

GREATER PORTLAND LANDMARKS

2010 MAINE

RESTORATION

DIRECTORY

TODD CAVERLY PHOTOS



Welcome to the 2010 Maine Restoration Directory

Greater Portland Landmarks is delighted to present the 2010 Maine Restoration Directory, just in time for spring restoration and renovation projects.

GREATER PORTLAND



This listing includes trades people, consultants, businesses, and organizations, who focus on historic preservation, building restoration, and traditional construction methods. They can help you plan repairs and renovations to your older house or barn, restore and improve commercial, religious, and institutional properties, or plan new construction with traditional style. You will find masons, plasterers, timber frame specialists, woodworkers, architects, preservation consultants, and many others in the Directory!

In addition, we have included articles on topics of interest to those who are working on older buildings. These have been drawn from our *Landmarks Observer* newspaper over the past ten years. I would like to thank Noelle Lord who, through her column

“Stewarding Your Older Home,” has provided practical and highly readable information to help people address common questions about maintaining and repairing old buildings. I hope you will find this information useful.

Greater Portland Landmarks (GPL) is here to serve you. In addition to the Directory, we offer information about restoration techniques, architectural styles, and local historic neighborhoods in our Frances Wilson Peabody Research Library, and on our web site at www.portlandlandmarks.org. GPL also offers walking tours of historic neighborhoods; educational programs for children and adults; markers recognizing well-maintained historic properties; architectural surveys of historic neighborhoods; educational tours of the Portland Observatory (1807) a National Historic Landmark; publications; and advocacy for historic preservation and excellence in new design. If you are located in southern Maine, Landmarks’ Advisory Service makes site visits to help you learn more about your historic property.

We recently launched GPL’s Center for Architecture and Preservation at the Safford House, 93 High Street in Portland, to bring together people of all ages and backgrounds for community discussions, exhibitions, and educational activities that explore architecture and preservation and our distinctive sense of place. In partnership with Maine Preservation and the National Trust for Historic Preservation Northeast Office, we now offer expanded field services, including technical assistance, site visits, and project pre-assessments, practical preservation approaches and historic preservation tax incentives. We look forward to reaching even more people with preservation information through this new service.

We invite you to become a member and share our passion for greater Portland’s exceptional neighborhoods, architecture, and landscapes. You’ll keep informed about tours, events, and programs; be updated on preservation issues and opportunities; receive free admission to the Portland Observatory; and learn more about historic preservation and architecture. There is a membership enrollment form on page 15.

Greater Portland Landmarks promotes preservation and revitalization of historic buildings, neighborhoods, and landscapes and encourages high-quality new architecture to enhance the livability and economic vitality of Portland and surrounding communities. For more information, please call us at 774-5561 ext 105 or see our web site at www.portlandlandmarks.org.

We hope you will enjoy the 2010 Maine Restoration 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 2010 Maine Restoration Directory possible:

- Hilary Bassett
- Seth Goldstein
- Christopher Closs
- Toby Crockett Kilgore
- Lisa Flaim
- Les Fossel
- Noelle Lord

The 2010 Maine Restoration 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 2010 Maine Restoration 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. GPL 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.

Antiques Restoration

- Fossel Building Restoration
- Mainely Lighting
- Last Chance Woodworking
- Pownalborough Restorations
- Ward Clapboard Mill
- Yarmouth Frame Shop and Gallery

Architects:

Preservation/Restoration

- ALPHAarchitects
- Building Envelope Consultants, LLC
- By Design
- Salmon Falls Woodworks, Inc.
- Taggart Construction
- TFH Architects
- TTL-Architects

Architectural Salvage

- North East Housewrights
- Old World Masonry

Art Restoration (on paper and canvas)

- Yarmouth Frame Shop and Gallery

Barns

- J. F. Heaney & Co.
- Houses and Barns by John Libby
- Pownalborough Restorations
- Ed Somers Woodworking
- Thor Construction

Books and Publications

- Greater Portland Landmarks
- Maine Historic Preservation Commission
- Maine Preservation
- National Trust for Historic Preservation

Cabinetry/Furniture

- Hope R. Angier
- Fossel Building Restoration
- Last Chance Woodworking
- North East Housewrights
- Pownalborough Restorations
- Salmon Falls Woodworks, Inc.
- Stone*Henge Restoration, LLC
- Taggart Construction
- Tidewater Millwork
- Wright-Ryan Millwork

Carpets/Fabric/Wallpaper

- Accent on Windows
- Capozza Tile and Floor Covering Center
- North East Housewrights

Cemetery Conservation

- Gnome Landscapes, Design and Masonry
- Sutherland Conservation & Consulting

Consulting: Historic Preservation

- Building Envelope Consultants, LLC
- Field Services, Greater Portland Landmarks & Maine Preservation
- Fossel Building Restoration
- Gnome Landscapes, Design and Masonry
- Houses and Barns by John Libby

- Peter Lord Plaster and Paint
- North East Housewrights
- Mark R. Paquette
Fine Decorative Painting
- Resurgence Engineering & Preservation
- Salmon Falls Woodworks, Inc.
- Ed Somers Woodworking
- Stone*Henge Restoration, LLC
- Sutherland Conservation & Consulting
- TTL – Architects

Decorative Finishes/ Stencils/Accessories

- Hope R. Angier
- Peter Lord Plaster and Paint
- Mark R. Paquette
Fine Decorative Painting

Energy Efficiency

- Salmon Falls Woodworks, Inc.

Environmental Consultants

- TFH Architects
- Yarmouth Frame Shop and Gallery

Fabric Furnishings/Custom Window Treatments

- Accent on Windows

Floors/Floor Restoration

- Atlantic Hardwoods, Inc.
- Wood Floor Services

Glass: Leaded, Reproduction

- Highland Window Works
- Mainely Lighting

Historic Preservation Organizations

- Greater Portland Landmarks
- Maine Downtown Center
- Maine Historic Preservation Commission
- Maine Preservation
- National Trust for Historic Preservation
- City of Portland
Historic Preservation Program

Insulation of Historic Buildings

- Dan Kolbert Building and Renovations

Landscape Design/ Construction

- Gnome Landscapes, Design and Masonry

Lighting/Hardware/Fixtures

- Mainely Lighting
- North East Housewrights

Masonry

- Building Envelope Consultants, LLC
- Fossel Building Restoration
- Gnome Landscapes, Design and Masonry
- Hascall & Hall
- Maine Dry Stone
- Old World Masonry
- Stone*Henge Restoration, LLC

Metalwork

- Hanover Ironworks
- The Heritage Company
Coppersmiths, LLC
- Mid-Maine Restoration, Inc.
- StandFast Works Forge
- Stone*Henge Restoration, LLC

Millwork

- Fossel Building Restoration
- Last Chance Woodworking
- Mid-Maine Restoration, Inc.
- North East Housewrights
- Pownalborough Restorations
- Salmon Falls Woodworks, Inc.
- Ed Somers Woodworking
- Stone*Henge Restoration, LLC
- Taggart Construction
- Tidewater Millwork
- Wright-Ryan Millwork

Monumental Stonework/ Restoration

- Gnome Landscapes, Design and Masonry
- Hascall & Hall
- Old World Masonry
- Sutherland Conservation & Consulting

Paint/Painting/Paint Analysis

- Hope R. Angier
- Peter Lord Plaster & Paint, Inc.
- Mid-Maine Restoration, Inc.
- North East Housewrights
- Parker Painting
- Mark R. Paquette
Fine Decorative Painting
- Rich Aluminum & Restoration Company
- Stone*Henge Restoration, LLC
- Sutherland Conservation & Consulting

Plasterwork

- Peter Lord Plaster & Paint, Inc.
- North East Housewrights
- Mark R. Paquette
Fine Decorative Painting

Preservation Related Services & Products

- Building Envelope Consultants, LLC
- Fossel Building Restoration
- Greater Portland Landmarks Advisory Service
- Highland Window Works
- Mark R. Paquette
Fine Decorative Painting
- Ed Somers Woodworking
- Sutherland Conservation & Consulting
- TTL – Architects
- Ward Clapboard Mill
- Yarmouth Frame Shop and Gallery

Restoration Contractors/ Carpenters/Building Movers

- Fossel Building Restoration
- J. F. Heaney & Co.
- Houses and Barns by John Libby
- Dan Kolbert
Building and Renovations

- Joe Lucey Carpentry, Inc.
- Mid-Maine Restoration, Inc.
- North East Housewrights
- Pownalborough Restorations
- Rich Aluminum Co.
- Salmon Falls Woodworks, Inc.
- Ed Somers Woodworking
- Stone*Henge Restoration, LLC
- Taggart Construction
- Thor Construction
- Wood Floor Services
- Wright-Ryan Millwork
- Yarmouth Frame Shop and Gallery

Roofing

- Building Envelope Consultants, LLC
- Fossel Building Restoration
- The Heritage Company
Coppersmiths, LLC
- Mid-Maine Restoration, Inc.
- North East Housewrights
- Rich Aluminum Co.
- Stone*Henge Restoration, LLC

Stone Fabrication

- Maine Soapstone Co., Inc.

Storm Windows

- Grandview Window Cleaning
- Innerglass Window Systems

Structural Engineering

- Building Envelope Consultants, LLC
- Resurgence Engineering & Preservation

Tile

- Capozza Tile and Floor Covering Center
- Old Port Specialty Tile

Timber Framing

- Fossel Building Restoration
- J. F. Heaney & Co.
- Houses and Barns by John Libby
- North East Housewrights
- Pownalborough Restorations
- Ed Somers Woodworking
- Stone*Henge Restoration, LLC
- Thor Construction

Windows and Doors

- Accent on Windows
- Bagala Window Works
- Building Envelope Consultants, LLC
- Fossel Building Restoration
- Grandview Window Cleaning
- Highland Window Works
- Innerglass Window Systems
- Last Chance Woodworking
- North East Housewrights
- Rich Aluminum Co.
- Salmon Falls Woodworks, Inc.
- Ed Somers Woodworking
- Stone*Henge Restoration, LLC
- Tidewater Millwork

Wood Flooring & Clapboards (siding & shingles)

- Atlantic Hardwoods, Inc.
- A. E. Sampson & Son LTD
- Stone*Henge Restoration, LLC
- Ward Clapboard Mill
- Wood Floor Services

Jeepers Creepers — IT'S MOLD!

BY NOELLE LORD

GOOD MOLDS HELP convert grapes to wine, milk curd to the blue cheese that goes so well with the wine, and, sure, have contributed to life-saving medical breakthroughs. Unfortunately there are just as many species that trap moisture and ruin all things wood, and eat through organic materials like paints and finishes.

Mold does not discriminate about time of year, how clean your house is, or, for the most part, your geographical location. It's rarely possible to find a home without any trace of mold. It travels inside on people and pets, through windows and doors, and lives particularly well in damp or humid areas such as basements, kitchens and bathrooms, spreading easily through the rest of a building from there. Provide the environment it thrives upon, and your house will turn into an amusement park for mold. This is not the most pleasant subject to read about, but not one to ignore. These organisms live in our homes, and beyond the allergy concerns they pose, they create a serious health risk to our building materials as well.

Molds are microscopic fungi (more than 1.5 million species exist) that thrive in any damp, warm or humid environment and grow year round. Mildew is technically a species of mold, and marked by its strong odor. Mold you can see, usually black, brown or green spots, is just tipping the proverbial iceberg. These visible areas are spore-producing colonies that release millions of air-borne spores throughout your house, and some species have "tentacles" working behind the scenes that reach more than 20 feet. From basements to bathrooms, kitchens to crawlspaces, it's impossible to avoid them completely.

Getting Rid of Mold

The most effective way to manage mold growth is to eliminate or limit the conditions that foster its establishment and growth. Just like any living organism, mold and mildew need the proper environment and nutrients to survive. What we want to work toward is not giving them one in which to thrive. Unfortunately homes, inside and out, offer the perfect nutrients for molds. *What we do have control over is creating an inhospitable environment.* In other words, eliminate water infiltration and get rid of excess moisture.

The basic precautions to discourage mold growth include running basement dehumidifiers (and keeping the basins clean!), run exhaust fans in your bathrooms and circulating fans in your basement, keep wintertime humidifier water fresh and free from growth, adequately ventilate your house, and quickly repair any plumbing leaks. Clean surfaces, particularly in high-moisture areas, regularly with mold-killing products (ones that include fungicide). Additionally, it is not a bad idea to have your furnace ductwork professionally cleaned periodically, make sure any carpet in bathrooms and basements can be lifted and aired out, and use vacuum cleaners and air conditioners with HEPA (high efficiency particulate air) filters. Always wash surfaces with a bleach and water solution to kill any existing mold before repainting or wallpapering.

Fans placed strategically in basements, your living environment and attics encourage cross-ventilation and release heat and humidity. All bathrooms with tubs and showers should have a ceiling fan installed. Although cracking a window can help, it is best to install (and use!) ceiling fans that vent to the outdoors, not the attic or basement.

Proper ventilation of a building is key to letting moisture move through and out so it does not become trapped and begin its path of destruction. This is not to be confused with the common myth that it is a good idea to leave basement windows open all summer long. A constant opening to the out of doors at the foundation level exacerbates dampness problems, inviting in morning dew, natural moisture from the earth, and rain splash. Warm, dry summer days are a perfect time to give your basement and house a good airing out.

Finally, whenever you are completing restoration projects, repainting or any time you are exposing older bare wood, always give surfaces a good washing with a fungicide, bleach and water solution to kill any existing growth. If you remove wallpaper and leave any mold growing on the plaster, or fail to properly wash any woodwork or exterior siding before repainting, mold will eat through your finishing products from the underside and cause all your hard work to fail.

There are many commercial products and "systems" now available, beyond the old fashioned standby of using bleach solutions to kill mold. Bleach is a toxic product and prop-

Tips for reducing indoor mold from the Asthma and Allergy Foundation of America:

- Keep humidity levels below 40% with good ventilation and dehumidifiers, especially in kitchens and bathrooms. Air conditioning with HEPA filtration will trap spores before they reach inside.
- Quickly repair plumbing leaks
- Do not carpet bathrooms and basements.
- Make sure your home has adequate ventilation.
- Clean hard surfaces regularly with mold-killing products. Fungi thrive on the soap film left on surfaces such as tile, grout and shower curtains.
- Allergy and asthma sufferers can be particularly sensitive to cleaning products and should avoid direct use. Allow areas to properly ventilate before reentry and always follow all product precautions and usage directions.

er respirator masks, gloves, eye protection and ventilation should be used when using large amounts of bleach for basic cleaning and mold remediation. This toxicity, and in this author's opinion, the fact that mold remediation has joined the list of popular business opportunities as environmental allergies rise, has resulted in many specialty companies that claim to have products and procedures superior to bleach, and less toxic, to kill mold and reduce its continued growth. Naturally, these products are much more expensive than a \$2.00 gallon of bleach, but for those with serious health concerns or excessive mold growth in a building, they may make sense to look into. Many companies require certification training for contractors to use their products, others require their own personnel to complete the remediation services. Like anything, buyer beware and be smart by looking closely at the advantages of using specialty companies and products, familiarize yourself with guarantees, and expect to speak with satisfied clients who have used the services. ■

Noelle Lord 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 contacted by visiting www.oldhousecpr.com.

Accent on Windows

Contact: Gail Lerman
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Welcome to Portland's premiere window treatment showroom. From a simple renovation to a historic period restoration, we work with you from the early design stages through the installation. Our customer service is unrivaled, and we guarantee all our products. Visit our store on-line at www.accentonwindows.net. Let Accent on Windows be your resource for all your window solutions.

Advisory Service

Contact: Greater Portland Landmarks
93 High Street
Portland, ME 04101
Tel: 207-774-5561
Fax: 207-774-2509
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. They study and record historic structures, constantly adding to our extensive library collection of photos, drawings and reports on local architecture and building elements, including windows, paint, staircases, and cabinetry. The Advisory Service can start you off in the right direction to do further research on your own, and help you ask the right questions of professional tradespeople. Advisory Service members gained their expertise through the research and restoration of their own houses and enjoy sharing their understanding of architectural styles, methods of construction and types of decoration observed on other local buildings. They do not take the place of architects, interior designers, or professional tradespeople.

ALPHAarchitects

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E-mail: mark@ALPHAarchitects.com
www.ALPHAarchitects.com

ALPHAarchitects provides complete historic preservation, national, state and local permitting services from their offices on Chestnut Street adjacent to Portland City Hall. Mark Sengelmann, owner of ALPHAarchitects, is the chair of the building committee for the Tate House Museum located in historic Stroudwater Village on the Fore River in Portland.

Hope R. Angier

Contact: Hope Angier
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Camden, ME 04843
Tel: 207-586-5692
E-mail: hopera@tidewater.net
www.hopeangier.com

A nationally recognized artist, Hope R. Angier, offers original hand-painted wall murals. By working closely with her clients Hope strives to incorporate elements into her painting that make her commissions both meaningful and personal. Her sense of color and composition allows her murals to comfortably enhance any space, large or small. Please visit www.hopeangier.com.



Atlantic Hardwoods, Inc

Contact: Kathleen McInerney
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Portland, ME 04102
Tel: 207-773-9663
E-mail: kathleen@atlantichardwoods.com
www.AtlanticHardwoods.com

Atlantic Hardwoods has been restoring hardwood floors since 1993. We offer free consultation, free estimates and a wide variety of services including: historic wood floor restoration; dust-free floor refinishing; custom inlays and borders; and patching with custom-milled flooring. We also offer certified FSC flooring, the "Green Building" standard.

Bagala Window Works

Contact: Marc Bagala
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Fax: 207-878-6306
E-mail: marcbagala@maine.rr.com
www.BagalaWindowWorks.com

Marc Bagala has been restoring and weather-stripping windows and doors since 1988. He is the innovator of the chemical-free, steam stripping method for removing paint and glazing from windows.



Building Envelope Consultants, LLC

Contact: Robert Fulmer
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Portsmouth, NH 03801
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E-mail: rfulmer@becsolutions.net
www.becsolutions.net

Building Envelope Consultants Inc. is a consulting firm that provides a single source for all exterior building problems and requirements. Our services include building envelope assessments, masonry and roofing forensic investigations, remedial design services, project management, and historic preservation issues.

By Design

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www.mainebydesign.com

By Design is a professional architectural practice located in the historic village area of Yarmouth. Its sole proprietor, Bruce Butler, has been involved in many historic rehabilitation and restoration projects as well as new construction in historic settings. His experience includes conversion of landmark buildings in Boston, the Colesworthy Building at 92 Exchange Street in Portland, and many historic homes.

Capozza Tile and Floor Covering Center

Contact: Joe Capozza III
267 Warren Avenue
Portland, ME 04103
Tel: 207-797-7635
Fax: 207-797-0846
E-mail: joe3@capozza flooring.com
www.capozza flooring.com

Our sources for historical reproductions and reclaimed materials will meet the needs of your restorative project. The helpful sales team and skilled craftsmen will help you from start to finish with a product line that includes Carpet; Hardwood; Laminate; Vinyl; Cork; Bamboo; Ceramic/Porcelain Tile; Natural Stone, Metal & Glass Accents.

Field Services, a joint program of Greater Portland Landmarks and Maine Preservation in partnership with the National Trust for Historic Preservation

Christopher Closs, Field Representative,
Southern and Western Maine
(207) 809-9103

Rochelle Bohm, Field Representative,
Northern and Eastern Maine
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Providing historic preservation technical assistance, guidance for community advocacy, field visits, and pre-assessment services to encourage best practices and engage people throughout the state in the preservation movement. Working in collaboration with the Maine Historic Preservation Commission and the Maine Downtown Center, and supported by grants from the National Trust for Historic Preservation, Maine Community Foundation, Jane's Trust, and the Edward H. Daveis Benevolent Fund.

Fossil Building Restoration

Contact: Les Fossil
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Alna, ME 04535
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Email: fossil@oldhouserestoration.com
www.oldhouserestoration.com

Fine restoration of early buildings. Business founded in 1975. Services include inspection, consultation, design, carpentry, cabinetry, frame repair, masonry, relocation, and historic interiors. 10 employees. 2001 Maine Preservation Honor Award winner.



Gnome Landscapes, Design, Maintenance and Masonry

Contact: Todd Marco
305 US Route One
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Fax: 207-781-5705
E-mail: todd@gnomelandscapes.com
www.gnomelandscapes.com

Many Gnome projects have become benchmarks in the preservation of Maine's significant and fragile past. Gnome has extensive experience working on historic properties providing masonry restoration, landscape design, and landscape installation. Restoration projects include: Tracy-Causser Building, Deering Oaks Castle, McLellan House, Western

Cemetery, 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.

Grandview Window Cleaning

Contact: Doug Johnson
477 Cumberland Avenue #4
Portland, ME 04101
Tel: 207-772-7813
E-mail: GrandviewNow@maine.rr.com

We clean windows the old fashioned way, by hand, using elbow grease, ingenuity and integrity. We take our mission seriously and like what we do. More importantly, so do our customers! That's why we are confident in offering our customers our "Iron Clad Money Back Guarantee!" We offer a full range of specialized home improvement cleaning including glass restoration cleaning, stain & oxidation removal, chandeliers, ceiling fans, gutters, siding and more. Free estimates. "It's A Good Day For A Grandview!"

Greater Portland Landmarks, Inc.

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

Greater Portland Landmarks promotes preservation and revitalization of historic buildings, neighborhoods, and landscapes and encourages high-quality new architecture to enhance the livability and economic vitality of Portland and surrounding communities. Contact us for information on our education programs, architectural tours, research library, publications, and advocacy. GPL welcomes thousands of visitors annually to the Portland Observatory (1807). GPL's Advisory Service conducts field visits to individual properties to provide guidance on preservation questions.

Hanover Ironworks

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Hanover Ironworks provides custom ironwork and restoration of railings, gates, fences, security grillwork, and fire-screens. We have been working on unique and unusual projects for Maine and New Hampshire since 1985.



Hascall & Hall

Contact: Rob Bergeron
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Tel: 207-775-1481
Fax: 207-773-5727
E-mail: info@hascallandhall.com
www.hascallandhall.com

Since 1948 Hascall & Hall has been assisting in the preservation of some of the most historic and prominent buildings in New England. Well known for masonry services such as concrete restoration, caulking, repointing and chemical cleaning. Hascall & Hall, like its many building projects, has stood the test of time. When you need a restoration contractor who will assure the highest in quality and care, you need Hascall & Hall.

J.F. Heaney & Co.

Contact: Joseph F. Heaney
P.O. Box 1275
Waldoboro, ME 04572
Tel: 207-832-4691
E-mail: jfh@midcoast.com
www.jfhheaneybarnrestoration.com

Heaney and Company is a full service barn restoration business. Structural timber frame repairs, alterations and common sense barn preservation are of prime concern. Sill repairs, building leveling, doors, windows and shingles. Barn condition surveys are available.

The Heritage Company Coppersmiths, LLC

Contact: Victor Wright
P.O. Box 71, 545 Main Street
East Waterboro, ME 04030
Tel: 207-247-5372
Fax: 207-247-4256
E-mail: Heritagecollec@hotmail.com

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

The greenest house is the one already built

BY NOELLE LORD

WHAT IS GREENER than an old house? If you are thinking about how much “green” it will cost to heat your house, well, that’s not what I am talking about. I’m talking about the continued and growing concern for making our buildings more environmentally friendly, healthier to live in and less consumptive of natural resources. If “green old building” sounds like an oxymoron, consider this: What is more green than sustaining something already created when the costs of building new or conducting major renovations in the name of “efficiency” may actually cost the environment much more?

Sustainability means different things to different people, but I believe maintaining existing buildings, where the energy and resources

to create them have already been expended, offers a tremendous contribution to reducing our impact on the environment. Why expend more “embodied energy” – the energy required to manufacture, transport and dispose of materials – by starting over again? As the National Trust for Historic Preservation succinctly puts it: The greenest house is the house already built.

According to the EPA, 48 percent of America’s greenhouse emissions are produced by the construction and operation of buildings. Maintaining

historic properties – by which I mean old buildings, not just historically significant ones – takes much less embodied energy than replacing or building new. Today’s building materials are most commonly rated with an expected lifespan of 15 to 25 years. This means we will be continually replacing parts and rebuilding our new buildings, or the old building we thought we *had* to renovate, and the worn out modern materials will go, of course, into the landfills.

Many new products and materials include plastic or vinyl components, nonbiodegradable materials that give off toxic byproducts when manufactured and add dramatically to landfill waste. Every time we tear into historic fabric, by replacing siding or windows with vinyl or simply palm-sanding the life out of woodwork, we are introducing inferior products. Now consider your wooden windows, your plaster or granite foundation that are 150 years old and still going strong. Sure, they require upkeep, but by maintaining them you are contributing to the environment in one of the best and most significant ways possible. ■

Noelle Lord 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 contacted by visiting www.oldhousecpr.com.

Here is a list of things you can do to “green” your home while maintaining its historic quality:

- Install proper weatherstripping around doors and windows
- Make sure glass in doors and windows is tightly glazed
- Use door and window locks to keep them shut tightly
- Install storm doors and windows
- Seal gaps in structural and foundation materials with caulking or spray foam
- Have your furnace/boiler cleaned and maintained annually
- Replace furnace/boiler filters regularly
- Limit draw from chimneys by keeping dampers closed when not in use
- Caulk gaps in siding and around doors and windows
- Repair rotten siding and keep paint/sealing coating in good condition
- Make sure gutters and drainage are working
- Close gaps in HVAC, chimneys and fireplaces
- Ductwork seams taped aluminum (or duct) tape, exhaust pipes tightly fitted to chimney
- Install good window treatments that seal drafts
- Lay rugs over drafty floor areas and in front of doors
- Insulate your attic floor
- Seal and insulate attic access
- Install programmable thermostats
- Buy energy efficient appliances
- Replace a tank hot water heater with tankless and save 50 – 70%
- Use fans and portable electric heaters for problems in isolated areas
- Repair rotten siding and keep paint/sealant coating in good condition

REVIVING RADIATORS

BY NOELLE LORD

Old radiators are one of the most charming characters inside older homes. Unfortunately, when buried under decades of paint and years of rusty build up, these period ornaments become eyesores. Sand blasting and chemically stripping radiators are available options that are best left to professionals and definitely need to be done off-site in an appropriate work area. If you have a lot of lost detail in the radiator, you may want to pursue these more aggressive options.

WE USE A PROCESS of elbow grease that relies on removing loose paint, abrading sound paint for adhesion, and applying the appropriate metal primer and paint. We have found this method successful and it can be completed without removing the radiator. It is a definite homeowner do-it-yourself solution. Always take lead paint precautions when working on older painted surfaces.

If the radiator can be pulled away from the wall, it is ideal. Slide plastic under the radiator by lifting one leg at a time if possible. Protect the area further with plastic and drop cloths to protect from water and overspray. Essentially, you will want to encase the radiator in plastic.

All loose paint needs to be scraped off using scrapers and stiff wire brushes. Wire brushes are available at hardware and better paint stores and come in a variety of sizes and shapes. Scrape off all visible loose paint and work edges into sound paint to feather



in highly visible areas. Abrade all sound paint too so that it will have tooth to adhere to the new paint. If there are rusting areas, scrape and brush off any loose scaling. Vacuum the radiator and surrounding area well.

If you were unable to get plastic under the radiator, place block sponges around the base to capture the water, and check the plastic protection. Using a pump sprayer (use a hand sprayer if you don't have a pump) and sponges, wash completely with a TSP (tri-sodium phosphate) and hot water solution. Rinse with clean water. Dry with towels immediately to prevent further rusting.

When the radiator is completely dry, prime it using an oil-based, rust-preventative metal primer. A spray-on

primer works best. Allow the primer to set up for one day.

Paint can be brushed on or sprayed on. Usually one to two coats are necessary for brushed on, two to three lighter coats of sprayed on paint. Acrylic paint can be used, but a spray-on metal paint is very dependable. Metal paints are designed for coating cast iron and are heat and chip resistant. Many metal paints now come in a variety of colors and metallics to achieve the period look desired. Many paint stores also carry throw-away CO-2 canisters to make your own spray paint.

Do not resume heating with the radiator for several weeks to allow the paint to fully cure. If operated too soon the paint is likely to discolor. ■

Noelle Lord 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 contacted by visiting www.oldhousecpr.com.

Highland Window Works

Contact: Gregory B. Gordon
371 Camden Road
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Contact: Roxanne Eflin
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Fax: 207-622-6346
E-mail: kcady@mdf.org
E-mail: reflin@mdf.org
http://www.mdf.org/downtown

The mission of the Maine Downtown Center is to foster downtown development that is dynamic and community-based, and results in economic development, business growth, job creation, housing revitalization, historic preservation, and cultural enhancement.

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Contact: Earle G. Shettleworth, Jr.
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Tel: 207-287-2132
E-mail: Earle.Shettleworth@maine.gov
www.state.me.us

Established through a legislative act in 1971, the Maine Historic Preservation Commission is an independent agency within the Executive branch of state government that 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: Robert O'Brien
500 Congress Street, 2nd floor
Portland, ME 04101
Tel: 207-775-3652
Fax: 207-775-7737
E-mail: info@mainepreservation.org
www.mainepreservation.org

Maine Preservation is the statewide private nonprofit advocacy organization whose mission is to promote the preservation, protection and vitality of Maine's historic places and encourage quality design that contributes to the livability of our communities. Primary programs include outreach assistance, education, public policy, preservation easements and publications.

The Maine Soapstone Co., Inc.

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National Trust for Historic Preservation

Northeast Regional Office
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Seven Faneuil Hall Marketplace
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Fax: 617-523-1199
E-mail: nero@nthp.org
www.PreservationNation.org

The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. The Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America's story. The Northeast Regional Office serves the states of Connecticut, Delaware, Massachusetts, Maine, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont.

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Fine Decorative Painting specializes in the restoration and replication of historic finishes, using traditional colors, materials and methods. Projects range from New England residential and commercial interiors to churches, theaters, state capitols and historic buildings nationwide. Areas of expertise include trompe l'oeil, gilding, graining, marbling, stenciling, glazing and Venetian plaster.

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City of Portland Historic Preservation Program

Contact: Deb Andrews
Portland City Hall
389 Congress Street
Portland, ME 04101
Tel: 207-874-8726
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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.

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Contact: Amy Cole Ives
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Hallowell, ME 04347
Tel: 207-242-0618
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Sutherland Conservation & Consulting is an architectural conservation and consulting firm specializing in rehabilitation tax credit applications, preservation plans, HABS documentation, architectural paint analysis and cemetery conservation.



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TFH Architects

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TFH Architects has been providing New England clients with sustainable, practical design and planning solutions for over thirty years. Our experience as LEED Certified Architects guides us with understanding the immediate and long-range environmental impact of all design decisions. We strive to create enduring designs, which enhance the lives of the occupants and community alike, respecting historical precedents and creatively adapting existing structures where possible.

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We provide new construction, rehabilitation, additions, preservation planning, paint and mortar analysis, historical surveys, National Register nominations and Historic Structure Reports. We have received two statewide Historic Preservation Honor Awards for the Portland City Hall Clock Tower and Portland's Castle-In-The-Park in Deering Oaks as well as a National Trust for Historic Preservation Honor Award for restoration of the Portland Observatory. We have also received an award for Excellence in Design from the Maine Chapter of the American Institute of Architects for Maine Veterans' Cemetery in Augusta.

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SELECTING A CONTRACTOR

SELECTING A CONTRACTOR involves two major considerations. You need to find someone with the professional experience to complete the work, and you want someone with whom you can communicate effectively. Pay careful attention during discussions with a potential contractor for cues that they are listening to you, and that your questions are being answered thoroughly. Answers and suggestions should reflect your specific description of what you want done, and you should not feel rushed or pushed into any particular decision.

Any contractor should be able to speak with technical expertise and describe clearly how they would complete your project. With many projects expect to be offered choices, such as types of materials, traditional versus modern techniques, or repair versus replacement options. Ask for clear descriptions of how the options differ, and the pros and cons of each.

Ask for proof of the contractor's experience in projects that compare to yours. Credentials might include an outline of projects completed, customer testimonials, and pictures and samples of their work. If you are unfamiliar with a contractor ask for several customer references, and take the time to make these calls. You want to know if the project was completed on time and on budget, what the people were like to work with, and whether they did what they said they were going to do. Ask the reference if they would hire the contractor again.

Contractors should carry appropriate insurances such as liability and workers' compensation, protecting their workers and your family. You want to be sure that you are not held responsible for any mishaps, so ask for proof of insurance. Those who present necessary business credentials obviously



Restoration projects on older buildings, such as this lovely house in Portland's Stroudwater neighborhood, require careful selection of a contractor. Be sure to ask for credentials, experience on similar projects, customer testimonials, and references.

take their work seriously.

Be sure you are clear on what work guarantees and product warranties are provided and if there are any restrictions. State contract law dictates guarantees on work to some degree, but there are always exceptions. Some contractors are committed to certain product lines, and this may or may not fit your project.

Finally, ask what kind of payment schedule is expected. Speak very frankly about the timeline you are working with and your expectations for the schedule. ■

A New Service for Historic Property Owners – Preservation Tax Credit Project Pre-Assessments

FIELD SERVICES REPRESENTATIVES Christopher Closs and Rochelle Bohm are offering on-site technical services to owners of historic properties throughout Maine – including on-site, Pre-Assessment Consultations for proposed historic building rehabilitation projects utilizing federal or Maine preservation tax credits – as part of the new Field Services Program. Established in 2009 by Greater Portland Landmarks and Maine Preservation, in partnership with the National Trust for Historic Preservation, the collaborative program fulfills the National Trust's longstanding initiative to help support the expansion of capacity of its statewide partners in pres-

ervation across the country.

Closs, whose position is shared with Greater Portland Landmarks and Maine Preservation, serves both the Portland region and Western and Southern Maine, while Bohm, whose office is in Bangor, covers the Northern and Eastern portions of the state.

Both are seasoned preservation professionals with widely ranging experience in preservation planning and project development and will serve institutional organizations, developers, municipalities, commercial businesses and private individuals / property owners.

In advising developers and property owners, focusing especially on downtown projects,

Preservation Tax Credit Project Pre-Assessment site visits will entail two elements, typically:

- Field visit / meeting with owner at the building for guidance on eligibility and design.
- Attending the initial meeting with the property owner and the Maine Historic Preservation Commission to go over initial plans and provide preliminary critique. ■

The Field Services Program is funded in part by a three-year matching grant from the National Trust for Historic Preservation. Additional support comes from Jane's Trust, the Maine Community Foundation's Belvedere Fund for Historic Preservation, and the Edward H. Daveis Benevolent Fund.

PREVENTING ICE DAMS

BY NOELLE LORD

ICICLES MAY LOOK PRETTY along our roof lines and bring on nostalgia for Currier & Ives prints, but they are indicating a problem that will bring a different kind of tear to your eye. As your old house loses heat, the collection of snow on the roof goes through freeze-thaw cycles and creates a perfect scenario for ice dams to form. Their resulting water leaks will cause severe damage to the interior of your home.

Ice dams happen when warm air escapes the building and melts the snow on the roof. This water and soft snow then slide down the roof to the overhanging eave or gutter which is surrounded by cold, freezing air. At this point the snow and water refreezes before it can run down the gutter (especially if you didn't clean out the gutter this fall) or fall to the ground. The ice and snow on the surface act as insulation and form a dam that traps water beneath it on the roof surface. As this cycle repeats, the water is pushed under roof shingles and flashing, forcing its way into the house to damage insulation, timbers, plaster and wall coverings (not to mention your heirloom linens in the attic).

You can physically remove an ice dam, although with our Maine winters you may quickly tire of this weekend ritual. To remove an ice dam you need to get out a ladder and *carefully* crack the ice loose with a hammer or blunt tool. Using a pump sprayer to spray hot water to loosen and melt it can help. This process requires patience, and if you take your frustration from working with stubborn ice in freezing temperatures out on your ice dam, you can seriously damage the building materials below.

It's best to take steps to prevent ice dams from forming in the first place. One approach is to use a roof rake to keep the first four feet or so of snow off your roof. Many people install electrical heat tapes on the roof. These are readily available to homeowners from hardware and electrical stores, and are usually installed in a zigzag pattern from the edge of the roof eave up a few feet. It is very important that the eave loop hang slightly off the edge of the roof so that it melts ice and snow *all the way* off the roof and prevents refreezing. You can continue to run the heat tapes into the gutter and down your down spouts to prevent them from getting backed up with



Improperly installed weatherization retrofits can do more harm than good. Above, heat tape simply transfers an ice dam problem from the roof to the space below. Below left: Squirrels entered the gaps in this attic and disrupted the insulation.



snow and ice. Most heat tapes are designed to plug into a standard 120-volt outlet; however, they can be wired into their own circuit at your electrical box by a licensed electrician. These electrical ice melters can be operated by a switch or thermostat. It is best to wire them to their own switch inside the house so you are more apt to remember to turn them on and off as weather dictates. Thermostats are signaled by temperature, so they will operate even if there is no snow or ice and waste energy unnecessarily. Many manufacturers do not warrantee their product if it is controlled via thermostat, so, as always, read manufacturer's directions carefully.

Taking steps to ventilate and insulate your

attic against heat loss is the most effective way to prevent ice dams. Another option is to install copper or aluminum metal roofing or flashing material to the first few feet of roof line over your roof shingles. This prevents water from backing up under the shingles, and can keep snow and ice moving off the roof. Proper installation is critical, as water can leak through the seams and screws holding this flashing in place. ■

Noelle Lord 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 contacted by visiting www.oldhousecpr.com.

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An unprecedented new opportunity for rehabilitation and new affordable housing for historic properties.

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For More Information:

Field Reps for Greater Portland Landmarks and Maine Preservation, in partnership with the National Trust for Historic Preservation

- Chris Closs (southern and western Maine) 809-9103
- Rochelle Bohm (northern and eastern Maine) 809-9102

Mike Johnson, Maine Historic Preservation Commission, 287-2949

Information courtesy Denis Lachman, Lachman Architects Planners, Portland, Maine, 773-3811



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