

2016 Northern New England
PRESERVATION
DIRECTORY

Resources for a sustainable future



Welcome to the 2016 Northern New England Preservation Directory

Greater Portland Landmarks is delighted to present the 2016 Northern New England Preservation Directory, just in time for spring restoration and renovation projects. This listing includes tradespeople, consultants,

GREATER PORTLAND



product providers, and experts who focus on historic preservation, building restoration, and traditional construction methods. Please keep the Directory as a reference for your current and future projects.

Greater Portland Landmarks is here to serve you. We provide preservation information and bring together people of all ages and backgrounds for

educational programs and community discussions that explore architecture and preservation and our distinctive sense of place.

Please check out our newly designed website at www.portlandlandmarks.org for full information about our extensive preservation advocacy and outreach. If you live in the greater Portland area, you may be interested in our historic marker program, surveys of historic neighborhoods, lectures, and tours of historic buildings. Our Advisory Service volunteers help property owners through advice and site visits. In addition, we offer tours and programs at the Portland Observatory (1807), the last remaining maritime signal tower in the country and a National Historic Landmark.

We invite you to become a member of Greater Portland Landmarks and share our passion for preservation. You'll keep informed about events and programs; be updated on preservation issues and opportunities; and receive free admission to the Portland Observatory. We'd love for you to join us!

Greater Portland Landmarks' mission is to preserve and revitalize Greater Portland's remarkable legacy of historic buildings, neighborhoods, landscapes and parks. We believe that preservation is an essential strategy for renewing our neighborhoods, spurring economic development and keeping Portland one of the most livable cities in America.

We hope you will enjoy the 2016 Northern New England Preservation Directory!

HILARY BASSETT, Executive Director

Greater Portland Landmarks Extends a Hearty Thank You!

Greater Portland Landmarks would like to thank the following people for helping make the 2016 Northern New England Preservation Directory possible:

- Hilary Bassett
- Daphne Howland
- Shawn Hunt
- Julie Larry
- Amanda Larson
- Noelle Lord Castle
- Maggie Perkins
- Alessa Wylie

...and of course, each of our listees!

The 2016 Northern New England Preservation Directory is a juried listing. Listees are asked to provide references from satisfied customers and photographs of their work (when appropriate) as a condition of inclusion. However, the inclusion of a listing in the 2016 Northern New England Preservation Directory should not be considered a recommendation of the listee or an endorsement of the listee's work by Greater Portland Landmarks in any respect. Landmarks urges all property owners to require trades people, consultants, businesses, and artisans to provide references and to view their work before engaging them in a project.

RENOVATION: How to Choose An Architect and Builder

BY DAPHNE HOWLAND

Older and historic homes have many advantages, including, often, good design and construction, not to mention charm. But renovating them comes with special considerations. Two of your most important decisions are your choices of architect and general contractor. And the most important factor in how things will go is something integral to any important relationship: communication.

“I truly believe it’s about a fit because it’s a personal relationship,” says Cordelia Pitman, an architect who is director of preconstruction services at Wright-Ryan Construction and a former Landmarks board member. “Most issues come from lack of communication or lack of understanding.”

Before you can articulate to an architect or builder what you have in mind, it must be clear to you first. Collect pictures from magazines, even show the architect knobs or paint colors you’ve chosen. If you have a fat binder of ideas, you may want to cull it to a manageable thickness, Pitman says. The choices you’ve made help demonstrate your taste, says Landmarks board member and architect Carol J. De Tine of Carriage House Studio Architects LLC.

Architects and builders have distinct expertise, but you are the expert on your home and how you live in it, Pitman says. Think about how you will be using the renovated space, now and in the future. How many children do you have and how will they use the space? How much storage do you need? Will this renovation need to work for future owners or will it to cater only to your current needs? What steps should be taken to make the house more energy efficient?

What historic details would you like to preserve or enhance? Write down all such considerations.

Talk to friends who have hired architects, get leads from Greater Portland Landmarks, and call the references of anyone you might hire. Find out what homeowners liked and did not like about the architects or builders on your list.

“References are critically important,” says Dan Kolbert of Dan Kolbert Building and Renovations in Portland. In fact, he says, they’re more important than initial competitive bids. “It’s an essential question, does the contractor have a track record of bringing a project in on budget. Renovation work requires trust on all sides.”

Another chance for communication with an architect is the proposal he or she will give you after discussing your project. It provides an early opportunity to speak up and clarify anything you don’t agree with or don’t understand, says Pitman.

“I do most of my work on existing houses, so I find that people need a proposal, and it’s impossible to provide one without seeing the house,” says De Tine. “Any interview would take place at the house, where I talk to the owner and find out what they’re trying to do.”

Be clear about your budget and your desires, and don’t let politeness or your own lack of expertise get in the way of expressing any hesitations, say these experts. Ask questions and say so if something is not going the way you hoped or intended.

If you name a low budget figure out of fear of being overcharged, your architect may not draw what you want and your builder may not be able to deliver what you need, they say.

“It’s okay to say, ‘no, that’s not what I want,’” Pitman says. “It’s you paying for it and living in it.”

In order to build up the trust and good working relationships required of a renovation, you, the builder and the architect should be communicating together as early as the design phase, say Pitman and Kolbert.

Most renovation, even on an historic building, will not be much limited by preservation rules. Still, it’s important to choose an architect and builder who have experience working with older and historic homes. They will know how to work with preservation boards and how to design a renovation that will match your home’s historic features.

Finally, be prepared for potentially expensive problems to arise. Older homes often have code or maintenance issues that must be addressed before the project can go forward. “The most common issues are things that don’t meet engineering codes, rot, and substandard wiring,” says Kolbert. “A little bit of exploratory demolition is likely to unearth those things, but things do come up. The funkier the house, the greater the likelihood of unexpected problems.” ■

Building Rehabilitation

Antiques Restoration

- Highlands Woodturning
- James Kroll Fine Woodworking
- Last Chance Woodworking
- Restoration Resources
- Ward Clapboard Mill

Architects: Preservation/Restoration

- Barba + Wheelock Architecture, Sustainability + Preservation
- Building Envelope Specialists, Inc.
- CWS Architects
- Highlands Woodturning
- Knickerbocker Group
- Richard Curtis & Associates
- Studio A Architecture
- WBRC Architects-Engineers

Architectural Salvage

- Knickerbocker Group
- Richard Irons – Restoration Masons

Barns

- Blaiklock Carpentry, Inc.
- Cornerstone Building & Restoration
- Ed Somers Woodworking
- Preservation Timber Framing, Inc.
- Stone*Henge Restoration

Books/Publications

- Advisory Service of Greater Portland Landmarks
- Greater Portland Landmarks
- Maine Preservation

Cabinetry/Furniture

- Castle Kitchens
- Cornerstone Building & Restoration
- Fineartistmade
- Freeport Woodworking
- Highlands Woodturning
- James Kroll Fine Woodworking
- Knickerbocker Group
- Last Chance Woodworking
- Pownalborough Restorations
- Restoration Resources
- Stone*Henge Restoration
- Taggart Construction, Inc.
- Your Kitchen Imagined

Consultation/Historic Preservation

- Advisory Service of Greater Portland Landmarks
- Barba + Wheelock Architecture, Sustainability + Preservation
- Blaiklock Carpentry, Inc.
- Bryony Brett Stained Glass
- Building Envelope Specialists, Inc.
- Cornerstone Building & Restoration
- Ed Somers Woodworking
- Greater Portland Landmarks
- Groundroot Preservation Group, LLC
- Historic New England Historic Homeowner Program
- Maine Preservation
- Masonry Preservation Associates
- Peter Lord Plaster & Paint
- Preservation Timber Framing, Inc.
- Restoration Resources
- Resurgence Engineering & Preservation, Inc.
- Richard Irons – Restoration Masons
- Stone*Henge Restoration
- Studio A Architecture
- Taggart Construction, Inc.
- Townsend Real Estate
- WBRC Architects-Engineers
- Your Kitchen Imagined

Decorative Painting/Finishes/Stencils/Wallpaper

- Maine Paint
- Peter Lord Plaster & Paint

Electrical, Fire & Alarm Systems

- WBRC Architects-Engineers

Engineering, Civil/Structural

- Building Envelope Specialists, Inc.
- Casco Bay Engineering
- Knickerbocker Group
- Resurgence Engineering & Preservation, Inc.
- WBRC Architects-Engineers
- Woods & Co. Civil Engineering

Epoxy & Wood Repair Products

- PC-Products Co.

Floors/Floor Renovation

- Knickerbocker Group
- Maine Paint
- Taggart Construction, Inc.

Garage Door Systems

- Overhead Door Company

Glass, Leaded, Reproduction

- Bryony Brett Stained Glass

Hardware and Accessories

- Decorum Hardware & Lighting

Historical Research

- Advisory Service of Greater Portland Landmarks
- Barba + Wheelock Architecture, Sustainability + Preservation
- Building Envelope Specialists, Inc.
- Greater Portland Landmarks
- Groundroot Preservation Group, LLC
- Richard Irons – Restoration Masons

Historic Preservation Organizations

- Advisory Service of Greater Portland Landmarks
- City of Portland Historic Preservation Division
- Greater Portland Landmarks
- Historic New England Historic Homeowner Program
- Maine Historic Preservation Commission
- Maine Preservation

HVAC Systems

- WBRC Architects-Engineers

Interior Design

- Castle Kitchens
- CWS Architects
- Fineartistmade
- Home Again by Hancock Lumber
- Knickerbocker Group
- Restoration Resources
- Studio A Architecture
- WBRC Architects-Engineers
- Your Kitchen Imagined

Kitchen Design

- Castle Kitchens
- Fineartistmade
- Home Again by Hancock Lumber
- Your Kitchen Imagined

Landscape Design/Consultation

- Gnome Landscape, Design, Masonry & Maintenance
- Knickerbocker Group
- Maine Dry Stone
- Maine Masonry Company
- WBRC Architects-Engineers

Lighting/Hardware Fixtures

- Decorum Hardware & Lighting
- Knickerbocker Group
- Little Wolf Copper & Lighting, Inc.
- WBRC Architects-Engineers

Masonry and Chimneys

- Building Envelope Specialists, Inc.
- Gnome Landscape, Design, Masonry & Maintenance
- Maine Dry Stone
- Maine Masonry Company
- Masonry Preservation Associates
- Restoration Resources
- Richard Irons – Restoration Masons
- Sebago Stonework
- Stone*Henge Restoration

Mechanical/Electrical

- WBRC Architects-Engineers

Metalwork

- The Heritage Company Coppersmiths, LLC
- Mid-Maine Restoration, Inc.
- New England Castings/Bellingham Bell Company
- StandFast Works Forge
- Stone*Henge Restoration

Millwork

- Ed Somers Woodworking
- Freeport Woodworking
- Highlands Woodturning
- Knickerbocker Group
- Last Chance Woodworking
- Mid-Maine Restoration, Inc.
- Pownalborough Restorations
- Restoration Resources
- Taggart Construction, Inc.
- Ward Clapboard Mill

Paint/Painting/Paint Analysis

- Clarke Painting & Property Management
- Historic New England Historic Homeowner Program
- Jean Philippe Lefevre
- Maine Paint
- Mid-Maine Restoration, Inc.
- Parker Painting
- Peter Lord Plaster & Paint
- Stone*Henge Restoration

Plaster Work

- Groundroot Preservation Group, LLC
- Jean Philippe Lefevre
- Peter Lord Plaster & Paint

Restoration Carpenters

- Blaiklock Carpentry, Inc.
- Cornerstone Building & Restoration
- Ed Somers Woodworking
- Fineartistmade
- Freeport Woodworking
- Knickerbocker Group
- Kolbert Building
- Mid-Maine Restoration, Inc.
- Preservation Timber Framing, Inc.
- Restoration Resources
- Stone*Henge Restoration
- Taggart Construction, Inc.

Restoration Contractors

- Cornerstone Building & Restoration
- Ed Somers Woodworking
- Knickerbocker Group
- Kolbert Building
- Mid-Maine Restoration, Inc.
- Preservation Timber Framing, Inc.
- Restoration Resources
- Richard Irons – Restoration Masons
- Stone*Henge Restoration
- Taggart Construction, Inc.

Roofers/Slate Roofers

- Building Envelope Specialists, Inc.
- The Heritage Company Coppersmiths, LLC
- Mid-Maine Restoration, Inc.
- Restoration Resources
- Stone*Henge Restoration

Stained Glass

- Bryony Brett Stained Glass

Stonework/Stone Restoration

- Building Envelope Specialists, Inc.
- Castle Kitchens
- Gnome Landscape, Design, Masonry & Maintenance
- Maine Dry Stone
- Maine Masonry Company
- Masonry Preservation Associates
- Richard Irons – Restoration Masons
- Sebago Stonework

Storm Windows

- Green Mountain Window
- Innerglass Window Systems, LLC
- Marvin Design Gallery by Eldredge

Tile

- Knickerbocker Group

Timber Framing

- Blaiklock Carpentry, Inc.
- Ed Somers Woodworking
- Mid-Maine Restoration, Inc.
- Pownalborough Restorations
- Preservation Timber Framing, Inc.
- Restoration Resources
- Stone*Henge Restoration
- Taggart Construction, Inc.

Waterproofing

- Right Solutions Waterproofing

Weathervanes

- Mid-Maine Restoration, Inc.

Windows/Doors

- Bagala Window Works
- Blaiklock Carpentry, Inc.
- Bryony Brett Stained Glass
- Building Envelope Specialists, Inc.
- Cornerstone Building & Restoration
- Ed Somers Woodworking
- Fineartistmade
- Freeport Woodworking
- Green Mountain Window
- Home Again by Hancock Lumber
- Innerglass Window Systems, LLC
- Knickerbocker Group
- Kolbert Building
- Last Chance Woodworking
- Marvin Design Gallery by Eldredge
- Overhead Door Company
- Restoration Resources
- Taggart Construction, Inc.

Wood Floors/Clapboards

- Blaiklock Carpentry, Inc.
- Cornerstone Building & Restoration
- Kolbert Building
- Mid-Maine Restoration, Inc.
- PC-Products Co.
- Stone*Henge Restoration
- Taggart Construction, Inc.
- Ward Clapboard Mill

Woodturning

- Highlands Woodturning
- James Kroll Fine Woodworking
- Knickerbocker Group

Wrought Iron/Cast Iron Repair

- PC-Products Co.
- StandFast Works Forge

Real Estate

Historic Properties Specialists

- Benchmark Residential & Investment Real Estate
- Taggart Construction, Inc.
- Townsend Real Estate

Insurance

- Clark Insurance

Realtors

- Benchmark Residential & Investment Real Estate
- Townsend Real Estate

Tax Credits/ National Register Listings

- Barba + Wheelock Architecture, Sustainability + Preservation
- Greater Portland Landmarks
- Maine Preservation
- WBRC Architects-Engineers

Energy Efficiency/ Green Building

Alternative Energy/Solar

- Kolbert Building
- WBRC Architects-Engineers

Energy Efficiency Incentives

- Casco Bay Insulation
- Complete Home Evaluation Services
- Kolbert Building
- Townsend Real Estate

Energy Audits

- Complete Home Evaluation Services
- WBRC Architects-Engineers

Green Design/Construction

- Barba + Wheelock Architecture, Sustainability + Preservation
- Complete Home Evaluation Services
- CWS Architects
- Kolbert Building
- Maine Paint
- Studio A Architecture
- Taggart Construction, Inc.
- Townsend Real Estate
- WBRC Architects-Engineers

Insulation/Home Weatherization

- Casco Bay Insulation
- Complete Home Evaluation Services
- Cornerstone Building & Restoration
- Innerglass Window Systems, LLC
- Kolbert Building
- Taggart Construction, Inc.

Indoor Air Quality

- Casco Bay Insulation
- Complete Home Evaluation Services
- Kolbert Building
- WBRC Architects-Engineers

Listings are alphabetical by first letter of the business name.

Advisory Service of Greater Portland Landmarks

Contact: Greater Portland Landmarks
93 High Street
Portland, ME 04101
Tel: 207-774-5561
Email: info@portlandlandmarks.org
www.portlandlandmarks.org

The Advisory Service is a volunteer committee of Greater Portland Landmarks members that shares information with homeowners about how to preserve, restore and maintain their old houses.

Bagala Window Works

677 Main Street
Westbrook, ME 04092
Tel: 207-887-9231
Email: info@bagalawindowworks.com
www.bagalawindowworks.com

Bagala Window Works has been restoring windows and doors since 1988. We offer quality preservation and restoration services, metal interlocking weatherstripping and historically sensitive storm windows. We are also the innovator and manufacturer of the Steam Stripper, chemical free method for removing paint and glazing from windows.

Barba + Wheelock Architecture, Sustainability + Preservation

Contact: Nancy Barba, AIA, LEED AP
500 Congress Street
Portland, ME 04101
Tel: 207-772-2722 ext. 212
Tel #2 (cell): 207-233-2722
Fax: 207-772-3667
Email: nbarba@barbawheelock.com
www.barbawheelock.com

Recognized with numerous awards, B + W offers a complete range of architectural, historic preservation, and sustainable design services. Represented clients include the Portland Museum of Art, Bowdoin College, Governor Baxter School for the Deaf, Maine Historical Society, and many towns, churches, libraries, and private residential clients across the Northeast. Our staff includes licensed architects and LEED APs.



Benchmark Residential & Investment Real Estate

Contact: Tom Landry
100 Congress Street
Portland, ME 04101
Tel: 207-775-0248
Fax: 207-775-6688
Email: landryteam@benchmarkmaine.com
www.benchmarkmaine.com

Planning to buy or sell in Greater Portland? If so, trust Tom Landry and The Landry Team at Benchmark Residential & Investment Real Estate, your Local – Savvy- Responsive Realtors® LOCAL – Informed advice from experienced professionals in your area. SAVVY – Innovative marketing, advertising, exposure and strategies for buyers and sellers. RESPONSIVE – An entire team passionate about providing the very best service.

Blaiklock Carpentry, Inc.

Contact: Edward Blaiklock
P.O. Box 549
Woolwich, ME 04579
Tel: 207-442-8946
Fax: 207-442-8946
Email: ed@blaiklockcarpentryinc.com
www.blaiklockcarpentryinc.com

We are a small carpentry company using a combination of traditional methods and modern building science to solve your historic home problems from minor repairs to full restorations. We have been working on homes, barns and even lighthouse buildings in the midcoast Maine area since 1992.

Bryony Brett Stained Glass

Contact: Bryony Brett
34 Hersey Street
Portland, ME 04103
Tel: 207-774-1870
Fax: 207-774-1870
Email: bryonyglass@yahoo.com
www.bryonyglass.com

With over 20 years' experience specializing in quality restoration and preservation of stained glass and leaded windows; offering custom-built windows in traditional period designs to complement historic residences and buildings. Maintaining the highest possible standards for excellence in craftsmanship and integrity.

Building Envelope Specialists, Inc.

Contact: Scott R. Whitaker
P.O. Box 2589
South Portland, ME 04106
Tel: 207-400-0086
Email: swhitaker@building-envelope-specialists.net
www.building-envelope-specialists.net

Building Envelope Specialists, Inc. is a full service consulting company specializing in the investigation, evaluation, and repair of historic and non-historic building envelopes. BES offers architects, engineers, facility managers, maintenance departments, and owners a single source for their building envelope needs. From onsite assessments and the preparation of construction documents, to project management services during construction, BES provides its clients a level of professional services beyond their expectations.



Casco Bay Engineering

Contact: Eric Dube
424 Fore Street
Portland, ME 04101
Tel: 207-842-2800
Fax: 207-842-2828
Email: ericd@casco bayengineering.com
www.casco bayengineering.com

For over 10 years, Casco Bay Engineering has been providing comprehensive civil/site and structural engineering services for new and historic properties through practical, cost effective, and direct personal service. Our project experience includes forensic evaluations, engineering assessments, design-bid-build services, construction estimating, administration & management. Call us to discuss your project.

Casco Bay Insulation

Contact: Jon Riley
4 Warren Avenue, Unit 3
Westbrook, ME 04092
Tel: 207-749-6372
Email: cascobayinsulation@gmail.com
www.cascobayinsulation.com

Casco Bay Insulation is a residential weatherization company that specializes in turning inefficient older houses into comfortable, durable homes. Using the holistic "House as a System" approach, Casco Bay Insulation incorporates targeted air sealing and proactive ventilation/moisture management strategies on every project to improve energy efficiency and building durability.

Castle Kitchens

Contact: Bill Levandowski
137 Pleasant Hill Road
Scarborough, ME 04074
Tel: 207-883-8901
Fax: 207-883-0158

Email: castle@castlekitchens.com
www.castlekitchens.com

Celebrating 43 years of providing creative and historically accurate designs for period kitchen and bath remodels! We can specify natural stones, such as soapstone, slate & Carrara marble for counters, farm sinks, and fireplace surrounds. We will help you find just the right look for your period home.

City of Portland Historic Preservation Division

Contact: Deborah Andrews
389 Congress Street
Portland, ME 04101
Tel: 207-874-8726
Fax: 207-756-8258
Email: dga@portlandmaine.gov
www.portlandmaine.gov/planning/historic.asp

In 1990, the City of Portland adopted a comprehensive historic preservation ordinance, creating eight local historic districts and providing protection for over 1,650 buildings and sites in the city. Contact us for information about the City's historic districts and review requirements, as well as technical assistance offered through this program.

Clark Insurance

Contact: Tony Payne
P.O. Box 3543
Portland, ME 04104
Tel: 207-774-6257
Fax: 207-774-2994
Email: tpayne@clarkinsurance.com
www.clarkinsurance.com

Replacement cost coverage for historic and antique properties requires seasoned insurance professionals and proven claim managers. With access to special insurance programs for significant properties like yours, Clark Insurance will cover you with confidence for both your property and its contents. We know more so you can worry less.



Clarke Painting & Property Management

Contact: Scott Smith
963 Main Street, Ste. 1
Westbrook, ME 04092
Tel: 207-591-0365
Email: clarkemanagement2006@gmail.com
www.clarkepaint.com

Clarke Painting, Inc. has completed several historic properties in recent years including but not limited to White Columns – Kennebunkport (pictured top), First Parish Universalist Church – Kennebunkport (pictured bottom), Tate House Museum – Portland, Carroll Mansion Condominiums – Portland, and Robert Frost Farm – Derry, New Hampshire. The Clarke Team would love to consult with you on the painting/restoration of your historic property.

Complete Home Evaluation Services

Contact: DeWitt Kimball
24 Oak Street, #1
Brunswick, ME 04011
Tel: 207-831-5634
Email: dewitt@completehomeevaluations.com
www.completehomeevaluations.com
Complete Home Evaluation Services is an independent company that provides energy efficiency audits and consultations, building inspections, mold inspections, and air and water quality testing. We specialize in antique homes, and churches which require a very specific skill set to prevent future damage due to improper building diagnostics.



Cornerstone Building & Restoration

Contact: Client Specialists
44 Coyle Street
Portland, ME 04101
Tel: 207-775-9085
Fax: 207-775-6688
Email: info@cornerstonebr.com
www.cornerstonebr.com

Cornerstone Building & Restoration is your single source for ALL your residential & commercial renovations, restorations, maintenance and improvement needs. Portfolio Services: Full Scale Historic Restorations, Renovations, Additions, Media Rooms, Great Rooms, Decks, Period Porches, Custom Closets, Dream Baths, Chef-Inspired Gourmet Kitchens and Full Service New Construction. Promise: Provide the highest quality workmanship and very best client services at a fair price. Local Craftsmen – Amazing Results!



CWS Architects

Contact: Benedict Walter
434 Cumberland Avenue
Portland, ME 04101
Tel: 207-774-4441
Fax: 207-774-4016
Email: bwalter@cwsarch.com
www.cwsarch.com

CWS ARCHITECTS is a full-service architecture, planning and interior design firm specializing in new construction, adaptive reuse and historic preservation developments in urban locations. With twenty-five years of historic preservation experience in Maine and a broad understanding of traditional building types, CWS Architects offers creative solutions to complex design challenges.

Decorum Hardware & Lighting

Contact: Brian Kinney
234 Middle Road
Falmouth, ME 04105
Tel: 207-772-1096
Fax: 207-541-9106
Email: info@decorumhardware.com
www.decorumhardware.com

Quality decorative restoration hardware from period to contemporary, plumbing, handcrafted lighting & lanterns, and door cabinet hardware. Where you still get choice not chance. We dig to find the unusual. From the good folks at Decorum Hardware & Lighting.

Ed Somers Woodworking

Contact: Ed Somers
P.O. Box 192
North Bridgton, ME 04057
Tel: 207-647-3396
Tel #2 (cell): 207-415-1344
Email: edsomerswoodworking@gmail.com

Experienced restoration carpenter who understands the unique challenges in restoring and remodeling historic homes and barns. A focus on individual client needs is balanced with attention to best practices in preservation, restoration, and re-use projects. Specialty in using traditional tools and the reproduction of period doors, windows and trim.

Fineartistmade

Contact: Joyce Jackson & Patrick Mealey
P.O. Box 216
Perry, ME 04667
Tel: 207-853-9504
Email: info@fineartistmade.com
www.fineartistmade.com

The husband and wife design/build team based in Down East, Maine creates seamless period kitchens and baths by preserving historic fabric and using the home's original details as inspiration. Another specialty is antique window and door restoration – projects include a circa 1820 museum on the National Register of Historic Places.



Freeport Woodworking

Contact: Ben Caouette
10 South Street
Freeport, ME 04032
Tel: 207-865-0416
Fax: 207-865-2183
Email: b.caouette@freeportwoodworking.com
www.freeportwoodworking.com

Freeport Woodworking is a talented team of designers and craftspeople who produce custom cabinetry, furniture, and architectural millwork. We are located in Freeport, Maine and serve customers throughout southern Maine, the Portland area and the mid-coast region. We collaborate with individuals, architects, and designers to create innovative solutions designed to fit both lifestyle and budget.



Gnome Landscapes, Design, Masonry & Maintenance

Contact: Todd Marco
305 US Route One
Falmouth, ME 04105
Tel: 207-781-2955
Fax: 207-781-5705
Email: todd@gnomelandscapes.com
www.gnomelandscapes.com

Many Gnome projects have become benchmarks in the preservation of Maine's significant history. Gnome has extensive experience with historic properties providing masonry and stone restoration, landscape design and installation. Restoration projects include: Fort Popham, Tracy-Causser Building, Deering Oaks Castle, McLellan House, Western Cemetery and Waynflete School. Landscape installation projects requiring Historic Preservation Board review include homes on Vaughan and Deering Streets and the Tate House Museum. Member: New England Landscape Design & History Association.



Greater Portland Landmarks

Contact: Hilary Bassett, Executive Director
93 High Street
Portland, ME 04101
Tel: 207-774-5561
Fax: 207-774-2509
Email: info@portlandlandmarks.org
www.portlandlandmarks.org

Greater Portland Landmarks preserves and revitalizes Greater Portland's remarkable legacy of historic buildings, neighborhoods, landscapes and parks. Contact us for information on our educational programs, publications, Advisory Service visits, advocacy, and special events. We operate the Portland Observatory (1807), the last remaining historic maritime signal tower in the country, and offer tours of Portland's US Custom House, Homes of Portland's Golden Age along High and State Streets, and more. We invite you to become a member to stay informed on all our latest programs and guided tours, and to support preservation in the greater Portland area.

Green Mountain Window

Contact: Andy Keeffe
92 Park Street
Rutland, VT 05701
Tel: 802-747-6915
Fax: 802-747-7864
Email: andy@greenmountainwindow.com
www.greenmountainwindow.com

Traditional wood windows for renovation or new construction. The best blend of traditional aesthetics and energy performance.

Groundroot Preservation Group, LLC

Contact: Steven Mallory
P.O. Box 8
Cape Neddick, ME 03902
Tel: 207-351-5066
Email: groundrootpres@gmail.com
www.groundrootpreservation.com

Groundroot provides wide-ranging services to building stewards of all kinds: historic structures reports, conditions assessments, forensic studies, documentary research, specifications for repairs and restoration, hands-on wood and plaster conservation, architectural surveys. Clients include Peabody Essex Museum, George Washington's Mount Vernon, First Church in Concord (MA), town of Kennebunk, and homeowners.



The Heritage Company Coppersmiths, LLC

Contact: Victor Wright
545 Main Street
East Waterboro, ME 04030
Tel: 207-247-5372
Fax: 207-247-4256
Email: heritagecollc@hotmail.com
www.heritagecompanyllc.com

The Heritage Company specializes in the historically accurate restoration of slate roofs and copper corncing. We are a fourth generation roofing company that continues to use traditional methods of slating and coppersmithing.

Highlands Woodturning

Contact: Temple Blackwood
862 Castine Road
Castine, ME 04421
Tel: 207-951-5086
Fax: 207-326-1012
Email: temple@highlandswoodturning.com
www.highlandswoodturning.com

Since 1969 Highlands Woodturning has met deadlines reproducing hand-turned wood turnings for historic buildings and furniture. Turned porch and deck columns, column bases and capitals, large and small finials, split-turnings, barley and rope twists, newel posts, stairway balusters, furniture parts, caulking mallets, and USS Constellation belaying pins.

Historic New England Historic Homeowner Program

Contact: Sally Zimmerman
185 Lyman Street
Waltham, MA 02452
Tel: 617-994-6644
Fax: 781-658-2083
Email: szimmerman@historicnewengland.org
www.historicnewengland.org/preservation

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Contact: Kirk Mohnhey
Maine Historic Preservation Commission
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Email: Kirk.Mohnhey@maine.gov
www.state.me.us/mhpc/

The Commission functions as the State Historic Preservation Office. Its Director is the State Historic Preservation Officer (SHPO). The Commission is responsible for the identification, evaluation, and protection of Maine's significant cultural resources as directed by the National Historic Preservation Act of 1966.

Maine Preservation

Contact: Greg Paxton
233 West Main Street
Yarmouth, ME 04096
Tel: 207-847-3577
Email: info@mainepreservation.org
www.maine Preservation.org

Maine Preservation is a statewide, nonprofit, member-based historic organization. Our mission is to promote and preserve historic places, buildings, downtowns and neighborhoods, strengthening the cultural and economic vitality of Maine.



Marvin Design Gallery by Eldredge

Contact: Jeremy Bate
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www.mpamaine.com

Masonry Preservation Associates specializes in the assessment and preservation of historic masonry structures throughout New England. We are lime mortar specialists, and work in all mediums of natural and cast stone. We are skilled in water remediation, caulking and scaffolding. Masonry Preservation Associates is the sole Maine representative of the Flue chimney lining system.

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Email: al@resurgenceengineering.com
www.resurgenceengineering.com

Resurgence Engineering and Preservation, Inc. is a Portland-based structural engineering firm. We provide Maine municipalities, developers, architects and homeowners with engineering services for preservation, rehabilitation, and adaptive use of historic buildings and structures. We specialize in assessment of buildings in significant structural distress, and consider this work an important component to preserving Maine's rich and historic built environment. Recent projects include Norway Opera House, Fort Popham, and the State Theater Building.



Richard Curtis & Associates

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 862 Washington Avenue
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 Email: rcurtisassociates@maine.rr.com
 www.richardcurtisassociat.homestead.com
Richard Curtis has had over 35 years of experience in the design of projects throughout New England and the Atlantic states. His primary work focus includes renovations to and preservation of existing buildings, the design of affordable multifamily housing, both for senior citizens and families, and the design of commercial buildings. He is strongly committed to preserving and improving the environment. Mr. Curtis maintains architectural registrations in ME, NH, MA, CT, NY, NJ and DC.

Richard Irons – Restoration Masons

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 Email: ironsrestoremason@yahoo.com
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Right Solutions Waterproofing is Maine family owned and operated, servicing Maine building trades since 1965. We understand how frustrating it can be to have water problems in your basement. Right Solutions Waterproofing Services offers a variety of solutions depending on your particular need. Visit us at MaineBasementSolutions.com

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 Email: smithnoel179@gmail.com
Studio A Architecture is a Central Maine design firm with a concentration on adaptive reuse and restoration of the built environment, historic and conventional. We use a comprehensive approach to planning both restoration and new construction that employs a wide range of experience and creative exploration to design spaces that are functional and sustainable, with a sense of place that reinforces the fabric of the community and heightens human experience.



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Building restoration is at the heart of our green philosophy. Helping historic buildings live on is sustainability in action. Our experience with historic structures, combined with our training in building performance and energy efficiency, has helped many of our customers live more comfortably in their older homes. We employ our own skilled craftspeople from restoration carpenters to cabinet makers. Our services include restorations, additions, kitchen and bath remodeling, and energy performance upgrades. Please call us.

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www.townsendre.com

This Portland native brings a unique skill set to real estate with her architectural degree from Mass Art, historic preservation, restoration carpentry and energy efficiency knowledge. Site supervisor for Habitat for Humanity with AmeriCorps in 2007-8, Jennifer possesses the ability to lead, anticipate and understand all of your personal real estate requirements as if they were her own. Whether buying or selling, Jennifer can guide you personally and professionally through a successful real estate transaction and beyond.

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WBRC Architects Engineers brings award winning preservation and adaptive reuse expertise to commercial, nonprofit, and public projects. Our innovative team of 50 offers documentation, assessments, design, and construction administration. We have restored dozens of community treasures, including historic preservation and renovation of churches, libraries, schools, post offices, and event spaces.

Woods & Co. Civil Engineering

Contact: Don Woods, PE
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Since 1996, I've been providing civil engineering and site planning services to private and public historic properties throughout the New England states, specializing in water related issues (land grading and site drainage, small dams, water power systems). Services include investigation, documentation, design, permitting, with a sideline of artistic architectural photography. Feel free to contact me to discuss your project to see how I may be of assistance or to discuss the services that I offer.

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What is the best way to remove wallpaper?

BY NOELLE LORD CASTLE

Removing wallpaper always involves water, sometimes steam, sometimes perforation, and usually scraping. Primarily it involves patience and elbow grease.

If you have vinyl paper on top, you must first tear off the vinyl covering down to the paper below. If you have wallpaper that has been painted over, you must perforate or score the surface so that the water can penetrate through the paint. With painted wallpaper, renting a wallpaper steamer is often well worth the cost, giving you the extra force you need to get through the paint to loosen the paper below. Steamers will not hurt plaster, but can be rough on drywall.

The key to removing wallpaper is to wet it and keep it wet. This is a messy (yes, and wet) process, so protect your area well by taping plastic carefully and using drop cloths and towels. Using very hot water and wallpaper remover in a pump sprayer, such as a garden sprayer, begin “marinating” the walls and keep them wet. It usually takes between 10-20 minutes of continuous soaking for



Potentially facing multiple layers of paper, vinyl papers or painted over wallpapers, removal calls for patience and elbow grease more than anything else.

the paper to begin letting go. Pull off what you can and use a 3-inch or larger flexible joint knife to coax the paper off. Continue the wetting, scraping process until all the paper is removed.

Once all the paper is removed, the walls need to be well scrubbed and washed to remove ALL the glue. Using wallpaper remover in hot water and a scrubbing sponge, wet and scrub all the areas and loosen the glue. Use a large, porous block sponge to squeegee off the loosened residue. Keep cleaning the sponges and continue until all glue and sticky residues are gone.

Using the block sponge again, follow with a 1:1 white vinegar and water rinse. If there is any mold (black or green dots) under the wallpaper, wash the wall with a 1:1 bleach and water solution, then the vinegar water rinse. All glue residue must be removed, or any new plaster or paint will not stick. ■

Noelle Lord Castle operates Old House C.P.R., Inc. and shares her passion for helping owners of older buildings discover how to take good care of them through consulting, teaching and writing. She can be reached at noelle@writeon.solutions

Salvaging Existing Materials During a RESTORATION

BY DAPHNE HOWLAND

Making plans to restore an historic property is a way of looking at an old building with fresh eyes. To determine whether you can salvage any existing materials, whether it's to be used in the restoration or not, you must look at the building's parts as well as its whole.

In fact, the best way to salvage materials -- bricks, wood, glass, and more -- is to take it out in the reverse order it was put in, according to George Libby, Sr. of George M. Libby and Sons masonry. "If you've got that game in mind from the outset, you will be less likely to have to destroy something, doesn't matter if it was stone, wood, or brick."

While it seems obvious to caution that materials can only be reused if they are in good condition, it can take a lot of forethought, advance planning, and sometimes extra effort to remove beams, bricks, or window sash intact. "The culture of preservation is to repair and reuse, so when planning a project it is important to consider how to recycle materials that will be not be reused by the project itself," said Hilary Bassett, Greater Portland Landmarks Executive Director.

If you are unlikely to reuse materials in your restoration, a consideration determined by the physical and historic requirements of the project, you may still be able to sell or donate the materials to people who will. Doing that also takes thought and arrangements need to be made well before the materials are removed. Many contractors will assume that unwanted items are bound for the dump. How materi-

als are handled, stored, and disposed of should be part of the discussion with your contractors and should be spelled out in the agreement.

Outlets like the Building Materials Exchange in Lisbon, or Habitat for Humanity's ReStore shops in Bath and Portland are eager for salvaged building materials in good shape and in some cases will come to your site to pick it up. Private salvage operations often specialize in certain types of materials.

Greater Portland Landmarks' Safford House roof replacement project highlighted the opportunities and challenges of reusing salvage materials. The original scheme involved repairing and reusing as much original material as possible. The chimney bricks were cleaned up and reused to rebuild two of five chimneys, with a reserve kept for future repairs. The remaining brick was purchased by George Libby. Old copper flashing from the chimneys was salvaged and sold.

What was not anticipated was the large amount of older wood sheathing left from the removal of a secondary roof. Contractors cut the boards into short lengths to take them to ground level, drastically reducing their desirability for salvage. With advance planning and some additional labor, longer lengths of wood could have been saved.

Old-growth wood and antique glass are two examples of materials that, if they are a decades old, cannot be found anywhere and are of value to many craftspeople. Barn flooring may seem terribly damaged and useless, but flooring of many ages, types, and provenances is a hot commodity these days.

"We are always looking for antique glass so we can repurpose it. We use salvaged glass and not reproduction glass because it is just not the same," says Ann Bagala of Bagala Window Works, which has restored windows in historic properties all over Maine, including Landmarks' Safford House. "We have a tough time finding glass because too many people discard it. It's criminal how much antique glass is being smashed."

Some materials that seem unusable for historic preservation purposes may nevertheless be valuable to collectors, who may nor may not use it for its original purpose, says Heather Caron at Portland Architectural Salvage on Preble Street in Portland.

"As much as it can be, preserve the object in its original state, keeping the length. Keep all the hardware from doors and windows. People think it's damaged when sometimes that's just as valuable as the rest," Caron says. "For us what's useful or not useful sometimes doesn't matter because we have people buying doors that aren't necessarily using a door as a door." ■

Taking advantage of your existing building's original "green" design

Building on nearly 50 years of work to preserve and revitalize historic places, Greater Portland Landmarks has commissioned an energy efficiency workbook geared to owners and stewards of historic homes. *The Energy Efficient Old House: A Workbook for Homeowners* is available at www.portlandlandmarks.org, or by calling Landmarks at (207) 774-5561.

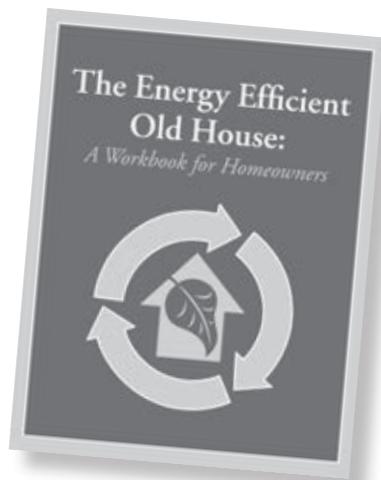
The workbook also serves as a technical companion guide to Landmarks' energy efficiency workshops.

Energy conservation and efficiency can be challenging in older houses, but less challenging than you might think. Most historic buildings were built to be warmer in winter and cooler in summer than were their modern counterparts, so much of the efficiency work required in historic homes needs to only boost this "climatic wisdom." The strategies to increase energy efficiency in older buildings differ from new construction, and when coupled with practical behaviors that accompany the changing seasons, they can achieve

excellent results.

This workbook discusses energy efficiency improvements for older and historic homes in three tiers ranging from the simplest and most cost-effective, to those that are more complex. We would like to dispel myths about older buildings and energy use, and help homeowners make good choices to improve the performance and value of their buildings. Consider this workbook to be your guide as you seek information, explore alternatives and implement solutions.

Landmarks strongly believes that, with modest investment, older and historic houses can achieve significant improvements in energy performance while retaining their unique architectural features and intrinsic value. The reuse and rehabilitation of existing buildings is one of the "greenest" approaches to energy conservation, which revitalizes neighborhoods, optimizes use of existing infrastructure, and reinforces our distinctive sense of place. ■



The workbook is available through Greater Portland Landmarks at **\$6** for Landmarks members, and **\$12** for non-members.

For more information:
Call 207-774-5561 or email info@portlandlandmarks.org

YES! I'd like to become a member of Greater Portland Landmarks

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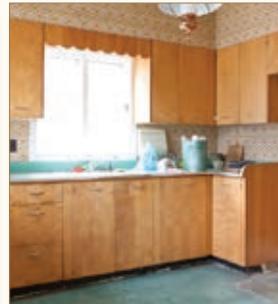
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