

2014 NORTHERN NEW ENGLAND PRESERVATION DIRECTORY



Welcome to the 2014 Northern New England Preservation Directory

Greater Portland Landmarks is delighted to present the 2014 Northern New England Preservation Directory, just in time for spring restoration and renovation projects. This listing includes tradespeople, consultants, product providers, and experts who focus on historic preservation, building restoration, and traditional construction methods. There is a special emphasis this year on practitioners who focus on energy efficiency and sustainable practices. Please keep the Directory as a reference for your current and future projects.

GREATER PORTLAND



Greater Portland Landmarks is here to serve you. In addition to the Directory, Landmarks also offers preservation workshops, educational programs for children and adults; markers recognizing well-maintained historic properties; architectural surveys of historic neighborhoods; tours of the Portland Observatory (1807) a National Historic Landmark; publications; and preservation advocacy. There is extensive information at www.portlandlandmarks.org and in our Peabody Research Library.

Celebrating its 50th Anniversary in 2014, Landmarks brings 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. Through our preservation services program, we offer guidance for property owners and community members about practical preservation strategies, historic preservation tax incentives, and models to accomplish local preservation projects. If you are located in southern Maine, Landmarks' Advisory Service makes site visits to help you learn more about your historic property.

We invite you to become a member of Greater Portland Landmarks and share our passion for preservation and to learn more about greater Portland's exceptional neighborhoods, architecture, and landscapes. You'll keep informed about events, and programs; be updated on preservation issues and opportunities; and receive free admission to the Portland Observatory. Join us in celebrating our 50th year – there is a membership enrollment form on page 15.

Greater Portland Landmarks' mission is to preserve and revitalize the architectural fabric, history and character of Greater Portland – renewing our neighborhoods, spurring economic development and keeping Portland one of the most livable cities in America. For more information, please call us at 774-5561 or see our web site at www.portlandlandmarks.org.

We hope you will enjoy the 2014 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 2014 Northern New England Preservation Directory possible:

- Jennifer Pollick
- Shawn Hunt
- Kate Lewis
- Christopher Closs
- Sharon Colgan
- Julie Larry
- Noelle Lord Castle
- Hilary Bassett

The 2014 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 2014 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.

Working with Contractors

BY NOELLE LORD CASTLE

Selecting a contractor involves two major considerations. You need to find someone with the professional experience to complete the work, and you want someone that you feel you can communicate effectively with. Pay careful attention during discussions for cues that you are being listened to, and that your questions are being answered thoroughly. A contractor's 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.

BEFORE YOU BEGIN In order to find the right people, you need to take some time to carefully plan out your project. You should prepare sketches or gather pictures, outline the project, create to-do and checklists, and other essentials that document your objectives. This information is your basis for determining what skills and expertise you require—who “fits” you and your project—and serves as the roadmap for completion. You cannot expect someone to accurately quote costs for you if they do not have clear information from you.

TECHNICAL EXPERTISE A qualified contractor should be able to clearly describe examples of past projects reflective of yours and how they would complete your project. Look for options regarding choices of materials, traditional versus modern techniques, or fix versus replace alternatives. Ask for clear descriptions of how the options differ, and the pros and cons of each.

CREDENTIALS Ask for proof of their experience in projects that compare to yours. Portfolios 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, did they do what they said they were going to do, and would they hire them again.

INSURANCE Contractors should carry appropriate insurances such as liability and workers' compensation, protecting their workers and your family. You do not want to be held responsible for any mishaps. Those who present necessary business documentation obviously take their work seriously.

GUARANTEES AND WARRANTIES 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.

Noelle Lord Castle operates Old House C.P.R., 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 www.oldhousecpr.com.

PREPARE TO PAINT

NOTHING CAN SPRUCE UP YOUR HOME more than a nice new coat of exterior paint. Nothing can seem more daunting than when your home needs a nice new coat of exterior paint. Chipping paint and exposed wood siding and trim not only look unsightly, but expose your exterior wood to very damaging elements. Rotting wood and moisture access from the outside of a building can quickly migrate inside, causing more and more damage to your home and exponentially increasing the time and resources necessary to repair it. **The following outlines our recommendation for proper preparation and completion of exterior building painting:**

1. ALWAYS set up protection (tarps) on the ground, etc. to capture paint chips and residue for easy disposal.
2. Scrape as much of the loose paint off as possible using putty knife, or paint scraper or a power sander (random orbit sander) can be used.**
3. Sand or scuff up entire surface to be painted to create “tooth” for paint adhesion, and to feather-blend surfaces with different paint layers showing following scraping process. Sanding can be done using a hand, wet sanding process to contain dust, or a power sander.**
4. Scrub wash all surfaces using TSP (tri-sodium phosphate) and bleach solution in a pump sprayer. Proper washing and bleaching are critical to a lasting paint job. Bleaching all exterior paint surfaces is critical because the existence of any mold, mildew and microorganism left on the surface will eat through the new layer of paint. Our recipe: Using 2-gallon pump sprayer add 1 ½ gallon hot water and ½ cup TSP and mix well, fill the rest of the sprayer up with bleach (approx. ½ gal.). Spray to cover surface and scrub with industrial floor broom. Allow to sit on surface 30 – 60 minutes, rinse with clear water (hose off).
5. Let surfaces dry out completely (several warm, dry days)! Use a moisture meter to determine moisture content in wood. Maximum 10% moisture, 6% is ideal.
6. Use a B-I-N shellac product to seal all wood knots and exposed or rusty nails.
7. Spot prime exposed wood areas using a breathable oil primer (Cabot's Problem Solver Primer). Following priming, some wood fibers will raise and show as “hairs.” If this is undesirable, lightly sand these areas and re-coat lightly with 2nd coat of primer. These “hairs” are not damaging, purely an aesthetic decision to remove.
8. Use an acrylic caulking product to caulk corner boards and any splits in wood or exposed openings to weather seal siding.
9. Paint using one to two coats of acrylic top-coat paint or a solid acrylic stain. Use a high quality top-coat from a reputable paint dealer, an acrylic latex is best for long-lasting exterior coating. An eggshell finish (slight sheen) is best for exterior wood as it allows water to bead up and roll off finish, it also remains cleaner longer.

**If lead paint exists the use of any technique that generates loose dust should be avoided, thus containing a lead exposure hazard. Power sanders should only be used if HEPA/lead dust bag or shroud attachment is used, or if enclosed staging is used. Tarps should be used to capture all paint chips and debris, and this debris should be contained in appropriate containers for disposal. Use a paint specially formulated for covering lead if available (such as California elastomerics).

Building Rehabilitation

Antiques Restoration

- Chameleon Coatings
- Dagtone Woodworks
- Highlands Woodturning
- James Kroll Fine Woodworking
- Last Chance Woodworking
- Restoration Resources
- Ward Clapboard Mill

Architects: Preservation/Restoration

- Barba + Wheelock
- Building Envelope Specialists
- Carriage House Studio Architects
- Douglas Richmond Architects
- Highlands Woodturning
- Knickerbocker Group
- Studio A Architecture
- TTL-Architects
- WBRC Architects/Engineers

Architectural Salvage

- Richard Irons – Restoration Masons

Art and Art Conservation

- New England Weathervane Shop

Barns

- Cornerstone Building & Restoration
- Ed Somers Woodworking
- Preservation Timber Framing
- Stone*Henge Restoration LLC
- Thor Construction

Books and Publications

- Advisory Service of Greater Portland Landmarks
- Greater Portland Landmarks
- Maine Historic Preservation Commission
- Maine Preservation
- Old House C.P.R.

Cabinetry/Furniture

- Castle Kitchens
- Cornerstone Building & Restoration
- Dagtone Woodworks
- Freeport Woodworking
- Highlands Woodturning
- Knickerbocker Group
- James Kroll Fine Woodworking
- Last Chance Woodworking
- Pownalborough Restorations
- Restoration Resources
- Sheepscoot River Joinery
- Stone*Henge Restoration, LLC
- Taggart Construction
- Your Kitchen Imagined, LLC

Cemetery Conservation

- Sutherland Conservation & Consulting

Consulting: Historic Preservation

- Advisory Service of Greater Portland Landmarks
- Barba + Wheelock
- Building Envelope Specialists
- Cornerstone Building & Restoration
- Douglas Richmond Architects
- Ed Somers Woodworking
- Greater Portland Landmarks
- Historic New England
- Maine Construction Services
- Maine Preservation
- Masonry Preservation Associates
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- Peter Lord Plaster and Paint
- Preservation Timber Framing
- Restoration Resources
- Resurgence Engineering & Preservation, Inc.
- Richard Irons – Restoration Masons
- Stone*Henge Restoration, LLC
- Studio A Architecture
- Sutherland Conservation & Consulting
- TTL-Architects
- Taggart Construction
- WBRC Architects/Engineers

Decorative Painting/Finishes/Stencil/Wallpaper

- Chameleon Coatings
- Mark R. Paquette Fine Decorative Painting
- MB Historic Decor
- Peter Lord Plaster and Paint

Electrical/Fire & Alarm Systems

- WBRC Architects/Engineers

Engineering, Civil/Structural

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

Epoxy & Wood Repair Products

- P.C. Products Co.

Floors, Floor Renovation

- Chameleon Coatings
- Maine Construction Services
- MB Historic Décor
- Old Port Specialty Tile
- Taggart Construction

Historic Preservation Organizations

- Greater Portland Landmarks
- Historic New England
- Maine Historic Preservation Commission
- Maine Preservation
- Portland Historic Preservation Program

Historical Research

- Barba + Wheelock
- Building Envelope Specialists
- Richard Irons – Restoration Masons
- Sutherland Conservation & Consulting

HVAC Systems

- Maine Construction Services
- ReVision Energy
- WBRC Architects/Engineers

Insurance for Historic Buildings

- Clark Insurance

Interior Design/Kitchen Design

- Carriage House Studio Architects
- Castle Kitchens
- Home Again by Hancock Lumber
- Knickerbocker Group
- MB Historic Decor
- Old Port Specialty Tile
- Restoration Resources
- Studio A Architecture
- WBRC Architects/Engineers
- Your Kitchen Imagined, LLC

Landscape Design/Consultation

- Gnome Landscapes, Design, Masonry & Maintenance
- Hugo Design
- Maine Dry Stone
- Richardson & Associates, Landscape Architects
- Shafer Landscaping, Inc.
- WBRC Architects/Engineers

Lighting/Hardware/Fixtures

- WBRC Architects/Engineers

Masonry & Chimneys

- Billy Sweet Chimney Sweep
- Building Envelope Specialists
- G. Drake Masonry, Inc.
- Gnome Landscapes, Design, Masonry & Maintenance
- Hugo Design
- Maine Construction Services
- Maine Dry Stone
- Masonry Preservation Associates
- Restoration Resources
- Richard Irons – Restoration Masons
- Stone*Henge Restoration, LLC

Mechanical/Electrical

- Maine Construction Services
- WBRC Architects/Engineers

Metalwork

- The Heritage Company Coppersmiths, LLC
- New England Castings LLC/Bellingham Bell Co.
- New England Weathervane Shop
- StandFast Works Forge
- Stone*Henge Restoration, LLC

Millwork

- Dagtone Woodworks
- Ed Somers Woodworking
- Freeport Woodworking
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- Knickerbocker Group
- Last Chance Woodworking
- Maine Construction Services
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Paint/Painting/Paint Analysis

- Chameleon Coatings
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- Mid-Maine Restoration, Inc.
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- Stone*Henge Restoration, LLC
- Sutherland Conservation & Consulting
- TTL-Architects

Plaster Work

- Peter Lord Plaster & Paint, Inc.

Restoration Carpenters

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Real Estate

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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 Fax: 207-774-2509
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

Contact: Marc Bagala
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Falmouth, ME 04105
Tel: 207-878-6306
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 the innovator and manufacturer of the Steam Stripper, a chemical free method for removing paint and glazing from windows.

Barba + Wheelock Architecture & Preservation

Contact: Nancy Barba, AIA, LEED AP
500 Congress Street
Portland, ME 04101
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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
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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.

Billy Sweet Chimney Sweep

Contact: Dan Junkins
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Scarborough, ME 04074
Tel: 207-773-7933
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Email: dan@billysweetchimneysweep.com
www.billysweetchimneysweep.com

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Building Envelope Specialists Inc.

Contact: Scott R. Whitaker
P.O. Box 2589
South Portland, ME 04106
Tel: 207-400-0086
E-mail: svhitaker@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.



Carriage House Studio Architects

Contact: Carol J. De Tine, AIA
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Portland, ME 04102
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Email: carol@carriagehousestudio.com
www.carriagehousestudio.com

You love your old house. Now, how to make it work for you? Add on? Or try adding inward™... my unique strategy for adding space, not square feet. Take a traditional approach, or complement history with contemporary style? And where do you start? I've designed creative answers for new and old homes, including my own, featured on GPL's 2013 Old House Tour. Let me help you with yours. Houses • Cottages • Additions • Renovations • Kitchens • Baths



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
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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
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Tel: (207) 883-8901 Fax: (207) 883-0158
Email: castle@castlekitchens.com
www.castlekitchens.com

Celebrating 40 years of providing creative and historically accurate designs for period kitchen and bath remodels! In addition to other natural stones, we fabricate soapstone, slate & Carrara marble for counters, farm sinks, and fireplace surrounds. We will find just the right look for your period property.

Chameleon Coatings, LLC

Contact: Herb Clarke
84 West Street
Portland, ME 04102
Tel: 207-233-1520
Email: herbcclarke@gmail.com
www.chameleoncoatingshospitality.com

A full service decorative painting company from design to finish on any object that can be painted, including floors, cabinets, masonry, Venetian plasters, etc.

Clark Insurance

Contact: Tony Payne
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Tel: 207-774-6257 Fax: 207-774-2994
E-mail: 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.



Complete Home Evaluation Services

Contact: DeWitt Kimball
24 Oak Street, #1
Brunswick, ME 04011
Tel: 207-831-5634 Fax: 207-729-8400
Email: dewitt.kimball@gmail.com
www.completehomeevaluations.com

Complete Home Evaluation Services provides comprehensive evaluations of residential properties in Maine, with services ranging from energy audits to building inspections to thermal imaging, blower door testing, mold and radon inspections, and comprehensive indoor air quality analysis. CHES has extensive experience in working with antique homes, churches and buildings.



Cornerstone Building & Restoration

Contact: Client Specialists
44 Coyle Street
Portland, ME 04101
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Email: info@cornerstonebr.com
www.cornerstonebr.com

Cornerstone Building & Restoration is your single source for ALL your residential & commercial renovation, restoration, 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!

Dagtone Woodworks

Contact: Dave Goodale
45 Limerick Road
Arundel, ME 04046
Tel: 207-985-9445 Fax: 207-985-9445
Email: goodale207@gmail.com

General wood shop specializing in traditional styles. We can match old moldings and millwork, match and repair traditional doors and windows, and build custom cabinetry for your historic house. Find us on Facebook at Dagtone Woodworks.

Douglas Richmond Architects

Contact: Robert Kahn
98 Maine Street
Brunswick, ME 04011
Tel: 207-729-0989 Fax: 207-729-2903
Email: drarch@gwi.net
www.maineartists.com

Douglas Richmond Architects (DRA) is dedicated to keeping Maine's treasured buildings functional, useful and loved by their communities. For over 35 years, DRA has worked with owners to help strategize and save their historic and senior buildings through stabilization, restoration, adaptive reuse, respectful additions, and building codes compliance. DRA is included on the National Park Service 'Certified Historic Architects' list maintained by the Maine Historic Preservation Commission. Past clients include municipalities, Bowdoin College, private entities.

Ed Somers Woodworking

Contact: Ed Somers
PO Box 192
North Bridgton, ME 04057
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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.



Evergreen Home Performance

Contact: Kathleen Meil
15 Tillson Avenue
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and
Fort Andross
Brunswick, ME 04011
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Email: info@evergreenyourhome.com
www.evergreenyourhome.com

Evergreen Home Performance is your source for energy efficiency auditing and contracting. Our BPI-certified Energy Advisors evaluate your home and engineer insulation, air sealing, and moisture remediation upgrades to improve comfort, health and efficiency. Our trained, certified production crews install those upgrades with the utmost respect and care for your home. We help homeowners from Portland to Belfast cut energy costs by 25-50% and qualify for Efficiency Maine rebates that help them save even more.



Freeport Woodworking

Contact: Ben Caouette
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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



G. Drake Masonry, Inc.

Contact: Benjamin Cawley
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Email: info@gdrakemasonry.com
www.gdrakemasonry.com

G. Drake Masonry, Inc. has the experience necessary to evaluate and solve the unique challenges of historic masonry structures. From cleaning and maintenance to structural repair and rebuilding, we can provide the skills and knowledge to restore and preserve the timeless beauty of masonry with a firm commitment to quality and professionalism.



Gnome Landscapes, Design, Masonry & Maintenance

Contact: Todd Marco
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E-mail: 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.

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Portland, ME 04101
Tel: 207-772-7813
E-mail: GrandviewNow@maine.rr.com

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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 the architectural fabric, history and character of greater Portland -- renewing our neighborhoods, spurring economic development, and keeping Portland one of the most livable cities in America. Contact us for information on our Preservation Services Program, including the Advisory Service. We also offer publications, advocacy, and educational programs, and operate the Portland Observatory (1807) the last remaining historic maritime signal tower in the United States.

Green Mountain Window Co.

Contact: Andy Keefe
92 Park Street
Rutland, VT 05701
Tel: (802) 747-6915 Fax: (802) 747-7864
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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: heritagecollc@hotmail.com
www.heritagecompanyllc.com

The Heritage Company specializes in the historically accurate restoration of slate roofs and copper corning. 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 columns, finials, newel posts, stairway balusters, furniture parts, caulking mallets and USS Constellation belaying pins met the needs in Williamsburg, Baltimore, Cambridge, and last summer, two six-bine barley-twist porch posts in Castine, Maine.

Historic New England

Contact: Sally Zimmerman
185 Lyman Street
Waltham, MA 02452
Tel: 617-994-6644
E-mail: szimmerman@historicnewengland.org
www.historichomeowner.org

Historic Homeowner membership connects homeowners with answers and solutions to the specific problems of old and historic houses. Members receive technical assistance by telephone or email for suppliers, products, paint color and design evaluation, along with membership in Historic New England, the country's oldest, largest, most comprehensive regional preservation organization.



Home Again by Hancock Lumber

Contact: Erin Plummer
140 Maine Mall Road
South Portland, ME 04106
Tel: 207-221-8525
Email: eplummer@hancocklumber.com
www.HomeAgainbyHancockLumber.com

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Contact: Chuck Hugo
P.O. Box 263
South Berwick, ME 03908
Tel: 207-752-3046 Fax: 603-742-1174
Email: c.hugo@me.com
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Our projects range from historically sensitive landscape updates to whole property master plans. We specialize in stone biased outdoor living spaces that draw inspiration from the architecture and culture of their environment. Trained in Historic Landscape & Masonry design, specifications, and installations with Historic Windsor, Preservation Trade Institute, Stone Foundation, National Park Service, Dry Stone Walling Association, National Trust for Historic Preservation, New England Landscape Design & History Association.



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Email: jkroll@maine.rr.com
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Joe Lucey Carpentry, Inc.

Contact: Joe Lucey
 482 Walnut Hill Road
 North Yarmouth, ME 04097
 Tel: 207-671-4249
 Fax/Office: 207-829-6152
 E-mail: joe@joeluceycarpentry.com
 www.joeluceycarpentry.com

We are a full service general contracting company specializing in custom interior and exterior restoration and renovation projects in the Central and Southern Maine area. Our mission is to provide top quality service as well as education to our clients, while creating beautiful, comfortable living spaces.



Knickerbocker Group

Contact: Danielle Betts
 PO Box 142
 Boothbay, ME 04537
 and
 1 Pleasant Street, Suite 3
 Portland, ME 04101
 Tel: 207-633-3818 Fax: 207-633-3963
 Email: info@knickerbockergroup.com
 www.knickerbockergroup.com

Knickerbocker Group offers comprehensive design and construction services for homes and commercial buildings. Our experience with historic renovation ranges from a 1930s Tudor home to a Maine fog signal and light station. Our design team offers architecture, interior design, engineering and permitting. We provide construction management services, and our in-house craftsmen specialize in custom cabinetry and millwork. With offices in Boothbay and Portland, we are available statewide to assist with historic restoration and preservation projects.



Kolbert Building

Contact: Dan Kolbert
 90 Gray Street
 Portland, ME 04102
 Tel: 207-799-8799 Fax: 207-799-8799
 E-mail: Dan@KolbertBuilding.com
 www.KolbertBuilding.com

Our approach includes respect for a home's history, construction, and occupants; careful use of new techniques and materials to improve comfort and efficiency; and consideration of future needs. Every renovation is an opportunity to think these issues through; we bring a professional, creative approach while minimizing disruptions to clients' lives.

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Contact: David Stenstrom
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Maine Construction Services

Contact: Tom Blackburn
 14 Hanover Street
 Portland, ME 04101
 Tel: 207-232-8134 Fax: 207-773-4404
 Email: teb@portland.twcbc.com
 www.maineconstructionservices.com

Maine Construction Services with its network of skilled tradesmen enjoys the challenges of historic renovation and updating historic real estate to incorporate modern amenities. Owners representative is the role Maine Construction Service is most often utilized working with skilled design professionals.

Maine Dry Stone

Contact: Chris Tanguay
 432 North Road
 Yarmouth, ME 04096
 Tel: 207-831-9420
 Email: mainedrystone@yahoo.com
 www.mainedrystone.com

We are committed to the preservation and construction of quality hardscapes. From stone walls to stone foundations, age old standards are upheld.

Maine Historic Preservation Commission

Contact: Earle G. Shettleworth, Jr.
 Maine Historic Preservation Commission
 55 Capitol Street, 65 State House Station
 Augusta, ME 04333
 Tel: (207) 287-2132
 Email: Earle.Shettleworth@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: Robert O'Brien
 233 West Main Street
 Yarmouth, ME 04096
 Tel: 207-847-3377
 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.



Mark R. Paquette Fine Decorative Painting

Contact: Mark R. Paquette
 P.O. Box 1418
 Kennebunkport, ME 04046
 Tel: 207-468-6325
 E-mail: mrp@finedecorativepainting.com
 www.finedecorativepainting.com

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.

Marvin Design Gallery by Eldredge

Contact: Jeremy Bate
317 Marginal Way
Portland, ME 04101
Tel: 207-772-2003 Fax: 207-772-0418
Email: jbate@marvinportland.com
www.marvinbyeldredge.com

Marvin Design Gallery by Eldredge is pleased to provide historic window and door solutions to homeowners and trade customers in southern Maine and the Portland metro area. Our showroom is a premiere destination that sparks inspiration and provides a window and door buying experience that is second to none. From replacement and remodeling to commercial project consultation, we have the services and solutions for your next historic project.



Masonry Preservation Associates

Contact: Pete Chavonelle
P.O. Box 8036
Portland, ME 04104
Tel: 207-797-7991 Fax: 207-797-7889
Email: pbchav@hotmail.com
www.masonrypreservationassociates.com

Masonry Preservation Associates specializes in the restoration of historic masonry building envelopes. We are specialists in lime mortars, color matching, restorative cleaning techniques, and flashing details.

MB Historic Décor

Contact: Vivian Bisbee
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*An unprecedented new opportunity for rehabilitation
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If you own property that is:

- Individually listed on the National Register, or
- Located in and contributing to a Nationally Registered Historic District, and
- Income producing for 5 years after the rehabilitation

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- Has qualified rehabilitation expenditures* between \$50,000 and \$250,000 – or – has qualified rehabilitation expenditures that will be claimed for the 20% federal historic rehabilitation tax credit, and
- Has qualified rehabilitation expenditures that are incurred between January 1, 2008 and December 31, 2023

You may be eligible for Maine's Historic Rehabilitation Tax Credit! The amount is 25% of certified qualified rehabilitation expenses, with an additional 5% for affordable housing projects.

*qualified expenditures include items such as walls, floors, and ceilings, windows and doors, components of air conditioning and heating systems, plumbing, chimneys, stairs, escalators, elevators, sprinkler systems, and fire escapes, to name a few

For More Information:

Chris Closs, Greater Portland Landmarks
Preservation Services Advisor, 809-9103

Mike Johnson, Maine Historic Preservation
Commission, 287-2949

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

Mid-Maine Restoration, Inc.

Contact: Lisa McSwain
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Investment casting foundry services for the production of custom metal castings for modern or reproduction architectural hardware and ornamental metal sculpture and reliefs. We offer many options in metal alloy selection including bronze, aluminum and stainless steel and can combine castings with traditional fabrication and machining as needed.

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Ocean Gate Realty is Portland's boutique real estate agency marketing Greater Portland's wonderful properties. We also offer buyer representation, with a total of over 95 years of experience from our realtors. Ask how we can help you, today.

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Your source for old house information, education, support and inspiration. With more than 20 years of experience, Noelle Lord Castle 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 www.oldhousecpr.com.

Old Port Specialty Tile Co.

Contact: Theresa Rosmus
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Portland Historic Preservation Program

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

The City of Portland has eight local historic districts, providing protection for over 1,650 buildings and sites. Contact us for information about the City's historic districts and review requirements, as well as technical assistance offered through this program.

Pownalborough Restorations

Contact: Otis Carroll
PO Box 92
Alna, ME 04535
Tel: 207-586-6553
Email: prestore@midcoast.com
www.pownalborough.com

We specialize in the use of both traditional and modern tools & techniques to repair and restore timber-framed structures, as well as building new timber frames in the Maine tradition. Structural assessments and building investigation; traditional woodworking including reproduction millwork, turning & carving, period-appropriate cabinetry and built-ins.

Preservation Timber Framing, Inc.

Contact: Arron Sturgis
P.O. Box 28
77 Berwick Road
Berwick, ME 03901
Tel: 207-698-1695
Email: arron@preservationtimberframing.com
www.preservationtimberframing.com

Preservation Timber Framing, Inc. specializes in the structural repair of historic timber-framed structures throughout Maine, New Hampshire and Eastern Massachusetts. We are a dedicated group of craftspeople experienced in many facets of historic preservation and take great pride to incorporate traditional timber-framing methods in our practices.

Restoration Resources

Contact: Les Fossel
PO Box 525
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Tel: 207-586-5680
Email: fossel@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. 2001 Maine Preservation Honor Award winner.

Resurgence Engineering & Preservation, Inc.

Contact: Alfred H. Hodson III, P.E.
132 Brentwood Street
Portland, ME 04103
Tel: 207-773-4880 Fax: 207-773-4880
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.

ReVision Energy

Contact: Jennifer Hatch
142 Presumpscot Street
Portland, ME 04103
Tel: 207-221-6342
Email: jen@revisionenergy.com
www.revisionenergy.com

ReVision Energy's mission is to transition people from fossil fuels to clean, renewable energy to save money and to save the environment. A local company specializing in solar energy and electric hot water and heating systems, ReVision Energy also offers Community Solar Farm shares to utilize solar from remote locations.

Rich Exterior Solutions

Contact: Nick Guerette
123 Gray Road
Falmouth, ME 04105
Tel: 207-772-9822 Fax: 207-772-3807
Email: nguerr@richexteriorsolutions.com
www.richexteriorsolutions.com

Rich Exterior Solutions, Inc. is a Falmouth, ME based company that provides top of the line residential and commercial construction services throughout the Northeast and Mid-Atlantic states. From a 200 year old residential home to an industrial building of historic significance, RES will deliver the highest level of craftsmanship and integrity that reflects our 50 years of experience in the historic restoration and renovation business.

Richard Irons – Restoration Masons

Contact: Richard Irons
12 Burnham Road
Limerick, ME 04048
Tel: 207-632-2806
Email: ironsrestoremason@yahoo.com
www.restorationmasons.com

For 40+ years, a family business dedicated to the highest standards of preserving, restoring, and reproducing historic masonry on New England's best and oldest houses, matching materials and workmanship exactly. Richard is also consulting, inspecting, supervising, and providing materials for any masonry problems. His "masonry archeology" will date and describe the original fireplace and chimney systems. A resource of old brick, oven doors, cranes, antique iron fireplaces and cookstoves. We usually exceed our clients' expectations.

Richardson & Associates, Landscape Architects

Contact: Todd Richardson
11 Middle Street
Saco, ME 04072
Tel: 207-286-9291 Fax: 207-286-9650
Email: mail@richardsonassociates.com
www.richardsonassociates.com

Richardson & Associates is committed to improving relationships between people, places and the environment. We take pride in working closely with clients to address their needs and interests through innovative design solutions. We welcome the opportunity to learn more about your project goals and how we can assist you in realizing them.

Sebag Stonework

Contact: Karl Gifford
P.O. Box 162
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Tel: 207-446-1555
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Shafer Landscaping, Inc.

Contact: Lynn Shafer
121 Atwood Road
New Gloucester, ME 04260
Tel: 207-926-3421
Email: lynnshaferlandscape@gmail.com

Beginning with the rural setting of Parson Smith House (1764), Lynn later developed herb gardens at Tate House (1755) and consulted for Longfellow Garden in Portland. For 30 years he has designed and implemented historically appropriate landscapes in the Greater Portland area.

Sheepscot River Joinery

Contact: Jack Crane
PO Box 238
Newcastle, ME 04553
Tel: 207-563-8298
Tel #2 (cell): 207-380-1754
Email: jcrane@midcoast.com

Sheepscot River Joinery builds historically correct solid wood windows, doors and architectural woodwork for New England's old homes. We have an inventory of early moldings from the 18th century through the Federal period. Visitors are always welcome to our shop in Damariscotta Mills.

StandFast Works Forge

Contact: Timothy Greene
72 Collins Road
Parsonsfield, ME 04047
Tel: 207-625-4486
Email: blacksmith@sfwforge.com
www.sfwforge.com

StandFast Works Forge is a Maine company specializing in the repair and restoration of wrought iron and cast iron. We work closely with our clients and historic preservation organizations to ensure that each project is as aesthetically pleasing, economically viable, and historically accurate as possible.



Stone*Henge Restoration

Contact: Jeffrey C. Stone
5 Cox Street
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Email: admin@shr-llc.com
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Specializing in preservation of traditional roofing and building practices that will last for generations. Highest level of artisanship of period slate/copper & architectural woodwork. Consultation, project management and maintenance service planning available for all phases of building restoration.

Studio A Architecture

Contact: Noel D. Smith
179 Lisbon Street
Lewiston, ME 04240
Tel: 207-333-3060
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.

Sutherland Conservation & Consulting

Contact: Amy Cole Ives
295 Water Street, Suite 209
Augusta, ME 04330
Tel: 207-242-0618
Email: amy@sutherlandcc.net
www.sutherlandcc.net

Sutherland Conservation & Consulting provides historic preservation and architectural conservation services for historic homeowners, commercial, government and non-profit clients. Our expertise includes National Register, Historic Tax Credit, Section 106, and Certificates of Appropriateness, as well as historic paint analysis, research and documentation, cemetery conservation and historic interiors.



Taggart Construction, Inc.

Contact: Peter Taggart
10 South Street
Freeport, ME 04032
Tel: 207-865-2281 Fax: 207-865-2183
Email: peter@tagcon.com
www.tagcon.com

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.

Thor Construction

Contact: Hank Thorburn
23 Thorburn Lane
Harpwell, ME 04079
Tel: 413-531-4591 Fax: 207-833-2803
E-mail: hank@thor-construction.com
www.thor-construction.com

We are a full service contractor specializing in kitchens, baths, additions, exterior trim, and structural repair. Thor Construction works on both homes and barns. Our objective is always the same: a seamless switch from old to new. "As if we were never there."

TTL-Architects

Contact: John Turk, AIA
30 Danforth Street, #213
Portland, ME 04101
Tel: 207-761-9662
E-mail: studio@ttl-architects.com
www.ttl-architects.com

Award winning TTL-Architects has received recognition for its work from the Maine Chapter of the American Institute of Architects, The National Trust for Historic Preservation and Maine Preservation. We provide comprehensive design and preservation services including new construction, rehabilitation, preservation planning, historical surveys, paint and mortar analysis, Section 106 Review, historic tax credit consultation, National Register nominations, HABS/HAER recordation, and Historic Structure reports.

Ward Clapboard Mill

Contact: Cecil Gallagher
PO Box 448
Patten, ME 04765
Tel: 207-528-2933
Email: wardclapboard@madriver.com
www.wardclapboard.com

Ward Clapboard Mill has been manufacturing authentically produced early American clapboards for 150 years. Quartersawn true vertical grain clapboards in Spruce or Pine. Five different sizes to meet your needs. Some older houses may have thicker clapboards. Call Ward Clapboard Mill; we may be able to help.

WBRC Architects – Engineers

Contact: William P. Pogar, AIA, NCARB
30 Danforth Street, Suite 306
Portland, ME 04101
Tel: 207-828-4511 Fax: 207-947-4628
Email: will.pogar@wbrcae.com
www.wbrcae.com

WBRC Architects – Engineers brings award-winning preservation and adaptive reuse expertise on commercial and municipal properties. Our team of 60 offers documentation, assessments, design, and construction administration. We have restored dozens of community treasures, from historic preservation of churches and libraries to the renovation of the Cumberland County Civic Center.

Woods & Co. Civil Engineering

Contact: Don Woods, PE
4175 Creek Road
N. Clarendon, VT 05759
Tel: 802-773-0333 Fax: 802-773-2740
Email: woodscoc@comcast.net

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.



Your Kitchen Imagined

Contact: John N. Burdick
201 U.S. Route One, Suite 216
Scarborough, ME 04074
Tel: (Maine) 207-592-6535
Tel # 2: (Mass) 978-771-6535
Email: john@YourKitchenImagined.com
www.YourKitchenImagined.com

Owned by John N. Burdick, YKI has been in business since 2008, but John has been involved in preservation/restoration for over 38 years and has always had a special interest in sympathetically integrating up-to-date kitchens in historic properties. A kitchen designer for over 15 years, John opened his Scarborough business in 2008. Designing from his cottage and providing quality custom cabinetry, John can craft an appropriate design for your style house at an affordable price.

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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.

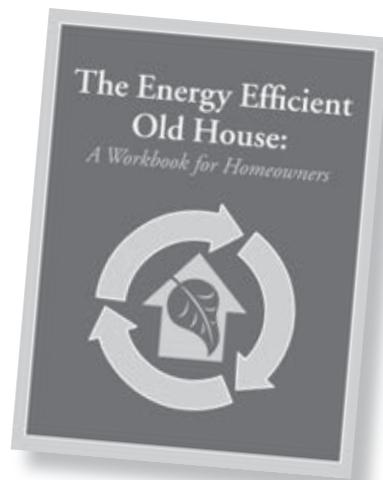
The workbook also serves as a technical companion guide to Landmarks' energy efficiency workshops.

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

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