects from the building's former life, like steel rollers and scales, are incorporated into the interior design. Oversized letterpress blocks form a collage the wall behind the front desk, and an installation of typewriters is scattered across the lobby wall.

The marble entrance on Exchange Street was restored and made accessible, while an obsolete fire escape was removed. The building's former name remains intact over a rear door on Federal Street, with a new sign erected at the corner. A lobby staircase has been also been preserved. The developer was also thoughtful to the location: local architects, contractors, and artists were employed and commissioned for the LEED-certified project.

Recognition

Developer Jim Brady was sensitive to and appreciative of the building's history and role in the city of Portland. His team enacted a clear vision was enacted for an ambitious, seven-story project, celebrating the Press Herald building's history through creative and compatible reuse.

Frank & Sharon Reilly

Friends of Lincoln Park



Significance

Lincoln Park was Portland's first planned public park, the land purchased the day after the Great Fire of 1866 to serve as a fire-break. Designed by architect Charles Goodell, it served the neighborhood at the base of Munjoy Hill. Lincoln Park lost some integrity due to the widening of Franklin Street in 1970. The park was truncated and has since deteriorated: walkways and the 1870 fountain need to be restored, and benches and trash cans are in poor condition. However, major design elements of the park still survive.

Project Scope

Enter Sharon and Frank Reilly, who visited Lincoln Park on a First Friday Artwalk and became inspired to take action. The Reillys founded Friends of Lincoln Park in 2013 and obtained a grant from the Maine Historic Preservation Commission to prepare a master plan, completed in 2014. The goal is to restore the park to its historic appearance in 1905, at the height of its integrity. The current priority has been to increase awareness of the park and to restore the fountain and pathways. In April, a near replica of the fountain's missing spire was found and purchased. Determined to see the park restored, the Reillys hosted countless "biscuit meetings" to recruit supporters, write grants, and in June an installation commissioned by TEMPOart, Judith Hoffman's sculpture "The American Dream", was installed in the park.

Recognition

Sharon and Frank Reilly have provided the gracious driving force behind advocacy to revive interest in Lincoln Park and to secure resources to rehabilitate and reinvigorate use of the Park. They have brought their substantial creative skills to bear on a nimble, focused, personal and inclusive campaign to achieve their goals for the park. Portland is lucky to have their tenacious advocacy on behalf of one of the city's most significant historic landscapes.

Maine Irish Heritage Center

34 Gray Street, Portland



Significance

Construction began on St. Dominic's Church in 1888 and was completed in 1893. For over one hundred years, the church was an important fixture in Portland's Irish community; by the end of World War II, St. Dominic's congregation had over 4,000 members. The Diocese closed the church in 1998, despite community protests and efforts to keep it open. The city of Portland acquired the church complex and later sold the buildings separately. In 2003, the Maine Irish Heritage Center purchased and began operating out of the church.

Project Scope

Since moving in to St. Dominic's, the Maine Irish Heritage Center has faced numerous challenges and obstacles. In 2006 a failed beam caused the 4,100-pound bell to fall two stories, damaging the tower's internal structure, followed by a storm that flooded the church basement. The Center closed for two years to make repairs, including the installation of structural steel beams to ensure the integrity of the tower.

Recently, the Center received a grant from the Maine Historic Preservation Commission for a master plan. Future plans include repairing the 1960s entrance carpet. Community Development Block Grants were used to install handicap access to the library, sanctuary, and basement space. New heat blowers allow for the sanctuary to be heated more efficiently in the winter. New space for the Joseph E. Brennan Archive and John Ford Center are now located in the enclaves on either side of the altar.

Recognition

Although the Center recently received a grant from the Irish government to hire an executive director, the organization has otherwise been almost operated entirely by volunteers for the past thirteen years. The investment that the Center has put into the church – hundreds of thousands of dollars and countless hours of volunteer work – is substantial for an organization of its size. Their passion for Saint Dominic's and its history has allowed the building to continue to play an important role in Portland's Irish community.

Nathan Clifford Residences

180 Falmouth Street, Portland



Significance

Nathan Clifford Elementary School is a three-story brick building in the Oakdale neighborhood. Designed by John Calvin Stevens and constructed in 1907-1909, the school was named for U.S. Supreme Court Justice and Maine resident Nathan Clifford. With 16 classrooms, a gymnasium, and 500-seat auditorium, it was considered a model for schools in the area. Two Works Progress Administration murals by artist Ralph Frizzell flanked the auditorium stage. Also significant for enacting a program for visually impaired students in 1932, the only program of its kind in the state. The school closed in 2011, due to insufficient space and inability to meet modern education needs.

Project Scope

The city of Portland appointed a taskforce to determine preferred uses for the property and to solicit development proposals. The school was listed on the National Register, insuring that the project would qualify for historic tax credits. Developers Collaborative purchased the school for \$1, with the promise that 14,000 square feet of the land would become a public park and playground.

Developers Collaborative converted the school into 22 market-rate residential units. Renovations included asbestos remediation, masonry and water damage repairs, new windows, energy efficient natural gas heating, and accommodations for accessibility. A blackboard remains in each of the apartments, and built-in closets, wood flooring, high ceilings, and large windows have been preserved.

Recognition

The project is an excellent example of local government working closely with a neighborhood and developer to determine the best use for a beloved building that keeps it connected to the community. The City of Portland and Developers Collaborative's made a concerted effort to ensure the building's preservation. Recognition is also deserved for retaining the interior historic features alongside modern, energy efficient amenities.

Restoration of Cast Iron Details

510 & 519 Congress Street, Portland



Significance

The Congress Street Historic District is the main pedestrian and vehicular artery in downtown Portland. Many of the buildings in the commercial center of the district have been altered to accommodate changes in retail architecture or have deteriorated from a lack of maintenance. The district was locally designated in 2009 for the richness and diversity of its architecture and its record of Portland's commercial development. While the district contains many landmark buildings, like the Italianate style Mechanics Hall built 1857-1859 at 519 Congress Street, it also contains buildings that lack individual architectural distinction but contribute to the overall social, cultural, and architectural development of the district like the W.T. Grant Block built in 1942 at 510 Congress Street.

Project Scope

The cast iron balconies on the W.T. Grant Block were severely deteriorated and structurally deficient. Prominent features of the building's upper story, their preservation by StandFast Works Forge retains one of the few character defining features on a building that has been altered by numerous architectural changes. Across the street at Mechanics Hall, the original cast iron storefront bases had been inappropriately altered to accommodate modern mechanical features and suffered from long deferred maintenance. As part of a larger façade restoration project undertaken by the Maine Charitable Mechanics Association, StandFast Works Forge restored the beautiful bases and made subtle changes to the mechanical features to improve the appearance of the

Recognition

Through careful restoration and selective replacement, StandFast Works Forge has beautifully restored the cast iron base of Mechanics Hall and the cast iron balconies of the W.T. Grant Building. Although both projects are small in scale, they have a large impact on the visual character of the Congress Street Historic District.

Merrill Memorial Library

Main Street, Yarmouth



Significance

Built in 1904-5 and designed by Alexander Wadsworth Longfellow of Boston, the Colonial Revival Merrill Memorial Library holds a prominent cultural and physical position in the center of Yarmouth. The original tripartite plan of the historic library was modified by a three-story Post Modern addition in the 1980s. While the addition was well-considered, it altered the original circulation patterns in the historic library and the construction budget did not include a rehabilitation of the historic building. The departure of the Yarmouth Historical Society from the third floor was the catalyst for the Library trustees and the Town to develop a master plan and revitalization effort for the entire building to serve the modern needs of library patrons and incorporate sustainable strategies.

Project Scope

Using public and private funds the project converted the third floor of the library into an 80-seat meeting room, created a new entry, refurbished the interior oak woodwork, and restored the Reading Room's arch, creating a quiet study area. Challenges included providing code compliance for an third floor assembly space and addressing contaminated soils from a former brickyard that had been located on the site of the new entry addition. Rehabilitation of the original 1905 wood windows and the 1980s aluminum windows as well as systems upgrades and insulation were undertaken to improve energy efficiency. Materials for the addition and interior restoration were carefully selected and locally sourced to be compatible with the existing materials. Code compliance was achieved with minor impact to the historic fabric of the building.

Recognition

Architect Nancy Barba worked with the Library staff to design a project that used environmentally friendly strategies to renew the library for the 21st century. In addition to preserving the historic character of the building and creating a safer and more welcoming environment for the community, the project has reduced the library's energy consumption by 30% using energy efficient systems and sustainable practices.

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 for reuse.

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 the windows of the school were replaced to meet National Park Service standards, 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 shows 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 former Roosevelt School into nineteen condominiums units. The development team embraced high preservation standards for a project in a community that does not have a preservation ordinance or require a formal design review. The project compatibly revitalizes a vacant school building, preserves a cherished neighborhood green space, and provides much needed housing for the Greater Portland area.

George S. Hunt Block

660 Congress Street, Portland



Significance

The George S. Hunt Block at 660-662 Congress Street was designed in the Queen Anne Style by noted Portland architect Francis Fassett and his associate Frederick Thompson in 1886. Its storefronts were added in 1912 and 1950. One of the most architecturally significant buildings in the Congress Street Historic District, the building is located on a challenging site and was left vacant by a destructive fire in 2010. Years of deferred maintenance, fire damaged structural members and acute water damage were some of the challenges to revitalizing this important historic structure.

Project Scope

The extensive repairs on the building's exterior include repair of the slate Mansard roof, cleaning and spot pointing the brick, replacement windows, restoration of the pressed tin frieze and dentil ornamentation, and rehabilitation of the leaded glass transoms and multi-pane double hung windows. The rotten, but prominent wood storefront windows were replaced in kind. Fragments of the building's historic features were salvaged and incorporated into the modern aesthetic of the new interior layout. New building systems and codes improvements were creatively incorporated into the projects design.

Recognition

To bring new life to the building owner Ken Guimond and Andre Guimond and Evan Erlebecher of PRESENTArchitecture combined a meticulous exterior restoration with contemporary interiors that respect the building's surviving historic features, to revitalize this landmark building in the Congress Street Historic District. The rehabilitation of the severely compromised structure to standards that exceed the Secretary of the Interiors Standards for Rehabilitation was achieved by the passion of its owner and the project team, who have created a project that provides modern comfort and style in a historic setting and bolsters revitalization efforts in the Longfellow Square area.



John Turk

Architect



Recognition

John Turk has been a practicing architect in Portland for over 25 years. He has worked on a variety of preservation projects including the Maine Irish Heritage Center, the Portland Observatory, Deering Oak's Castle-in-the Park, Mechanic's Hall, Fort Popham, Liberty Hall in Machiasport, and Portland's City Hall. He was the project architect for the design of the Merriconeag Waldorf School and the modern buildings at the new Veteran's cemetery in Augusta.

John is a founding member of the Portland Society for Architecture and was a long term board member and past president of the Architalx Lecture series. He has been recognized for his design excellence and preservation expertise by the Maine Chapter of the American Institute of Architects and preservation organizations at the local, state and national level. During 15 years of service on Portland's Historic Preservation Board, John has been a strong voice advocating for a synthesis of best preservation practices and design excellence. He led the Board during the designation of the Congress Street Historic District and participated in the designation of three new local historic districts.

Throughout his volunteer work and professional career John has advanced the mission of historic preservation in the Greater Portland community. Within the architecture and design community he continues to be a strong advocate for high quality contemporary design that is compatible with Portland's historic character. John has helped to create a culture on the City's Historic Preservation Board that acknowledges the challenges and opportunities of our own time and affirms that today's design community can achieve the high standards exemplified by the builders and designers of our treasured historic city.



Diane Davison

Friends of Eastern Promenade

Diane Davison is the Executive Director and co-founder of the Friends of Eastern Promenade (FcEP). She is also a past president of the Board of Trustees. With Diane's Dedication and leadership the FoEP has been working hard to implement the Eastern Promenade Master Plan, and to increase community participation in activities at the park. They have revived the Prom's summer concert series, improved the park's trail network, added new benches, removed invasive plants, and worked with the City of Portland to restore Fort Allen Park.

Diane moved to Munjoy Hill over twenty years ago. her love of the Eastern promenade led her to initiate the annual April Stool's Day park clean-up that extends beyond the Prom to other Portland public parks. She revitalized the city's dormant master plan for the Eastern Promenade's restoration into an active document that guides the work of the FoEP. Through her collaboration with individuals in the community, city leaders, the Historic Preservation Board, the City Parks Commission, landscape designers, historians, and architect, She spearheaded the Fort Allen Park restoration to its early twentieth century appearance.

Diane's dedication to Portland's green spaces extends beyond the Eastern Promenade, as she serves as the Chair of Portland's Parks Commission. City parks are important features of daily life in Portland. They resulted from the vision, dedication, and generosity of many Portland residents and friends over the past two centuries. Diane's advocacy for Portland's public green spaces, especially her beloved Eastern Promenade, carries forward that legacy for the benefit of future generations.