

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

RESCHEDULED FROM OCTOBER 5, 2022

The Historic Preservation Board will hold a remote meeting on Wednesday, October 26, 2022 at 5:00 PM. Due to the ongoing procedure of holding meetings remotely, the Historic Preservation Board will conduct this meeting by remote methods/technology at the Zoom link provided on the agenda and in accordance with the requirements of 1 M.R.S. 403-B and the City Council's Remote Participation Policy. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment. For more information on submitting written public comments and participating in the remote meeting, please refer to the document, A Guide to Public Comment, Remote Mtg. and Public Participation, which can be found at <https://www.portlandmaine.gov/485/Development-Review>. Public comments will be taken for each item on the agenda during the estimated allotted time.

Written Public Comment

Written comments received by email before 12:00PM **the day before** the scheduled meeting date will be included in the agenda backup materials ("agenda packet"). Written comments received **by the aforementioned deadline** will be published in the agenda packet no later than 12:00PM the day of the meeting. Written comments must be submitted to hp@portlandmaine.gov. If you have any questions or feedback regarding this process, please email citymanager@portlandmaine.gov

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time: <https://www.portlandmaine.gov/602/Agendas-Minutes>.

You are invited to a Zoom webinar.

When: Oct 26, 2022 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 10/26/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81910686085>

Or One tap mobile : US: +13017158592,,81910686085# or +13092053325,,81910686085#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053

Webinar ID: 819 1068 6085

International numbers available: <https://portlandmaine-gov.zoom.us/j/kcTDuUs08L>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 19, 2022**
 - i. **PUBLIC HEARING**

99 Capisic Street: *Basset, Naifeh, Pollard, O'Brien, Tate, Turk, Whitten present.*

63 Chadwick Street: *Basset, Naifeh, Pollard, O'Brien, Tate, Turk, Whitten present.*

- ii. **WORKSHOP**
11 O'Brien Street: *Basset, Naifeh, Pollard, O'Brien, Tate, Turk, Whitten present.*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 19, 2022

- i. Certificate of Appropriateness for Construction of a New Accessory Structure; 99 CAPISIC STREET; Vana Carmona, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002024-2022. The Board voted 6-1 (Tate opposed) to approve the application as submitted.
- ii. Certificate of Appropriateness for Proposed New Construction, 63 CHADWICK STREET; Joan & Daniel Amory, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002093-2022. The Board voted 6-1 (Naifeh opposed) to approve the application as submitted.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Alterations and Dormer Additions, 176 EASTERN PROMENADE; Sherry Dickstein and Kurt Lauenstein, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-001849-2021.
- ii. Certificate of Appropriateness for Proposed Alterations, Additions, Site Alterations, and New Construction, 9 BOWDOIN STREET; Barbara and Robert Burgess, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002160-2022.
- iii. Review & Recommendation to Maine Historic Preservation Commission regarding National Register Boundary Increase/Additional Documentation for 605 STEVENS AVENUE (St. Joseph's Academy & Convent/Catherine McAuley School).

6. WORKSHOP

- i. Preliminary Review of Proposed Construction of New Gazebo; WESTERN PROMENADE (51 VALLEY STREET); City of Portland, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002214-2022.

7. CONSENT AGENDA

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: October 21, 2022
RE: 176 Eastern Promenade - PUBLIC HEARING – Dormer Additions
PROJECT ID: HPBR-001849-2021
MEETING: October 26, 2022 (RESCHEDULED FROM OCTOBER 5, 2022)

Owner: Sherry Dickstein and Kurt Lauenstein
Architects: Lauren Angst and Kevin Browne, Kevin Browne Architecture

A sign announcing the Historic Preservation Board's meeting on 10/26/2022 was posted at the property on 10/20/22. A legal ad was published in the Portland Press Herald on 10/14/22 and 10/15/22, and 42 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

This application proposes to replace an existing front (northeast) dormer with a slightly larger new dormer, and add a new dormer on the southeast facing roof, of a similar though not identical size. These additions will increase light, headroom, and useable floorspace to enable the renovation of the existing unfinished, third-floor attic to create a primary bedroom suite. In addition, the larger window in the front dormer will allow occupants to take full advantage of the view of Casco Bay.

Dimensions: The three-story house has a footprint of approximately 1206 s.f., and a total floor area of 2893 s.f., including the basement level.

Overall Height: Overall height of house: 36' from mean grade to highest ridge. Ridges of the proposed dormers will be approximately 1' below the main ridge.

Footprint: Proposed dormers will add 75 s.f. to the existing attic floor area of 538 s.f.

Material Specifications:

Siding	Eastern white cedar shingles, solid color
Trim	White painted trim boards, matching existing dormer trim
Roofing	Asphalt shingles, matching existing roofing
Windows	Andersen 400 Series, vinyl clad windows, matching existing windows

SUMMARY OF HISTORIC CONTEXT

This single-family Colonial Revival home was built in 1912, and it is a contributing property in the Munjoy Hill Historic District. Please see the property description prepared for the Munjoy Hill Historic Resources Inventory several years ago (Attachment 8.) Although changes have been

made, particularly to the front façade, the original scale and form of the house are mostly unchanged. In terms of scale it is one of the smaller Colonial Revival houses on the Promenade, and unlike some of the properties facing Casco Bay to the northeast, the form has not been partially obscured by late 20th or early 21st Century additions to the roof and visible facades – with the exception of the changes to the second-floor front porch.

Two existing dormers appear to be original: on the front (northeast) roof plane, facing the Promenade, and on the northwest roof, over the stairs to the attic. As described in the attached property description and shown in the 1924 photo, a number of changes have been made over the years. Since the property description was written several years ago, the vinyl siding has been replaced by wood clapboards. Existing windows in the house appear to be vinyl clad, 1/1 windows.

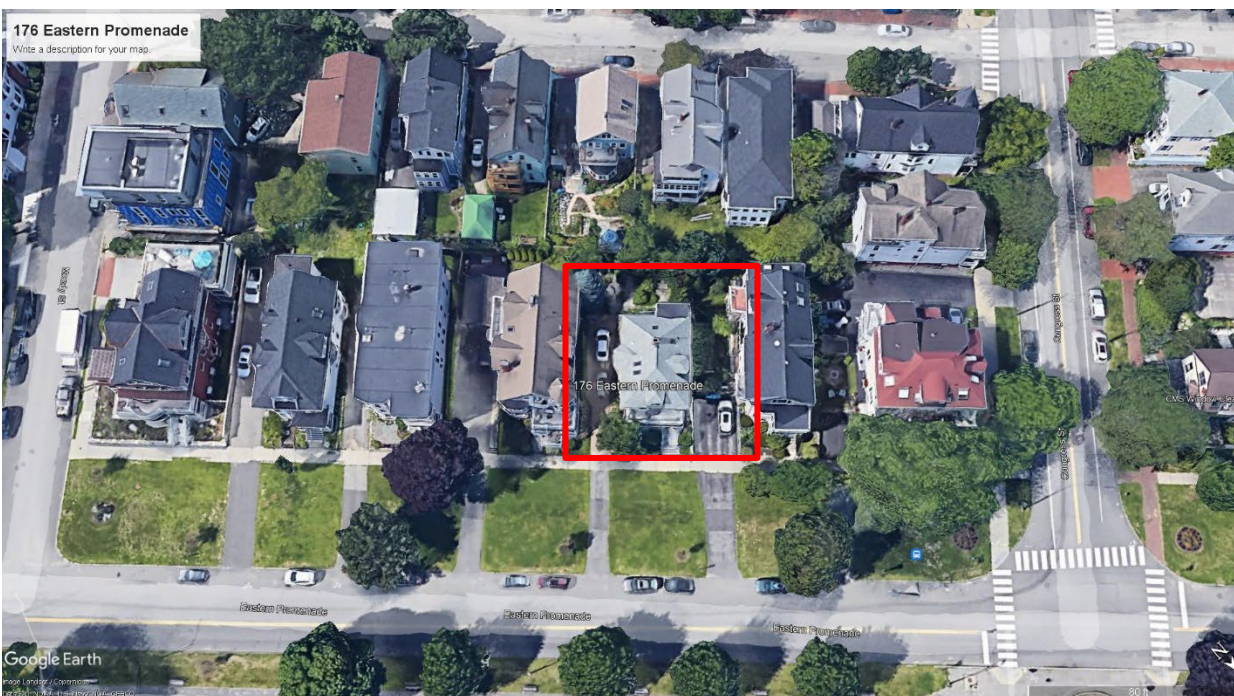


Figure # 1: Google view showing location of 176 Eastern Promenade

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

January 12, 2022 Workshop:

After preliminary feedback from HP staff in late 2021, the architects presented to the Board plans for three new dormers: one replacing the existing front dormer, and two new dormers on the southeast roof. Board members were open to the concept of additional dormer(s) and also expressed a willingness to approve replacement of the original front dormer, as long as the new design would be compatible and not discordantly overwhelming on the original hip-roofed form of the house. Though the Board was willing to consider additions to make the attic livable, and members' believed that modified plans could meet the review standards, the preliminary proposed

dormers were not meeting the Standards for Review of Alterations as presented in January:

- As proposed, the dormers were too large for the existing roof form; adjustments to the height, width, and location of the additions would be needed to fit compatibly on the roof.
 - The dormers should share a common thematic approach, and align with each other as closely as possible, with similar sizes and roof pitches to make them work together with the existing roof.
 - At the same time, the dormers needed to be subtly differentiated from the historic details of the house, to communicate their contemporary origin.
 - Two dormers on the southeast roof threatened to overwhelm it, and would necessitate a change to the roof of the historic bay window on that side of the house. Board members advised finding a way to add dormer(s) on the southeast without interfering with the older hipped bay.
 - The Board found the proposed front dormer was too large, and too far forward on the roof plane; they advised moving the face of the dormer back (up the slope,) and suggested a pan cut into the roof at the bottom of the dormer front to accommodate a large window that could take advantage of Casco Bay views.
-

STAFF COMMENTS

In the months since the January, 2022 workshop staff has offered additional feedback as the architects revised their approach to the attic project in response to the Board's comments. Please review the project summary prepared by the architects for the October 5 public hearing which was postponed until October 26 (Attachment 1.) Final plans call for only two dormers that are slightly different in size yet recognizable as being related and aligned. They do not appear to overwhelm the northeast and southeast roofs; the southeast dormer leaves the roof of the full-height bay intact where it intersects the main roof.

As proposed, the front dormer is larger than the existing dormer, and closer to the main ridge. The face would cut into the roof at its base, with a pan to facilitate an expansive view. While staff believes the front roof can accept a larger dormer without losing its form, the proposed four-light fixed window appears awkwardly large, and the void created by the window is out of proportion with the dormer, the roof, and with other glazed units. It should be acknowledged that the size and configuration of the window distinguish it as a modern addition; we also acknowledge that the owners' and architects' goal must be to disrupt the view as little as possible, but staff suggests the Board consider whether a slight adjustment to the size and/or configuration of the window would help it to fit in more comfortably.

Staff appreciates that the dormers have been scaled down since the preliminary review, and in other respects staff believes the design for the dormers balances compatibility with subtle differentiation: roof pitch, roofing, and trim details follow the existing pattern, while window configurations and the use of shingle siding on the dormers sets them apart. In short, while the Board is certainly free to set conditions of approval to adjust the details of this proposal, it largely meets the Standards for Alteration.

Staff notes that the project includes the complete replacement of what appears to be an original dormer on the front façade. An appropriately sized and formed hip-roofed dormer is likely to be considered a feature worth maintaining on this house, and staff points out:

- At the preliminary review all members of the Board were present, and appeared willing to consider the front dormer's replacement as long as the new work could meet the Standards, sensitively adapt the house for 21st Century use, and would cause no significant loss of original character.

As long as Board members find this to be true of the final plans, staff recommends approval.

Finally, staff adds that the extension of a first-floor rear roof over the secondary entrance porch at the southwest corner will have no significant visibility, and the details appear to meet the Standards for review.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	Expansion of living space into unfinished attic; replacement of original dormer with a new design that can meet the Standards for Review and cause no significant loss of character.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	See above, re: front dormer. Board had no strong objections at the preliminary review, provided the new dormers can fit appropriately in form, scale, and character.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments

Yes	Subtle differentiation should establish the modern origin of new dormers.
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Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	See comments above; scale, form, materials, and character are compatible.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-001849-2021 for dormer additions at 176 EASTERN PROMENADE on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-# 1, 2, 3, 4, 5, 9, and 10.

ATTACHMENTS

1. Architect's project summary
2. Final Plans
3. Window information
4. Photos supplied by architects
5. 1924 tax photo
6. Additional photos supplied by staff
7. 10-12-22 Workshop drawings
8. Historic Resources Property Description



KEVIN BROWNE
ARCHITECTURE

176 Eastern Promenade
Lauenstein - Dickstein Residence

Historic Board Submission - October 5, 2022

Project Summary:

- Project Name: Residential Alteration for Sherry Dickstein & Kurt Lauenstein
- Project Location: 176 Eastern Promenade, Portland, Maine 04101
- Portland Parcel: 003 A003001
- Zone: R6 (Residential)
- Historic Zone Overlay: Yes
- Parcel Size: 4,256 square feet
- Site Plan: (See attached)
- Historic Preservation: Board Review - Small Project (Minor Review)
- Proposed Use: Continue using as an existing private residence.
- Number of Residential Units: Continue using as a single-family residence.
- Number of Parking places: Off street parking for four cars on an existing paved driveway.

- Project Description: The proposed design scope of this work is to only convert a portion of existing unfinished attic into Main Bedroom Suite (bedroom and 3/4 bath). The smaller, existing street side dormer is to be replaced with a slightly larger (less than 25%) dormer of similar style with one fixed window. One additional dormer, similar in size and style to the new street side dormer is to be added on the southeast side. The two new dormers will match the existing 10:12 sloped hipped roof and match the existing dormer roof trim including the fascia and shadow board. The roof finish will match the existing light grey shingles. The siding will be eastern white cedar shingles. The Northeast dormer window shall be a fixed casement with a four-pane patterning to the mullions, and the South east dormer window shall be casement windows with a four - pane patterning to their mullions. The window trim is to match the existing profiled header, jams and sill in a dark grey finish. The intent in the material selections and layout is to create a distinct design which is sensitive to existing house. Overall, the dormers are being added to comply with 2015 IRC section R305.1 minimum habitable headroom height requirements. On the first floor, on the southwest elevation the proposed design extends the existing roof of the one-story entry out and over the existing deck. The roof materials shall match the existing light grey shingles. The trim profiles and gutter details already present at that location will be matched and extended to fit the new roof. A single column, matching the existing columns at the house shall give support to the outer corner of the extending roof.



- Building size: The existing house is three upper levels plus basement, totaling approximately 2,893 SF. The footprint is approximately 1,206 SF. Currently the upper floor is unfinished attic of approximately 538 SF within the existing 4'-6" tall knee walls. With the two new dormers, the 3rd floor will increase 75 SF for a total of 663 SF, making the whole house total of 3,043 SF. The dormer additions would be a total house SF increase of 5.12%. The existing house is approximately 36 feet tall from existing mean grade to existing highest ridge, which is considerably lower than the adjacent abutters to either side (see street scape photo). The proposed street side dormer will be 1'-0" lower than the existing ridge. The additional SE dormer is set one foot below the upper most existing ridge and set in 1 foot from the main roof hips.

Project Narrative:

The overall approach to the proposed design for 176 Eastern Promenade is to create an aesthetic that is sensitive to the existing architecture of the house while introducing subtly distinctive features to provide space for the updated program of the 3rd floor from attic space to main bedroom/bathroom. Honing into design tools such as scale and proportion, windows are placed within proposed dormers providing the clients with their preferred views while reflecting the existing window patterning. Material selections for the proposed dormers shall be distinctive from the existing siding, while the roof finish and slopes are the match the existing.

List of Exterior Project Materials:

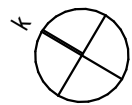
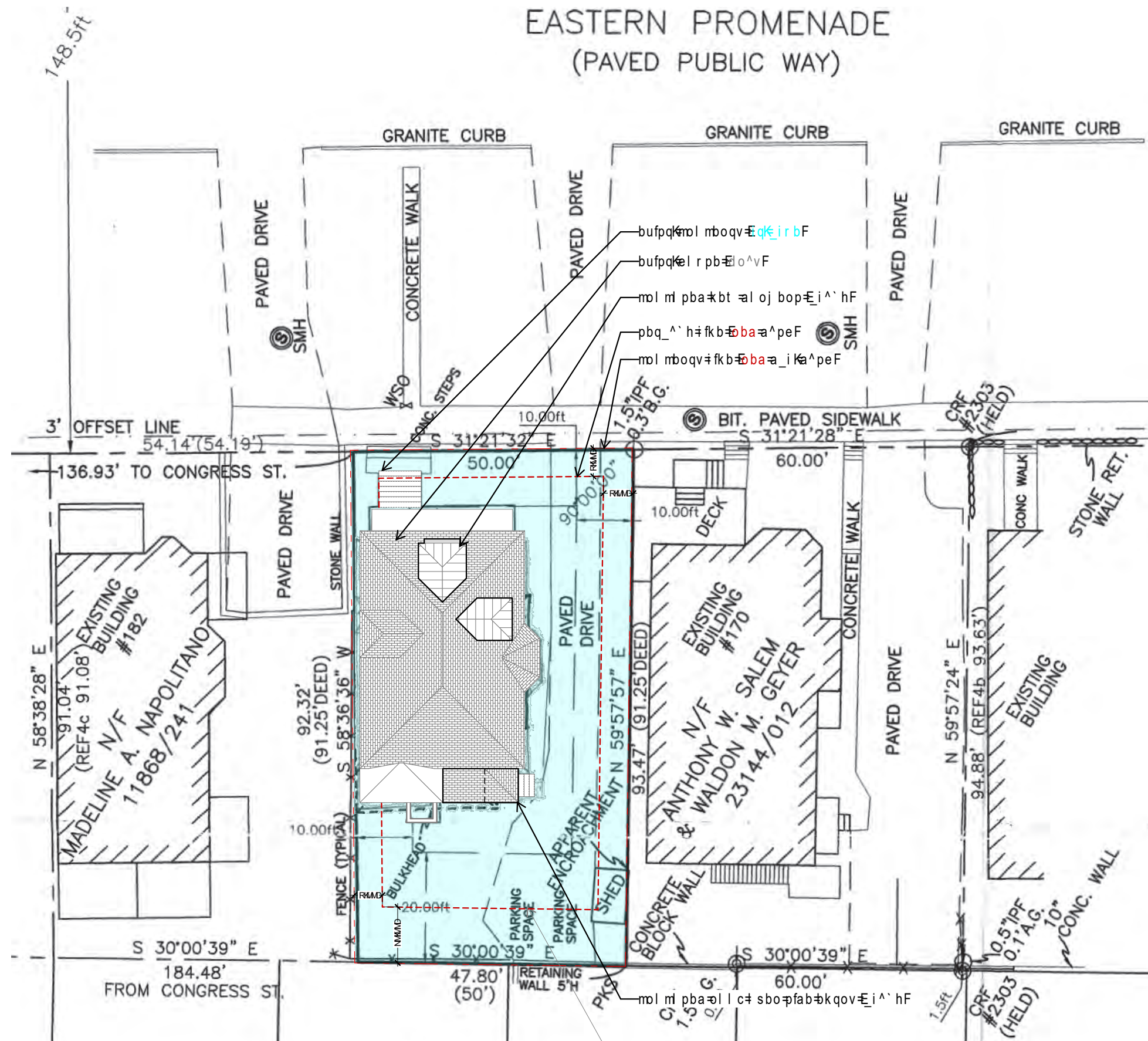
- Exterior Siding: The existing exterior siding is 4" exposure wood clapboards painted yellow. At the proposed dormers siding is to be eastern white cedar shingles
- Exterior Trim: Match existing trim, soffit fascia, and shadow board. The trim is to be painted white to match the existing trim. Match the existing profiles frieze cornice moulding. Refer to photo on the section details page.
- Roofing: Match the existing 10:12 sloped architectural style light grey/black mixed asphalt shingles
- Windows: The existing windows are sandstone clad narrow site line double hung (one over one lite) / picture windows.
 - Proposed window specifications are to be the Andersen 400 series windows in a dark-grey finish, casement and picture windows. See attached specifications on selected windows. The proposed windows will have a 4-pane mullion pattern.
 - Match the existing profiled window head and jamb mitered casing. Match the sloped angled sills with horns flush to outboard edges of jamb casing, see attached cut sheets for further details. Trim is to be painted dark-grey to match the window casing.



176 EASTERN PROMENADE

LAUENSTEIN-DICKSTEIN RESIDENCE

10-05-2022 HISTORIC PRESERVATION APPLICATION



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176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

LOCUS PLAN & SITE PLAN
 SCALE: 1" = 20'



VIEW SOUTH EAST ON EASTERN PROMENADE



VIEW NORTH WEST ON EASTERN PROMENADE

176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

EXISTING PHOTOS
SCALE: NOT TO SCALE



176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

EXISTING PHOTOS
SCALE: NOT TO SCALE

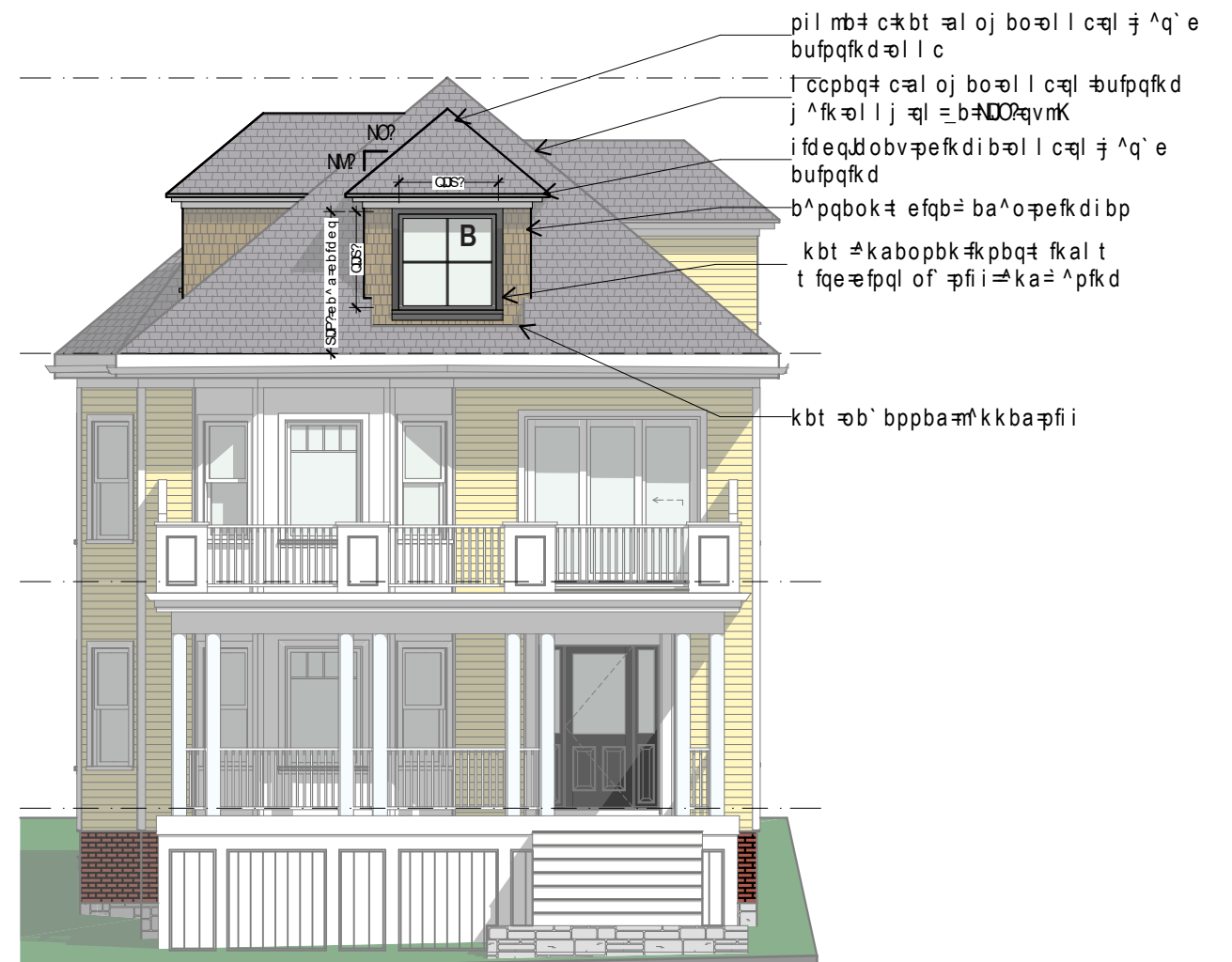
DATE: 10/05/2022



**KEVIN BROWNE
ARCHITECTURE**
TIMELESS | COLLABORATIVE | SUSTAINABLE



EXISTING NORTH-EAST ELEVATION



PROPOSED NORTH-EAST ELEVATION

176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

EXISTING & PROPOSED NORTH-EAST ELEVATIONS

SCALE: 1/8" = 1'-0"



EXISTING SOUTH-EAST ELEVATION

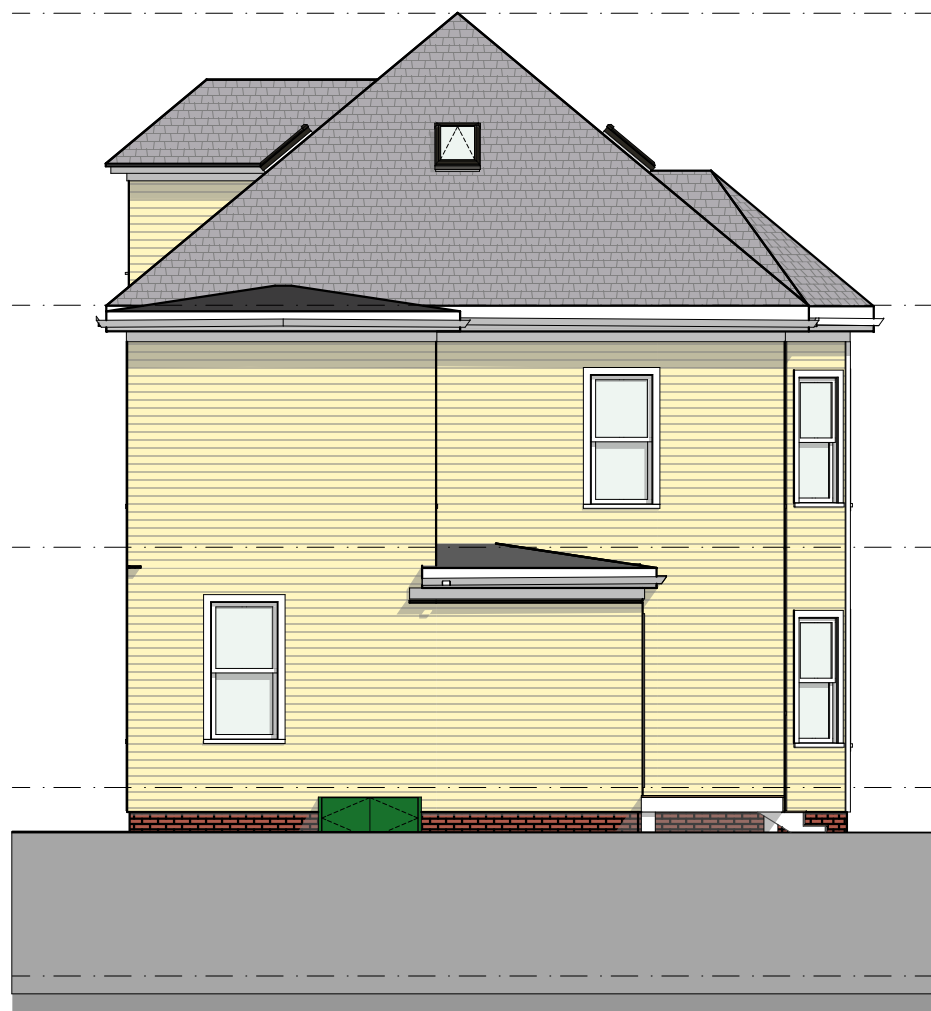


PROPOSED SOUTH-EAST ELEVATION

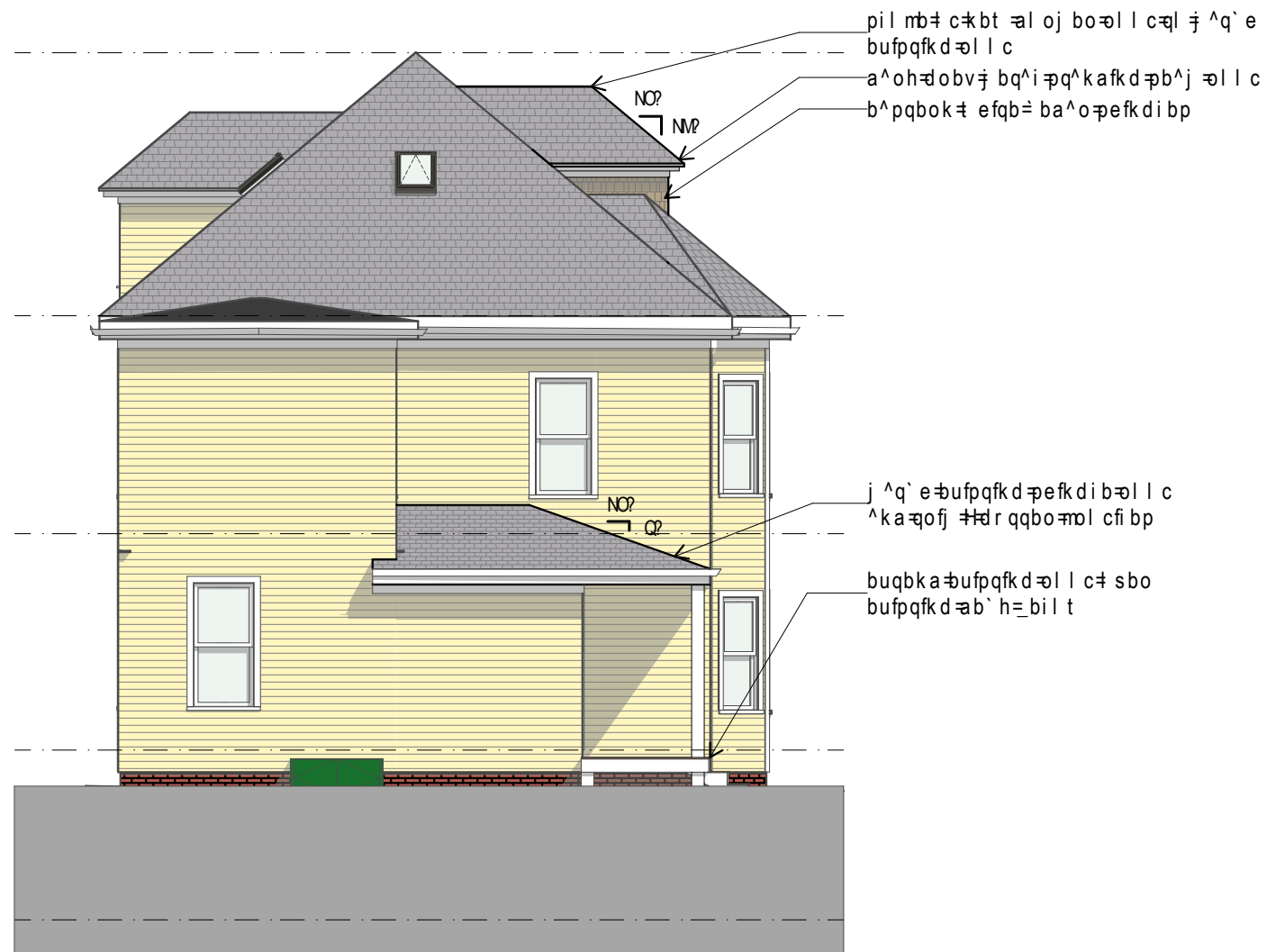
176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

EXISTING & PROPOSED SOUTH-EAST ELEVATIONS
 SCALE: 1/8" = 1'-0"

DATE: 10/05/2022



EXISTING SOUTH-WEST ELEVATION



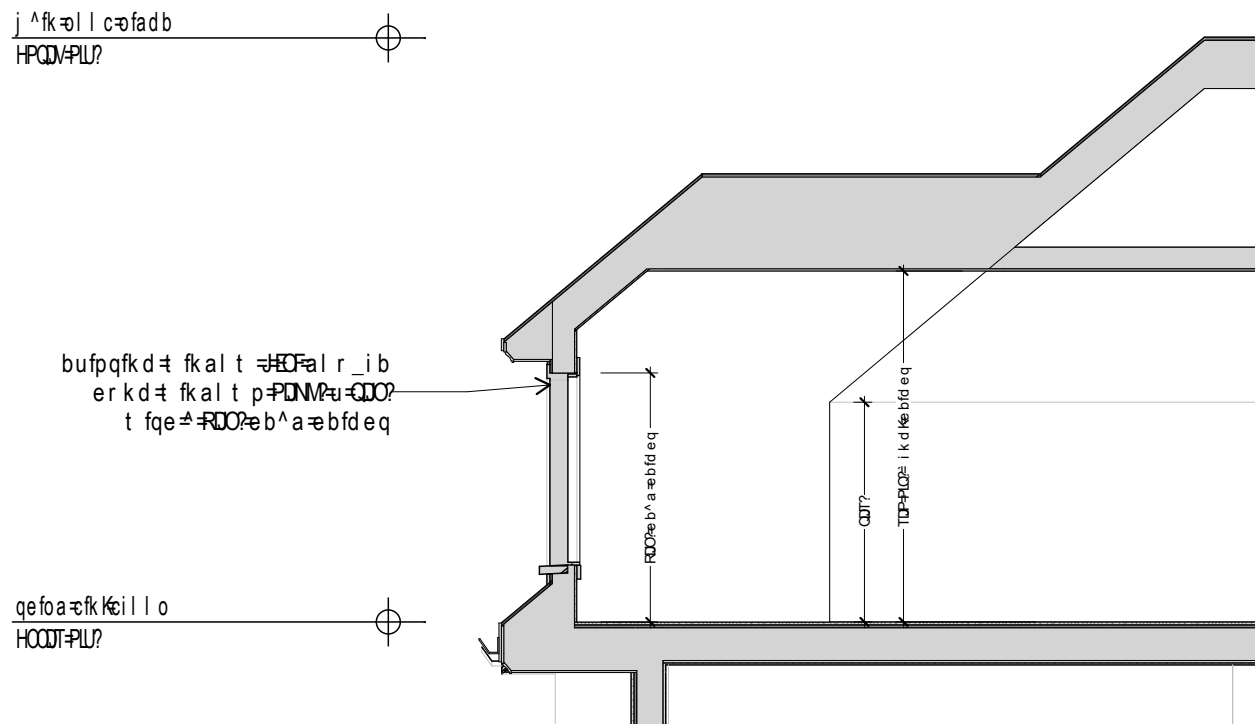
PROPOSED SOUTH-WEST ELEVATION

176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

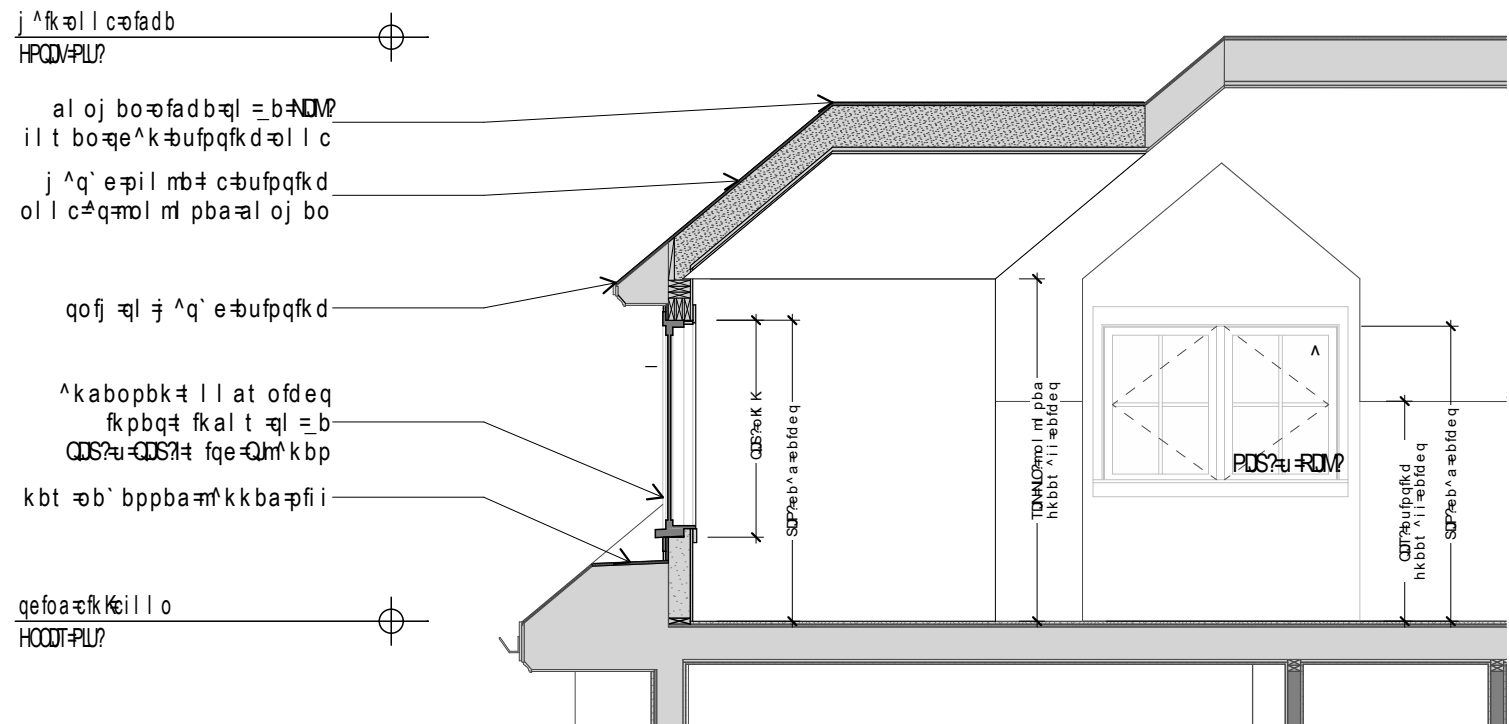
DATE: 10/05/2022

EXISTING & PROPOSED SOUTH-WEST ELEVATIONS

SCALE: 1/8" = 1'-0"



EXISTING SECTION AT NORTH EAST DORMER

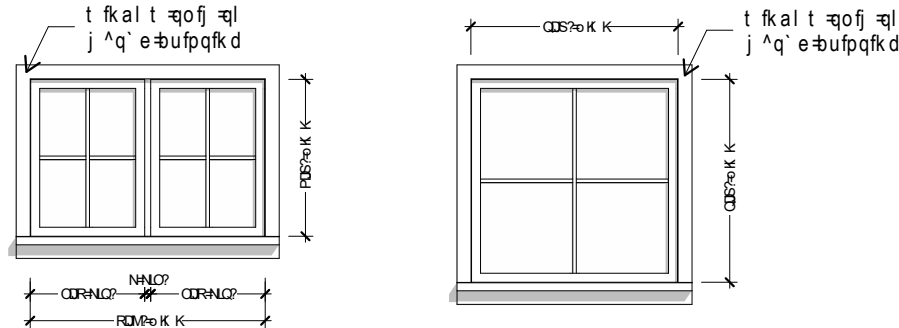


PROPOSED SECTION AT NORTH EAST DORMER



PROPOSED WINDOW DETAIL PHOTO
SCALE: NOT TO SCALE

- MATCH EXISTING ROOF EAVE DETAIL AT PROPOSED DORMER INCLUDING PROFILED FRIEZE CORNICE MOULDING, SOFFIT FASCIA, AND SHADOW BOARD
- MATCH EXISTING ROOF SLOPE AT 10:12 AND SRCHITECTUAL STYLE GREY/BLACK MIXED ASPHALT SHINGLES.
- MATCH EXISTING WINDOW TRIM DETAIL, INCLUDING HEADER, JAMB, AND SILL DETAILS SHOWN.



PROPOSED WINDOW LEGEND

WINDOW SCHEDULE							
j ^oh	qymb	r kfq	j ^kr cK	nqv	r kfq^K K		kl qbp
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176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

DATE: 10/05/2022

PROPOSED SECTION DETAIL AT DORMER
SCALE: 1/4" = 1'-0"



SOUTH-EAST PERSPECTIVE



NORTH-EAST PERSPECTIVE



SOUTH-WEST PERSPECTIVE

176 EASTERN PROMENADE LAUENSTEIN - DICKSTEIN RESIDENCE

PROPOSED PROPOSED PERSPECTIVES
SCALE: NOT TO SCALE

DATE: 10/05/2022

PRODUCT OVERVIEW



Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



Woodwright full-frame windows come in a variety of shapes.



Our **Narroline® double-hung window conversion kit** can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.



Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



Complementary specialty windows offer 35 additional shapes and custom sizes.



Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.

SE ELEV. (2) CASEMENTS
NE ELEV. (1) PICTURE CASEMENT

Complementary casement windows come in a variety of shapes and in French casement options.



Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.



Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms.**

Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit andersenwindows.com/doors



Complementary curved top patio doors, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.

EXTERIOR TRIM SYSTEM

Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 175.

Time saving and cost effective



No nail holes, no visible fasteners, no painting

Innovative attachment strip



Independent of water management system for easy installation

Style that gets noticed

Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.

Sandtone window with cocoa bean trim



Visit andersenwindows.com/exteriortrim to learn more.

EXTERIOR COLORS



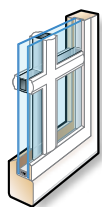
TYP. EXTERIOR TRIM FINISH

Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.



GRILLE OPTIONS

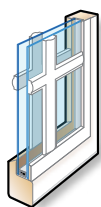
Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



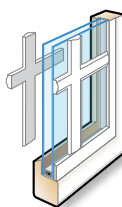
Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.



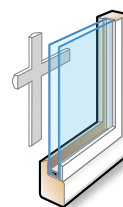
Permanent exterior
Permanent interior



Permanent exterior
Removable interior

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



Removable interior



Finelight
grilles-between-the-glass

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3/4" (19) widths.

Grille Bar Widths & Patterns

MATCH EXISTING DIVIDED LITE DIMENSIONS



3/4" (19)



7/8" (22)



1 1/8" (29)



2 1/4" (57)

Actual width shown.

Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.



*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass.

Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

FEATURES

FRAME

A A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid vinyl cover extends 1 3/8" (35) around the perimeter of the unit, creating a flange to help seal the unit to the structure.

C Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance.

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available.

SASH

E Rigid vinyl encases the entire sash – a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

H In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance options include:

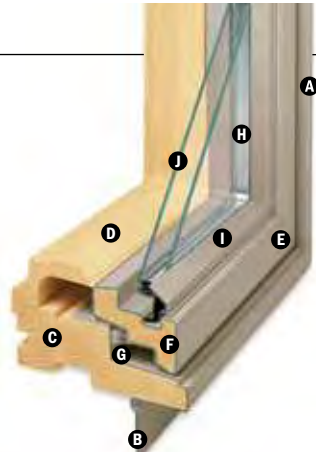
- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

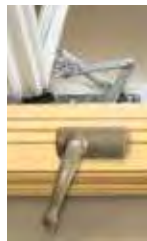
Patterned Glass

Patterned glass options are available. See page 12 for more details.



HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to provide easier glass

cleaning. CXW15, CXW155, CXW16 and CXW25 sizes not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock



On casement windows, a single-actuation lock easily releases all locking points on the casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in window combination designs.

StormWATCH[®] PROTECTION

400 Series casement and awning windows are available with Stormwatch® Protection. For more details, visit andersenwindows.com/coastal.

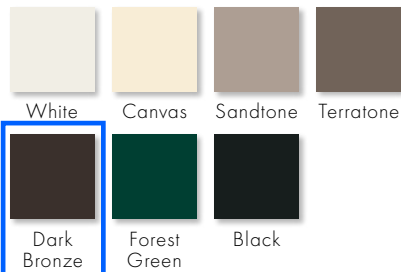
Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact casement and awning windows,

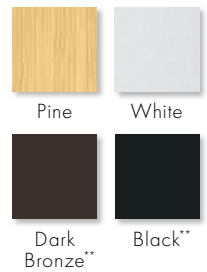
allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Visit andersenwindows.com for up-to-date performance information of individual products. Contact your Andersen supplier for availability.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS Sold Separately



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White



TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.



CLASSIC SERIES™

Stone | **White**



ESTATE™

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 2 7/8" (73). Extension jambs are available in unfinished pine or prefinished white, dark bronze and black. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 4 1/16" (116) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Thick Replacement Extension Jambs

To help preserve original alignment of trim and paint lines in replacement situations, special 1 1/8" (29) thick replacement extension jambs are available. Factory-applied and non-applied extension jambs are available in 1/16" (1.5) increments between 4 1/16" (116) and 7 1/8" (181). Non-applied extension jambs are available in 12" (3658) lineals. Detail on page 34.

Drywall Return Bead



A drywall return bead is available in a narrow or wide dimension with unfinished pine or prefinished white, dark bronze and black interiors. Can be ordered factory applied or in non-applied lineals. Detail on page 34.

HARDWARE

Corrosion-Resistant Components



Corrosion-resistant hinge and operator arm hardware is designed for applications in harsh and corrosive environments such as heavy industrial or coastal areas.*

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in white, stone and black.

Power Operator for Awning Windows



Awning windows can be ordered with an operator enhanced by PowerAssist™ technology that opens and closes the window with the touch of a button. Easy to install, the 24-volt system features a concealed window power drive, battery backup in case of a power outage and a moisture sensor that automatically closes the window when it rains. A wireless remote control is available (sold separately).

The PowerAssist system is controlled by a wall-mounted console, which includes a power box, battery, touch pad and mounting bracket. Windows can be ordered factory prepped to save time, or they can be ordered as a field kit. Power driver requires field installation. PowerAssist technology eliminates the need for sash locks. Available for windows up to 5' (1524) wide. Not available for units with Stormwatch® Protection or performance upgrades.

SPECIAL USE OPERATOR HANDLES

Available in Classic Series™ design only.

Compact Operator Handle



Specially designed for use in situations where blinds or other window treatments interfere with standard operator handle. Available in white or stone finish.

Easy-Grip Handle

Larger knob makes it easier to grip and operate.

Available in white or stone finish.



Operator Spline Cover



An operator spline cover is an attractive cap that covers the roto operator stud when the handle has been removed to control access or operation of the window. The operator spline cover should not be used on any window designated or intended for emergency escape or rescue. Please consult your local building code official for local egress code requirements.

Metal T-Handle



Our smallest operator handle, the metal T-handle, may make it more difficult for young children (5 and under) to open the window. For more information on child safety, write:

Andersen Corporation
LookOut For Kids® Program
 100 Fourth Avenue North
 Bayport, MN 55003
 Call 800-313-8889 or email
ofk@andersencorp.com

GLASS

Andersen® Art Glass

Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

TruScene® Insect Screens



Andersen TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. For casement and awning windows, frames are available in white, stone, dark bronze and black, or with pine veneer frame interiors to blend with the wood interior of the window.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh. Available with frames in white, stone, dark bronze and black.

GRILLES

Grilles are available in a variety of configurations and widths. For casement and awning window grille patterns, see page 34.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

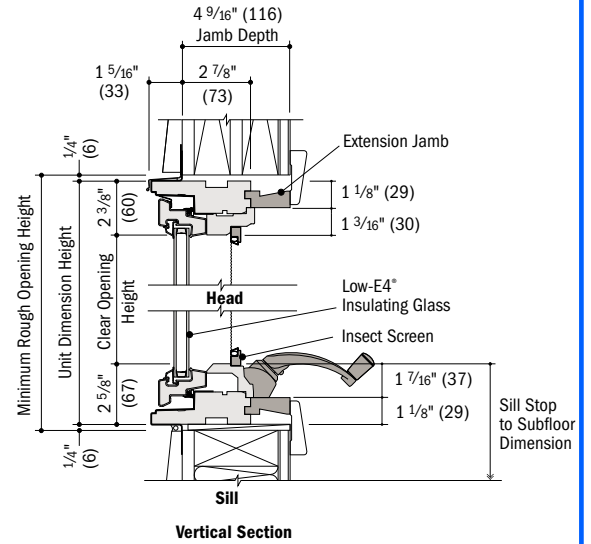
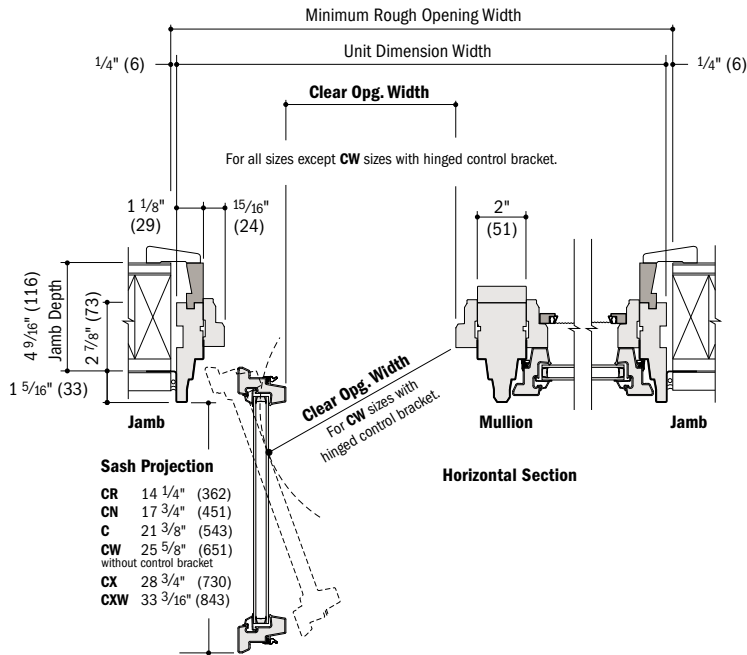
*Visit andersenwindows.com/warranty for details.

**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

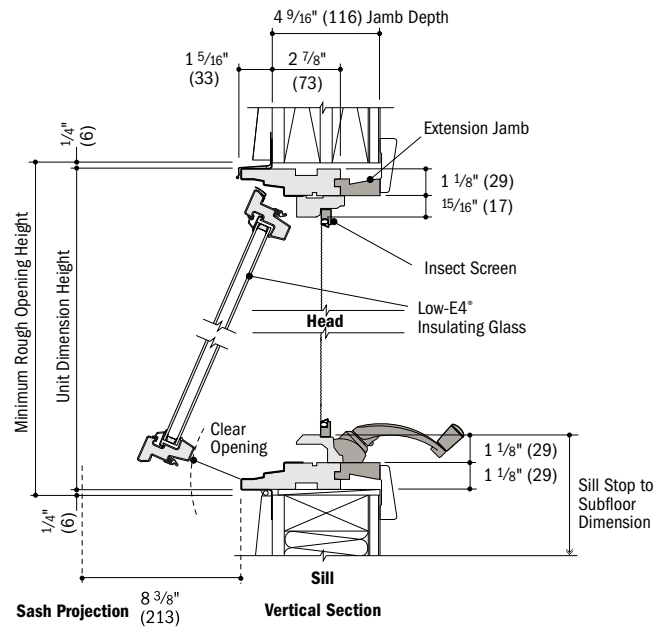
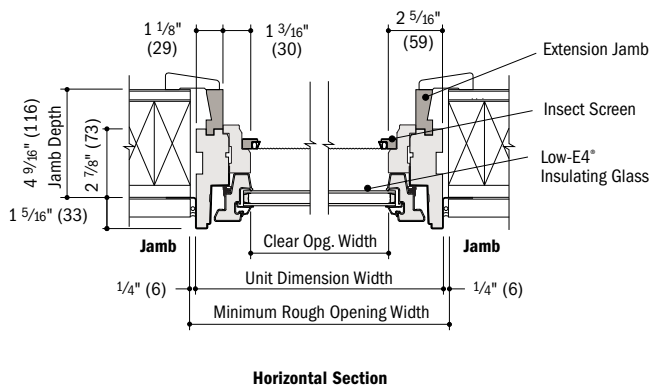
Casement Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Awning Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

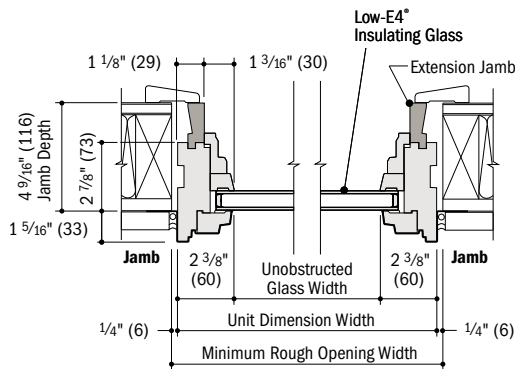


- 4 9/16" (116) overall jamb depth and 2 7/8" (73) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

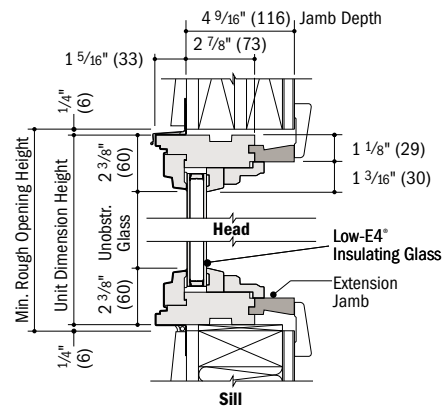
CASEMENT & AWNING WINDOWS

Picture and Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Horizontal (stack) Joining Detail

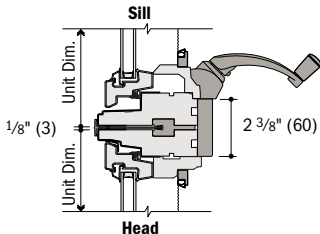
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

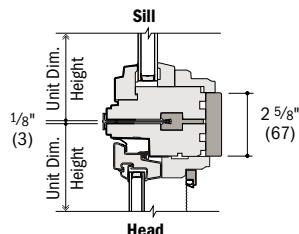
Sum of individual window heights plus 1/8" (3) for each join.

Overall Rough Opening Height

Overall window dimension height plus 1/2" (13).



Vertical Section
Casement over Awning

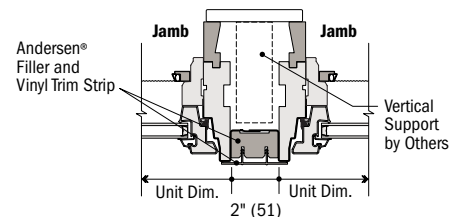


Vertical Section
Picture over Casement

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section
Casement and Casement

Vertical (ribbon) Joining Detail

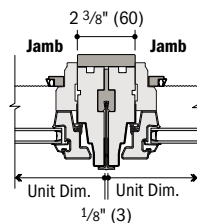
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths plus 1/8" (3) for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



Horizontal Section
Casement to Casement

For more joining information, see the combination designs section starting on page 181.

- 4 9/16" (116) overall jamb depth and 2 7/8" (73) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

STREET VIEW



FRONT ELEVATION



SIDE ELEVATION AT FRONT OF LOT



Att. 4

REAR ELEVATION



SIDE ELEVATION AT REAR OF LOT



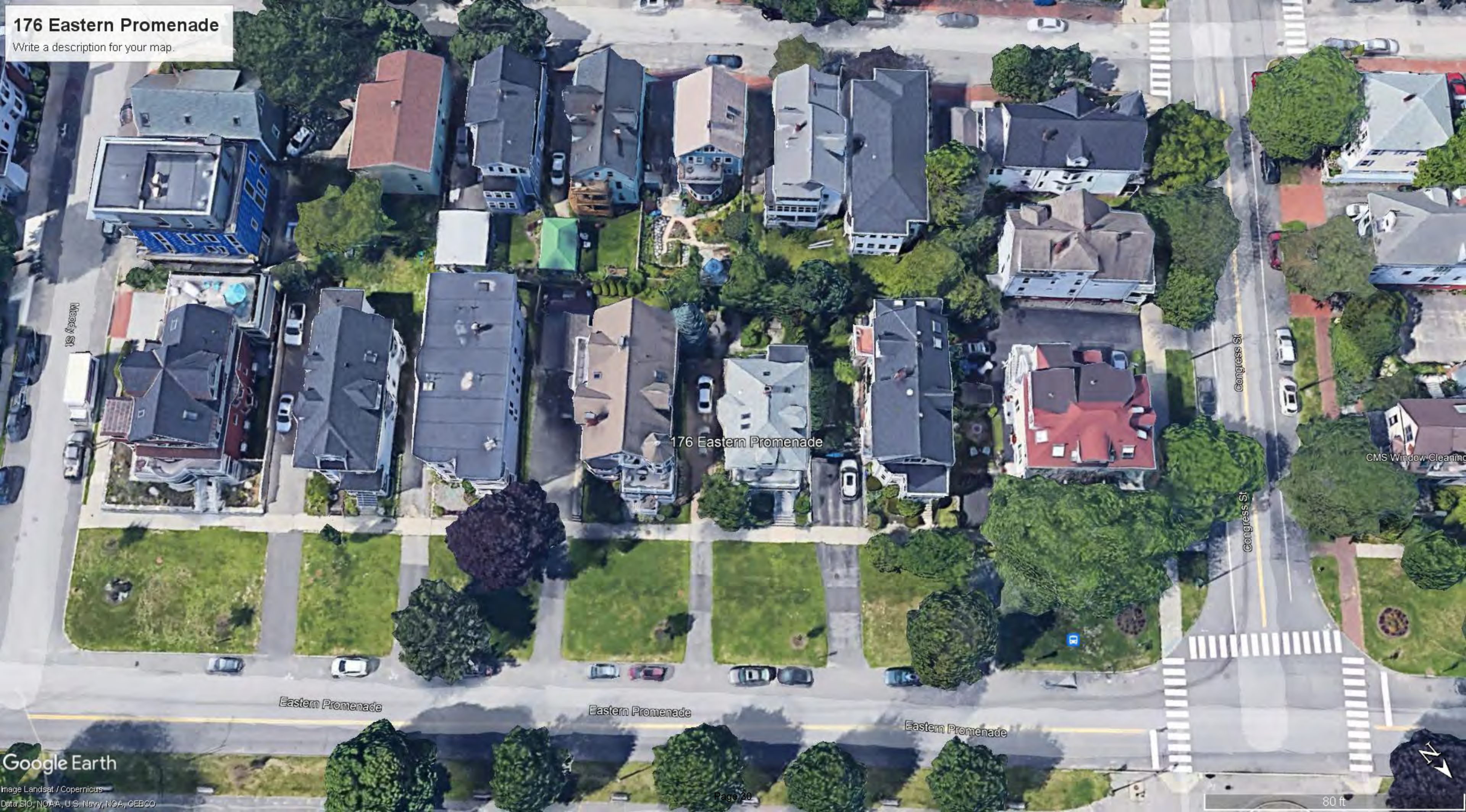
LAUENSTEIN-DICKSTEIN
EXISTING CONDITIONS

176 EASTERN PROMENADE, PORTLAND

Date: 11/11/21

V19000





176 Eastern Promenade

Write a description for your map.

Moody St

Congress St

Congress St

176 Eastern Promenade

Eastern Promenade

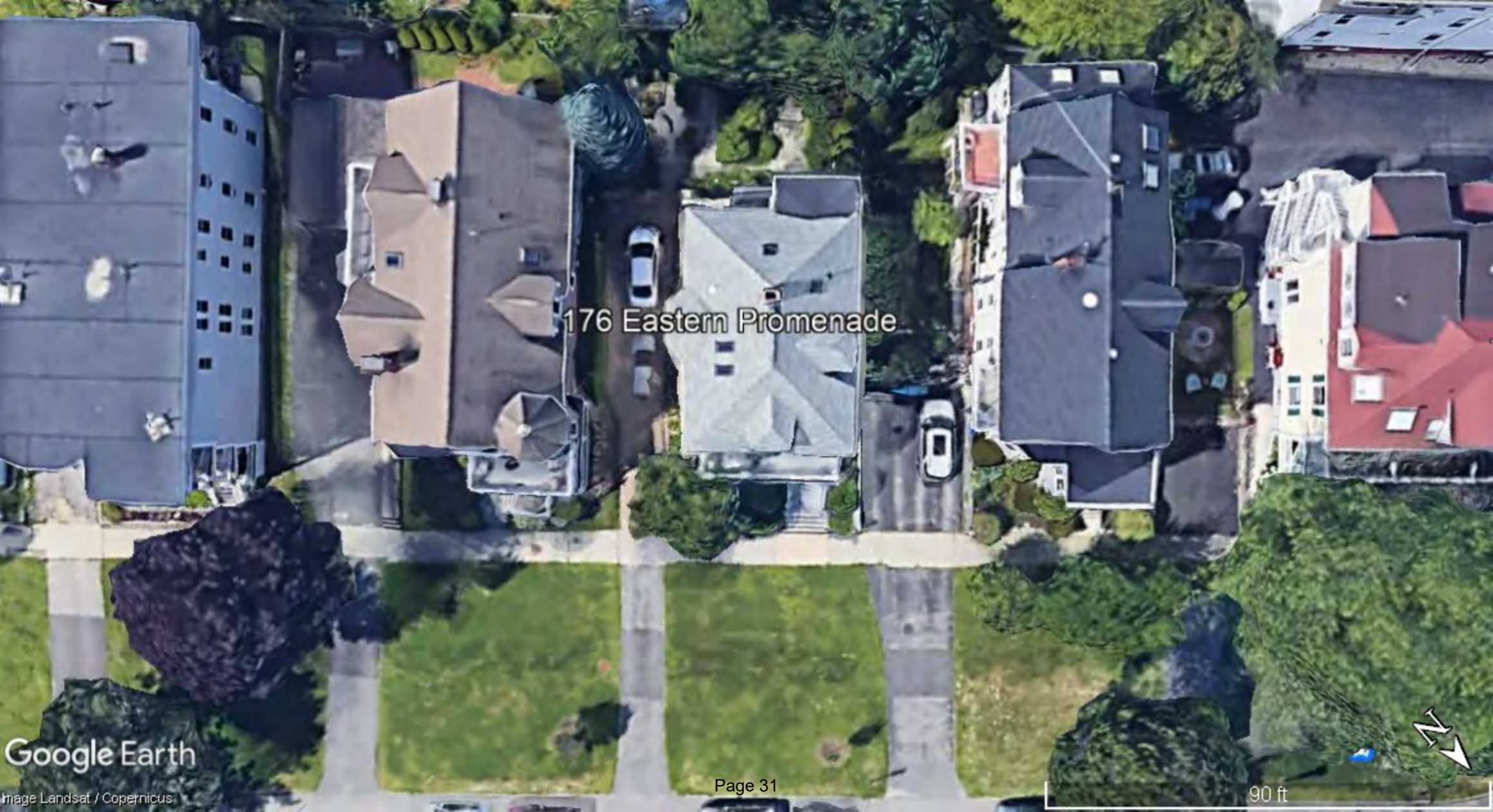
Eastern Promenade

Eastern Promenade

Google Earth

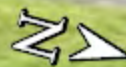
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO





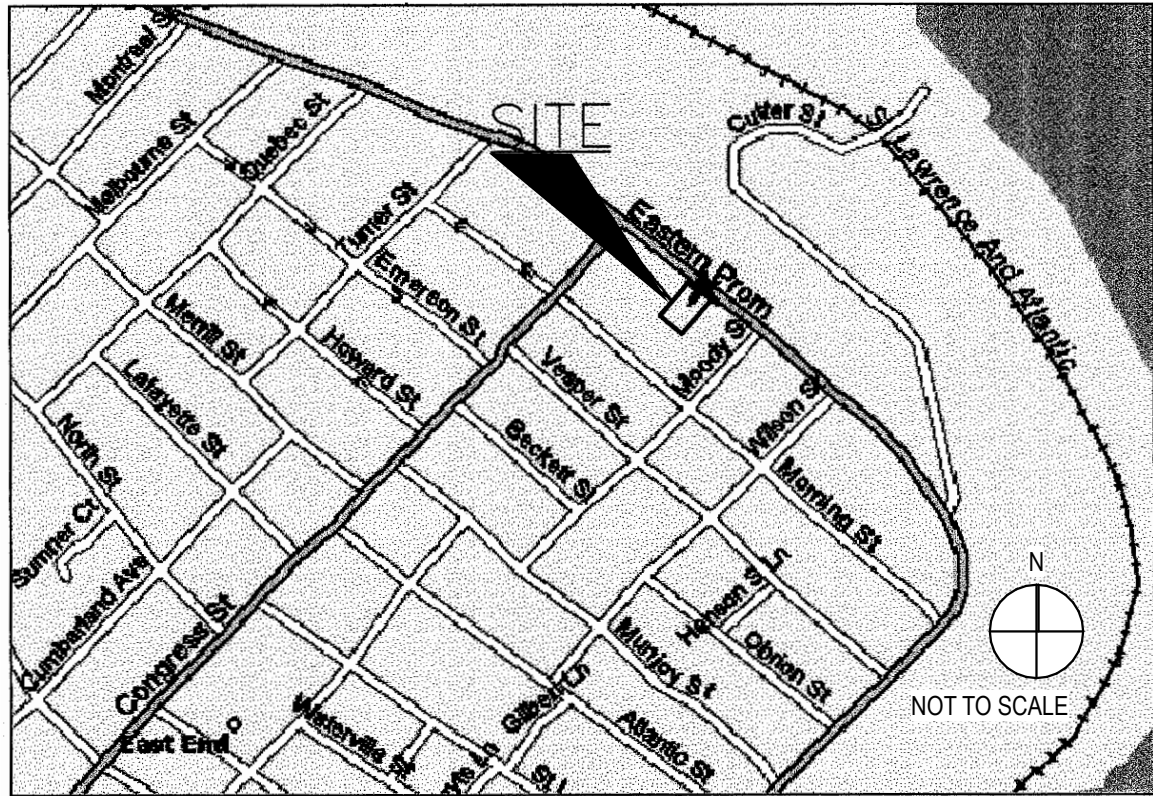
176 Eastern Promenade







003 A003001 05/09/2019



VICINITY MAP



LOT IMPERVIOUS COVERAGE AREA (SF)			
LOCATION	EXISTING	PROPOSED	DIFFERENCE
HOUSE (W/ DECKS)	1,422	1,567	+145
STAIRS/STEPS & BULKHEAD	116	116	0
DRIVEWAY	650	650	0
FUTURE GARAGE	N/A	308	+308
SUBTOTAL	2,188	2,641	+453
TOTAL PARCEL AREA	4,562	4,562	0
60% LOT COVERAGE (BASELINE)	2,737.2	2,737.2	N/A
IMPERVIOUS %	47.96%	57.89%	+ 9.93%

LAUENSTEIN-DICKSTEIN

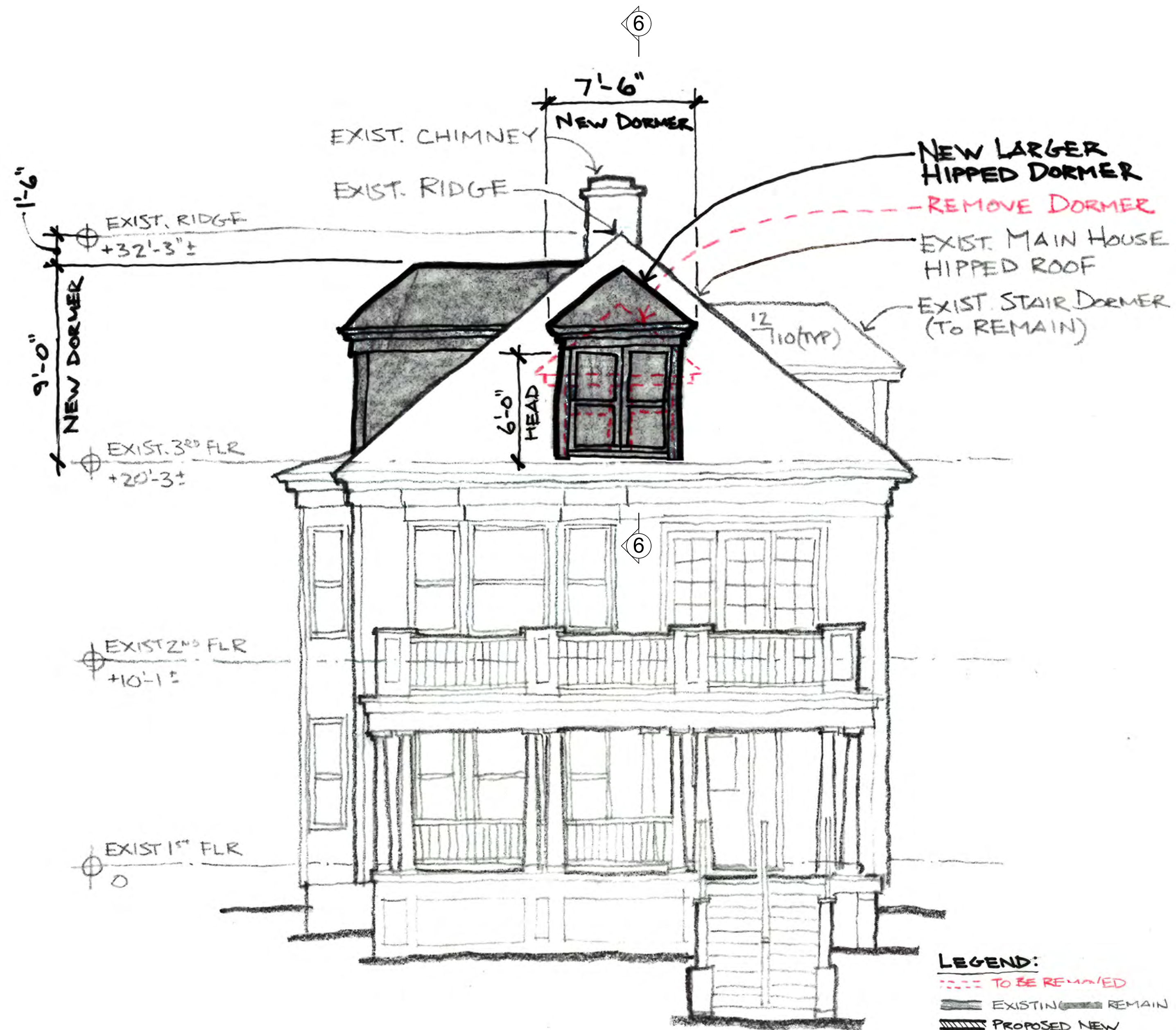
SITE PLAN

SCALE: 1" = 20'

SITE LOCATION: 176 EASTERN PROMENADE
PORTLAND, MAINE 04101
MAP ID: 35846-049
CHART/BLOCK/LOT: 003 A003 001
ZONE: R-6
FRONT SETBACK: 5'-0"
SIDE SETBACKS: 5'-0"
REAR SETBACK: 10'-0"

Date: 1/5/22

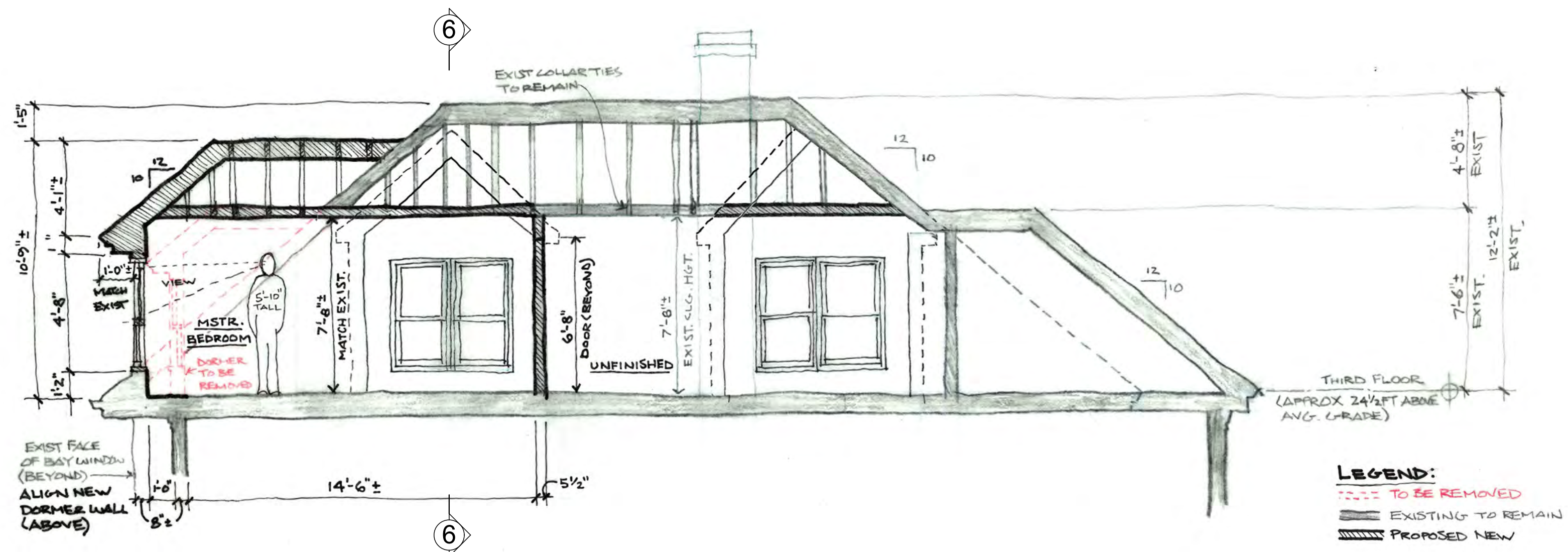




ORIGINALLY DRAWN AT 1/8"=1'-0" FOR CLIENT
(ENLARGED TO 1/4"=1'-0" SCALE FOR HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS)

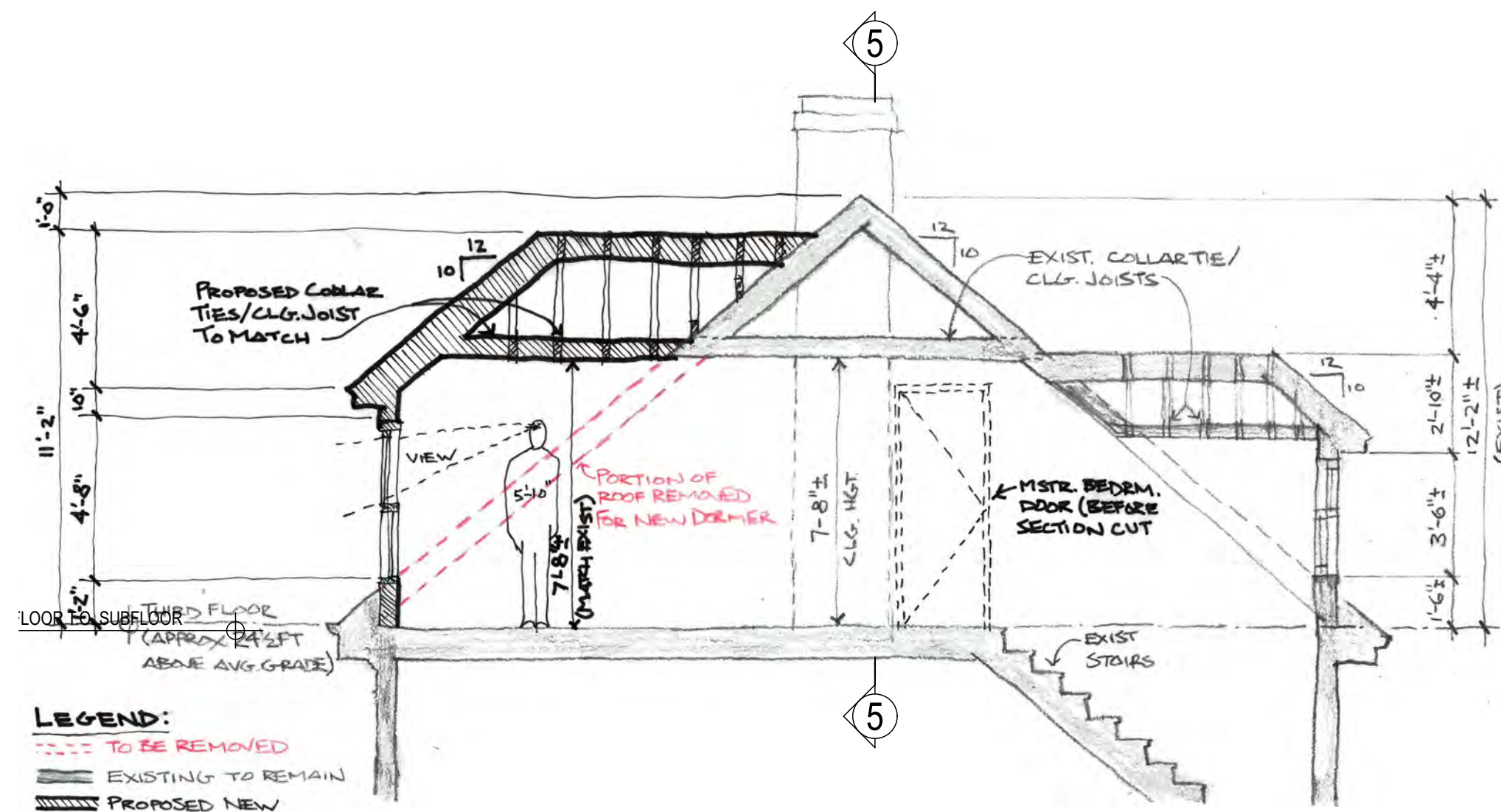


ORIGINALLY DRAWN AT 1/8"=1'-0" FOR CLIENT
 (ENLARGED TO 1/4"=1'-0" SCALE FOR HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS)



5 SECTION THROUGH NE (SIDE) DORMERS

SCALE: 1/4" = 1'-0"



6 SECTION THROUGH SE (SIDE) DORMERS

SCALE: 1/4" = 1'-0"

Address: 176 Eastern Promenade
Approximate/Documented Date of Building: 1912
Surveyed: 8/17/2018
Historic Name: Frederick S. Ring House
Contributing or Non-contributing: Contributing



176 Eastern Promenade is a smaller scale example of a Colonial Revival dwelling on the Eastern Promenade. It has been significantly altered by porch alterations and the application of replacement materials. The dwelling sits on a sloping lot overlooking the park between Moody and Congress Streets. The dwelling is located close to the sidewalk, but set back from the street. A low retaining wall separates the dwelling from the sidewalk. A narrow paved driveway off the Eastern Prom leads to a small parking area with a paver surface.

Frederick S. Ring of Yarmouth was a conductor for the Grand Trunk railroad. He lived in Portland for a short period of time, living on St. Lawrence Street before moving to the Eastern Promenade. He and his family moved back to Yarmouth before 1910.

Four stone steps and a set of wood stairs leads from the sidewalk up to the main entry off a projecting full-width one-story front porch. The porch foundation is hidden by a solid wood panel skirt. The rooftop deck on the porch's roof is supported by paired full-height round columns and pilasters. Between the columns is a railing with square balusters. The rail of the rooftop deck features a similar rail between wide wooden paneled pedestals. The central door off the porch is flanked by half height sidelights and a wide door surround. The main entry door is a swinging wooden door with a large glass pane. A secondary entrance is located on the rear of the dwelling in a small one-story addition.

The two by three bay wood framed building rests on a brick foundation that is rectangular in plan. The walls are clad in vinyl siding. The primary roof form is hipped. On the northern slope of the roof is a hipped roof dormer with a single double hung sash window. A similar dormer is centered on the front slope of the roof but features a pair of double hung sash windows. The various roof forms are clad in asphalt shingles. There is one interior brick chimney projecting from the ridge of the roof. Skylights have been added to the south roof slope.

To the south of the main entry is a two-story faceted bay window with wood panel cladding. To the north of the bay on the second floor is a triple patio door that leads to the porch's rooftop deck. A second two-story faceted bay window is located on the south elevation. Each bay features three 1/1 double hung windows.

While a few alterations are noted above, comparing the existing building with the 1924 tax photo reveals that additional changes have been made, mainly at the front entry. Historically there was a two-story portico, with a deck that extended across the full-width of the first level, the second story of the portico was partially enclosed with a small inaccessible balcony. The porch and balcony railings were typical of the Colonial Revival style. Despite these losses, the dwelling retains its form and scale that contribute to the neighborhood's historic character.

HPB Public Comment - 176 Eastern Promenade - Misdating, Etc.

Subscribe ☐

0 views

**George Rheault** <george.rheault@gmail.com>

12:11 PM (26 minutes ago)

to HHistoric Preservation, Evan Schueckler, rwi...@portlandmaine.gov, Abigail Reed, j...@portlandmaine.gov

Two points to make:

(1) The HPB should be giving the applicant a great deal of leeway with respect to the introduction of new dormers IF it was consistent with how many "contributing" structures in the Munjoy Hill Historic District with significant changes to them have been handled.

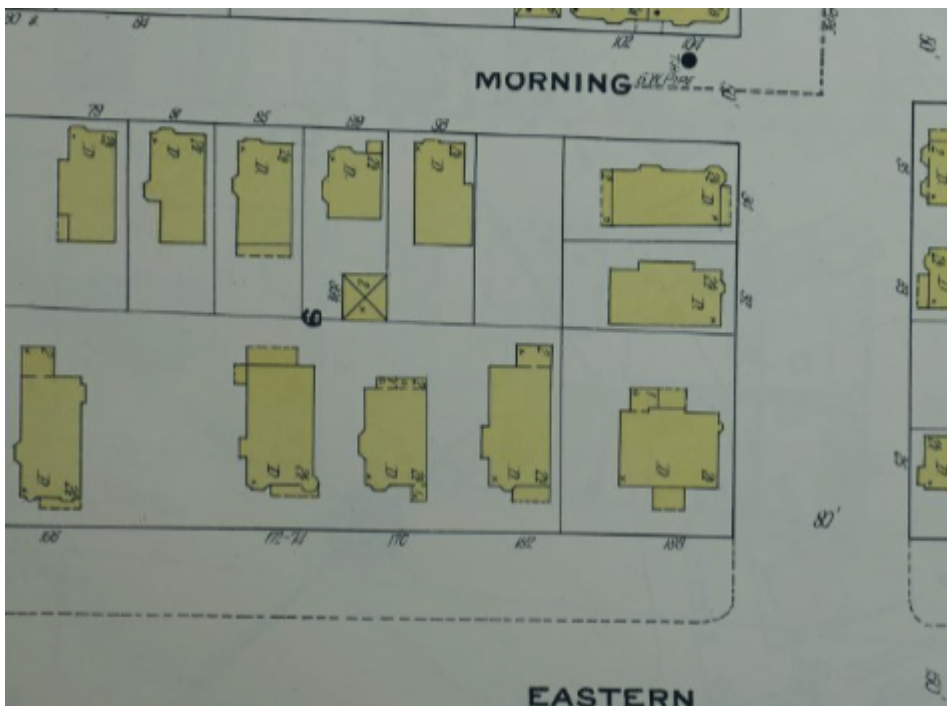
(2) Staff failed to correct the dating mistake in the 2018 inventory sheet. The dwelling actually dates to late 1907 and NOT the given date of 1912. The inventory also obscures the real history concerning the house's creation which may have been real estate speculation.

With respect to the FIRST point, the basis for making this dwelling a "contributing" structure for the district was that it had retained its "form and scale" despite otherwise significant changes to the 1924 facade which is our only frame of reference for its "original" (probably 1907) look. Adding some outsized but modest dormers (proposed in the first workshop) would not impact the "form and scale" evaluation so the applicant should not be prevented from going forward with them. This kind of leeway was given quite often to a host of "contributing" structures when the historic district was proposed and approved, so it is disturbing that once the district exists, the HPB takes the most strict interpretation it can regarding roof improvements. The most dramatic example of this is of course 30 O'Brien Street which is unrecognizable from its original construction but somehow retains a "contributing" status in the Munjoy Hill Historic District.

With respect to the SECOND point, there are MANY clues as to why the staff should have questioned the incorrect 1912 date from the Munjoy Hill Historic District property sheet.

Here is one:

1909 Sanborn - [Image 5 of Sanborn Fire Insurance Map from Portland, Cumberland County, Maine. | Library of Congress \(loc.gov\)](#)



Another one is the 1924 Tax Assessor Card which gave a very good "guesstimate" about its age in April, 1924 as "18+" years: [176-178 Eastern Promenade, Portland, 1924 - Maine Memory Network](#)

Also, a review of the deed transactions involving Frederick Ring show he SOLD the property well before 1912. Obviously if the house was going to be associated with his name it must have existed during his period of ownership and not AFTER he no longer owned it. Ring's wife Flora actually bought the property initially and gave it to her husband. It is not clear how long they lived in it, if at all, but it is quite possible this couple (apparently using capital from Flora's inheritance) engaged in some real estate speculation in building the house and may never have entertained plans to live long-term there.

The sloppiness of the entire Munjoy Hill Historic District inventory process has never been fully reckoned with, but it really distorts history and causes a great deal of confusion to see the inventory sheets littered with bad research and unsubstantiated dates.

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: October 21, 2022
RE: 9 Bowdoin Street – Exterior & Site Alterations, & New Garage – PUBLIC HEARING
PROJECT ID: HPBR-002160-2022
MEETING: October 26, 2022 (RESCHEDULED FROM OCTOBER 5, 2022)

Owner: Barbara and Robert Burgess
Architect: Barba & Wheelock

A sign announcing the Historic Preservation Board's meeting on 10/26/22 was posted at the property on 10/18/22. A legal ad was published in the Portland Press Herald on 10/14/22 and 10/15/22, and 29 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE – Interior and Exterior Rehab, Additions, New Construction, Site Work

NOTE: Minor changes to the scope of work and the staff report were made since the 10/5/22 packet was published.

- Replace main entry stoop with new granite stoop (750 s.f.) and stairs
- Remove small rear addition and construct a new porch (27 s.f.) and mudroom (14' x 17', 265 s.f.)
- Remove and store original rear-facing (north) stained glass window, replace with clear glass
- Remove shutters and store onsite
- Construct new third-floor dormer on rear (north) side
- Construct new detached, one-car garage (12' x 20')
- Repurpose existing garage as a "folly", with new folding glass doors replacing garage door, stovepipe, and exterior rehab
- New pergola has been eliminated from scope; paved patio (20' x 18') and sitting wall still planned
- Restore most existing windows
- Replace two existing third floor dormer windows (double-hung) with metal-clad casements, for egress
- Restore basement windows
- Miscellaneous repairs, roofing, cap one unused chimney

SITE WORK:

- Install new metal fence around house and part of the yard
- Fencing to include a gate at the entrance walk, with stone posts at the gate. Revised fence turns into the yard at the edge of the parking area, with granite posts and plantings at sidewalk.

- Remove existing brick walk and asphalt driveway and curb cut
- Install new crushed stone walk and brick driveway (new 12' curb cut)
- Patio at rear of yard to be paved with brick and granite, with a stone sitting wall capped by granite
- Install two new raised garden beds with Corten curbing, adjacent to entry on west side
- Install Corten panels for trellis, next to crushed granite parking area
- Install new trellises or rose ladders on front face of house, possibly of Corten

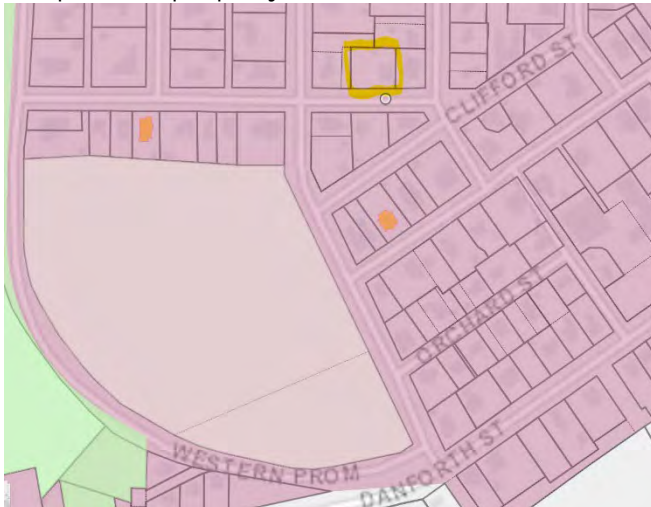
Material Specifications: See materials page of submittal

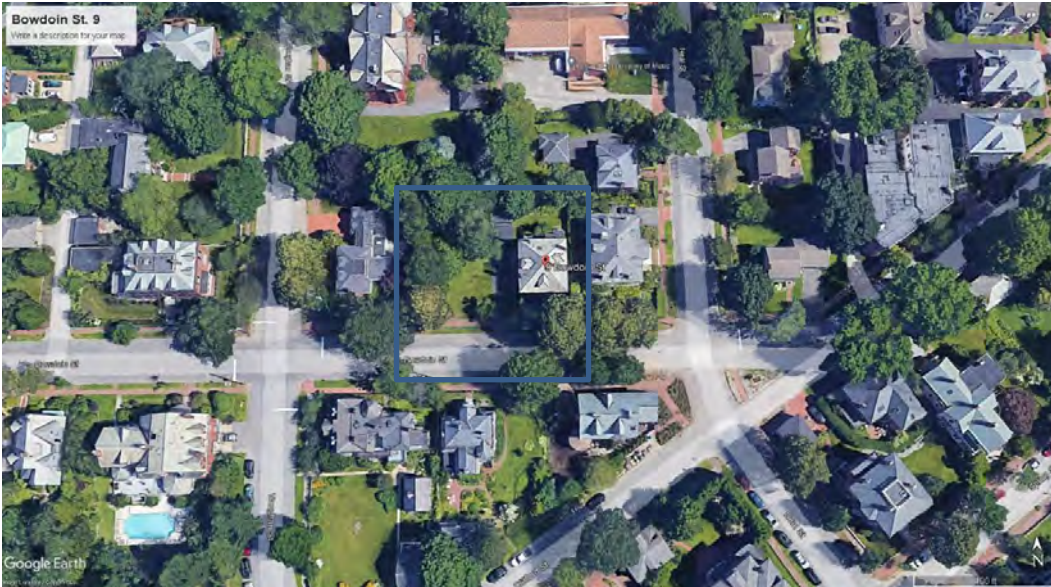
Foundation	Addition: concrete; Garage: concrete slab; Existing garage: new concrete slab
Siding	Addition: painted wood, horizontal; Garage: stained, horizontal wood
Trim	Painted wood
Roofing	Existing House: slate; Garages: TBD – asphalt or slate shingle
Windows	Existing: painted wood, restored; New: metal clad wood
Doors	Addition: metal clad wood, $\frac{3}{4}$ glass, painted wood, $\frac{3}{4}$ glass; Folly: metal clad wood, folding; Garage: painted wood
Pergola	Wood pergola on 6" Corten steel posts
Entry stairs	Granite, with granite cheek walls and stoop
Rear porch	Painted wood; stone stairs

SUMMARY OF HISTORIC CONTEXT

Bowdoin Street is noted for being home to several Colonial Revival and Shingle Style houses designed by John Calvin Stevens. The Nathan Clifford Brown House at 9 Bowdoin is a two-story, hipped-roof, Colonial Revival, single-family house designed by Stevens and built in 1902, with the brick garage apparently added after 1924. The existing main entry porch and stairs are not original, nor is the existing rear addition on the north side. With those exceptions and the removal of shutters in recent years, the house retains much of its original character. The side entry faced large greenhouses of the Philip Brown property in 1924, and modifications to the porch and entrance have occurred. See the

property description in Attachment 5.





September 7, 2022 HP Board Workshop

Board members focused most of their attention on the visible elements in the proposed alterations. They expressed a general openness to additions and changes that were compatible with the restrained simplicity of the house, and urged that new elements all should share a similar treatment that is distinct from the historic house. A common architectural language should be employed to unify the property, and keep the various new pieces related to each other and to the house. Members highlighted materials such as siding, window types and configurations, and perhaps color to emphasize these relationships. The Board had some questions about the number of proposed site alterations in the side yard that is currently quite open, but most members thought the open space could accommodate the additional elements.

STAFF COMMENTS

A number of changes and clarifications have been added to the plans for the public hearing on October 26, in response to Board comments at the workshop, and additional renderings enhance understanding of the visual effects of the scope of work. These are comprehensively explained in the revised project description, and staff believes the responsive revisions enable the proposals to meet the Standards for Review, though some changes to details may be worth considering as possible conditions of approval.

In the previous memo for the workshop, staff suggested that in considering the project and whether its varied components meet the Standards for Review of Alterations, Board members reflect on what is essential about the historic character, and whether the proposed interventions would offer quiet compatibility, or distractions and greater complexity.

Members considered the total sum of the proposed alterations, the effects on how the historic house relates to the setting, and how the project might change how the property is perceived. Simplicity, compatibility, and thematic unity were emphasized, and while some cautions were offered to adhere to these principles, the general view of the Board at the workshop was that the house and yard could accommodate the proposed interventions with perhaps some minor adjustments to plan details.

Additional changes to the site plan for the October 26 hearing include the elimination of the pergola (the patio at grade still is planned,) and shrubs instead of fence at the sidewalk, for the section in front of the parking area. Staff will comment on main house features first:

Entrance Stoop and Stairs

Though there was a brief workshop discussion of whether it would be possible to fully document and recreate the original John Calvin Stevens entry porch, Board members appeared to be comfortable with not taking that approach (especially given the lack of any photos,) and offered no serious reservations about the proposed granite landing and stairs. Staff suggested that the architects provide an indication of the type of railing to be installed on the stairs; though it has not been finalized, it is likely to be a simple painted iron or steel railing, similar to that shown in Attachment 3. Final railing design details could be reviewed by staff if the Board wishes to comment and then delegate the final review.

Mudroom Addition

Though the proposed mudroom at the rear corner of the main block will be larger and more visible than the bump-out that is to be removed, what will be seen on the west face is simple and identifiable as contemporary. Staff is supportive of the move to unify the new features and elements with a common siding type, roof form, and similar window and door types and configurations.

Dormers, Existing and Added

Two existing third-floor rooms will require egress-sized windows, and new casement windows are proposed, the same size as the existing double-hungs to be replaced in the front and west dormers. The proposed clad windows by Marvin will mimic the look of the existing 6/3 double-hung units. It is recommended that before replacement, the architects check the clear opening size of the existing windows carefully against the code requirements, to be sure that the replacements are needed. If the Board is comfortable with the proposed solution, staff can review final window specifications.

Because of its limited visibility, Board members appeared comfortable with the proposed replacement of the rear (north) dormer. The horizontal wood siding is to be similar to the lower mudroom and the garage, but with a narrower exposure, and the roof trim detail is simple. It has been confirmed that the new dormer will not interfere with the hip of the main roof.

Stained Glass Window

Board members agreed with staff's reservations about the removal of the original stained-glass window from the rear elevation, but it was acknowledged that it faces the rear and has only very slight visibility from Neal Street. Plans call for careful storage of the removed window on-site, and it appears the original opening size is not planned to be altered. Based on these assurances and the minimal visibility, there appear to be no blocking objections.

Additional House Alterations

The architects have clarified that the existing basement windows are to be restored, and existing storm windows are also planned to be retained, cleaned, and possibly painted. Staff and the Board agree that the four existing chimneys are important features, and maintaining a consistent appearance should be emphasized. Staff can oversee the capping proposed for one chimney, and any other necessary masonry work.

It was clarified that all of the historic shutters (visible in photos from 1924 and 2019) were removed prior to the Burgess' purchase of the property in January, 2022, without review by the Historic Preservation Office. (A potential violation of the Historic Preservation Ordinance, if not replaced.) The shutters are stored at the house; the architects' project summary states that they are in poor condition and the owners prefer not to restore and reinstall the shutters at this time. While the architects note that the shutters do not appear in the original Stevens 1902 design and we do not know whether they were installed when the house was new, they were certainly in place two decades later (1924.) Staff notes that shutters alter the proportions and rhythm of walls and windows, when present.

Some shutter hardware still exists on the exterior walls of the house; the cover letter states that the shutters were not functional at the time of their removal, but it is not clear how that is known. Staff suggests that the Board discuss whether the shutters are an important character-defining feature, and whether permanent removal would be an acceptable alteration of the historic appearance of the house.

Existing Garage – or “Folly”

Neither the Board nor staff is seriously concerned by the adaptive re-use of the structure at the back of the yard, though a Board member asked whether the garage could be used for modern vehicles, avoiding the need for a new structure. The architects have clarified that gutters and downpipes are to be copper for consistency with the house, and the doors and windows will be similar to those in the other new elements, with related configurations. In the revised plans a skylight has been added to the north (rear) roof, which will not have any significant visibility, and a stove pipe has been added to the rear corner.

Patio

To the side and just forward of the garage, the proposed site plan still includes a paved patio with a low stone sitting wall on the west side. Some Board members seemed inclined to discourage adding an excessive number of features to the grounds, and the applicants have apparently agreed, eliminating the pergola but still planning the at-grade patio and low wall.

New Garage

Construction of a new one-car garage near the west boundary of the property would make possible the sheltering of a modern SUV, and also move the car access and driveway further from the house and the core of the yard. As with other elements, the architects discussed the garage with staff, and made some adjustments to the proportions and the location. Though it is closer to Bowdoin Street than the old garage, it is a simple, relatively small garage that is well away from the house. (It cannot be closer to the west boundary because of setback requirements.)

As with the other new elements in this project, siding and windows have been made similar to tie them together thematically, differentiated but compatible with the property. At the workshop Board members questioned the re-use of salvaged columns from the house, under the deep overhang at the rear of the garage. Mixing historic elements into the simple detailing of the garage might suggest a false sense of history (see Standard 3;) the architects have removed the columns from the design, and the overhang can be cantilevered like at the front of the building.

An extra parking spot on the east side of the new garage will use the same new 12' wide curb cut as the garage. The perforated Corten steel vegetation-covered fence has been lowered to a height of 5'. At least one Board member counselled the designers to be selective in the use of the rust-colored steel, but no strong Board objections were raised to the material. (A low curb of Corten is also proposed to enclose garden beds on either side of the main entry landing.)

Additional Site Work

Fencing:

Plans call for a dark-colored metal fence around the house and eastern two thirds of the yard. Most minor residential fencing applications are reviewed administratively, but for this project fencing is part of a wide scope of work that potentially alters the relationship of the house to the context. During the workshop Board members advised a fence that would offer a simple, open, restrained first impression of the house and site. Along Bowdoin Street the recessed gate has been replaced by a simpler, in-line gate, with just two 8" x 8" granite posts. Further west along the sidewalk, two granite posts will bookend plantings in front of the parking spot, west of where the fence will turn into the yard. The granite posts are less substantial than in the workshop plans for the gate, but staff questions the mixing of granite in with the fence, and suggests the Board consider whether the granite posts would be too prominent. Along the east boundary, the hedge has been removed, and staff believes that new, permanent fencing is planned between the property and the neighbors at 18 Neal Street.

Walks:

The existing brick walk is to be removed, and a crushed stone walk is to lead to the home's entrance, occupying part of the driveway space now paved with asphalt. At the workshop the architects also indicated there would be a walk from the garage to the house.

Planters:

On either side of the main entry steps and stoop, raised garden beds are proposed on the site plan. Staff discussed the length and height of the beds with the architects, and hoped to avoid undue interference with the house. The Corten steel curb enclosing the beds is to be not more than 12" high. At the workshop Board members appeared to find the material acceptably compatible.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The use as a single-family home will not change. The most significant alterations are to non-original or minimally visible elements. Staff would regret the removal of the rear stained-glass window, yet visibility of the window is minimal, and storage on-site is definitely warranted.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Where possible	See comments regarding the stained-glass window. Check the dormer bedroom windows to see if replacement is required for egress. Chimney work to be overseen by staff; a consistent appearance for the four chimneys is an important feature. Board should discuss removal of shutters.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	Fencing, additions, and other new elements must not try to create an illusion of being historic, yet should be compatible with the character of the property, not overly grand, complicated, or distracting. Historic columns have been excised from the garage plans.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	Staff does not consider the existing entry stairs and landing to have architectural significance or a strong relationship to the historic house. Nor do the existing garage door or the existing rear addition contribute to historic character of the property.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	In most cases, existing woodwork is to be retained, repaired, or recreated. See window comments.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
Yes	Windows and shutters may warrant further discussion or final staff review – see comments above.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes	Coordinate staff review of masonry repairs and cleaning, repointing, chimney capping.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	

Standard Met?	Staff Comments
Yes	

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	

Standards for Review of New Construction, 17.8.3:

Proposed Garage:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	
<u>2. Width</u> The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	
<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	
<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with	

structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	Appropriate for a garage.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
Yes	Appropriate for a garage
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	Large overhangs front and rear are unusual, but not disruptive.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
Yes	Corten communicates a modern origin; selective use of Corten recommended
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	Detached garage

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002160-2022 for alterations, additions, site alterations, and new construction at 9 BOWDOIN STREET on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2, # 1, 2, 3, 4, 5, 6, 7, 9, and 10, and Standards for Review of New Construction 17.8.3, # A and B, with the following conditions:

1. The following details are to be submitted to staff for final review:
 - a. Window specifications
 - b. Details for masonry work and chimney modifications, including onsite review of samples
 - c. Final fencing details

ATTACHMENTS

1. Architects' project summary
2. Architects' package of drawings, photos, details, product information
3. Possible railing example
4. Staff supplied photos of property
5. 1924 tax photos
6. Property description, 1990 Historic Resources Survey

9 Bowdoin Street – Project Description

October 5, 2022 HP Board Meeting

This project includes interior and exterior rehabilitation of the residence at 9 Bowdoin Street, as well as adaptation of the existing garage, construction of a new garage, fences and landscaping on the site.

Exterior changes to the main residence include removal of a wood-clad bump-out and installation of a new porch and mudroom addition on the northwest corner of the building, removal of a porch on a non-street facing (north) facade, removal (and on-site storage) of a stained glass window on a non-street facing (north) facade and replacement of a plate glass window of the same size, and installation of a dormer on a non-street facing (north) facade.

Exterior repairs include: cleaning, repointing, and rebuilding a small portion of displaced existing masonry, capping an existing non-operational chimney, removing deteriorated wood finishes, removal and replacement in-kind of deteriorated wood elements, refinishing wood elements, replacing failed metal at the sill of the bay window with painted zinc-coated copper, and reglazing existing first, second, and third floor windows, and either repair or replacement in-kind of basement windows.

The garage will be repurposed for a new use, called the “Folly” herein. The exterior scope includes removal of the garage door and replacement with bi-fold outswing doors, replacement of deteriorated roofing with in-kind asphalt roofing, refinishing exterior wood trim, and restoration of the existing window.

The new garage will be a wood-clad, hipped-roof, one-car garage, with the garage door facing to the south, windows on the east, and person door on the north facade.

Site changes include installation of a new pergola and pavers, a sitting/retaining wall, new fencing along the sidewalk and running south – north along the parking space, with an entry at the main walkway to the house, and one other smaller gate at the east end, relocating the driveway and curb cut, removal of a cracked and displaced concrete sidewalk on the east side of the residence, removal of trees, and planting of new trees, shrubs, and garden beds.

Updates to Project Scope Following City of Portland Historic Preservation Commission Workshop

Overall, we have altered the new additions to the building and site to tie-in all new design elements with a common theme as the Historic Preservation Commission suggested, such as building materials, and window and door design (including number of muntins and windowpane divisions) between massings.

The specific updates to the project, based on conversation with the HP Board, include the following, and are referenced with the same annotations as the key plan A, B, C, etc.:

A. Entry Gate

- Simplified considerably
 - No arbor
 - No seats – a gate is included at the sidewalk edge
 - Provided a new drawing with more details for the gate

B. Fence

- Revised fence heights are indicated on the drawings

C. New Garage

- o Windows are simplified to match other additions thematically (including number of muntins and window pane divisions)
- o Removed the salvaged columns and cantilevered both the South and North roof ends
- o New Windows and Doors (for the Addition, Garage, and Folly) Marvin color “ebony”
- o Same wood color and siding selection as Addition.

D. Espalier Fence

- o Lower the perforated metal espalier fence to 5’-0”

E. New Entry Landing at the Front Door

- o Materials defined as granite veneer and solid granite, where shown on the drawings

F. Folly

- o Changed downspout and gutter to copper for consistency

G. Pergola

- o Changed to show trellis support bases and posts as timber, rather than Corten steel
- o Added a fieldstone base to the timber posts at the east side. Also a granite cap at each.

H. House Addition

- o Simplified to match other additions thematically (including number of muntins on windows)
- o New Windows and Doors (for the Addition, Garage, and Folly) Marvin color “ebony”
- o Same wood color and siding selection as Garage.

I. New Dormer on North side

- o Added roof plan to show the relationship of the new dormer with the hip of the main roof
- o Still barely visible from the public way.
- o Changed the siding to be the same color as the other new siding on the Garage and Addition but chose a narrower exposure to match the scale of the dormer. Durable material of Hardie Plank clapboards selected, slate-like in durability, but wood appearance like other new work.

J. Storm Windows

- o Remove, refurbish, and reinstall existing aluminum storm windows.
- o The storms may be painted to match the color of the sash metal with primer and paint or powder-coated (shop applied)

K. Shutters

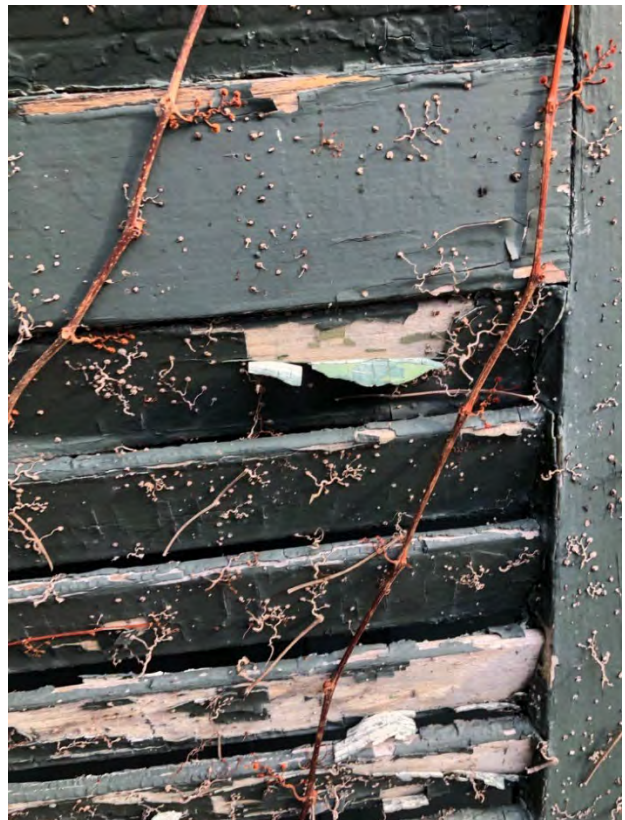
- o The shutters that were present in the 2015 Google Street view are no longer presently installed on the house, but are stored in the basement. From oral reports we learned that they were tangled up in the extensive biological growth (vines), were not well maintained, and are currently in poor condition. Photo of the typical conditions are shown below.

- o The Owner is being a good steward and concentrating on the extensive restoration of the windows, masonry and roof – They did not know when they bought the house that they would be encumbered by a code violation.
- o Because of the deferred maintenance on the extensive masonry, slate, copper, and interior finishes that the Owners are undertaking on the house, they would prefer to not add the scope of new shutters for the following reasons:
 - They were not part of the original John Calvin Stevens design (see 1902 drawings).
 - When they were present on the house, they were barely visible given the amount of biological growth.
 - If the Owners were to replace the shutters it would be only on the street facade, and because one of the four sets of openings in a bay window, there would only be three sets of shutters.
 - The shutters were not functional (i.e. working shutters) and are not an important part of the continued stewardship of the house.
 - New shutters would become a maintenance concern over time.

Other changes to the Submission since the Workshop

On the Folly, the project includes the installation of a Marvin “Awaken” skylight (on the North roof, not visible from the public way).

Photos of the existing stored shutters. The Owner intends to continue to safely store the shutters.



Burgess Residence – Little Brick

9 Bowdoin Street, Portland
Historic Preservation Commission Submission
October 5, 2022



Barba + Wheelock Architecture and Past Designs

HP SUBMISSION 10/5/2022



Existing Condition Photos



Existing Condition Photos

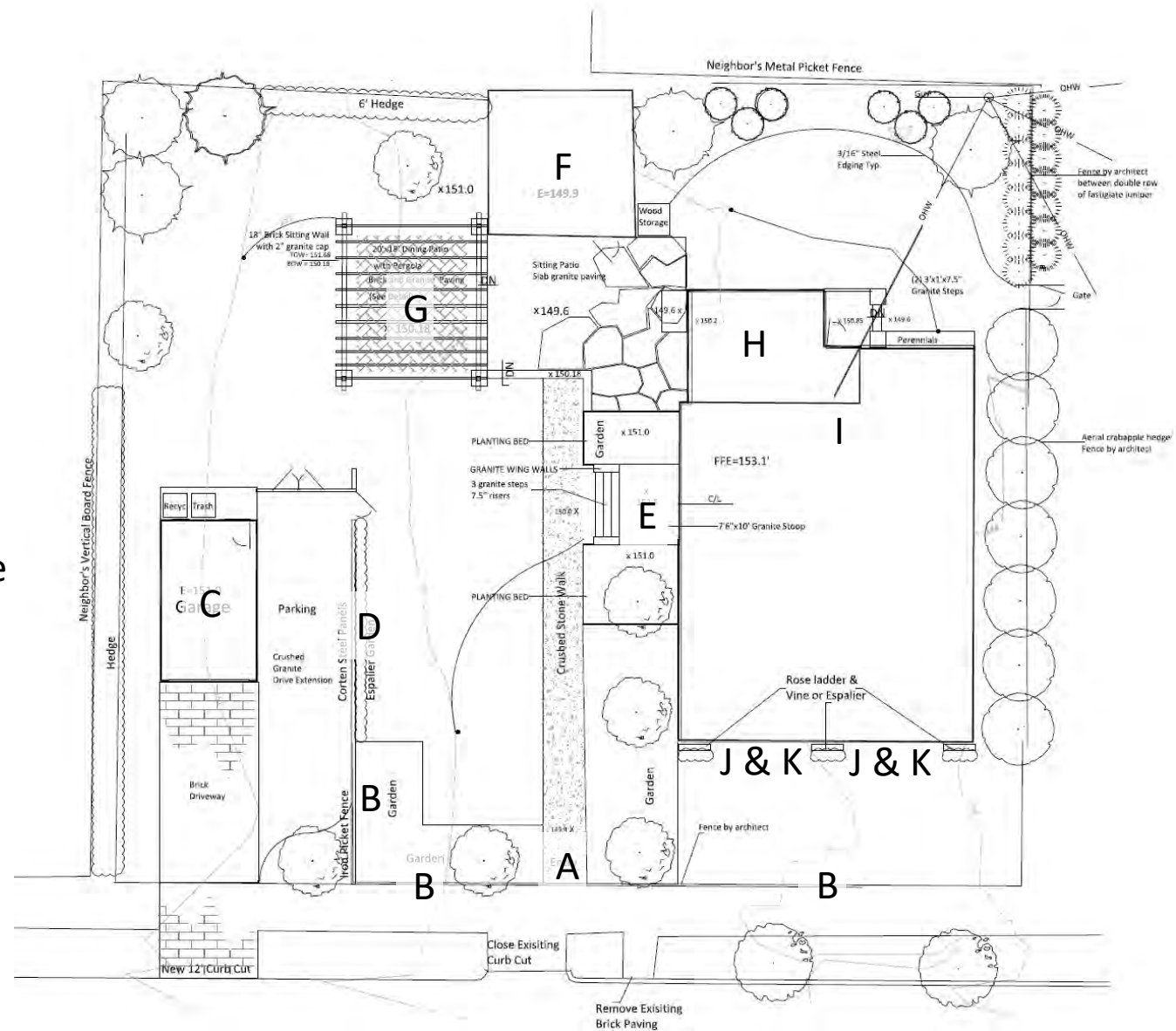


Existing Condition Photos

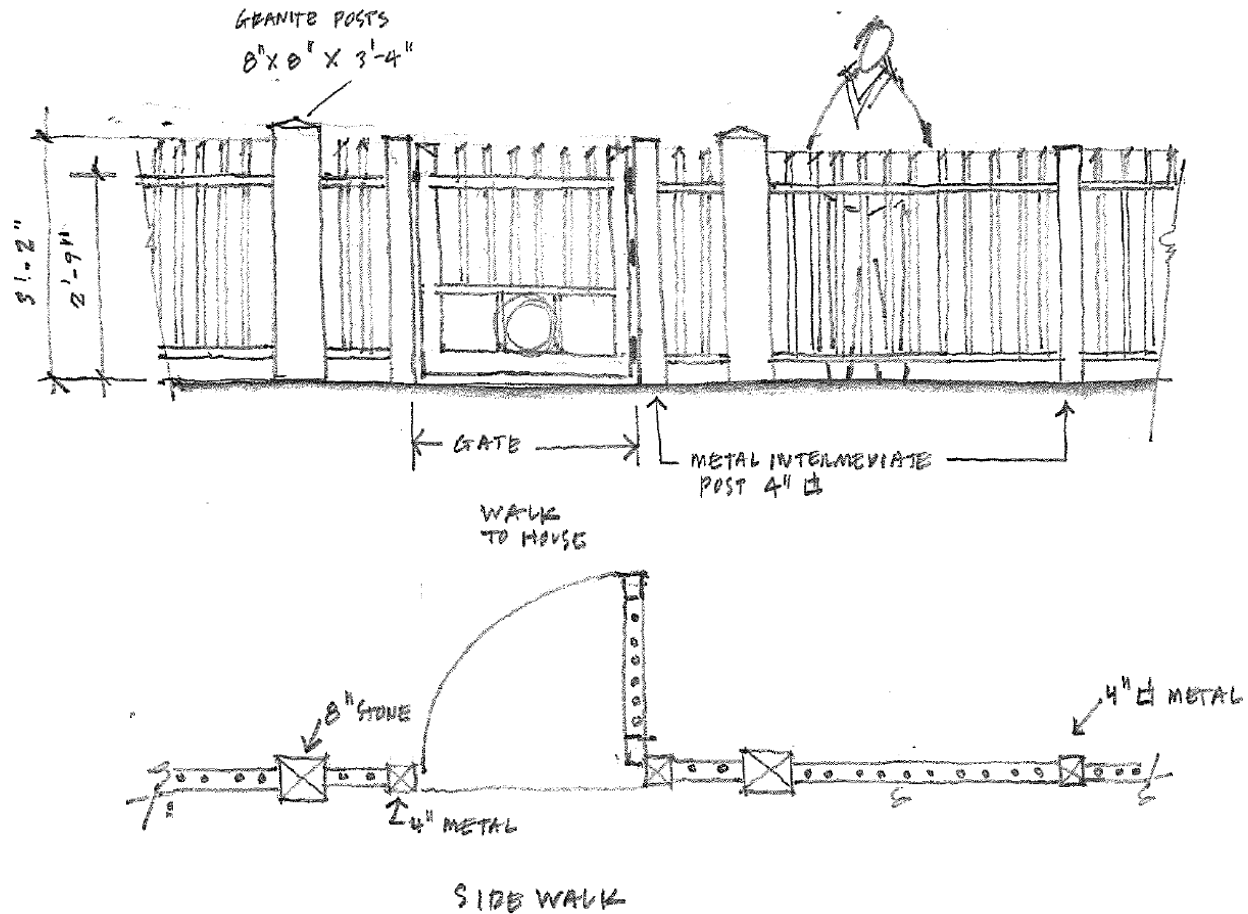


Key to Primary Work Scope Annotated Site Plan

- A. Gate at Bowdoin Street Walkway
- B. Bowdoin Street Fence
- C. New Garage at the West Edge of the Property
- D. Espalier Fence at the Garage
- E. New Entry Landing at the Front Door
- F. Folly – Adaptive Reuse of the Original Garage
- G. Pergola – Dining Area
- H. Rear Addition (North facing)
- I. New Dormer
- J. Storm Windows
- K. Shutters



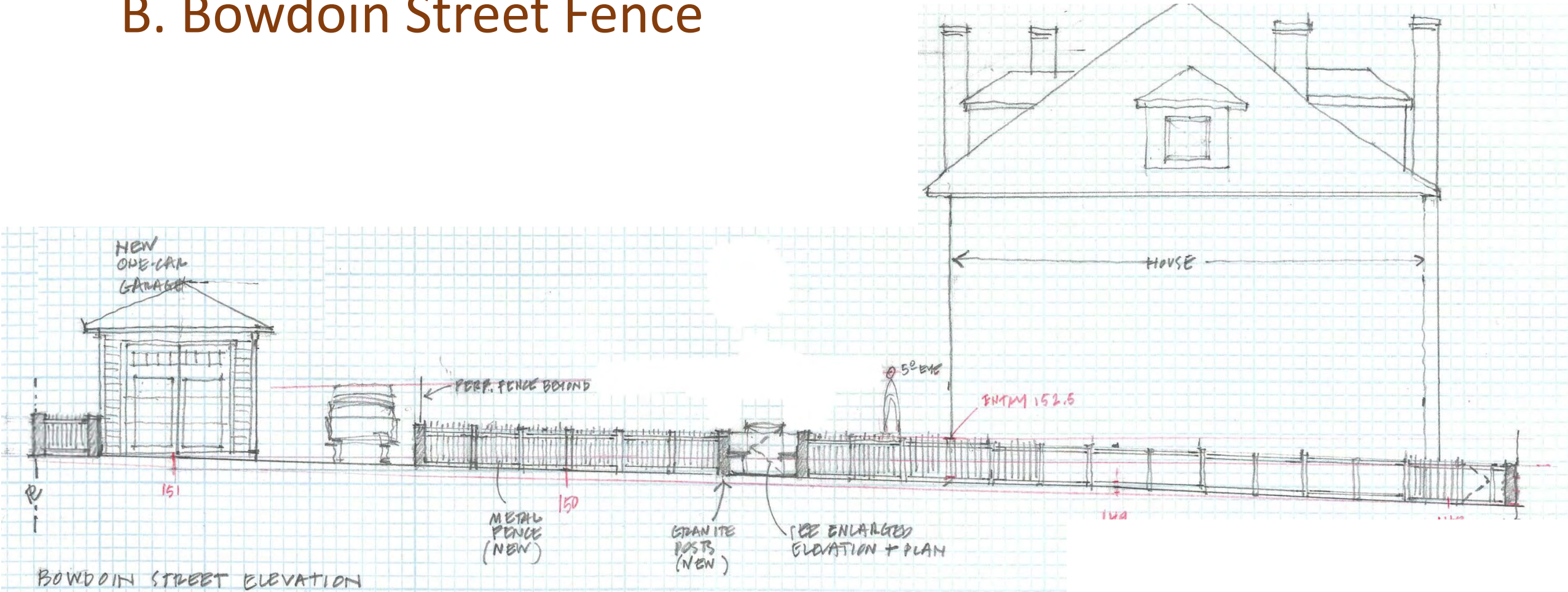
A. Entry at Bowdoin Street



PLAN
ENTRY GATE / FENCE @ BOWDOIN STREET



B. Bowdoin Street Fence



Bowdoin Street Elevation

New Garage



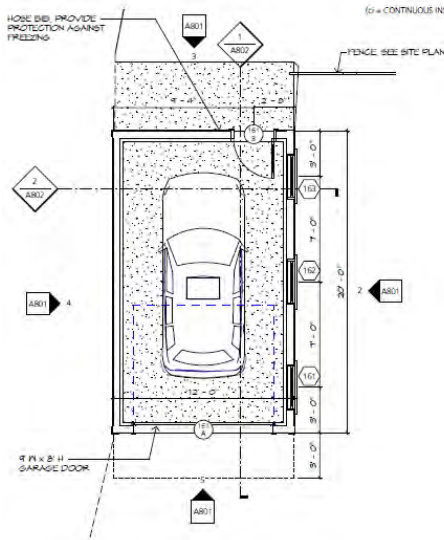
9 3D VIEW OF GARAGE FROM STREET

A801

TYPICAL INSULATION @ GARAGE:

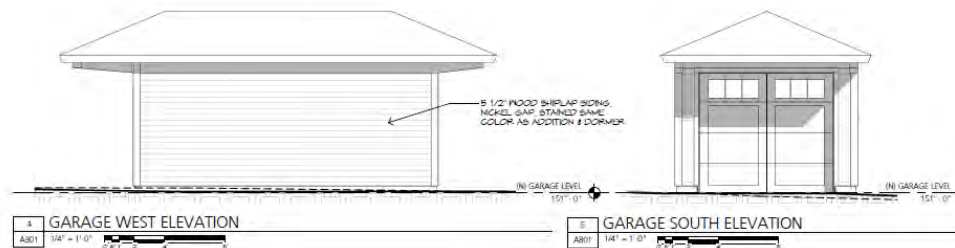
TRANSMISSION U-FACTOR:	2021 IRC REQUIREMENTS:	SPECIFIED FOR THIS PROJECT:
CEILING & ROOF R-VALUE:	U-0.30	U-0.3
WOOD FRAMED WALLS:	R-60	Not Required
FLOOR:	20-50i OR 13+10c	Not Required
BASMENT WALLS:	R-30 (R-19 MIN)	N/A
SLAB:	R-15i OR 19 CAVITY	N/A
	R-10 FOR 4"	Not Required

(i) = CONTINUOUS INSULATION



1 PROPOSED GARAGE PLAN

A801

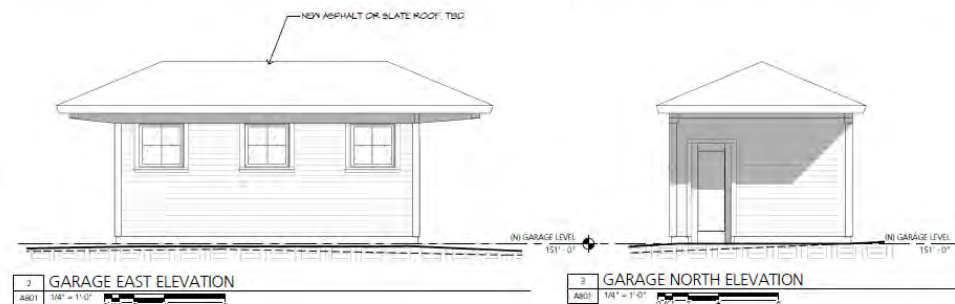


4 GARAGE WEST ELEVATION

A801

5 GARAGE SOUTH ELEVATION

A801

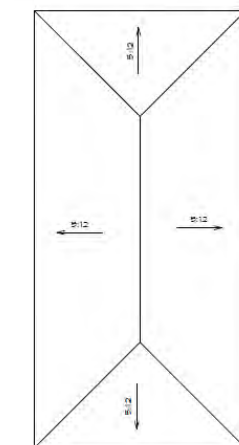


2 GARAGE EAST ELEVATION

A801

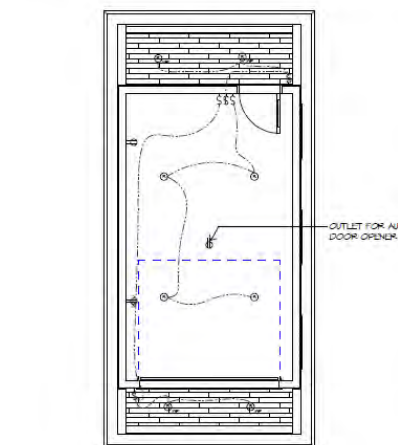
3 GARAGE NORTH ELEVATION

A801



6 PROPOSED GARAGE ROOF PLAN

A801



7 GARAGE RPC / ELEC PLAN

A801

BARBA+WHELOCK
ARCHITECTURE, INTERIORS & LANDSCAPE
455 CAROL STREET
PORTLAND, MAINE 04102
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WWW.BARBAWHELOCK.COM

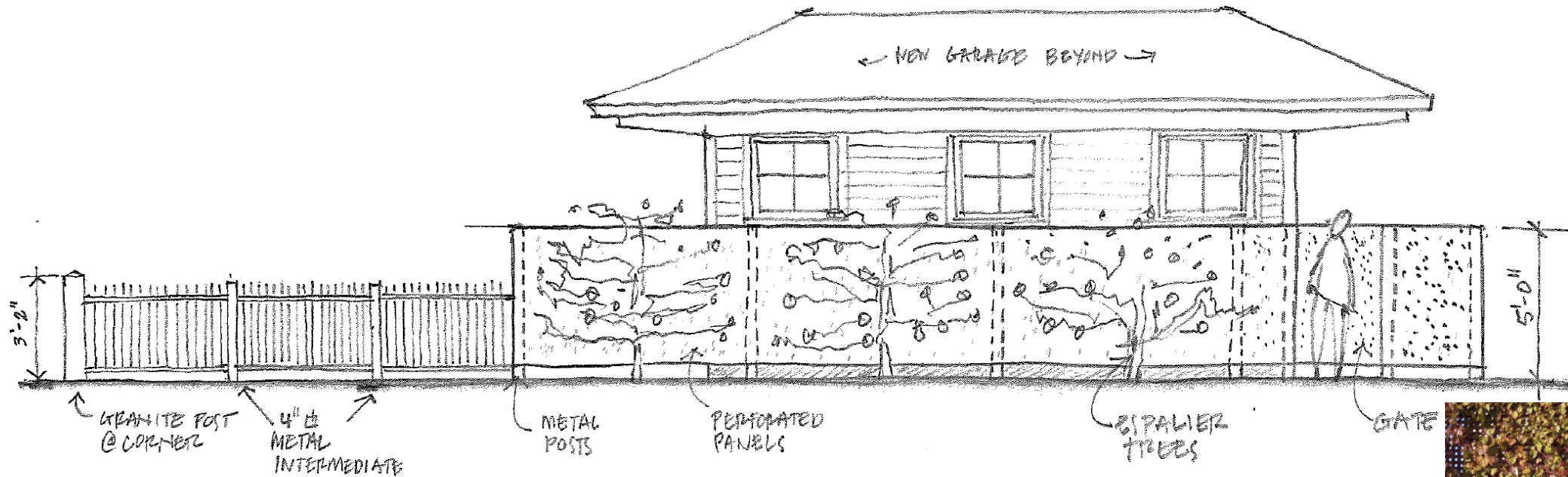
No.	Description	Date

ADDITION AND RENOVATIONS
TO THE BURGESS RESIDENCE
BILL AND BARBARA BURGESS
9 Bowdoin Street
Portland, ME 04101
Block 123, Lot 1, Sheet 16, Page 11

GARAGE DRAWINGS
ISSUED FOR:
HP REVIEW
DRAWN BY: TCM
DATE: 08/11/2022
PROPERTY OF: BURGESS & ASSOCIATES

BURGESS
A801

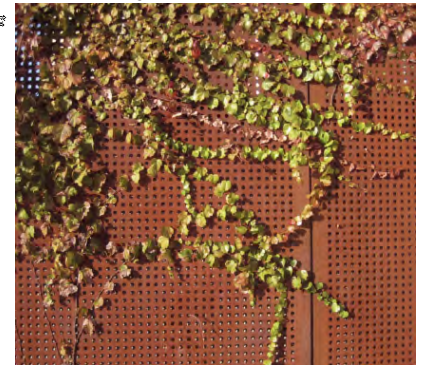
D. Espalier Fence at Garage



RIGHT SIDE (EAST) ELEVATION



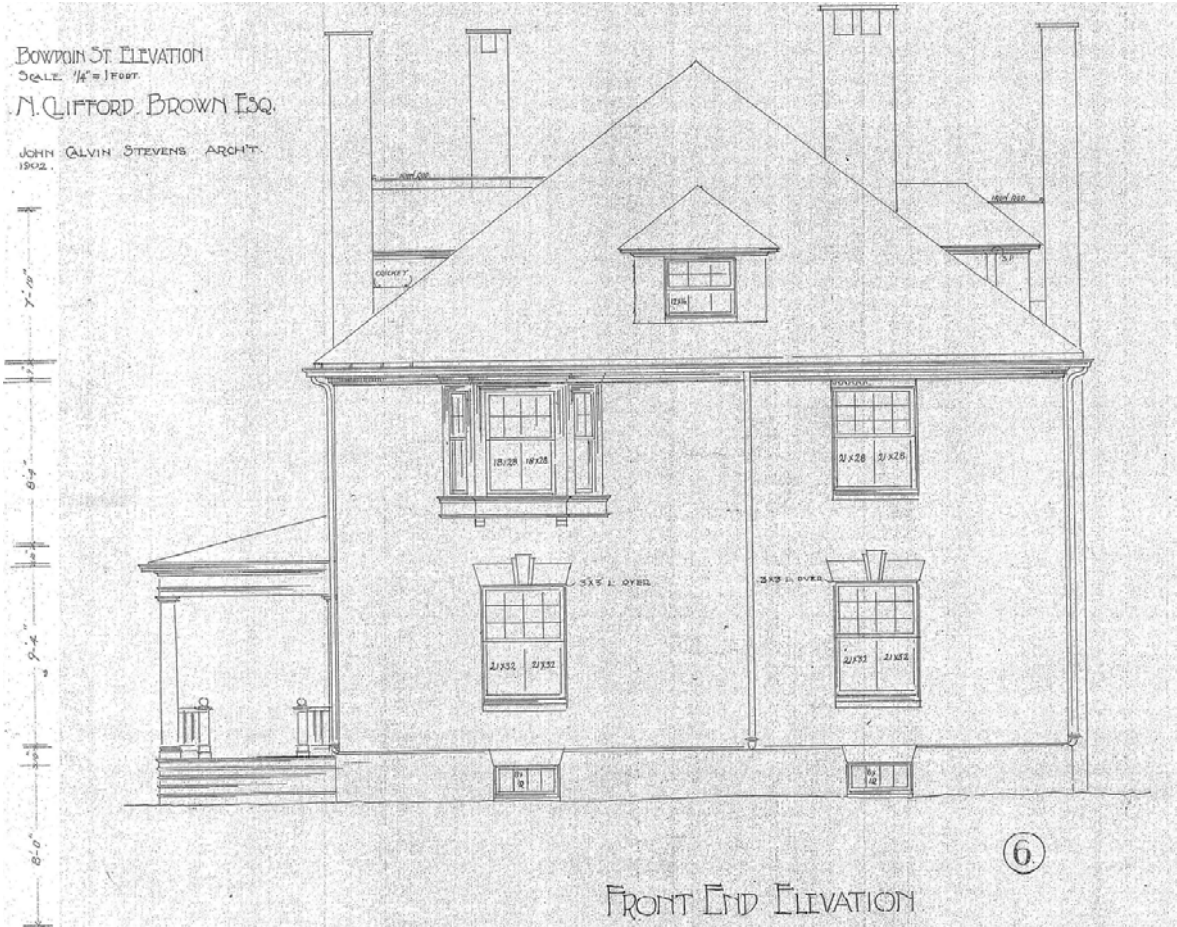
Perforated Corten Steel Panels.
Note: We may select a larger perforation



E. New Entry Landing at the Front Door



Historic Drawing of Front (South) Facade



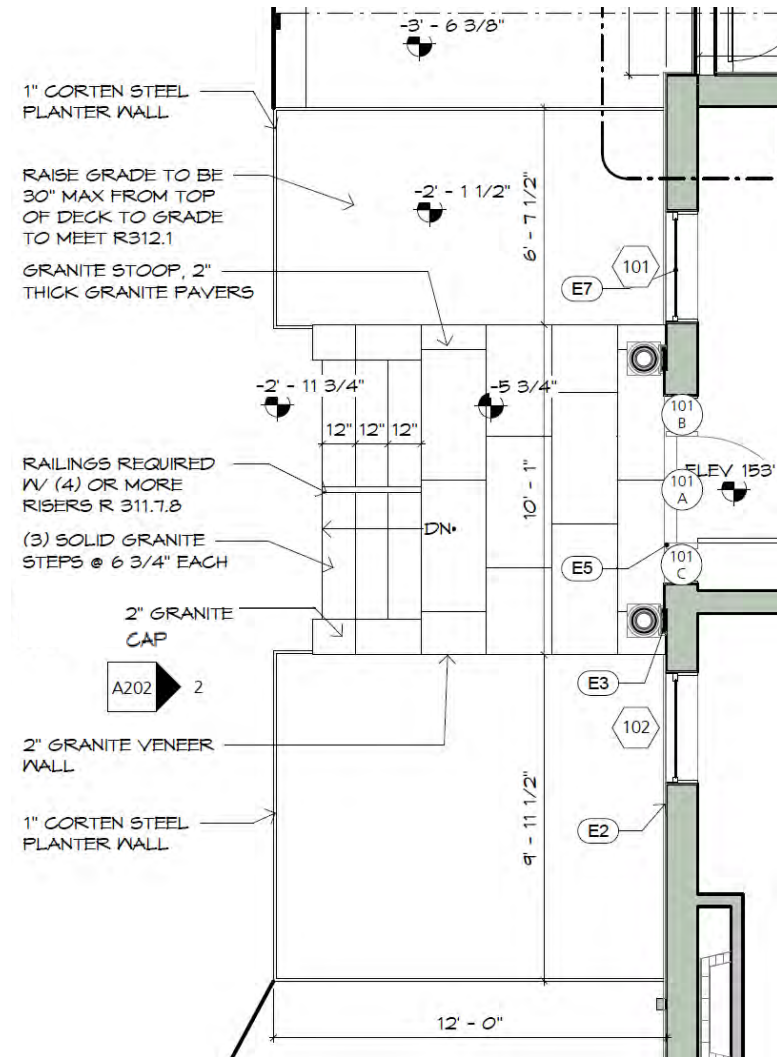
1902 John Calvin Stevens Original Design

E. New Entry Landing at the Front Door



Note: Existing, non-historic landing and railings to be removed and replaced

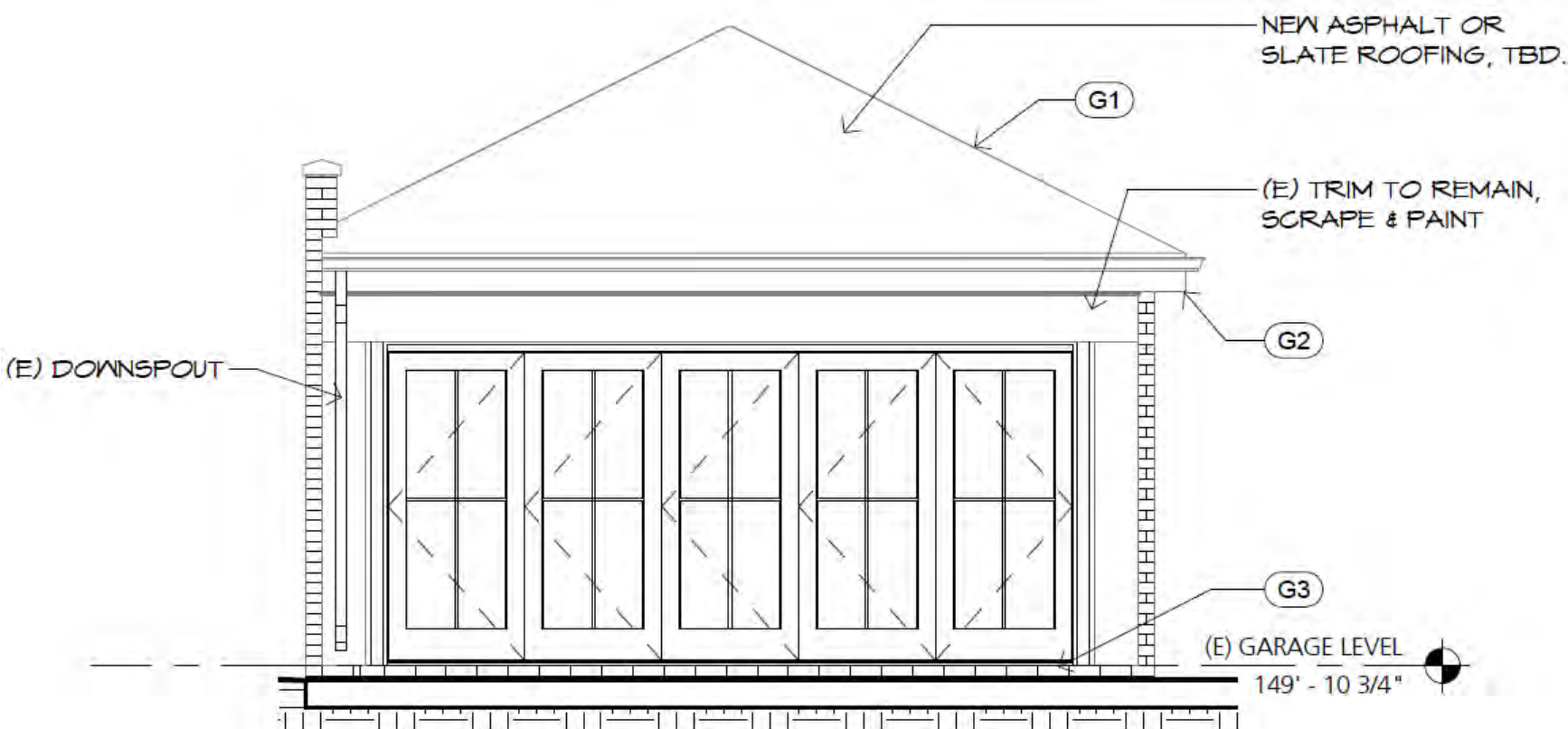
E. New Entry Landing at the Front Door



F. Folly – Adaptive Reuse of the Original Garage



Folly (Existing Garage – Adaptive Reuse)



5	FOLLY SOUTH ELEVATION
A701	1/4" = 1'-0"

0' 6" 1' 2' 4' 8'

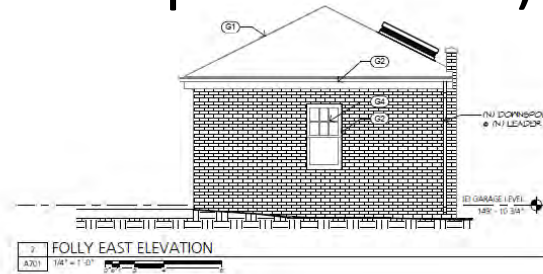
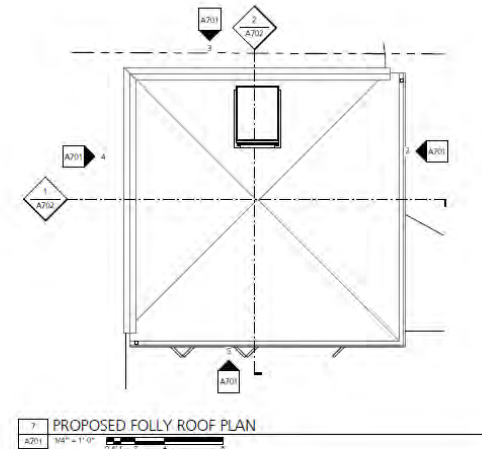
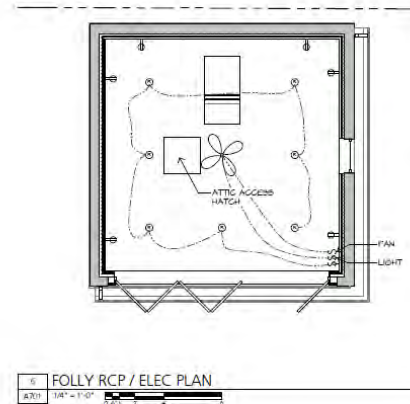
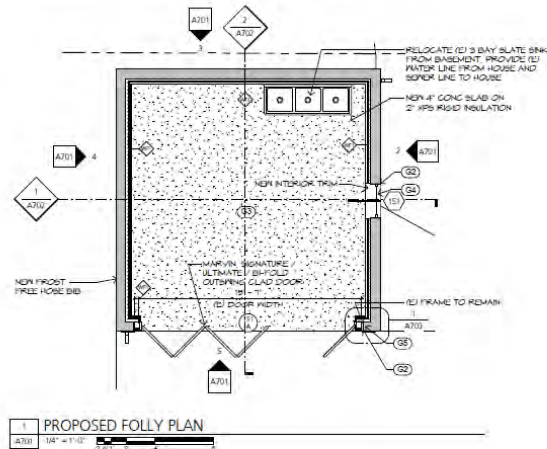
Folly (Existing Garage – Adaptive Reuse)

REPAIR NOTES - FOLLY	
NO.	DESCRIPTION
001	REPLACE ROOFING. EXISTING ROOFING APPEARS TO BE BEYOND ITS EXPECTED SERVICE LIFE.
002	REFINISH ALL EXTERIOR WOOD TRIM ELEMENTS AND INSTALL COMPATIBLE SEALANT AT INTERFACES BETWEEN REFINISHED WOOD AND EXISTING BRICK TYP.
003	REMOVE EXISTING CONCRETE FLOOR SLAB AND INSTALL A NEW FLOOR SLAB FOR A NEW TIE FLOOR. ENSURE PROPER SOIL COMPACTION BENEATH NEW FLOOR SLAB AND ADEQUATE CONCRETE REINFORCEMENT FOR NEW APPLICATION, AS NECESSARY.
004	REGRAZE AND REFRESH WOOD WINDOW.
005	REFILL VOID IN BRICK AT EAST SIDE OF DOOR.

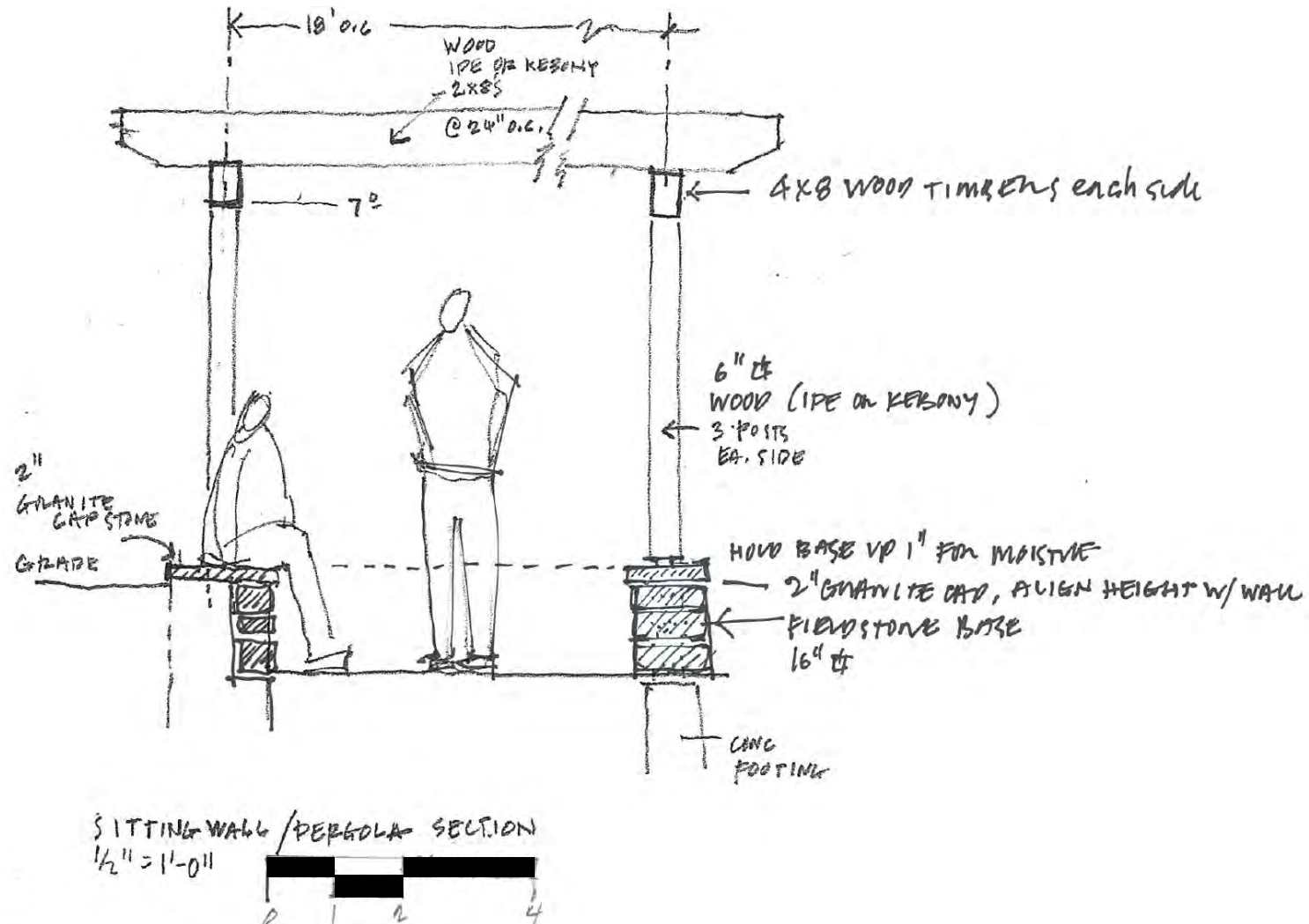
TYPICAL INSULATION @ FOLLY:

TRANSMISSION U-FACTOR:	2021 IRC REQUIREMENTS:	U-0.3	LOW E1 (IG)
CEILING & ROOF R-VALUE:	R-60	R-60	1" CLOST CELL SPRAY FOAM
WOOD FRAMED WALLS:	20+50 (OR 13+100) OR G-15	R-12	2" CLOST CELL SPRAY FOAM
MASS WALL R-VALUE:	1520+	R-12	2" CLOST CELL SPRAY FOAM
FLOOR:	R-30 (R-19 MIN)	N/A	
BASEMENT WALLS:	R-150 OR 19 CAVITY	N/A	
SLAB:	R-10 FOR 4"	R-10	2" XPS RIGID INSULATION

(G) = CONTINUOUS INSULATION
 *The second R-Value applies where more than half of the insulation is on the interior of the mass wall



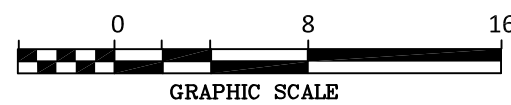
G. Pergola – Dining Area



H. Rear (North) Addition











Bowdoin St. 9
Write a description for your map.

Portland Conservatory of Music

Neal St

Vaughan St

9 Bowdoin St

Bowdoin St

Bowdoin St

Vaughan St

Neal St

Spring St









Bowdoin St. 9, 2015
Write a description for your map.



1924 Portland Tax Records: 7-11 Bowdoin Street, Portland, 1924



Owner: William M Bradley
Address: 7-11 Bowdoin Street, West End, Portland, Maine
Use: Dwelling - Single family
Local Code: Block 62D Lot 9 Book 6 Page 1
MMN item number: 33009
Architect: John Calvin Stevens
Notes: The property was also owned by Annie E. Bradley.

1924 Portland Tax Records: 7-9 Bowdoin Street, Portland, 1924



Owner: Philip G. Brown
Address: 7-9 Bowdoin Street, West End, Portland, Maine
Use: Greenhouse
Local Code: Block 62D Lot 9 Book 76 Page 1
MMN item number: 78452

Portland Historic Resources Inventory

Att. 6

Property Address: 9 Bowdoin Street

Inventory #: WP-3

Assessor's C/8/L: 62-D-9

District: Western Promenade Map #: 3

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/1984

Description of Significant Features and Subsequent Alterations:

The Nathan Clifford Brown House is a two story hip roofed Colonial Revival dwelling that is placed with its facade facing the side yard rather than the street. Originally, it overlooked the large greenhouse of the Philip H. Brown homestead. The door surround is the dominant design element of the asymmetrical arranged facade. The denticulated Federal Revival portico has a curved entablature that is supported by two fluted Doric columns. The doorway beneath it is flanked by sidelights and topped by an elliptical fanlight.

On the street elevation is a second story bay window, a motif that would never be found on a true Federal building; it has multi-paned sash on the upper sash and is supported on two brackets. The remainder of the windows also have multi-paned sash over 2 panes, a Colonial Revival motif. Above the doorway is a small window, one presumes for a bathroom, that indicates Stevens' concern for interior arrangement rather than exterior symmetry.

Hip roof dormers are located in the center of each of the roof's slopes; all have slate side walls to match those of the roof. Tall chimneys rise above the roofline; the cornice overhangs the body of the building.

The garage was built after 1914.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name: Nathan Clifford Brown House

Property Name(Other):

Street Address: 9 Bowdoin Street

Town: Portland County: Cumberland

Date Surveyed: 02/1991 Surveyor: Rick Redlon

Updated: by
(date) (surveyor)
by
by

Owner Name: Marcia Goldfarb

Owner Address:

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: October 20, 2022
RE: 605 Stevens Avenue (St. Joseph's Academy & Convent/Catherine McAuley School) –
PUBLIC HEARING – Review and Recommendation to Maine Historic Preservation
Commission for National Register Boundary Increase/Additional Documentation
PROJECT ID: N/A
MEETING: October 26, 2022

Owner: DC Baxter Woods II LLC
Preparer: Christine Beard, Essex Preservation Consulting

A legal ad was published in the Portland Press Herald on October 14, 2022 and October 15, 2022, and notices were sent to owners of the property.

INTRODUCTION

The applicant is proposing to expand the existing Individual National Register listing for the St. Joseph's Academy and Convent at 605 Stevens Avenue to a National Register District listing that would include the Catherine McAuley School as a contributing resource. The application would also extend the period of significance for the listing from ending in 1966 to ending in 1971. Both the original National Register Nomination and the proposed Boundary Increase/Additional Documentation were pursued in order to access tax credits which have helped fund rehabilitation of the academy, convent, and school as part of a larger redevelopment plan of neighboring open space into a 55+ community called Stevens Square at Baxter Woods.

Per the requirements of the Certified Local Government Program (Attachment 1), the Portland Historic Preservation Board should provide a report to the Maine Historic Preservation Commission (MHPC) addressing the Board's findings related to:

1. Applicability of National Register Criteria;
 2. How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.; and
 3. A summary of public comment.
-

SUMMARY OF HISTORIC SIGNIFICANCE

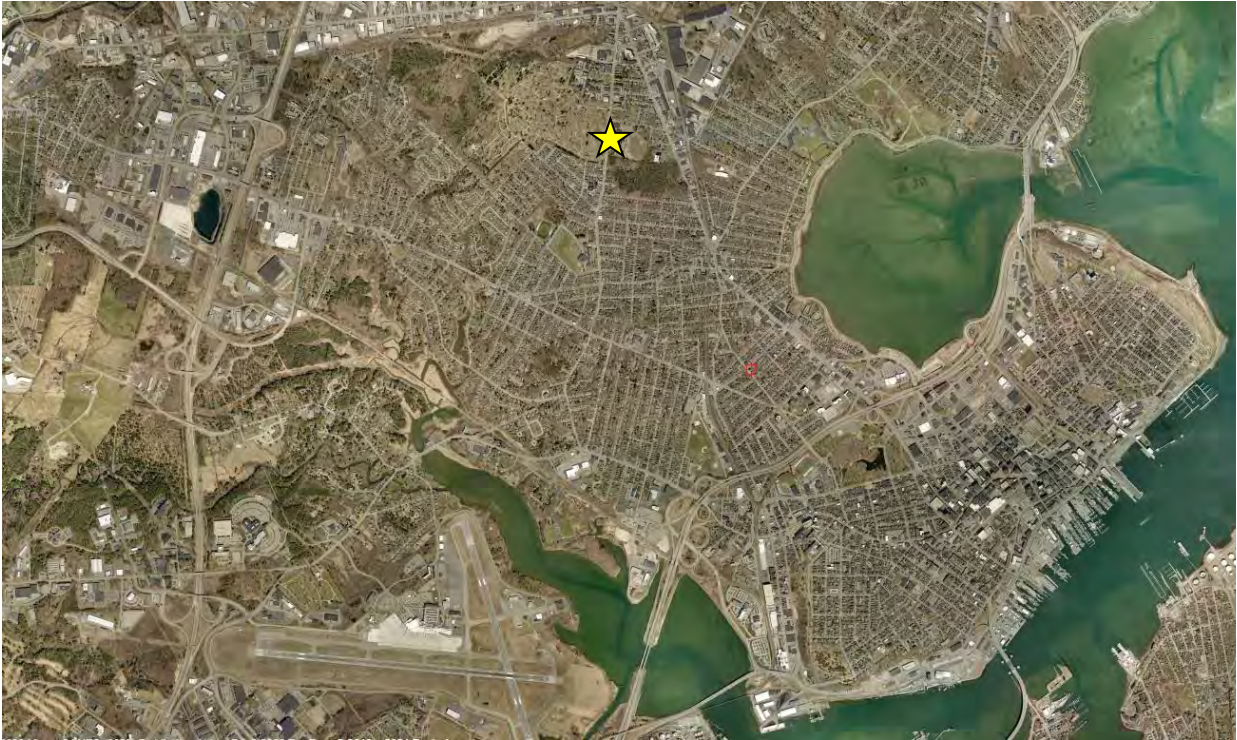


Figure 1: Partial aerial view of Portland showing location of St. Joseph's Academy & Convent/Catherine McAuley School along Stevens Avenue with a yellow star.



Figure 2: Aerial view looking east over Stevens Avenue showing St. Joseph's Academy (A) & Convent (B) and the Catherine McAuley School (C)



Figure 3: Sketch map showing existing National Register designation boundary for St. Joseph's Academy & Convent and proposed boundary increase including Catherine McAuley School.

The St. Joseph's Academy and Convent was individually listed on the National Register in 2017 (Attachment 3) under National Register Criteria:

- A: associated with events that have made a significant contribution to the board patterns of our history), &
- C: embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction

with Criteria Consideration:

- A: owned by a religious institution or used for religious purposes.

At that time, the Catherine McAuley School, completed and first occupied in 1971, was less than 50 years old and would not have met National Register Criteria Consideration G for exceptional significance. Now being more than 50 years old, the school may be considered for National Register listing.

The nomination before the Board (Attachment 2) would change the designation from individual to a district and would add the Catherine McAuley School as a contributing resource under National

Register Criteria:

- A: associated with events that have made a significant contribution to the board patterns of our history)

again, with Criteria Consideration:

- A: owned by a religious institution or used for religious purposes.

The statement of significance summary paragraph states:

“The McAuley School is locally significant under Criterion A in the area of Education for its association with the Sisters of Mercy and their commitment to educating young women. Establishment of the McAuley High School in 1969 continued the tradition of providing a parochial education for females that was started at the adjacent St. Joseph’s Academy in 1882. The academy initially offered classes for primary, grammar, and high school girls. An 1886 addition allowed the sisters to offer college level classes as well. Enrollment demands in the mid-20th century were such that the high school required their own separate facilities. The McAuley school is significant for its association with the open plan school movement of the 1960s and 1970s, which introduced progressive ideas for expanding students’ learning experience through more flexible curriculum and work spaces. Further, the curriculum and facilities at the McAuley High School were designed to better prepare young women for the workplace, offering expanded business and science classes. At a time when parochial education, particularly for women, typically followed traditional conservative norms, it is significant that the Sisters of Mercy elected to construct a modern school building and offer a progressive curriculum.” (Attachment 2, page 11)

Given that the academy, convent, and school were constructed, formerly owned, and used by a religious institution, they must meet Criteria Consideration A meaning that there must be a justification for the significance of the resources that do not rely on the merits of religious doctrine (Attachment 4, page 26). In this case, the structure meets Criteria Consideration A in that the structure is also associated with the historical theme of education.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

National Register Criteria:

Criterion A.	
Property is associated with events that have made a significant contribution to the broad patterns of our history.	
Criterion Met?	Staff Comments
Yes	The Catherine McAuley School is associated with the open plan school movement of the 1960s and 1970s, and with the progressive parochial education model of the Sister's of Mercy in Portland.

National Register Criteria Considerations:

Consideration A.	
Owned by a religious institution or used for religious purposes.	
Consideration Met?	Staff Comments
Yes	The Catherine McAuley School is significant for its associations with the history of education in Portland, and not solely for its association with the religious order, the Sister's of Mercy.

Portland's Plan 2030:

Historic Resources: Local Goals	
Identify, document, designate, and preserve Portland's historic resources, including individual structures, neighborhoods, parks, cemeteries, and archaeological resources.	
Goal Met?	Staff Comments
Yes	This nomination documents and designates a historically significant resource to the National Register.
Promote Historic Preservation as a key economic, sustainability, and community development strategy.	
Goal Met?	Staff Comments
Yes	The designation of the Catherine McAuley School allows for the rehabilitation of the historically significant structure through the use of Federal Rehabilitation Tax Credits promoting economic activity and development of the surrounding area.
Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.	
Goal Met?	Staff Comments
Yes	Access to Federal Rehabilitation Tax Credits for the Catherine McAuley School and the St. Joseph's Academy and Convent ensure that the rehabilitations that are or were undertaken follow the Secretary of the Interior's Standards for Rehabilitation and are of high quality and will continue use of the structures.

MOTION FOR CONSIDERATION

I move to recommend that the Maine Historic Preservation Commission support the nomination for the St. Joseph's Academy & Convent/Catherine McAuley School National Register Boundary Increase/Additional Documentation at 605 Stevens Avenue on the basis of submitted documentation; information provided in the staff memo; and findings by the Historic Preservation Board that the proposed boundary increase meets National Register Criterion A, Criteria Consideration A, and that the proposed boundary increase/additional documentation is in support of Portland's Plan 2030. Historic Preservation Staff shall make a report of these findings and a summary of public comment to the Maine Historic Preservation Commission on behalf of the Board.

ATTACHMENTS

1. Communications from MHPC regarding request for Historic Preservation Board Review of National Register Nomination
2. 2022 National Register of Historic Places Registration Form for St. Joseph's Academy and Convent/Catherine McAuley School (Boundary Increase/Additional Documentation)
3. 2017 National Register of Historic Places Registration Form for St. Joseph's Academy and Convent
4. National Register Bulletin: How to Apply the National Register Criteria for Evaluation



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

25 August 2022

Evan Schueckler, Program Manager
Portland Historic Preservation Commission
389 Congress Street
Portland, Maine 04101

RE: St. Joseph's Academy & Convent / Catherine McAuley School (Boundary Increase/Additional Documentation), 605 Stevens Avenue, Portland, tax parcel 143 F014001

Dear Mr. Schueckler:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the October 28, 2022 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. Portland HPB



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
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KIRK F. MOHNEY
DIRECTOR

25 August 2022

Evan Schueckler, Program Manager
Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: St. Joseph's Academy & Convent / Catherine McAuley School (Boundary Increase/Additional Documentation), 605 Stevens Avenue, Portland, tax parcel 143 F014001

Dear Mr. Schueckler:

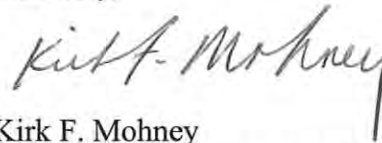
We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746¹⁶ certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by October 27, 2022.

¹⁶ Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on October 28, 2022. You are cordially invited to attend this meeting, which will be held at the Maine State Library, 242 State Street, Augusta, Maine 04330, beginning at 10:30 a.m. (NOTE the new address). If you cannot attend the meeting in-person and would like to attend remotely, please email MHPC.Info@maine.gov or call (207) 287-1453 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in dark ink, reading "Kirk F. Mohnney". The signature is written in a cursive style with a large, stylized "K" and "M".

Kirk F. Mohnney
State Historic Preservation Officer

Enc.



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.



JANET MILLS
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55 CAPITOL STREET
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KIRK F. MOHNEY
DIRECTOR

FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: St. Joseph's Academy and Convent/Catherine McAuley School (Boundary Increase/Additional Documentation)

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 605 & 631 Stevens Avenue

City or town: Portland

State: Maine

County: Cumberland

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

A X B C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

1

buildings

sites

structures

objects

1

1

Total

Number of contributing resources previously listed in the National Register 3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/school

Current Functions

(Enter categories from instructions.)

EDUCATION/school

COMMERCE/TRADE/office building

RECREATION AND CULTURE/sports facility

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: CONCRETE; walls: BRICK/GLASS;
roof: SYNTHETICS/Rubber

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

[NOTE: This National Register nomination documents that the former Catherine McAuley High School contributes to the significance of the existing National Register listing for St. Joseph's Academy and Convent (NR 2017-#100000806) and extends the National Register boundaries to include the lot on which the school stands. The period of significance for the property is being expanded from 1966 to 1971 in order to include the McAuley High School as a contributing resource.]

The Catherine McAuley High School sits at the corner of Stevens Avenue and Walton Street in Portland's Deering neighborhood, located near the geographic center of the city in an area that once made up the town of Deering (Photo 1). West of the property, on the opposite side of Stevens Avenue, is the National Register listed Evergreen Cemetery (NRIS# 920000791), a 243.5 acre site established in the mid-nineteenth century. North and east of the McAuley School is a residential neighborhood of homes dating largely to the first half of the twentieth century. The existing St. Joseph's Academy and Convent National Register property lies to the south of the McAuley School (see Figure 1). Further south, the existing National Register property borders Baxter Woods, a heavily wooded public park. Completed in 1971, the McAuley School is a two-story brick school building with masonry bearing walls and steel framing. The building has an irregular plan comprised of four adjoining rectangular blocks that terminate at the south end with a small hexagonal wing. These individual blocks reflect clear distinctions between function of interior spaces. The northernmost classroom block is nearly square in shape and is linked to the larger rectangular gymnasium/auditorium block by a small connector that holds the main entries, which open into a two-story atrium (see Figure 1). The small hexagonal wing at

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

the south end of the building holds a swimming pool and is centered on a one-story brick block containing a fitness center and the former music room. The focal point of the design is the impressive two-story atrium with glass curtain walls. The building is relatively small when compared to other high schools in Portland, containing just 50,691 square feet. A Certified Rehabilitation of the building commenced in 2020 and was completed in 2022, creating a mix-use facility with a pre-school, offices, fitness center, café, and auditorium space.

Narrative Description

Site

The lot on which the school stands contains just over three acres of land (3.186 acres) and is generally level. There is a paved patio wrapping around the three walls of the pool enclosure. The remaining elevations face grassy lawns with scattered deciduous trees (Photos 3 and 6). Much of the eastern half of the lot is taken up by a large paved parking lot (Photo 2). The west property line, which borders the public sidewalk along Stevens Avenue, is defined by a historic cast iron fence that predates the McAuley School. Paved walkways run from Stevens Avenue, Walton Street, and the parking lot to entrances at the west, north, and east elevations of the building. The entrance at the east elevation is reached by way of a brick walkway flanked by planting beds finished with cobblestones (Photo 5). Two short brick knee walls mark the entrance to this walkway. The landscape features at the east entry date to ca. 2005. A wide asphalt walkway leads to the entrance at the west elevation; a planting bed was added along the south side of the walkway in 2020. There are two large signs with brick piers located near the north property line. The easternmost sign was likely installed shortly after the building was constructed, while the westernmost sign is a more recent addition (between 2009 and 2015). A small playground enclosed by an aluminum picket fence was installed on the west side of the classroom wing as part of the recent rehabilitation. Dumpsters and mechanical equipment near the southeast corner of the school are enclosed by wood stockade fencing. An above-ground oil tank stands near the east end of the south elevation. A large number of mature shrubs and trees are scattered around the site.

General Features

Typical of schools from the late 1960s and early 1970s, the McAuley School was designed with little architectural ornamentation, relying instead on balance and flow of its massing to create design interest. While the school cannot be considered a Brutalist style building, the design does reflect characteristics of Brutalism, which was a popular style at the time. These characteristics include a lack of embellishment, heavy massing, small windows, and rigid geometry. Each section of the building is designed to complement the others but has distinct detailing. All brick walls are laid in a running bond and trimmed with a flat concrete fascia at the roofline, creating a consistency across the building (Photos 1-4). In contrast to the brick blocks, the atrium connector and the pool enclosure are constructed with glass curtain walls; however, the concrete fascia on both match the fascia on other sections of the building, creating continuity across all walls. The classroom block is punctuated by multiple windows while the gymnasium/auditorium and south block are almost entirely void of windows—again, each of these sections is visually linked by the concrete fascia.

Classroom Block

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The classroom block at the north end of the building rises two stories and is enclosed by a flat roof (Photo 6). The classroom wing rests on a poured concrete foundation, as is the case with each section of the building. The roofline is defined by a smooth concrete fascia. Both the west elevation and the east elevation of this wing feature narrow evenly-spaced windows (seventeen bays) with slightly projecting brick sills. The north elevation faces Walton Street and is arranged with asymmetrical fenestration (Photo 3). This is due in part to the original design, which featured a central stair tower flanked by five window bays to the west and only three window bays to the east. A window was added at the second floor just east of the stair tower, further skewing the symmetry. The stair tower centered on the north elevation features a plain brick wall facing north and two aluminum-framed curtain walls at the sides. Detailing of window openings at the north elevation matches that of windows at the west and east elevations. As is the case throughout the building, windows in the classroom wing hold the original single-pane aluminum casement windows. The only exception are two windows on the east elevation, which hold smaller aluminum replacement windows beneath a transom (visible on the right side of Photo 5).

The first floor of the classroom wing was originally constructed with a central corridor, lined on both sides with narrow metal lockers (see attached original drawing in Figure 2). The original narrow lockers were replaced around 1980. A number of the lockers were preserved as part of the recent renovation (Photo 9). Large classrooms for the science lab, home economics, and business classes were originally located at the first floor, along with the school administrative offices. Typical original finishes throughout the classroom wing consisted of painted concrete block walls (exterior walls), drywall partitions, vinyl base, suspended acoustic tile ceilings, vinyl tile flooring (corridor and storage rooms), ceramic tile (bathrooms), and carpeting in office areas and all classrooms except the home economics room, which had vinyl tiles. Minor modifications were made to the room layout in the 1980s (Figure 4). Rooms in the office area remain in their original configuration and retain original finishes, although the carpeting was likely replaced at some time. The larger classrooms were subdivided into smaller rooms for a daycare center as part of the recent renovation (Figure 6), retaining the character of the original classrooms (Photo 10).

The second floor of the classroom wing was designed to hold additional classrooms and a library. Most of this level was a large open space separated into seven classroom spaces and a library by low partitions (Figure 3). The low classroom walls were replaced by full height walls and a corridor was created in the 1980s (Figure 5). Rooms at the south end of the second floor (bathrooms, storage rooms, offices, and an art classroom) have always had full height partitions. As part of the recent renovation, the arrangement of rooms at the second floor was modified to create offices but the original character of the spaces was retained; finishes are consistent with the former classrooms and include suspended panel ceilings, carpeting, painted concrete block walls (exterior walls), and vinyl base.

The original north staircase and stair enclosure remain unchanged from their original condition.

Atrium Connector

The classroom block is linked to the remainder of the building by a two-story atrium that also serves as the main entry lobby for the building (Photo 8). The connector has aluminum-framed glazed curtain walls (east and west walls), exposed brick walls (north and south walls), and was originally enclosed by a plexiglass roof. The original roof was replaced by the existing metal hip roof around 1980. Both the east and west walls of the connector have a central entry with glazed aluminum double doors (Photos 5 and 8). Although these doors match those shown on the original architectural drawings, they appear to be replacements (are a darker color aluminum). The interior of the atrium is a

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large open two-story space with a small mezzanine level at its east end. Original finishes remain in the atrium. An original stair on the north wall leads to the second floor of the classroom block. A small brick concession stand was added beneath the atrium mezzanine, as seen in Photo 8.

Auditorium/Gymnasium Block

Just south of the atrium connector is a large two-story red brick block that holds the gymnasium and a large auditorium. Fenestration on this block is limited to a single window at the second floor of the south elevation and several doorways holding what appear to be original flush metal doors. As is the case with other sections of the building, this block has a flat roof and ornamentation is limited to a wide concrete fascia running along the roofline. The interior of the Gymnasium/ Auditorium Block has remained essentially unaltered from its original condition. The gymnasium occupies the eastern half of the block (Photo 13), while the auditorium is located at the west end (Photo 12). A narrow hallway runs between the gymnasium and auditorium.

South Block

The building terminates at the south end with a single-story brick block (Photos 4 and 7). A hexagonal swimming pool wing projects from the center of the south block. The three exposed walls of the pool are aluminum-framed fully glazed curtain walls (Photo 11). The pool area is capped by an irregular hip roof, while the remainder of the south block has a flat roof. Fenestration along the exterior brick walls of the south block is limited to several doorways at each elevation; these hold what appear to be the original flush metal doors. When originally constructed, the south wing housed a music room at the west end and a boiler room and storage rooms at the east end (Figure 2). A series of locker rooms and storage rooms flanked the central pool space. Original finishes were consistent with the utilitarian character of the classroom wing. As part of the recent renovation the locker rooms, pool and boiler room were converted to a fitness center, leaving the music room, with its stepped floor, largely intact.

Modifications to Original National Register Listing

Subsequent to the St. Joseph Academy and Convent being listed in the National Register, several changes have occurred within the nominated boundaries, as follow:

- A new multi-family residential building was constructed near the southeast corner of the district. This four-story brick building is consistent with the character of the historic buildings within the National Register boundaries (Figure 7); the design was approved as part of the recent historic tax credit project. The building is considered a noncontributing element for purposes of the National Register listing.
- The original National Register boundaries included a small noncontributing modern garage at the rear of the convent. This structure was removed as part of the recent historic tax credit project.

Expanding the National Register boundaries to include the McAuley School enhances the integrity of the listing by including a building that was functionally related to the Academy and Convent. All three buildings have important associations with one another and the history of the complex. The McAuley School remains well-preserved and retains its original integrity; there has been very little

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alteration since its construction in 1970/71. This is consistent with the overall integrity of the National Register listing. Both the St. Joseph's Academy building and the adjoining St. Joseph's Convent (Motherhouse) have remained remarkably intact, with no major additions or loss of historic features. The historic character within the National Register boundaries is further enhanced by original site features, including a grotto/shrine in the southwest corner and a cast-iron fence that runs along Stevens Avenue, visually linking the McAuley School site to the Academy and Convent. The only major intrusion within the boundaries is the new apartment building, which is located in the southeast corner of the district, where it is set off from the historic buildings and does not interrupt the historic streetscape from the Convent northward to the McAuley School.

The initial National Register nomination was for an individual property because the two adjoining buildings being nominated were located on the same lot. With construction of the apartment building within the boundaries, on a separate lot, and the addition of the McAuley School lot, the nomination is now considered a district rather than an individual property nomination.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☒ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance (Enter categories from instructions.)

EDUCATION

Period of Significance

1862-1971

Significant Dates

1862

1909

1921

1971

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Howe, Charles H. (1821-1900)

Chickering, George W. (1869 - c. 1935)

O'Connell, Timothy G. (1868-1955)

Ingalls, Wilbur R. (1923-1997)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

Catherine McAuley High School is locally significant under National Register Criterion A for Education and is being nominated to the National Register as a boundary increase to the listed St. Joseph's Academy and Convent. When the St. Joseph's Academy and Convent were listed in the National Register in 2017 the nomination included the two adjoining historic buildings (the academy and the convent), a historic shrine, and a noncontributing ca. 1970s garage, all of which were on the same lot at the time. The property lines have since been reconfigured and today the shrine sits on its own lot. Another lot, south of the convent and east of the shrine, was created and construction of an apartment building was recently completed on that parcel. The new apartment building will be added to the resource count for the district as a noncontributing building. Since listing of the property in 2017, the ca. 1970s garage has been removed. When the National Register listing was undertaken, the adjacent McAuley School was not yet fifty years old and was, therefore, excluded from the nomination. Another adjacent functionally-related building, St. Catherine's Hall, was excluded because it had undergone extensive alterations that compromised its integrity. There are no other buildings remaining in the immediate vicinity that were functionally related to the St. Joseph's complex. The period of significance for the previous St. Joseph's Academy and Convent National Register listing begins in 1862, the construction date for St. Joseph's Academy, and ends in 1966, which was the fifty-year National Register cutoff date at the time of the National Register listing in 2017. This nomination extends the National Register boundaries for the St. Joseph's Academy and Convent in order to include the lot on which the McAuley School stands, changing the listing from an individual property to a district. The period of significance for the listing is being extended to 1971, the year the McAuley School was completed and first occupied. The previous nomination specifies areas of significance for Social History, Architecture and Education. The area of Education covers the McAuley High School. The Catherine McAuley High School and the district as a whole possess integrity of location, design, setting, materials, workmanship, feeling, and association. As a result of its former religious associations, the district meets Criterion Consideration A for National Register listing. The district's significance is due to its historical associations with local education and social history and for its architectural significance rather than for any religious associations.

The McAuley School is locally significant under National Register Criterion A in the area of Education for its association with the Sisters of Mercy and their commitment to educating young women. Establishment of the McAuley High School in 1969 continued the tradition of providing a parochial education for females that was started at the adjacent St. Joseph's Academy in 1882. The Academy initially offered classes for primary, grammar, and high school girls. An 1886 addition allowed the sisters to offer college level classes as well. Enrollment demands in the mid-20th century were such that the high school and college required their own separate facilities. The McAuley School is important for its association with the open plan school movement of the 1960s and 1970s, which introduced progressive ideas for expanding students' learning experience through more flexible curriculum and work spaces. Further, the curriculum and facilities at the McAuley High School were designed to better prepare young women for the workplace, offering expanded business and science classes. At a time when parochial education, particularly for women, typically followed traditional conservative norms, it is significant that the Sisters of Mercy elected to construct a modern school building and offer a progressive curriculum.

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Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Construction of the McAuley High School was initiated in 1970 after the merger of Portland's two all-female parochial high schools - the diocesan Cathedral High School and the private St. Joseph's Academy. Both St. Joseph's Academy and the McAuley High School were owned and staffed by the Sisters of Mercy, who have a long and illustrious history as educators. The McAuley High School was constructed on the same lot as St. Joseph's Academy and the adjoining Convent, although the property was more recently subdivided and the McAuley High School now sits on its own lot. Although the McAuley High School moved into its own new building in 1971, the St. Joseph's Academy building continued to be used as supplemental classroom space by the high school well into the twenty-first century. The McAuley High School building continued to house a parochial high school for young women until 2018. The building is intact and is a well-preserved example of an open plan school building, a building type popularized in the 1960s. The building was designed by Portland, Maine architect Wilbur R. Ingalls, who was responsible for the design of a significant number of school buildings throughout Maine.

National Register Criterion A - Education

Sisters of Mercy and St. Joseph's Academy

The Sisters of Mercy were founded in 1831 by an Irish Catholic laywoman, Catherine McAuley (1778–1841), who made use of an inheritance to provide educational, religious, and social services for poor women and children of Dublin, Ireland. This relatively modest endeavor grew into a worldwide religious order called the Sisters of Mercy, who came to be well known for their work in education and health care. For over 150 years the Sisters of Mercy have played a significant role in the Roman Catholic Diocese of Portland, staffing schools, hospital, orphanages, and other charitable institutions in twenty-five cities and towns across the state.¹ The Sisters of Mercy arrived in Portland in 1872 to establish St. Elizabeth's orphanage in a house on Free Street, which also served as the convent for the sisters. By the mid-1870s the number of Sister of Mercy nuns had increased to a point that there was insufficient space to house them in the Free Street convent. It was not until the 1880s that steps were taken to secure a site where the Sisters of Mercy could expand their mission and eventually construct a sufficient motherhouse for the growing number of nuns. In 1881 the Diocese of Portland purchased property on Stevens Avenue in the Portland suburb of Deering (later annexed to Portland in 1899) to expand their Catholic mission. The property was the former estate of F.O.J. Smith, a well-known lawyer, publisher, financier, and politician. The grand house and gardens of Smith's estate were gone by then but several other buildings remained, including a substantial brick building that was converted to use as a private girls' school (St. Joseph's Academy) to be overseen by the Sisters of Mercy. At the time the Diocese of Portland purchased the former Smith estate, the Sisters of Mercy were teaching at four schools in downtown Portland. These included St. Aloysius School and Kavanagh School in the Immaculate Conception Cathedral parish, St. Dominic's School in St. Dominic's parish, and St. Elizabeth's Academy, a high school operated at the Free Street convent. The latter was established around 1873 and was absorbed into the new St. Joseph's Academy when it opened in 1882. St. Joseph's Academy included primary, grammar and high school divisions. At the close of the first scholastic year (1882/1883) there were ten boarders and six day students enrolled.² In 1884 the Sisters of Mercy received an inheritance enabling them to purchase the Stevens Avenue site from the Diocese.

¹ Herron, *Sisters of Mercy in the United States*, Appendices B through F.

² Higgins, *For Love of Mercy*, 38.

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Enrollment at St. Joseph's Academy increased at such a rate that a large three-story addition was constructed off the south side of the building around 1886 to accommodate the growing student body. This new addition provided a study hall and additional dormitory space and allowed for the establishment of college courses that eventually led to the founding of St. Joseph's College, the first Catholic college for women in the state of Maine. The Sisters of Mercy fostered high scholastic standards and provided their students with a strong curriculum that was supplemented with French, needlework, and music classes. The school library was said to be "among the better school libraries in the state."³ In the twentieth century the Sisters of Mercy became the largest religious congregation in the state of Maine. By 1906 plans were underway to construct a large new motherhouse at the Stevens Avenue site, adjoining St. Joseph's Academy. The Sisters purchased twenty-five acres of land adjacent to St. Joseph's Academy and commissioned Boston architects Chickering & O'Connell to design the monumental St. Joseph's Convent as their new motherhouse

By 1909 St. Joseph's Academy had sixty-eight alumnae, seven of whom went on to become Sisters of Mercy.⁴ The graduating classes were rather small, never exceeding twenty students until the 1930s. The number of enrolled students reached 243 by 1958. Enrollment in the lower classes declined in the mid-twentieth century and by 1966 the kindergarten, first and second grades were discontinued. Not long after, the elementary grades were phased out, leaving only the high school classes. (St. Joseph's College had moved to Standish, Maine in 1954.) The largest graduating class from the Academy was in 1965 with thirty-five students. By 1966 St. Joseph's Academy had graduated a total of 1,246 students.

Mid-Twentieth Century Educational Reforms and the Catherine McAuley School

In the 1960s Roman Catholic schools across the United States reached their peak enrollment, including parochial high schools. The number of Catholic high schools rose from about 100 in 1900 to over 1,500 by 1920. By the mid-1960s roughly one million students attended Catholic high schools.⁵ In 1969 St. Joseph's Academy, a private institution, merged with the diocesan Cathedral High School to form Catherine McAuley High School, making the McAuley School the state's only all girls' high school. A new building was constructed for the McAuley High School on the Sisters of Mercy's property, adjacent to St. Joseph's Academy. Groundbreaking for the new school occurred in September of 1969 and construction continued until April of 1971, when classes were moved into the building. During construction of the new McAuley high school classes were held in the old St. Joseph Academy building. Two hundred girls were enrolled in the high school in 1969. By 1981 that number had increased to 282. The new school not only presented a distinctly modern looking exterior, but the curriculum and physical layout of the school were very much in keeping with contemporary ideas about education and how students ought to be learning.

The United States experienced a significant surge in the number births following World War II, resulting in a sharp rise in enrollment at elementary and secondary schools between 1950 and the early 1970s. Enrollment jumped from 25.1 million in 1950 to 46 million at its peak in 1971.⁶ At the same time, there were growing concern among education reformers that our students were not receiving an education that was consistent with the changing times. School administrators were faulted for a lack of

³ Ibid., 41.

⁴ Ibid., 38.

⁵ "History of Catholic Education in the United States," Wikipedia, last modified April 1, 2020 (accessed 5/14/20).

⁶ Ogata, "Building for Learning in Postwar American Elementary Schools," 562.

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engineering and science curriculum, for racial segregation, and "for producing uncreative graduates who seldom questioned authority."⁷ Many critics felt that America's rigid teacher-led curriculum was limiting student's creativity in learning. The reevaluation of educational practices in the 1960s was strongly influenced by Jerome Bruner, a cognitive psychologist who believed that a student's curiosity was central to the learning process. Educational reformers emphasized team teaching, non-graded classes, and the expanded use of media such as television. Some high schools afforded teachers greater discretion to design new courses or allow students to become more involved in designing their own courses. All of this required more flexibility in classrooms, both with the curriculum and the physical spaces. Students were encouraged to work at their own pace and allow creativity to guide the learning process. Instead of individual classrooms, schools were designed with larger open spaces that could be reconfigured with low moveable partitions. Some schools set up "learning stations," allowing students to circulate individually or in groups from one station to another. At the same time, high school curricula in the mid-twentieth century had evolved to prepare students, especially young women, for employment as well as for college. Traditional subjects were supplemented with vocational arts classes, laboratory science, and business classes, to name a few.

The Catherine McAuley School was designed by Portland, Maine architect Wilbur R. Ingalls (1923-1997), who was well-known for his school commissions, having designed over sixty schools and school renovations in Maine. In the design of the McAuley School, Ingalls and the Sisters of Mercy embraced the most recent thinking with regard to school curriculum and the open classroom concept. At the first floor (Figure 2), a science laboratory was designed as a large open space (73' by 42' 9") with four entrances and a series of lab tables arranged to offer the greatest flexibility, allowing several classes of varying sizes to share the space. While the original drawings identify two areas as "Science #1" and "Science #2," there are no walls separating the spaces. Instead, they used movable partitions to divide the room up as needed. The adjacent home economics classroom was similarly designed as a large room (31' by 42' 9") with multiple work areas. There were two large classrooms on the west side of the first floor for typing and business classes. The second floor of the classroom wing was designed to be largely open, having seven class areas and a library separated by movable walls that did not rise the full height of the space (Figure 3). As was generally the case with the open plan schools, the open classroom layout proved to be unworkable at the McAuley School and in the 1980s permanent partitions were added at the second floor to cut down on sound transmission and distraction between the seven classrooms and the library (Figure 5). The large classroom at the first floor originally used for business classes was divided into two smaller classrooms at about the same time. Despite changes to the classroom areas, by the school itself and more recently as part of the recent renovation, the McAuley School remains remarkably intact. The exterior of the building has had very little change over the years (Photos 1-4). Original windows and doors remain throughout, including the character-defining glass curtain walls of the stairwell, atrium, and swimming pool (Photos 3, 4, and 5). There have been no exterior additions to interrupt the original massing. Like many of Ingalls' schools, the McAuley School features a recessed glazed connector that holds the main entrance to the building. This space remains a large open two-story atrium (Photo 8). It was originally constructed with a plexiglass roof but it very quickly became apparent that the heat generated by the sun made the space largely unusable and the plexiglass was eventually replaced by the existing metal roof (ca. 1980). The auditorium, gymnasium, pool, and music room in the southern blocks of the building remain largely unchanged from the original construction (Photos 11-13). The classroom wing was renovated in keeping with the Secretary of the Interior's Standards, preserving the historic character (Photos 9 and 10).

Enrollment at the McAuley High School had begun to drop off by the early twenty-first century, falling from a high of approximately 300 students in the late 1980s to 250 students by 2000 and 120 by 2015. In addition, lay teachers gradually assumed teaching responsibilities as the number of nuns

⁷ Cuban, "The Open Classroom," Education Next (accessed March 11, 2020).

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declined, resulting in the need to pay higher salaries and offer costly benefits. This trend was seen at Catholic schools across the country. Tuition fees were increased to meet the financial demands, which made local public schools a more attractive alternative to parents. By 2010 the average tuition at a Catholic high school was approximately \$8000. As financial pressures increased, the McAuley High School severed ties with the Roman Catholic church and the Sisters of Mercy in July of 2016, in an effort to save the girls' high school from closing altogether. The school became the Maine Girls' Academy, a nonsectarian institution. Despite their efforts, increasing costs and diminishing enrollment forced the Maine Girls' Academy to close in 2018. The building stood vacant until 2020 when work began to renovate and convert to mixed use.

Developmental history/additional historic context information (If appropriate.)

Wilbur R. Ingalls

The architect of the Catherine McAuley School, Wilbur R. Ingalls (1923-1997), was well versed in educational architecture, having designed over sixty schools and school renovations in Maine. Among Ingalls' school commissions were South Portland Middle School (1966), Wells High School (1977), Portland Arts & Technology High School (ca. 1975), and Noble High School (North Berwick - 1969). It is highly likely that Ingalls also worked on a number of school designs while working for Alonzo Harriman, as Harriman's office was awarded a very large number of school commissions. A Portland native, Ingalls was educated in the local public schools and served in the army during World War II. He later studied architecture at Syracuse University, graduating in 1952. Ingalls spent his early career working in the Auburn, Maine office of prominent architect Alonzo J. Harriman. In 1956 he went to work for Engineering Services of Portland and formed his own architecture firm the following year. Ingalls continued in private practice until his retirement in 1995. Although school commissions made up the bulk of Ingalls work, he is also credited with the design of several churches in Maine, including Grace Episcopal Church (Bath - 1966), Holy Martyrs Church (Falmouth - 1970), and Westbrook-Warren Congregational Church (Westbrook - 1977). Among his other designs are the Memorial Branch of the South Portland Public Library (1976), Public Safety and Public Works Buildings in Freeport (1993), and the Commercial Street branch of Key Bank (Portland).

Like any architect, Wilbur Ingalls' designs were largely dictated by the needs and desires of his clients, resulting in a fair amount of variation among his school designs. There are, however, a number of reoccurring elements in Ingalls' school designs. As was common at the time, Ingalls designed his schools using distinct geometric blocks with flat roofs to create the building massing. These distinct blocks, typically a classroom, gymnasium, and auditorium spaces, created a clear separation of function and often varied in height and detailing to further distinguish the different functions. He typically linked the classroom block of the building to the gymnasium and assembly blocks using a connector that contained the main entry and was commonly recessed. The principal building material was red brick. His earlier schools used contrasting materials, often a panel system, to define the window bays. Despite having a number of elements that are commonly repeated, Ingalls school designs are all unique and quite distinct. This is a reflection of Ingalls own design philosophy.

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*"I believe a design and solution will grow out of the problem in its own individual way.
Wait for the project to speak and then follow it to a conclusion. This will result in the right
solution."⁸*

Ingalls' design solutions relied heavily on the unique set of circumstances provided by each client and site. His designs were driven not only by the building program, but also by the history of the area and characteristics of the site. Perhaps the best example of this is in his design of Grace Episcopal Church in Bath, Maine (1964) where he worked around outcroppings of ledge on the site, creating a building that conforms to the landscape rather than altering the landscape to fit his building.

As noted above, the open plan school concepts were adopted to varying degrees by school districts and this is reflected in Ingalls' school designs. Some of his schools, particularly prior to 1969, utilized a more traditional floor plan in the classroom wing, with long straight corridors flanked by classrooms. The Livermore Falls High School (1966 – Figure 8) is a good example of an Ingalls' school design that utilizes a more traditional classroom layout but incorporates distinctly contemporary design elements that distinguish the 1960s school type from earlier models. An article written about Ingalls in *Maine and Construction* (Volume 1, No. 1, March 1968) notes that he "experimented with methods of eliminating the long straight corridor" and many of his designs from the 1970s reflect this. He designed the Berwick High School (1970) with a circular corridor at its core and polygonal classrooms of varying sizes. One of the most notable differences between schools built prior to the 1960s and those from the 1960s and early 1970s is the fenestration pattern. Rather than long bands of connected windows, Ingalls and his contemporaries reduced the number of actual windows but framed them in a grid system with panels, creating a window pattern reminiscent of the large walls of banded windows found on school buildings of the previous few decades. Sacopee Valley High School in Hiram, Maine (1967 – Figure 9) is a good example of this window pattern. While windows on the long sides of the classroom blocks were divided into a grid pattern, the shorter end walls conversely had little in the way of fenestration. Many of Ingalls' schools feature prominent street-facing brick end walls with one or two vertical window bays, as is the case with the South Portland Memorial Middle School (1966 – Figure 10). By 1969 Ingalls' schools featured fewer and fewer windows and the grid/panel system was replaced by the vertical grouped windows separated by larger expanses of brick, as exemplified by the Noble High School in North Berwick (1969 – Figure 11). His designs from the early 1970s have even fewer windows, using the vertical grouped windows to a greater extent to replace the earlier grid system at all elevations, as with the Saco Middle School (1973 – Figure 12), or using individual punched openings, as was the case with the Reiche School in Portland (1972 – Figure 13) and the McAuley School (1970/71); the McAuley School is a particularly early example of Ingalls moving toward designing school buildings with limited fenestration.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"Bill Ingalls," *Maine Architecture and Construction*, Vol. 1, No. 1, 14.

⁸ *Maine Architecture and Construction*, Vol. 1, No. 1, 14.

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

Cuban, Larry. "The Open Classroom," *Education Next*, Vol. 4 No. 2 (accessed March 11, 2020).
<https://www.educationnext.org/theopenclassroom/>

Gane, John F. *American Architects Directory*. New York: R.R. Bowker Company, 1970.

George, Paul S. "Ten Years of Open Space Schools," *Research Bulletin*, Vol. 9, No. 3. Gainesville, Florida: The Florida Educational Research and Development Council, 1975.

Herron, Sister Mary Eulalia. *The Sisters of Mercy in the United States, 1843-1928*. New York: The MacMillan Company, 1929.

Higgins, Mary Raymond. *For Love of Mercy*. Portland, Maine: Sisters of Mercy, 1995.

"History of Catholic Education in the United States," Wikipedia, last modified April 1, 2020 (accessed 5/14/20).
https://en.wikipedia.org/wiki/History_of_Catholic_education_in_the_United_States

Koyl, George S. *American Architects Directory*. New York: R.R. Bowker Company, 1962.

Ogata, Amy F. "Building for Learning in Postwar American Elementary Schools," *Journal of the Society of Architectural Historians*. December 2008.

"Wilbur R. Ingalls," Obituary, *Portland Press Herald*, September 25, 1997, 15B.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

Acreage of Property 3.186 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | |
|-------------|--------------------|----------------------|
| 1. Zone: 19 | Easting: 395731.49 | Northing: 4837149.86 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the extended National Register listing encompass the three Portland city lots included in the initial nomination (143 F013001, 143 F012, and 144 B003) and the McAuley School lot, which is being added via this nomination (143 F014001). The revised boundaries are delineated on the attached sketch map (Figure 1).

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

Boundary Justification (Explain why the boundaries were selected.)

Boundaries of the previous National Register listing have been extended to include the lot on which the Catherine McAuley High School stands. The result being that all three intact historic buildings that were formerly associated with the Sisters of Mercy property are all now part of the district.

11. Form Prepared By

name/title: Christine Beard/Preservation Consultant
organization: Essex Preservation Consulting
street & number: 6 Chestnut Street
city or town: Amesbury state: MA zip code: 01913
e-mail: chris@essexpreservation.com
telephone: 978-356-0322
date: February 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

Name of Property: Catherine McAuley School

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Christine Beard

Date Photographed: March 19, 2020 (Photos 1-8 and 11-13)
December 30, 2020 (Photos 9 and 10)
June 30, 2022 (Photos 14 and 15)

Description of Photograph(s) and number, include description of view indicating direction of camera:

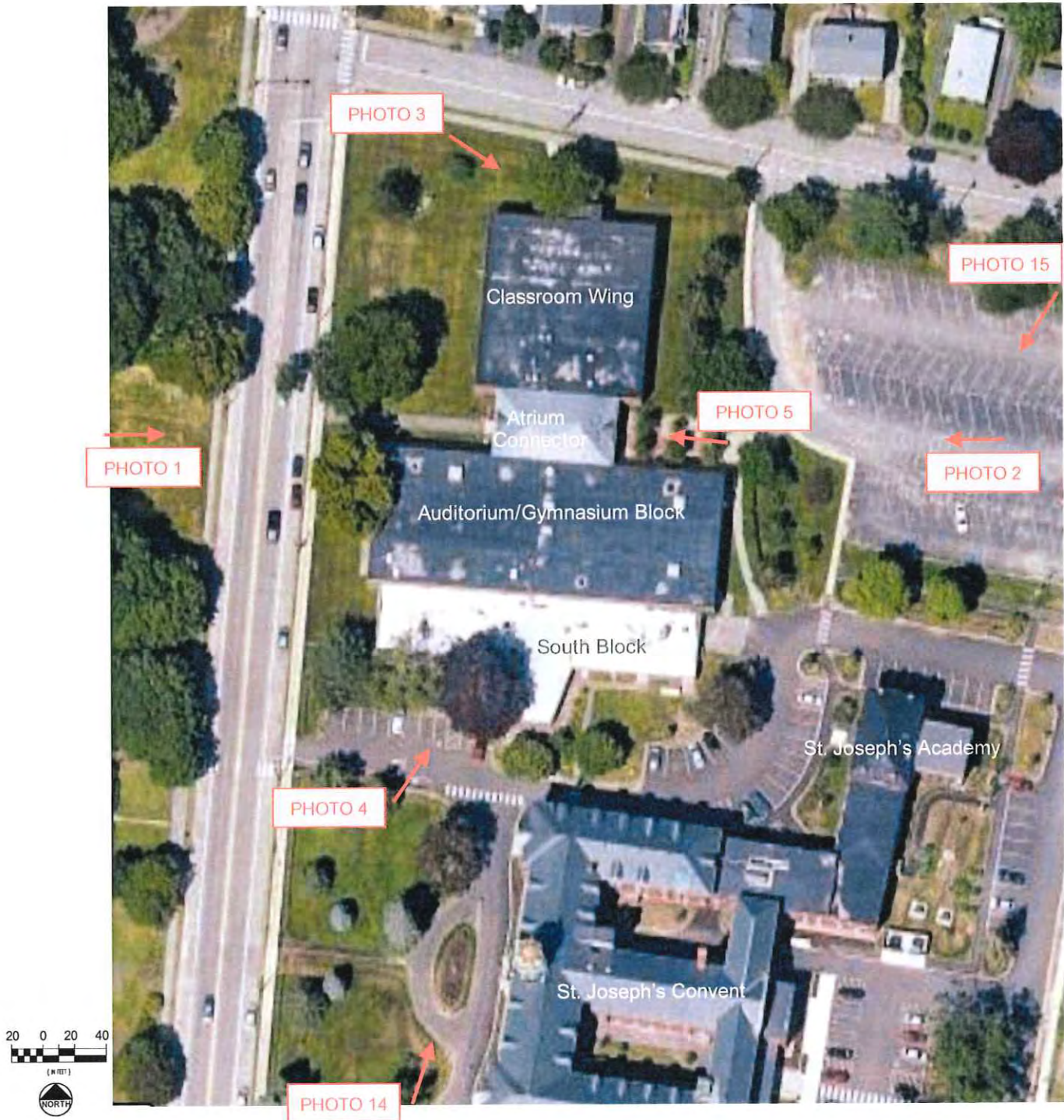
- | | |
|----------|--|
| 1 of 15 | View east showing Stevens Avenue (west) elevation |
| 2 of 15 | View west showing east elevation |
| 3 of 15 | View southeast showing north elevation |
| 4 of 15 | View northeast showing south elevation |
| 5 of 15 | View west showing east wall of atrium |
| 6 of 15 | View northeast showing west wall of classroom wing |
| 7 of 15 | View east showing west wall of auditorium/gymnasium wing |
| 8 of 15 | View northwest within atrium showing original stair and mezzanine |
| 9 of 15 | View south in first floor corridor of classroom wing showing salvaged lockers |
| 10 of 15 | View southeast at first floor of classroom wing showing new classroom in former science lab |
| 11 of 15 | View south in south block showing pool area |
| 12 of 15 | View southeast in auditorium/gymnasium block showing auditorium |
| 13 of 15 | View southeast in auditorium/gymnasium block showing gymnasium |
| 14 of 15 | View north showing west elevation of St. Joseph's Convent (right) and south elevation of McAuley School (left) |
| 15 of 15 | View southwest showing McAuley School (right), St. Joseph's Convent (center), and St. Joseph's Academy (left) |

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)
Name of Property

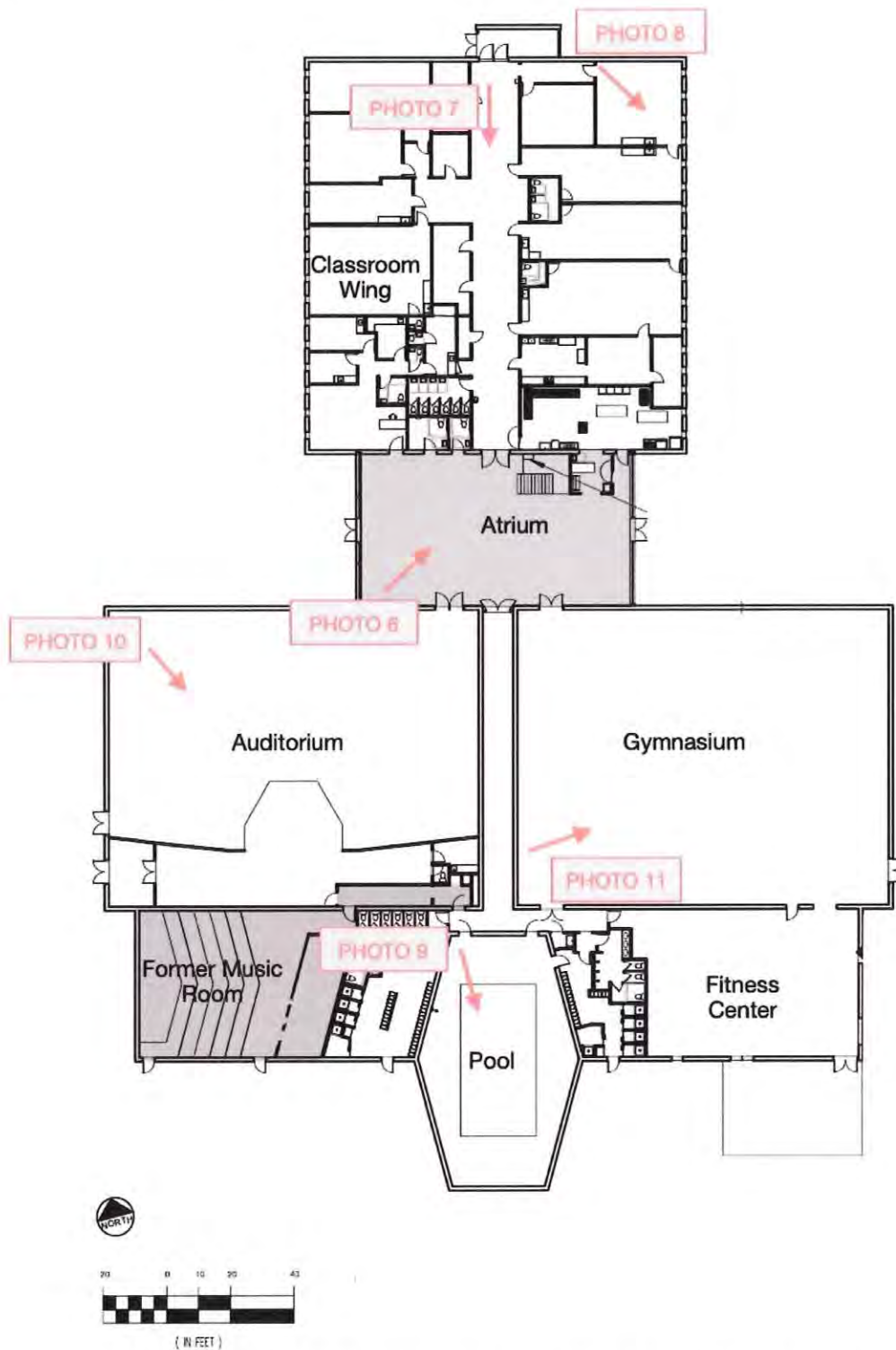
Cumberland County, Maine
County and State



ST. JOSEPH'S ACADEMY AND CONVENT/CATHERINE MCAULEY HIGH SCHOOL
(BOUNDARY INCREASE/ADDITIONAL DOCUMENTATION)
PORTLAND, MAINE
EXTERIOR PHOTO KEY
21

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)
Name of Property

Cumberland County, Maine
County and State



ST. JOSEPH'S ACADEMY AND CONVENT/CATHERINE MCAULEY HIGH SCHOOL
(BOUNDARY INCREASE/ADDITIONAL DOCUMENTATION)
PORTLAND, MAINE
INTERIOR PHOTO KEY

St. Joseph's Academy & Convent/Catherine McAuley School
(Boundary Increase/Additional Documentation)

Cumberland County, Maine

Name of Property

County and State

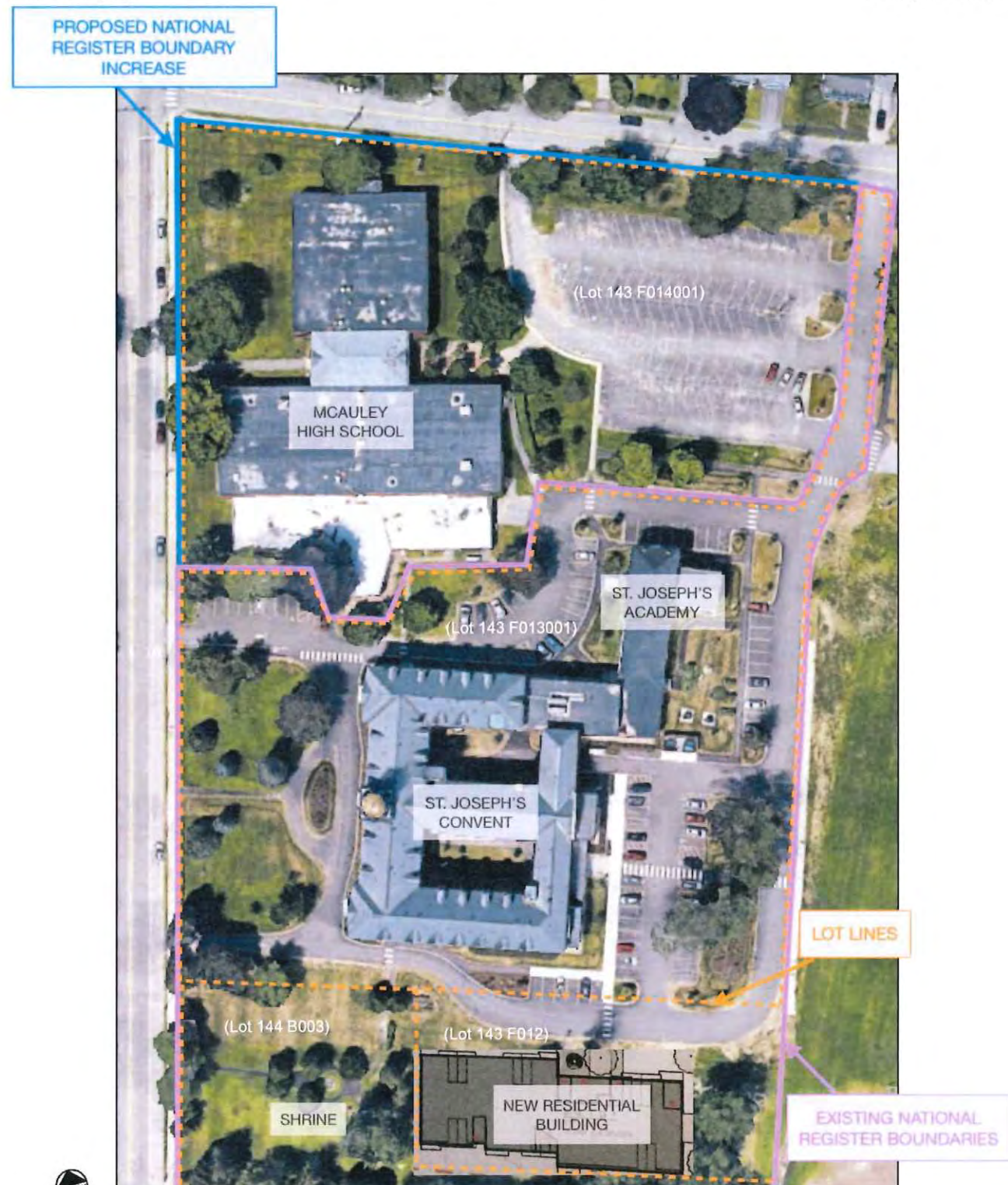
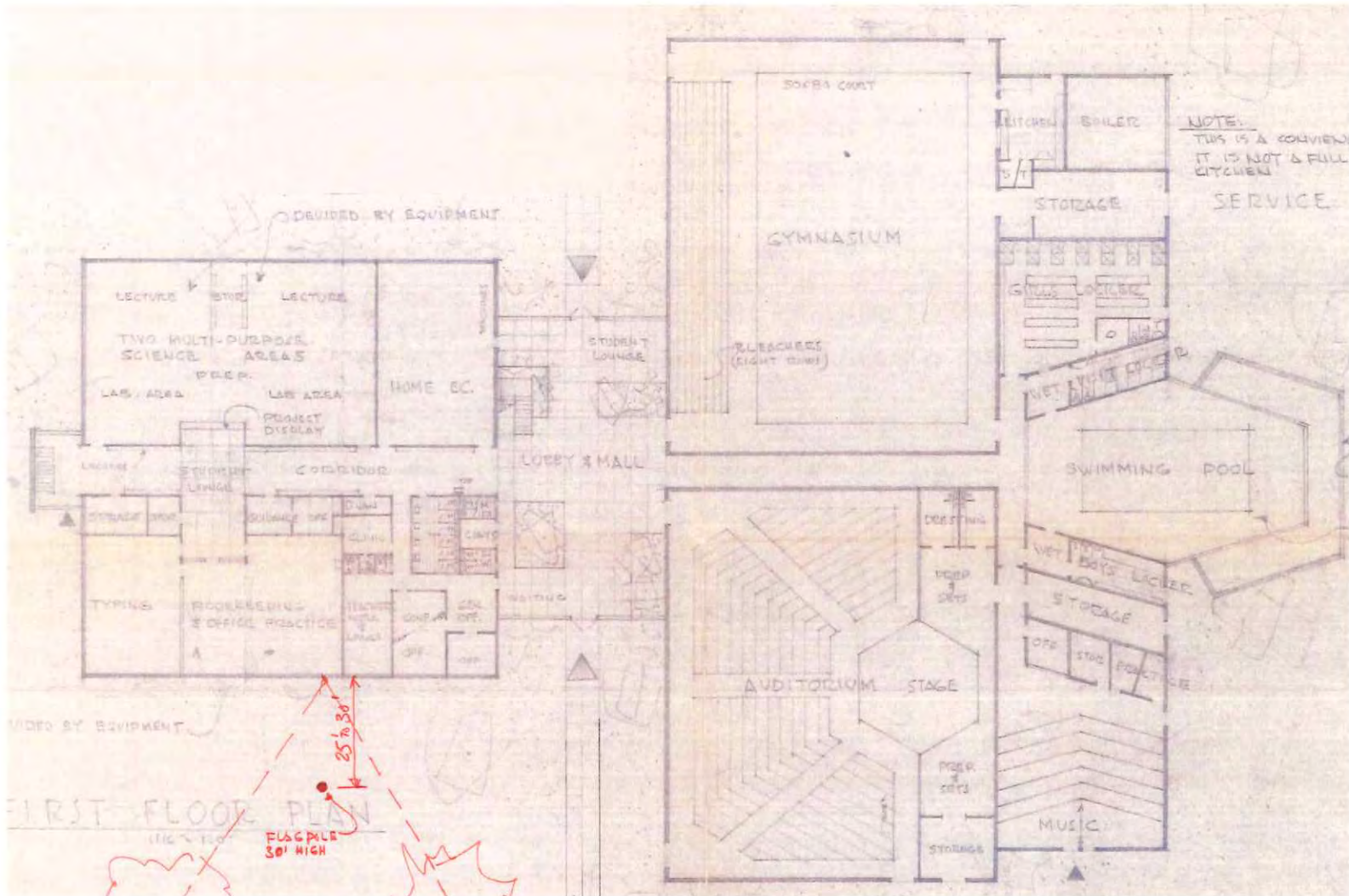
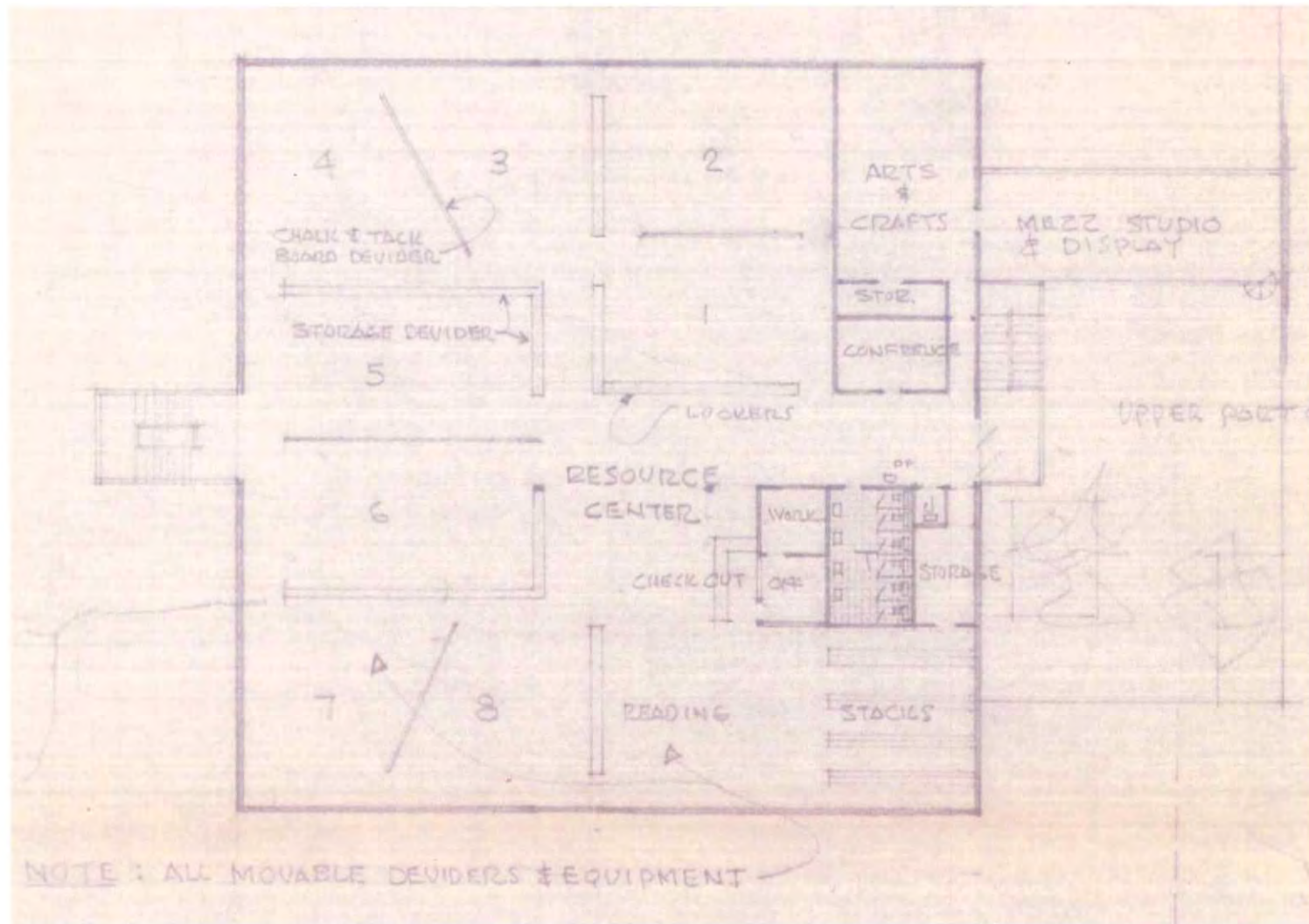


FIGURE 1

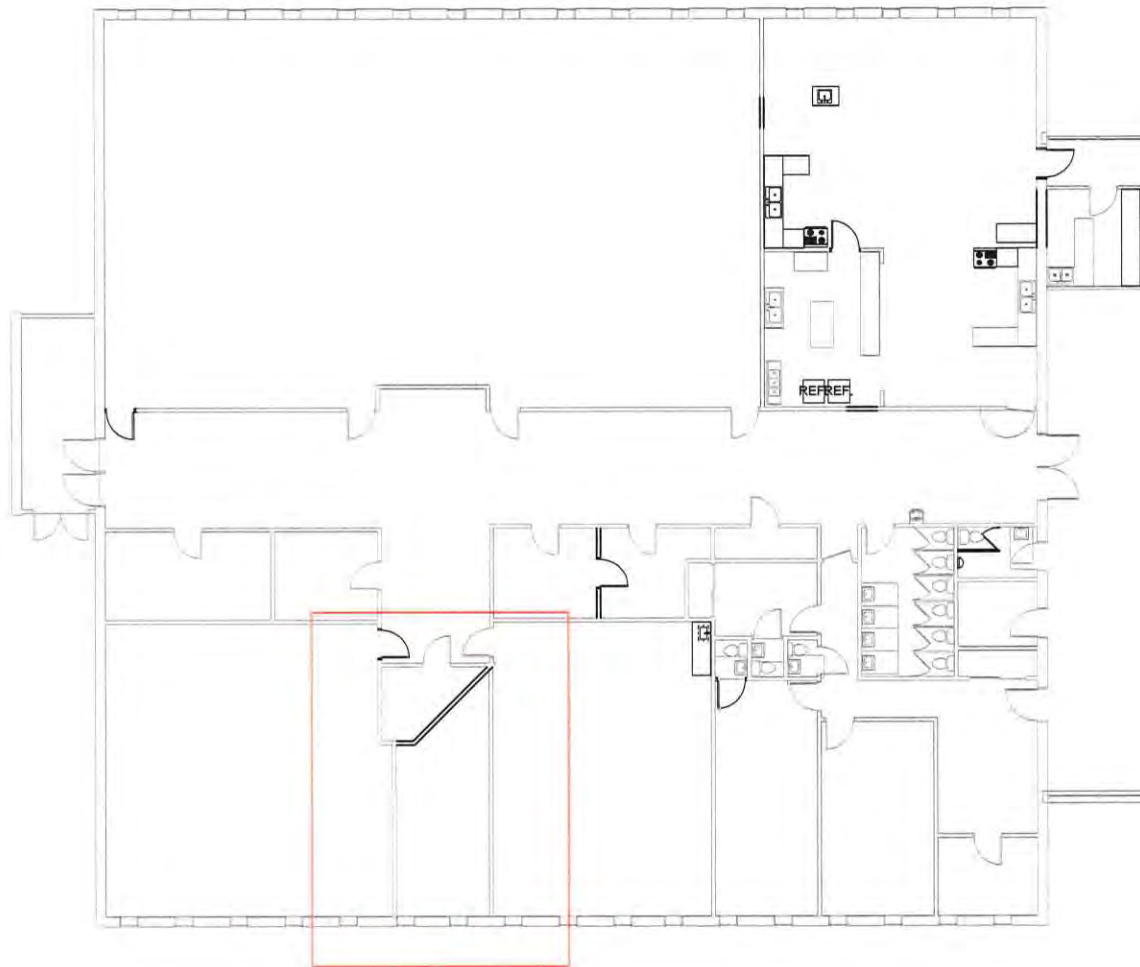
ST. JOSEPH'S ACADEMY AND CONVENT/CATHERINE MCAULEY HIGH SCHOOL
(BOUNDARY INCREASE/ADDITIONAL DOCUMENTATION)
SKETCH MAP



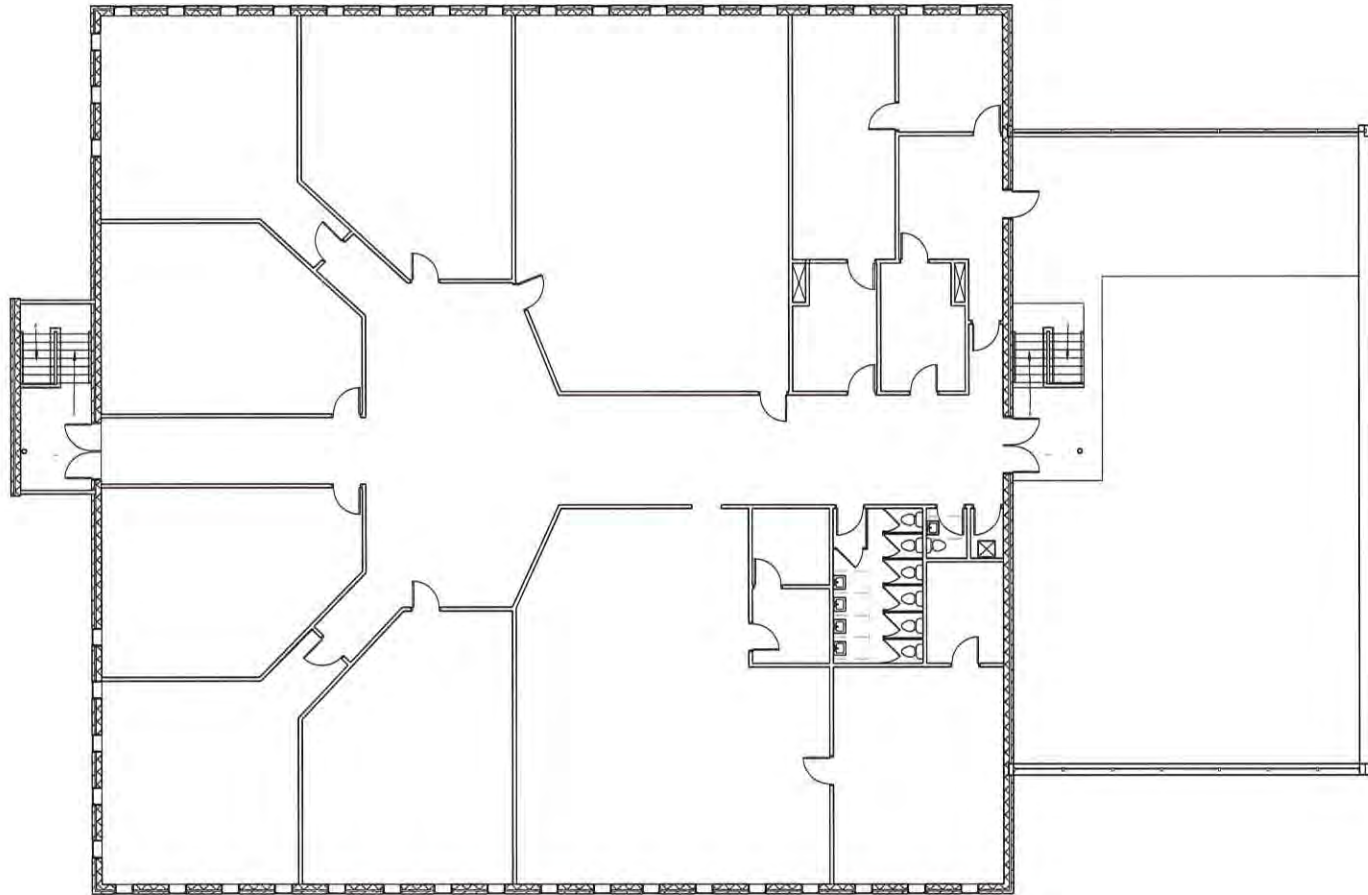
Catherine McAuley High School
 Portland, Maine
 (original first floor plan from 1969)



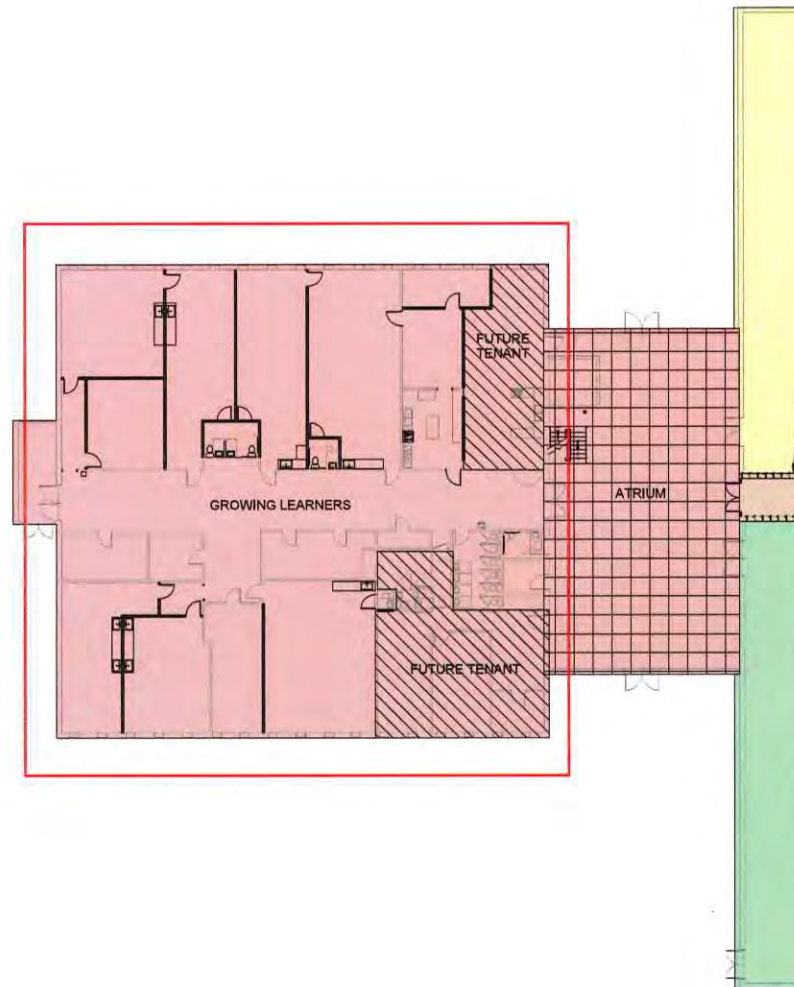
Catherine McAuley High School
 Portland, Maine
 (original second floor plan from 1969)



Catherine McAuley High School
Portland, Maine
(first floor plan - as reconfigured in 1980s)



Catherine McAuley High School
 Portland, Maine
 (existing second floor plan - as reconfigured in 1980s)



Catherine McAuley High School
 Portland, Maine
 (existing first floor plan - darker black walls in classroom wing added 2020)



St. Joseph's Academy & Convent NR Listing
New Apartment Building in Southeast Corner of NR Boundary
2021



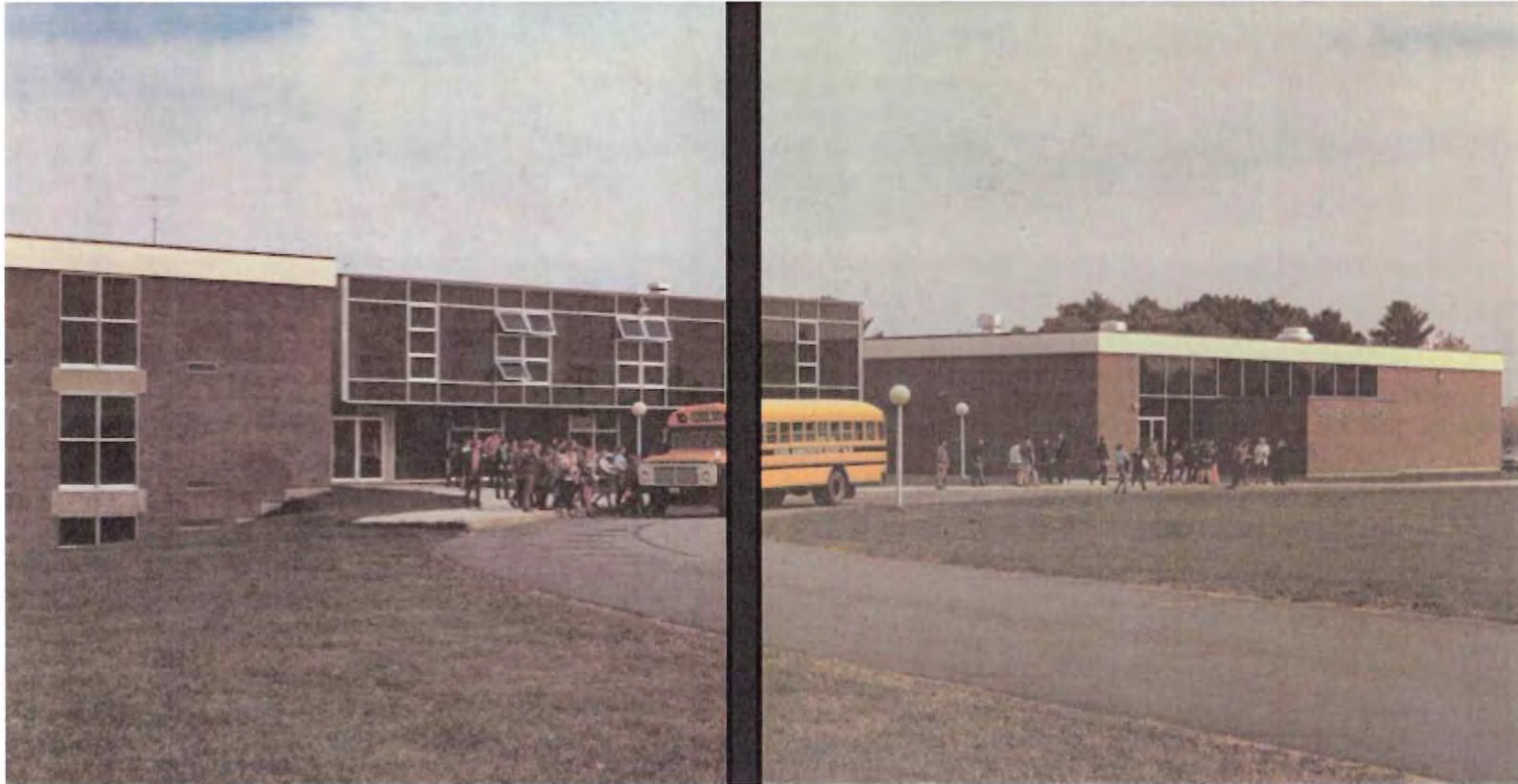
Livermore Falls High School
Livermore Falls, Maine
designed by Wilbur R. Ingalls in 1968
(1991 view)



Sacopee Valley High School
Hiram, Maine
designed by Wilbur R. Ingalls in 1967
(recent view)



South Portland Memorial Middle School
 South Portland, Maine
 designed by Wilbur R. Ingalls in 1966
 (ca. 2020)



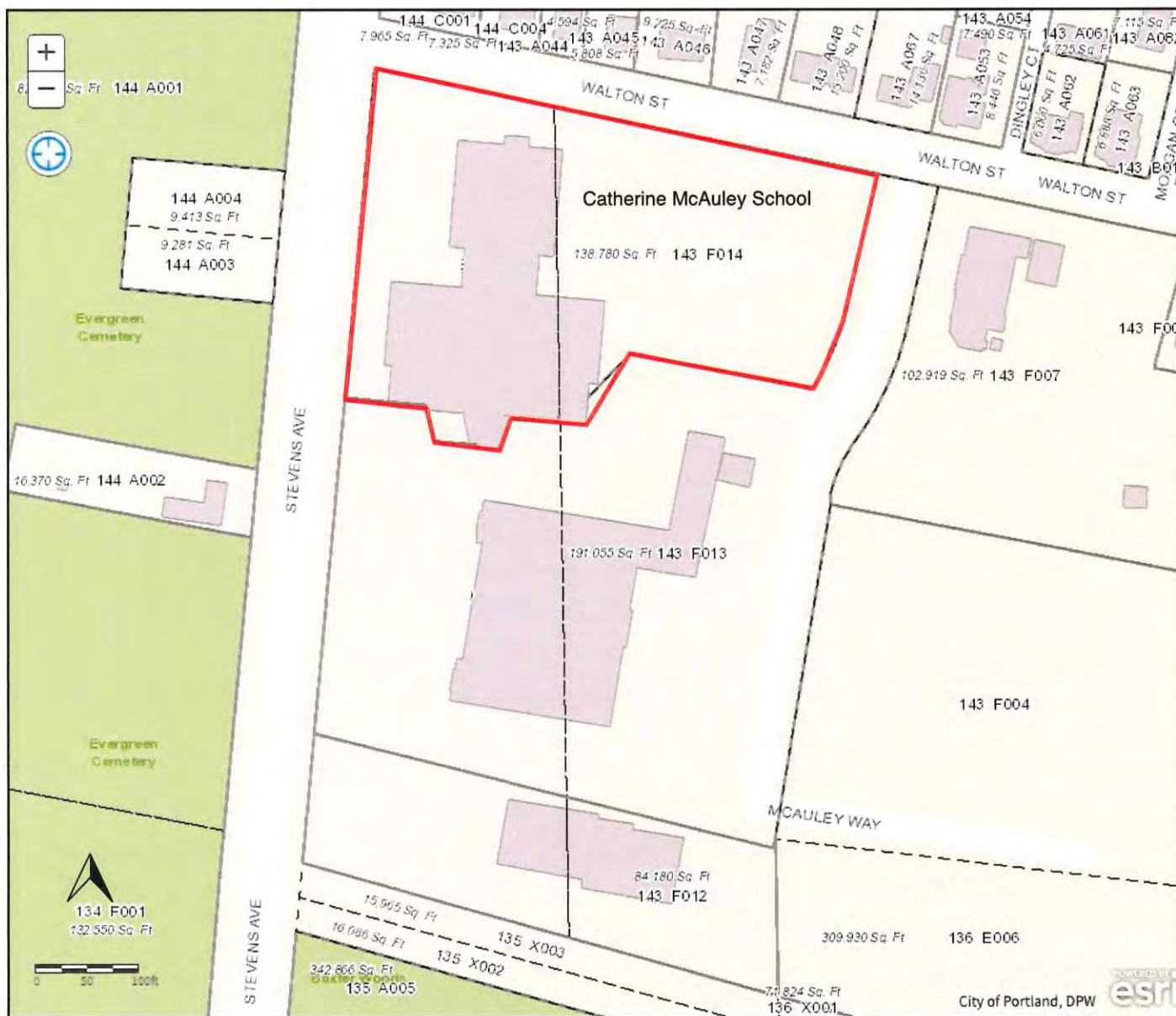
Noble High School
North Berwick, Maine
designed by Wilbur R. Ingalls in 1969
(1970s view)



Saco Middle School
 Saco, Maine
 designed by Wilbur R. Ingalls in 1973
 (recent view)

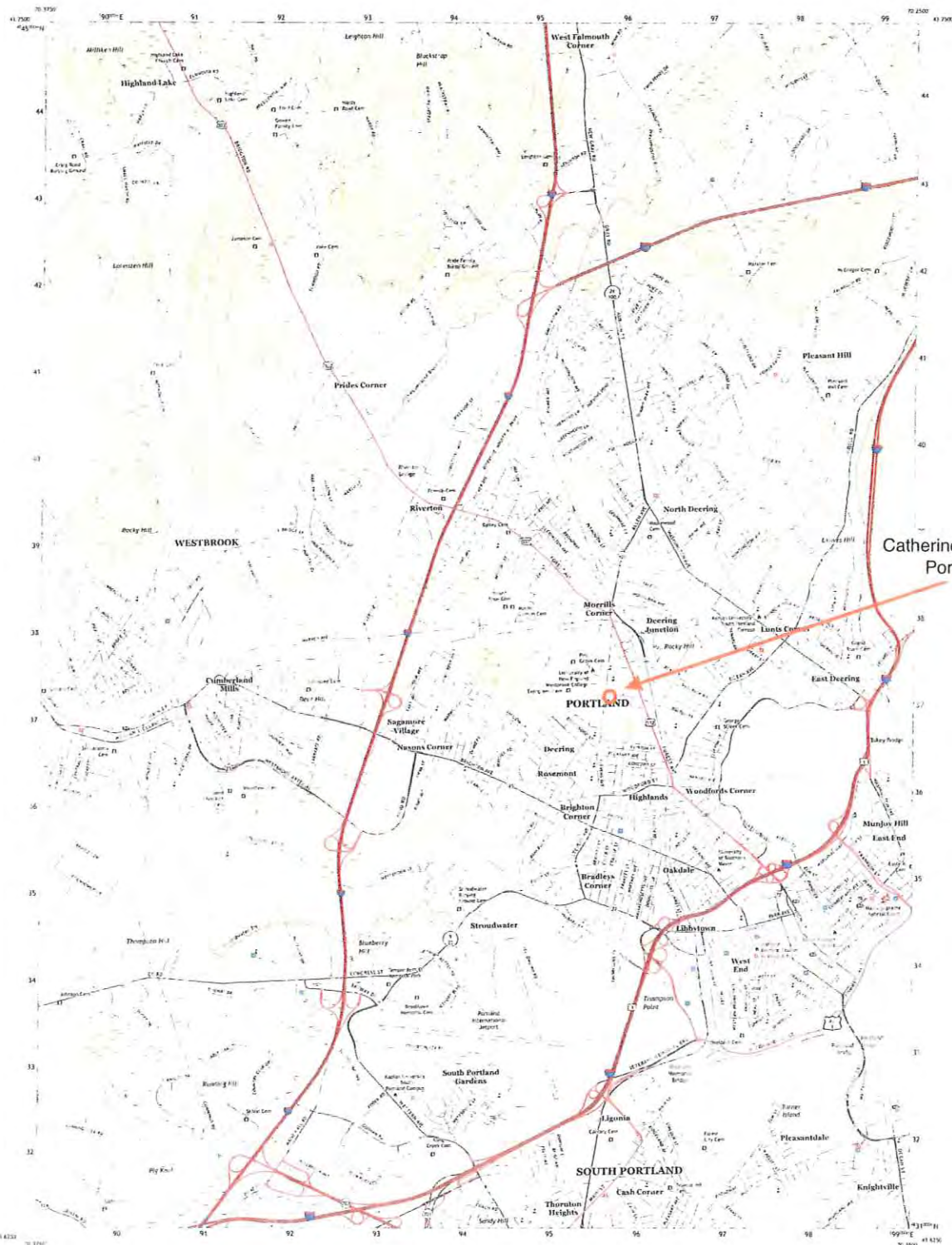


Reiche School
 Portland, Maine
 designed by Wilbur R. Ingalls in 1972
 (recent view)



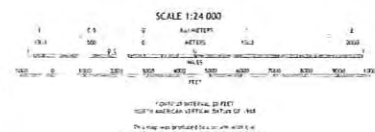
St. Joseph's Academy and Convent/Catherine
McAuley School (Boundary Increase/Additional
Documentation)

City of Portland, Maine
GIS Map



Catherine McAuley School
Portland, Maine

Produced by the United States Geological Survey
Topographic map of the Portland West Quadrangle, Maine
Scale 1:24,000
This map was produced by the United States Geological Survey as part of the National Topographic Program. It is based on data collected from various sources, including aerial photography, ground surveys, and historical maps. The map is intended for use as a reference and is not intended to be used for navigation or other purposes.



PORTLAND WEST, ME
2021



National Register Nomination Photographs: St. Josephs Academy and Convent / Catherine McAuley School (Boundary Increase and Additional Documentation), Cumberland County, Maine

1



2



National Register Nomination Photographs: St. Josephs Academy and Convent / Catherine McAuley School (Boundary Increase and Additional Documentation), Cumberland County, Maine

3



4



National Register Nomination Photographs: St. Josephs Academy and Convent / Catherine McAuley School (Boundary Increase and Additional Documentation), Cumberland County, Maine

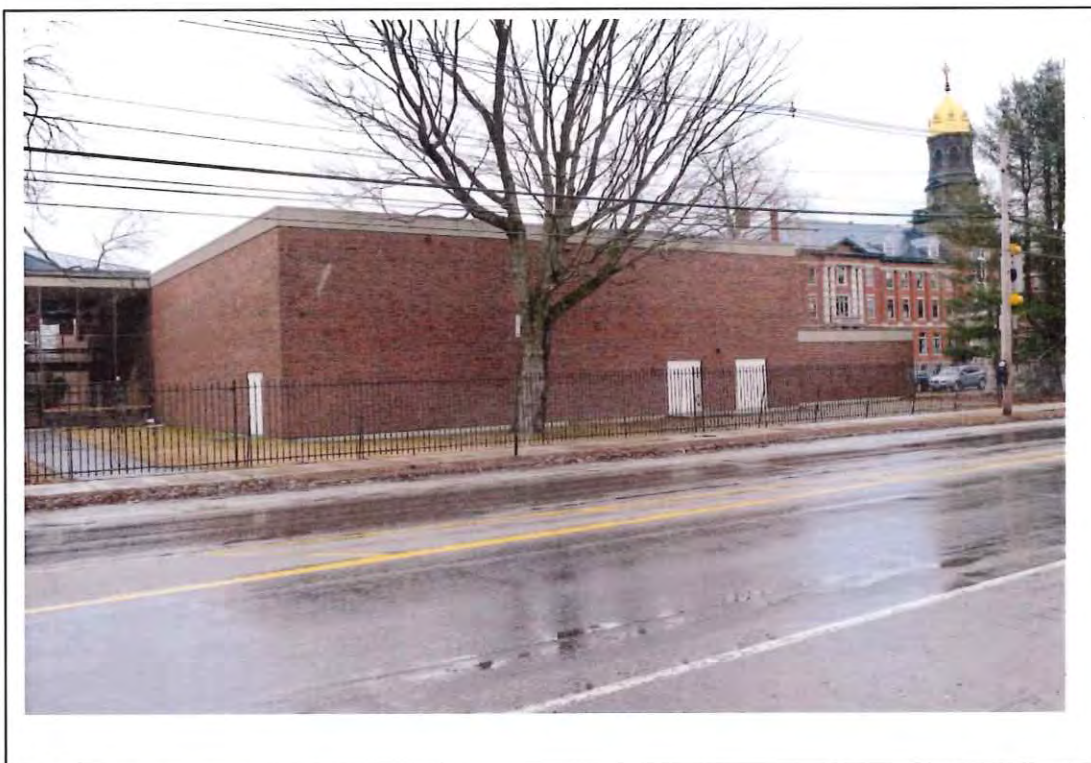
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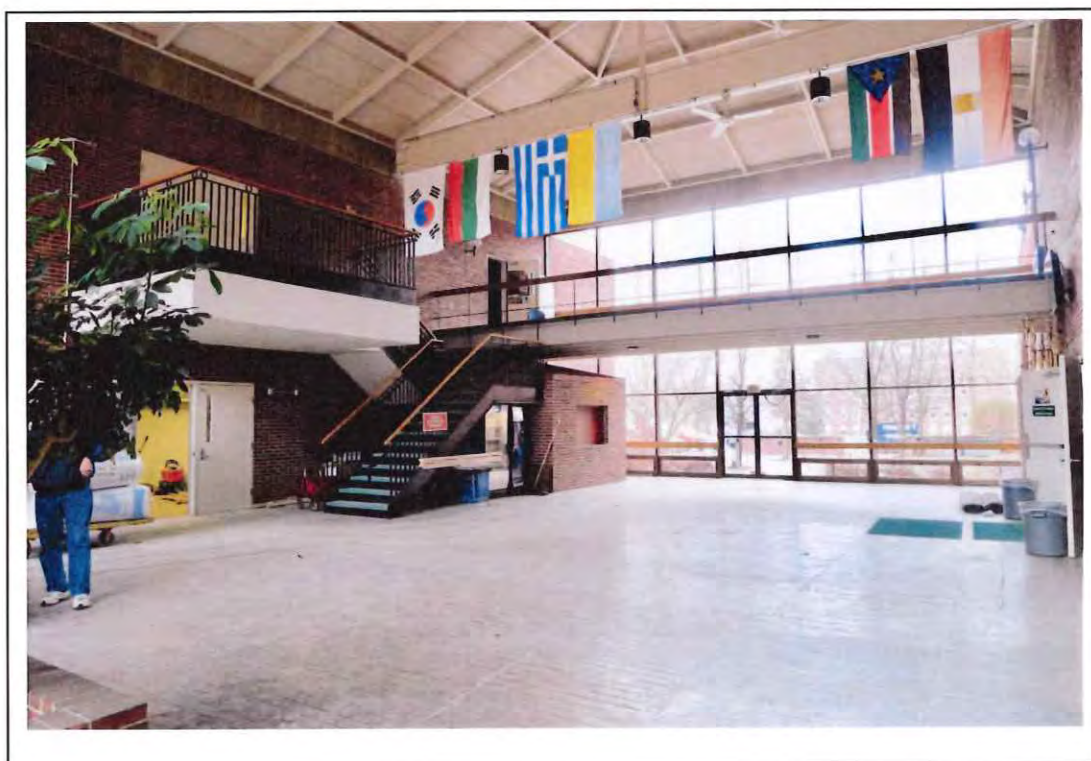
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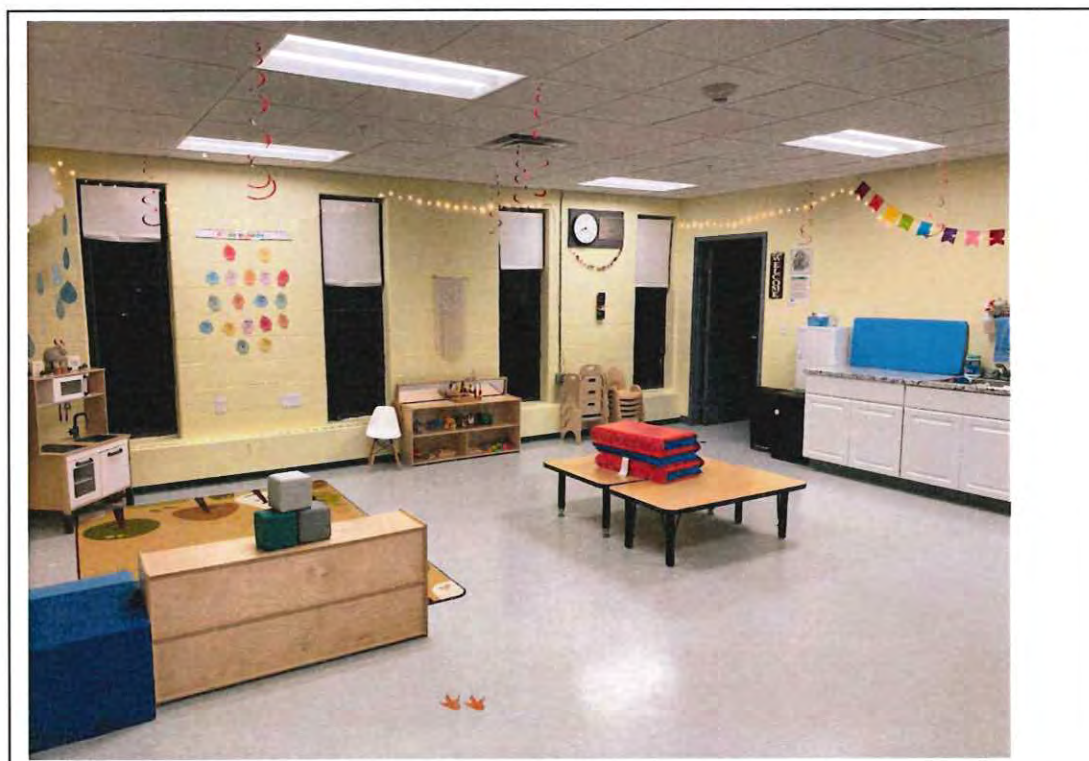
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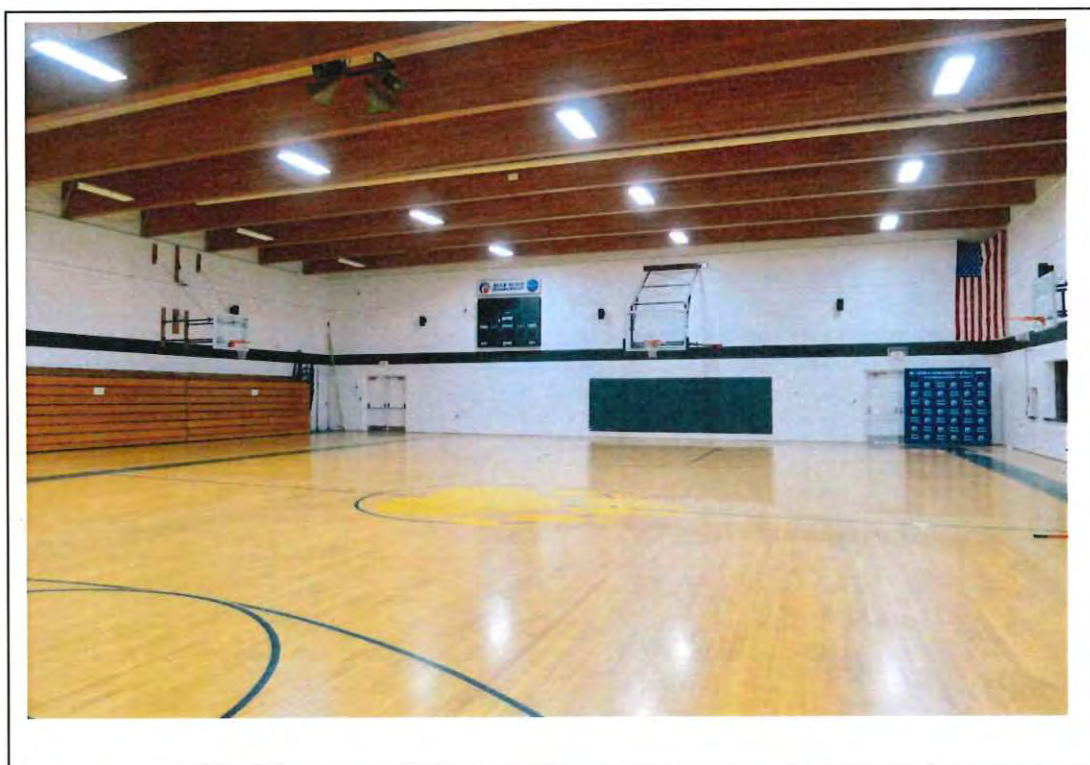
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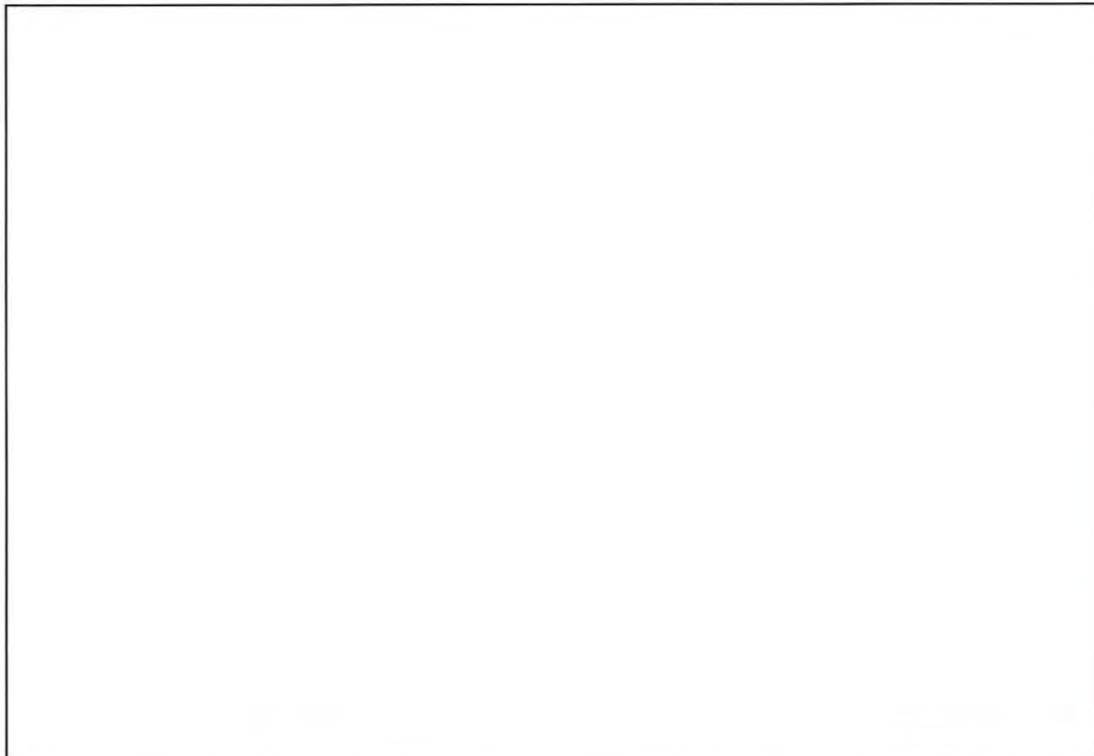
14



15



16



United States Department of the Interior
National Park Service

50-806

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: St. Joseph's Academy and Convent

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)



2. Location

Street & number: 605 Stevens Avenue

City or town: Portland

State: Maine

County: Cumberland

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national

_____ statewide

☒ local

Applicable National Register Criteria:

☒ A

_____ B

☒ C

_____ D

<u>Krist. Mohnney</u> Signature of certifying official/Title:	<u>2/10/2017</u> Date
MAINE HISTORIC PRESERVATION COMMISSION State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	
State or Federal agency/bureau or Tribal Government	

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

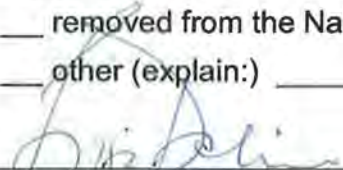
CUMBERLAND COUNTY, MAINE

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)


Signature of the Keeper

3/27/17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

2

1

buildings

sites

structures

1

objects

3

1

Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/school

RELIGION/church-related residence

Current Functions

(Enter categories from instructions.)

EDUCATION/education-related

VACANT/NOT IN USE

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Second Empire

LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: Granite; walls: Brick; trim: Terra Cotta;
roof: Slate

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The St. Joseph's Academy and St. Joseph's Convent (a.k.a. Sisters of Mercy Motherhouse) at 605 Stevens Avenue in Portland, Maine are located near the geographic center of the city in an area that once made up the town of Deering. These two adjoining buildings, linked by an added two-story brick connector, stand on a large parcel of land owned by the Sisters of Mercy (see Figure 1). The St. Joseph's Academy and Convent are the only buildings on the site considered eligible for National Register listing, therefore boundaries for this National Register nomination have been drawn to include these two buildings along with a late nineteenth century shrine, which is considered a contributing object. Boundaries of the National Register nomination also encompass a non-contributing modern garage and non-contributing modern shed. The Sisters of Mercy property borders Baxter Woods, a heavily wooded public park, to the south. To the east is a large modern apartment complex known as Deering Pavilion. West of the property, on the opposite side of Stevens Avenue, is the Evergreen Cemetery, a 243.5 acre site established in the mid-nineteenth century. Walton Street runs along the northern border of the property; beyond Walton Street is a residential neighborhood of homes dating largely to the first half of the twentieth century. The St. Joseph's Academy and Motherhouse are well-preserved historic buildings that remain largely intact, with only moderate alterations and few notable additions. The three-story brick Academy building was constructed in 1862 and is an excellent example of Second Empire style design. Its slate-covered mansard roof is characteristic of the style, along with the rusticated stone foundation and quoins, prominent hood molds over the windows, heavy cornice with brackets, and double-hung 2/2 windows. The added circa 1886 wing is consistent with the design of the original building, duplicating the major design elements and detailing. The Motherhouse is a monumental three-story brick structure built in two phases dating to 1909 and 1921. Designed in the Classical Revival style by the Boston architectural firm of Chickering & O'Connell, the Motherhouse is highly ornamented. Notable architectural features include the tall entry pavilions topped by broad pediments, massive Ionic columns, rusticated base story, main entry surrounds with compound arches, Ionic brick pilasters, fanlights, heavy articulated cornice and monumental cupola.

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

Narrative Description

SITE/LANDSCAPING

The entire Sisters of Mercy property contains 19.9 acres at the intersection of Stevens Avenue and Walton Street; 5.9 acres of that are included with the two buildings being nominated to the National Register. In addition to the resources contained within the National Register boundaries (St. Joseph's Academy, the Motherhouse, the shrine, garage, and shed), the Sisters of Mercy parcel includes St. Catherine's Hall (former home for aged women, now elderly housing), the former Catherine McAuley High School (recently renamed The Maine Girls' Academy), an additional garage, and three sheds (as shown in Figure 1).

The St. Joseph's Academy and Motherhouse face Stevens Avenue and are set back roughly 120 feet from the public sidewalk. The National Register boundaries encompass the generous front yard between the Motherhouse and Stevens Avenue, the south lawn (where the shrine is located), paved driveways that encircle the Academy/Motherhouse complex, and a strip of land to the east of the buildings, on which stands the non-contributing garage.

An iron fence that appears to date to the early twentieth century runs along the property line at the Stevens Avenue and Walton Street sidewalks. Portions of the fence are included within the National Register boundaries, along with two vehicular gates and three pedestrian gates accessing Stevens Avenue. The fence is roughly five feet high and is composed of slender pickets spaced approximately six inches apart. Decorative scrollwork appears between the pickets at widely-spaced intervals along the fence, as seen in Photo 25. The two identical vehicular gates each have two operable leaves featuring diagonal bracing with scroll ends; a large scroll bracket decorates the top of these gates. The northernmost of the pedestrian gates stands alongside one of the vehicular gates. There is also a pedestrian gate from Stevens Avenue leading to a walkway that extends toward the Motherhouse on axis with the main entry. These two pedestrian entrances are identical and feature an arched gate topped by scrollwork and a tall horseshoe arch topped by a stylized cross above the gate. A third pedestrian gate at the far southern end of the fence leads from Stevens Avenue to a walkway on axis with the shrine. This is a simple picket gate with no embellishment.

The area immediately surrounding the Academy/Motherhouse and shrine features a number of mature trees and other plantings. Among the more notable landscape features are a circular planting bed just opposite the main entry (Photo 26), a statue of St. Joseph by the north elevation of the Academy building, and a shrine on the south lawn that includes a fountain and curved stone wall on which is mounted a statue of the Blessed Mary. In addition to the front and south lawns, there are grassy strips running along the perimeter walls of the Academy and Motherhouse buildings.

RESOURCES

- | | |
|--|-------------------------|
| 1. <u>St. Joseph's Academy</u> - (1862; c. 1886 - Photographs 1 through 7)
605 Steven's Avenue
Designer - Charles H. Howe (civil engineer) | 1 contributing building |
|--|-------------------------|

General Description

The former St. Joseph's Academy, is the older of the two contributing buildings on the site. The brick structure consists of the original 1862 three-story main block, along with an original two-story rear ell, and a two-story south wing that was added around 1886 (Figure 4). The main block is five bays wide and three bays deep, while the rear ell is three bays wide and three bays deep. The south wing is five bays wide and three bays deep. The styling and detailing of the main block and south wing are identical. This Second Empire style building is constructed of red brick trimmed with rusticated granite elements, in the form of a raised foundation, quoins, window sills, window heads, and entry surrounds. The building rests on a rusticated granite ashlar foundation punctuated by small square window openings. The main block rises two stories to a third floor contained beneath a mansard roof. The south wing has a single brick story topped by a second-floor mansard. Both mansards retain the original slate shingles and feature a series of shallow shed dormers framed by wood

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

pilasters supporting simple entablatures. Five tall brick chimneys rise from the upper plane of the roof on the main block. The rooflines are defined by a wood cornice with stout brackets. Windows at the first floor have prominent flat hood molds, while those at the second floor are arched. All windows at the first and second floors have rusticated granite sills set on small bracket blocks. Most window openings retain the original wood double-hung windows. Windows of the main block typically have a two over two pane configuration, while those of the south wing are six over six. The smaller basement windows have three over three windows. Nine of the windows on the south wing hold modern replacement sashes – four in the dormers on the west elevation and five at the first floor of the east elevation. Modern storm windows were installed in most of the window openings.

Main Block

The principal façade (west elevation) of the main block features a central granite entry enclosure with rusticated corner pilasters supporting a tall entablature (Photo 1 on left). The main entry is set within an arched opening with an elongated keystone and holds what appear to be historic arched paneled wood doors with stained glass in the upper panels. A name plaque above the entry doors reads "St. Joseph's Academy." Both side walls of the enclosure feature a single narrow arched window with keystone; these windows hold 4/4 arched wood double-hung sashes. Access to the main entry is by means of a granite stoop with decorative iron hand railings. The symmetrical façade of the main block has four windows at the first floor, flanking the main entry, and five window bays at the second floor, with the central bay holding a paired window. There are five dormers at this elevation; the central dormer holds a pair of narrow sashes.

The north elevation of the main block is dominated by a tall central arched window consisting of stacked paired two over two sashes; those at the second floor are in the form of arched tracery windows (Photo 2). A wood spandrel panel with wide fluting separates the windows. Flanking the central window are two tall blind arches. There is a single dormer with a paired window at this elevation.

The rear (east) elevation of the main block has just one and one-half window bays exposed on either side of the rear ell. Detailing on these narrow exposed sections of wall match that of the façade, except that the windows closest to the rear ell are very slender openings with simple rectangular sills and lintels (visible in Photo 3). There are two dormers at this elevation, set toward either end of the mansard.

The south elevation of the main block is covered by the south wing, except for the mansard, which features a central dormer with a paired window (visible in Photo 1).

Rear Ell

Detailing of the two-story rear ell matches that of the main block, including the foundation, quoins and cornice. The ell is enclosed by a shallow gabled roof (Photo 2 on left). The side elevations of the rear ell (north and south) are identical, with three windows at each floor. A metal fire escape was added to the south elevation (date unknown but it appears to date to the mid-twentieth century – visible in Photo 3).

The east elevation of the rear ell rises to a clipped pediment at the gable. A stout arched tracery window with paired two over two sashes sits within the gable (Photo 3 on right). Fenestration at the first and second floors matches that on the north elevation of the main block, except that a doorway was added within the southern blind arch; the added entry holds a wood plank door that no longer functions.

South Wing

The principal elevation (west) of the south wing features an arched entry in the southernmost bay (Photo 1 on right). The entry, which holds a modern door, sidelight and transom, is topped by a rusticated granite hood mold with imposts and a keystone. Access to the entry is by means of a granite stoop with metal pipe hand railings. There are five windows at the first floor, the northernmost of which is taller than the others. Five dormers are set in the mansard at this elevation.

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

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The rear (east) elevation of the south wing has similar fenestration to the west elevation (Photo 3 on left). Instead of a first floor entry, the rear elevation has what appears to be an added brick entry enclosure in the southernmost bay at the basement level. The enclosure has a shallow gable roof and a modern plywood door with flat wood trim. Both the first floor and mansard have five window bays. The southernmost window at the first floor is shorter than the others but has identical trim.

Interior

The interior has been modified over the years to accommodate different uses by the school but the historic character remains, along with many historic features and finishes. The main entry opens into a stairhall where the original staircase with wood balustrade winds up through the building (Photo 7). At the first floor a hallway runs perpendicular to the stairhall, from north to south, at the center of the main block. Various offices and a reception parlor open off the hallway (Photo 6). Spaces retain many of the original finishes, including window/door trim, paneled doors, wood baseboards, vaulted ceilings, and hardwood floors. The rear ell holds the former library at the first floor (Photo 4), replete with wood shelving, fluted columns and vaulted ceiling with decorative plasterwork. The second floor is laid out in a similar manner as the first and retains much the same detailing in the main block. A large common room in the rear ell at the second floor (former chapel) features a deep vaulted central bay (Photo 5). The south wing has undergone more change than the original block. Both levels are laid out with a hallway along the west wall for access to (classrooms and bathrooms). There is no way to determine the original layout of spaces as all existing finishes are modern. Finishes include modern flooring (VCT, carpeting, and ceramic tile), suspended panel ceilings, and flat wood trim.

2. St. Joseph's Convent (a.k.a. Motherhouse) - (1909; 1921 - Photographs 8 through 22) 1 contributing building
605 Steven's Avenue
Architect - Chickering & O'Connell

General Description

The monumental Motherhouse is a three-story red brick structure designed in the Classical Revival style. The building was constructed in several phases (see Figure 2). The earliest construction dates to 1909 and consists of the main block, the north wing, and the western half of the chapel block (Figure 5). Between 1909 and about 1914 a single story brick connector was constructed off the east end of the north wing to join the Motherhouse to the Academy building. The south and rear wings of the Motherhouse were added in 1921, at which time the chapel wing was also extended (Figure 6). An additional floor was built atop the northeast connector between 1914 and 1922 (likely as part of the 1921 renovations). The various sections of the building enclose two large courtyards, each flanking the chapel wing.

The Motherhouse rests on a rough-cut granite foundation and is trimmed with sandstone (water tables, window sills and lintels) and terra cotta detailing, in the form of belt courses, window sills, entry surrounds, columns, brackets, balustrades, and pilaster capitals. Decorative brickwork enhances the building as well, with elements such as pilasters, quoins, corbelling, and a rusticated first floor (façade, south and north elevations). The façade (west elevation) of the main block is highly ornamented, while secondary elevations have more restrained detailing. Each section of the building is enclosed by a slate-covered hip roof, except the northeast connector, which has a flat roof finished with a recent rubber membrane. Small dormers with pedimented gables line the roofs of the main block, south wing and north wing. Dormers retain the original wood double-hung sashes with upper panes designed to mimic tracery windows. A copper cornice with acanthus brackets and egg and dart molding defines the roofline at the principal elevations (west, north, and south). Secondary elevations feature a copper boxed cornice above corbelled brick brackets.

The original wood double-hung windows remain throughout the building. There are a variety of window types, sizes, and pane configurations, but the most common are one over one and two over two double-hung windows. Most windows at the principal elevations (west, north and south) have flat heads with simple flat sandstone lintels and sills, except at the first floor where windows have segmental arched heads with stylized brick voussoir. Windows at the first and second floors (except those lighting the chapel) have transoms, nearly all of which are blocked with wood panels. Modern storm windows were installed in most window openings.

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Main Block – Façade (West Elevation)

The main block is thirteen bays wide and five bays deep. The façade (west elevation) of the main block is flanked by end walls of the north end south wings, which project beyond the main block to form two end pavilions for the façade (Photo 8). The façade rises from a rusticated granite ashlar foundation punctuated by small square window openings; the granite foundation is much lower at all other elevations. Rusticated brick banding decorates the first floor. A central tower rising to a tall copper cupola dominates the façade (Photo 9). The cupola is ornamented with balustrades, pediments, acanthus scroll brackets, dentil molding, and golden dome topped by a Celtic cross. The main entry to the building is located at the base of the tower and is recessed within monumental terra cotta surrounds featuring granite steps, Ionic columns with guilloche banding, compound arches, modillions, finials, keystones, a statue of St. Joseph, and an incised name plaque reading "St. Joseph's Convent." The entry holds the original glazed wood double doors set beneath a fanlight. Above the entry is a three-story arched window that lights the main stairwell. This window is topped by a cast stone hood mold with scroll imposts. Window bays flanking the central tower at the second and third floors (six on each side) are separated by brick pilasters with terra cotta Ionic capitals.

North and South Wings - Facade

As noted, the west end walls of the north and south wings form slightly projecting pavilions at both ends of the building façade. These identical pavilions are three bays wide, have brick quoins, and are defined by their highly ornamented central bays (Photo 10). An entry at the base of the projecting central bay retains the original glazed double doors, sidelights, and fanlight. Access to the entry is by means of a granite stoop; the northern stoop has an added metal hand railing. Above the entry is an elaborate terra cotta balcony set on scroll brackets, two of which are ornamented with figure heads. The second and third floor bays over the entry are flanked by pairs of broad Ionic columns with guilloche banding. A tall tripartite window at the second floor is framed by terra cotta surrounds with simple Classical styling. Each pavilion is topped by a pedimented gable.

North and South Wings – Side Elevations

The side elevations (north elevation of the north wing and south elevation of the south wing) have nearly identical detailing that is less ornate than the façade and includes a sandstone water table, rusticated brick banding at first floor, and terra cotta belt courses above the first and third floors (Photos 11 and 12). The south wing is eighteen bays long, whereas the north wing is only thirteen bays long; both wings are three bays deep. There is one entrance at the west end of each elevation. The entry at the north elevation has a granite stoop and retains the original copper clad pedimented hood on acanthus brackets (visible in Photo 12). The original entry door was replaced. The entry at the south elevation is framed by simple sandstone surrounds with a pedimented gable. A wood canopy was added over the doorway. The original glazed wood door remains in this entry.

Secondary Elevations at Rear

Walls at the rear of the building and within the two courtyards are far more utilitarian than the façade and side elevations (Photo 13). There are plain brick walls, some with brick corbeling beneath the roof eaves and a simple granite water table, but otherwise lacking ornamentation. There are a number of wall protrusions and set backs of the various wings that make up the building. Fenestration is irregular, with windows of varying sizes and types asymmetrically placed across the elevations. Most windows have segmental arched brick heads, although there are also round arch windows at the third floor of the rear wing. The southern portion of the rear elevation (south of the chapel wing) features an original open wood porch along the first floor (Photo 14). Two smaller enclosed wood porches were added atop the south end of the open porch. A wide garage door was added at the basement level, along with an enclosed shed. North of the chapel wing, a wide arched opening provides access through to the north courtyard (Photo 15 - a matching opening into the south courtyard was infilled).

The design of walls within the courtyards matches that of the rear elevation (Photos 16 and 17). As with the rear elevation, there are a variety of window types, including segmental arch windows, round arch windows (at the second floor of the chapel wing and rear wing), and smaller flat head windows (basement level). The

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arched windows of the chapel wing hold stained glass sashes. Other notable elements in the north courtyard include a tall tripartite window at the top floor of the north wall, originally intended to light an art studio, and three arched stained glass windows for the side chapel at the second floor of the rear wing. Within the south courtyard, the east wall features a series of broad arched windows with paired sashes and fanlights.

Northeast Connector

The two-story brick northeast connector addition is eight bays long and four bays wide (visible on the far right of Photo 15 and toward the right in Photo 2). The addition is enclosed by a flat roof finished with a recent rubber membrane.

Detailing of the connector's north elevation is similar to the side elevations of the main building and includes a sandstone water table and a rusticated brick facing on the first floor. There was a second belt course over the first floor but it was removed, likely when the second story was added. Window sills at the basement level are made of rough-cut granite, while those at the upper floors are sandstone.

The secondary elevations (east and south) of the connector have plain brick walls. As is the case with secondary elevations of the main building, the east and south walls of the connector have a variety of window types and sizes, most with segmental arch heads but also flat heads at the basement and some second floor windows. Window detailing at the south elevation matches that of the north elevation. Windows on the east elevation have rusticated granite sills and lintels to match those on the adjacent wall of the St. Joseph's Academy building (visible at center of Photo 13).

Interior

The interior of the Motherhouse remains very much intact, both in terms of its layout and finishes. The focal point of the floor plans is the large chapel at the center of the building (Photo 18). Very little alteration has occurred within the chapel itself since it was enlarged in 1921, other than the installation of carpeting. The original chapel was roughly two-thirds the size it is today and had a more traditional curved apse end than the existing (Figure 7). In addition to the main stair (Photo 19), the five original secondary staircases also remain in the building, with all original finishes. The basement level of the building holds the more utilitarian spaces, including a kitchen, dining room, laundry room, storage rooms, workspaces, and mechanical rooms. There are U-shaped corridors at the first, second and third floors. The corridors remain in their original configurations and retain the historic finishes, including beaded board wainscoting, crown molding, paneled wood doors (some with glazed panels), and door surrounds with transoms (Photo 20). The first floor includes rooms for a variety of functions, including classrooms (Photo 21), meeting rooms, offices, sitting rooms and bathrooms. Finishes are consistent throughout, with most of the classrooms, meeting rooms, and sitting rooms retaining the original beaded board wainscoting and crown molding. Most of the private offices are lacking the wainscoting but have simple wood baseboards. Much of the floor area at the second and third floors is taken up by a series of small bed chambers (Photo 22). There are also a variety of workrooms/common rooms, bathrooms, storage rooms, and a small kitchen. Virtually all of the rooms retain the original configurations and finishes, including wood baseboards, window casings, door casings, paneled wood doors, and crown molding. The fourth floor was originally a large open dormitory space with exposed trusses. Much of the space was subdivided in to small bed chambers and finished off with plaster walls and ceilings, hardwood flooring and paneled wood doors (some glazed). Walls were finished with wood trim, including baseboards, window casings, and door casings.

3. Shrine - (c. 1870 – Photograph 23, Figure 8)
605 Steven's Avenue

1 contributing object

The shrine consists of a curved wall, roughly four feet high, constructed of rough-cut ashlar field stone, with a taller central stone pedestal on which stands a statue of the Blessed Mary. Much of the semi-circular wall is now obscured by evergreen trees. There are several small statues (a girl, a boy and a lamb) in front of the shrine wall that appear in early photographs, although in different locations (Figure 8). The wall and statue face toward Stevens Avenue. Between the wall and Stevens Avenue is a small stone fountain that is visible in early photos of the shrine and appears to have been built as part of the installation. The fountain has a low

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circular cut granite base with a cobblestone cap. Rising from the center of the pool is a three-tiered fountain that is decorated with cobblestones.

4. Garage - (c. 1970 - Photograph 24)
605 Steven's Avenue

1 noncontributing building

A small utilitarian garage stands at the rear of the Motherhouse. It is a simple gabled structure with concrete block walls on two sides and open ends. The garage is of no architectural significance and is a noncontributing element.

The St. Joseph's Academy and Convent are well-preserved resources with only minor alterations and additions. Notable alterations to the Motherhouse are limited to infilling of several windows within the courtyards, covering transoms on the first and second floors, installing storm windows, replacing an entry door on north elevation, and installing a loading door at the rear (east) elevation. Additions to the Motherhouse include two small enclosed porches at the rear elevation, an entry enclosure at the rear elevation, a small attached shed within the north courtyard, a brick elevator shaft in the north courtyard, and an added wood fire stair at the rear of the northeast connector. Modifications to the Academy building include replacing the entry doors on the west elevation of the c. 1886 addition, installing storm windows, adding a metal fire escape at the rear (east) elevation, and constructing an entry enclosure at the rear elevation. The following is a description of each resource, corresponding to attached photographs.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☒ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance (Enter categories from instructions.)

EDUCATION

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1862-1966

Significant Dates

1862

1909

1921

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Howe, Charles H. (1821-1900)

Chickering, George W. (1869 - c. 1935)

O'Connell, Timothy G. (1868-1955)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The St. Joseph's Convent (a.k.a. Motherhouse) and adjoining St. Joseph's Academy are located at 605 Stevens Avenue in Portland, Maine (Cumberland County), near the geographic center of the city and possess integrity of location, design, setting, materials, workmanship, feeling and association. The buildings are locally significant under National Register Criterion A in the areas of Education and Social History and under Criterion C in the area of Architecture. The period of significance runs from 1862, when the St. Joseph's Academy building was constructed, to 1966, the 50-year cutoff for National Register properties. The St. Joseph's Academy served as a Catholic school for girls from 1882 until 1969, while the Motherhouse was the principal residence for the Sisters of Mercy stationed in the Diocese of Portland from 1909 to 2004. The site was an important educational, residential, and spiritual center for the Sisters of Mercy for over 120 years. Further, the buildings are architecturally significant as well-preserved examples of the Second Empire and Classical Revival styles. In addition, the Motherhouse represents the work of Boston architects Chickering & O'Connell, one of New England's preeminent ecclesiastic design firms during the short duration of its existence from 1901 until 1911. As a result of its religious associations, the property meets Criterion Consideration A for National Register listing. The property's significance is due to its historical associations with the local community and for its architectural significance rather than for any religious associations.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

National Register Criterion A – Social History

The St. Joseph's Convent and Academy meet Criterion A in the area of Social History for their association with the Sisters of Mercy, who have a long history as educators and care givers. The site is also significant as the principal residence for the Sisters of Mercy in the region and for the role the campus played in the life of Portland's Catholic population.

Sisters of Mercy - Overview

The Sisters of Mercy were founded in 1831 by an Irish Catholic laywoman, Catherine McAuley (1778–1841), who made use of an inheritance to provide educational, religious, and social services for poor women and children of Dublin. This relatively modest endeavor grew into a worldwide religious order named the Sisters of Mercy, who came to be well known for their work in education and health care. The Sisters of Mercy first came to the United States in 1843, to serve the Diocese in Pittsburgh. By 1856 the Sisters of Mercy mission had spread to New York City, Chicago, Little Rock, Providence, Baltimore, San Francisco and St. Louis. The sisters operated numerous schools, orphanages and hospitals in these locations.

Sisters of Mercy Established in Maine

In 1855 there were just six priests and eight Catholic churches in Maine and New Hampshire.¹ At the time, the Diocese of Portland encompassed both states. The Sisters of Mercy were first called to serve the Diocese of Portland in 1858 when four nuns were sent from the main convent (or motherhouse) in Providence, Rhode Island to establish schools and other charitable institutions in Manchester, New Hampshire. It was not until 1865 that the Sisters of Mercy began their work in Maine, after the Portland Diocese bishop David W. Bacon wrote to Mother Frances Xavier Warde, Superior at the Sisters of Mercy motherhouse in Manchester, requesting assistance for the people of Bangor, Maine. Bacon's letter to Mother Warde began "Do you think you could divide

¹ "The Catholic Church in Southwestern Maine," *The Sacred Heart Review*, July 4, 1896, Vol. 16, No. 1, 22.

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your little community so as to take the Bangor mission in May? The Parish schools number about 400 children."² From Bangor, it took little time for the Sisters of Mercy to spread throughout the state.

The Sisters of Mercy arrived in Portland in 1872 to establish St. Elizabeth's orphanage. The orphanage was founded in a house on Free Street, which also served as the convent for the sisters. By 1873 two Catholic parishes had been established in Portland, the Immaculate Conception Cathedral parish and St. Dominic's. Schools at these two parishes were under the direction of the Sisters of Notre Dame (Canadian) until 1873 when the Sisters of Mercy assumed teaching responsibility. By this time the number of Catholics in New Hampshire and Maine had grown to about 80,000 and there were 23 parochial schools in operation throughout the diocese. The Sisters of Mercy missions in Maine included work among the Passamaquoddy Tribe and the Penobscot Nation on the Native American reservations in northern Maine beginning in 1878.

By the mid-1870s the number of Sister of Mercy nuns had increased to a point that there was already insufficient space to house them in the Free Street convent. Bishop Bacon had initiated plans to erect a larger convent near the Immaculate Conception Cathedral on Congress Street but he passed away before that plan could be realized. Bacon's successor, Bishop Healy, instead erected a school on the site. It was not until the 1880s that steps were taken to secure a site where the Sisters of Mercy could expand their mission and eventually construct a sufficient motherhouse for the growing number of nuns. In 1883 the Sisters of Mercy in Maine became a separate independent community from those in New Hampshire and the convent on Free Street in Portland became the motherhouse (seat of the Mother Superior) for the Sisters of Mercy in Maine.

Stevens Avenue Property

In 1881 the Diocese of Portland purchased property on Stevens Avenue in the Portland suburb of Deering (later annexed to Portland in 1899) to expand their Catholic mission. The property was the former estate of F.O.J. Smith, a well-known lawyer, publisher, financier, and politician. The grand house and gardens of Smith's estate were gone by then but several other buildings remained and were put to use as St. Joseph's Home for Aged Women (replaced by the extant St. Catherine's Hall) and a private girls' school (St. Joseph's Academy), both of which were overseen by the Sisters of Mercy. Smith himself had been buried on his former estate. His remains were moved to a grave in the Evergreen Cemetery on the opposite side of Stevens Street when the diocese purchased the estate. A shrine dedicated to Our Lady of Lourdes marks the location of Smith's initial burying place. A simple wood-frame chapel (once Clark Memorial Church), purchased by the Diocese from the Woodford's Methodist Congregation, was moved to the property and became St. Joseph's Church in 1881.³ The building was eventually removed after a new church was constructed on a site further north on Stevens Avenue.

In 1884 the Sisters of Mercy received an inheritance enabling them to purchase the Stevens Avenue site from the Diocese. The Sisters of Mercy continued to live at the Free Street motherhouse in Portland into the twentieth century, by which time their quarters were terribly overcrowded. By 1900 there were approximately 45 nuns living at the motherhouse on Free Street.⁴ By 1906 plans were underway to construct a large new motherhouse at the Stevens Avenue site, alongside the St. Joseph's Academy. To that end, the Sisters purchased 25 acres of land adjacent to St. Joseph's Academy and commissioned Boston architects Chickering & O'Connell (George W. Chickering and Timothy G. O'Connell) to design the monumental St. Joseph's Convent as their new motherhouse.

St. Joseph's Convent, the centerpiece of the site today, was constructed in two phases. The first phase was completed in 1909 and included the central main block, north wing, and the western half of the chapel wing. In 1921 the chapel was extended and the south and rear wings were constructed. It was also at this time that the Motherhouse was joined to the St. Joseph's Academy building by a two-story brick addition. The 1909 U-shaped

² Sister Mary Eulalia Herron, *The Sisters of Mercy in the United States, 1843-1928* (New York: The MacMillan Company, 1929), 201.

³ Scott T. Hanson, "Forest Avenue and Stevens Avenue, Portland, Maine, Historic Context," report prepared by Sutherland Conservation and Consulting, 2015, 23. Also see attached list of schools and other institutions operated by the Sisters of Mercy in Maine.

⁴ Mary Raymond Higgins, *For Love of Mercy* (Portland, Maine: Sisters of Mercy, 1995), 30.

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motherhouse provided a library, offices, an infirmary, classrooms, an art studio, auditorium (beneath the chapel), approximately 75 bedrooms (most measuring 8 x 15 ½ feet), a kitchen, two dining rooms, and a laundry room. The original construction also included a 200-person chapel that extended eastward from the main entry lobby. The Motherhouse was substantially enlarged in 1921 to accommodate the rapidly growing Sisters of Mercy community. Construction of the south and rear wings added a larger laundry facility, storage space, a community room/library, offices, four guest rooms, 45 bedrooms for the sisters, a dormitory, a conference room, infirmary, a sewing room, a historical room, a solarium, bathrooms and an enlarged stage and extended auditorium. The chapel was also extended eastward and a side chapel for students was constructed off its north side.

Sisters of Mercy Expanded Mission in the Twentieth Century

By 1928, in United States alone, Sisters of Mercy were overseeing 610 schools, seven colleges, 93 hospitals, and 76 other social service institutions, such as adult group homes, orphanages, and industrial schools.⁵ In the twentieth century the Sisters of Mercy became the largest religious congregation in the state of Maine. By 1928 there were 254 nuns living in the Motherhouse on Stevens Avenue and numerous others in convent parishes throughout the state. That year the Maine sisters were responsible for 24 parish schools, two private academies, one college, 23 missions/mission schools, two hospitals, and seven social service institutions. Of the ten Catholic parishes in Portland and South Portland that had been established by 1940, six had parochial schools run by the Sisters of Mercy.

The Sisters of Mercy also played an important role in providing health care to Maine residents. In 1915 they were put in charge of the Madigan Memorial Hospital in Houlton. The sisters began staffing Queen's Hospital in Portland at the height of the influenza epidemic in 1918. In 1943 the Diocese asked the Sisters of Mercy to administer Mercy Hospital, a much larger facility.

For over 150 years the Sisters of Mercy have played a significant role in the Roman Catholic Diocese of Portland, staffing schools, hospital, orphanages, and other charitable institutions in 25 cities and towns across the state.⁶ The number of women entering the Sisters of Mercy congregation gradually fell after about 1960, paralleling the decline in church membership, from 286,408 people in 1990 to approximately 175,000 today.⁷ By 2006 there were only 94 sisters remaining in Maine, 60 of whom were still active in the ministry. By 2015 the number of full-time active sisters in Maine was only 20. It was noted that "after retirement, the [Motherhouse] offered security and solace and a rewarding sense of community".⁸ The Motherhouse was occupied by the Sisters of Mercy until it was officially closed in 2004, by which time the building was aging and in need of repairs, as well as being much too large for the dwindling number of nuns. The building has been vacant since then.

National Register Criterion A – Education

The St. Joseph's Convent and Academy meet Criterion A in the area of Education for their association with the education of young women by the Sisters of Mercy at the private St. Joseph's Academy for 87 years.

At the time the Diocese of Portland purchased the former Smith estate on Stevens Avenue in Deering, the Sisters of Mercy were teaching at four schools in downtown Portland. These included St. Aloysius School and Kavanagh School in the Immaculate Conception Cathedral parish, St. Dominic's School in St. Dominic's parish, and St. Elizabeth's Academy, a high school operated at the Free Street convent. Although the former Smith mansion on Stevens Avenue had been removed previously, there remained a substantial brick structure that Smith had built in 1862 to be used as a home for indigent women, however, the building was never used for that purpose because it was deemed by city officials to be too far from downtown Portland. Instead, the Sisters of

⁵ Herron, *Sisters of Mercy in the United States*, Appendices B through F.

⁶ Ibid., Appendices B through F.

⁷ Kelley Bouchard, "Sisters of Mercy Celebrate 150th Anniversary in Maine," *Portland Press Herald* online, August 9, 2015, unpaginated. www.pressherald.com/2015/08/09/sisters-of-mercy-celebrate-150th-anniversary-in-maine/

⁸ Matthew Jude Barker, "Portland Site Number 55, St. Joseph's Convent, The Motherhouse," Maine Irish Heritage Trail, unpaginated. http://www.maineirishheritagetrail.org/st-josephs-convent_055.shtml

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Mercy established a girl's school, known as St. Joseph's Academy, in the building. St. Elizabeth's Academy in downtown Portland was closed and consolidated with St. Joseph's Academy when the new school opened. The Academy building was said to be a "well-built edifice" with "tasteful granite trimmings."⁹

The new St. Joseph's Academy included primary, grammar and high school divisions. At the close of the first scholastic year, 1882/1883, there were ten boarders and six day students enrolled.¹⁰ Enrollment increased at such a rate that a large three-story addition was constructed off the south side of the building around 1886 to accommodate the growing student body. This new addition provided a study hall and additional dormitory space and allowed for the establishment of college courses that eventually led to the founding of St. Joseph's College, the first Catholic college for women in the state of Maine. The Sisters of Mercy fostered high scholastic standards and provided their students with a strong curriculum that was supplemented with French, needlework, and music classes. The school library was said to be "among the better school libraries in the state."¹¹ Under the leadership of Sister M. Carolyn Hanley in the 1920s the school encouraged greater participation in charitable activities, school socials and civic events. About this time the students also became more involved in dramatic productions and the school's literary magazine, *Academia*, was revived.

By 1909 the school had 68 alumnae, seven of whom went on to become Sisters of Mercy.¹² The graduating classes were rather small, never exceeding 20 students until the 1930s. The number of enrolled students reached 243 by 1958. Enrollment in the lower classes declined in the mid-20th century and by 1966 the kindergarten, first and second grades were discontinued. Not long after, the elementary grades were phased out, leaving only the high school classes. (St. Joseph's College had moved to Standish, Maine in 1954.) The largest graduating class, of 35 students, was in 1965. By 1966 St. Joseph's Academy had graduated 1,246 students, 87 of whom went on to become Sisters of Mercy. In 1969 St. Joseph's Academy, a private institution, merged with Cathedral High School, a diocesan school to form Catherine McAuley High School, the state's only all girls high school. A new building was constructed for the Catherine McAuley High School on the Sisters of Mercy Stevens Avenue property. In recent years enrollment at the high school has gradually dropped off, to only about 120 students in 2015, and lay teachers have assumed teaching responsibilities as the number of sisters has declined. In July of 2016 the school severed ties with the Roman Catholic church and the Sisters of Mercy, changing the name to The Maine Girls' Academy. They continue to occupy the 1969 school building on the Stevens Avenue site.

National Register Criterion C – Architecture

The St. Joseph's Academy and St. Joseph's Convent (Motherhouse) are significant under Criterion C in the area of Architecture as well-preserved examples of architect-designed institutional buildings from the late nineteenth and early twentieth centuries. The buildings embody the distinctive characteristic of their styles. The Motherhouse is further important as a local example of the work of Boston architects Chickering & O'Connell. The Motherhouse was built at a time when Chickering & O'Connell were highly regarded for their ecclesiastic designs and is an important element of the firm's work.

St. Joseph's Academy

St. Joseph's Academy is a three-story Second Empire style institutional building from 1862. The building exhibits characteristic elements of the style, most notably the slate covered mansard roof. Other elements that are typical of the Second Empire style include the rusticated stone foundation and quoins, prominent hood molds over the windows, heavy cornice with brackets, and double-hung two over two windows. The added circa 1886 wing is consistent with the design of the original building, duplicating the major design elements and detailing.

St. Joseph's Academy building was originally intended for use as a home for indigent women but was never put to that purpose, being converted instead to use as a school. Despite this, the building's form is

⁹ William Byrne, *History of the Catholic Church in The New England States*, Vol. 1 (Boston: The Hurd & Everts Co., 1899), 506.

¹⁰ Higgins, *For Love of Mercy*, 38.

¹¹ *Ibid.*, 41.

¹² *Ibid.*, 38.

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consistent with the institutional designs used for many schools in the Portland Diocese in the nineteenth century. It is noted in the National Register nomination for St. Hyacinth School and Convent in Westbrook, Maine that the "architectural vocabulary of a two or three story building set on a raised basement constructed of brick masonry, with granite trim, individual or paired windows, and a monumental entrance are all typical elements for late nineteenth century school and institutional construction in Maine."¹³

The Catholic schools constructed in the second half of the nineteenth century in Maine were typically two and one-half to three stories in height and of brick construction, although there are some wood-frame examples, particularly in more rural communities. The schools were designed in a wide range of styles, including examples of Dutch Colonial, Italianate, Second Empire, Victorian, Romanesque Revival, and Colonial Revival. Of the three intact nineteenth century Catholic schools in Portland, St. Joseph's Academy is most stylistically comparable to the Second Empire style brick Kavanagh School in downtown Portland (1879 – 305 Congress Street), although the Kavanagh School is four stories and originally had a central tower. St. Dominic's School (1865 – 42 Gray Street) in Portland's West End is a much smaller brick building that is now three stories with a gable roof but was originally building at two stories with a Dutch Colonial roof. The arched windows with hood molds at the first floor of St. Dominic's School are similar to those at St. Joseph's Academy, which was built just three years prior.

The St. Joseph's Academy building was designed by Charles H. Howe (1821-1900),¹⁴ a Portland civil engineer who served as city engineer in the mid-nineteenth century. Howe appears to have had a long career; he was listed in Portland city directories from about 1850 to 1900. Howe is also credited with the 1855 design of Evergreen Cemetery, located on the opposite side of Stevens Avenue from the St. Joseph's Academy building. He is perhaps most well-known as one of three City Engineers (along with Charles Goodell and William Goodwin) who were responsible for creation of Portland's public park system from the mid-nineteenth century to the early twentieth century.

St. Joseph's Convent (Motherhouse)

The Motherhouse is a monumental Classical Revival style convent that served as the principal residence for the Sisters of Mercy in the Portland Diocese and from 1909 until 2004. The building is highly ornamented with Classical motifs, many of which are interpreted in a stylistic manner that was popularized in the early twentieth century, particularly for the design of public buildings. For the Motherhouse, the Classical Revival style is manifested in elements such as the tall entry pavilions topped by broad pediments, massive Ionic columns, rusticated base story, main entry surrounds (with Ionic columns, compound arches, modillions, finials, and statuary), Ionic brick pilasters, pedimented dormers, fanlights, heavy cornice (with egg and dart molding and acanthus modillions), and massive cupola (with balustrade, pediments, acanthus scroll brackets, dentil molding, and dome). The Motherhouse has had very little alteration to both the exterior and interior, so that it remains a very well-preserved example of its style and type. The building contains components that are typical of Roman Catholic convents, albeit on a much larger scale than most. The Motherhouse holds offices, sleeping quarters, a dining room, a kitchen, laundry room, sitting rooms, and a large central chapel. The earlier motherhouse on Free Street in Portland was a three-story building roughly five bays square, a size more typical of the various Sisters of Mercy convents across the state. At parishes and missions throughout the state wood-frame convent buildings of two to two and one-half stories were erected to house the Sisters of Mercy. These were typically ornamented with modest architectural detailing; examples include the St. Joseph's Convent in Old Town, St. Ignatius Convent in Sanford, and St. Mary's Convent in Orono. In the larger or more affluent communities, the convents were proportionately larger and often constructed of brick, as at the Sisters of Mercy convent in Brunswick, St. Edwards Convent in Bar Harbor, and St. Mary's Convent in Westbrook. In more rural areas, it was not uncommon for the convent to share a building with the parish school, as was the case at the Immaculate Conception Convent and Academy in Calais and St. Mary's Convent and School in Houlton. The Motherhouse in Portland was by far the largest and most highly ornamented of the Sisters of Mercy convents in the state, as was befitting its being the seat of the Mother Superior and located in Maine's largest city.

The Motherhouse was designed by the Boston architectural firm of Chickering & O'Connell, one of New England's preeminent ecclesiastic design firms during the short duration of its existence from 1901 until 1911.

¹³ Amy Cole-Ives and Matthew Corbett, "St. Hyacinth School and Convent," National Register Nomination, p. 18.

¹⁴ Hanson, "Forest Avenue and Stevens Avenue," 22.

ST. JOSEPH'S ACADEMY AND CONVENT

CUMBERLAND COUNTY, MAINE

Name of Property

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The Motherhouse is representative of an important component of the firm's work, the design of buildings for Roman Catholic congregations and orders. Their ecclesiastic designs were highly regarded and the firm was much sought after by Catholic parishes. Partner George W. Chickering (1869 - c. 1935) attended MIT and acquired additional training as head draftsman in the Haverhill, Massachusetts firm of C.W. & C.P. Damon from 1892 to 1894. Chickering subsequently worked in partnership with Timothy G. O'Connell (1868-1955), another MIT trained architect. O'Connell later came to be considered the "most prolific architect of Catholic buildings in New England."¹⁵ The firm was also awarded commissions from the Episcopal church but those were far fewer in number. The firm is known to have been commissioned by at least eight congregations in Maine, including Star of the Sea Church (York Beach), St. Louis (Auburn), St. Mary's (Biddeford), St. Joseph's (Portland), St. Andre's (Biddeford), St. Louis (Fort Kent), St. John's (Bangor), and St David's (Madawaska). Historians disagree on the exact dates that the partnership was in existence but it appears the firm was active from about 1901 until 1911. Research suggests that the firm maintained offices in Boston, Manchester, New Hampshire and Springfield, Massachusetts.

Criteria Consideration A

While the buildings were constructed for a Catholic congregation, they are eligible for National Register listing for their historical associations with the local community and for their architectural significance rather than for any religious associations. St. Joseph's Academy and Convent are significant in the area of education and social history for the important role they played in educating students and as the principal residence for the Sisters of Mercy in Maine. The buildings are significant as noteworthy examples of the Second Empire and Classical Revival styles of architecture. St. Joseph's Academy and Convent remain largely intact and embody distinctive characteristics of their styles.

Developmental history/additional historic context information (If appropriate.)

Institutions Administered by the Sisters of Mercy in Maine

Schools:

St. John's School – Bangor (opened c. 1865)
St. Aloysius School – Portland (opened 1864, teaching taken over by SOM in 1873)
St. Dominic's School – Portland (built 1865, teaching taken over by SOM in 1873)
Kavanagh School – Portland (opened 1879)
Immaculate Conception School – Calais (opened 1885)
St. Joseph's School – Old Town (opened 1885)
Sacred Heart School – Portland (opened 1893)
St. Ignatius – Sanford (SOM began teaching 1903)
Cathedral High School – Portland (opened 1909, closed 1969)
St. Mary's School – Biddeford (beginning 1892)
St. Mary's School – Bangor (opened 1896)
St. John the Baptist School – Brunswick (opened 1904)
St. Joseph's School – Lewiston (beginning 1905)
St. Mary's School – Bath (opened 1909)
St. Edward's Convent and School - Bar Harbor (opened 1913)
St. Mary's School – Augusta (opened 1914)
St. Joseph's Parish (Deering) - St. Joseph's School (opened 1915)

¹⁵ Earle G. Shettleworth and Roger G. Reed, "Timothy G. O'Connell 1868-1955," *A Biographical Dictionary of Architects in Maine* Volume VI (Portland, Maine: Maine Citizens for Historic Preservation, 1991).

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

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Sacred Heart Parish – Sacred Heart School (opened 1915)
St. Mary's School – Orono (opened 1916)
The King's Academy – Portland (opened 1918, closed 1926)
St. Benedict's Grammar /High School – Benedicta (opened 1922)
St. Teresa's School – South Brewster (completed 1922)
St. Patrick's School – Portland (opened 1923)
St. Mary's School – Houlton (opened 1925)
St. Athanasius School – Rumford (opened 1929)
Immaculate Heart of Mary School – Fairfield (SOM began teaching 1934)
St. Joseph's School – Farmington (opened 1947)
St. Mary's School – Westbrook (SOM began teaching 1934)
Holy Cross School - South Portland (opened 1937)
St. Mary's School – Old Town (opened 1949)

Private Academies and Colleges

St. Joseph's Academy – Portland (opened 1882)
St. Mary's Academy – Houlton (opened 1911)
St. Joseph's College – (chartered 1915, opened 1917)

Catechetical Missions

Our Lady of Ransom Church – Mechanics Falls (beginning 1933)
St. Joseph's Church – Gardiner (beginning 1938)
St. Francis Xavier Church – Brownville Junction (beginning 1945)
Our Lady of the Sacred Heart – Presque Isle (beginning 1945)
St. Ann's Missions (Native American Missions) – Indian Island (beginning 1878); Pleasant Point (beginning 1879); Peter Dana Point (beginning 1879)

Social Service Missions

St. Anthony's Guild– Portland (housing for young women - opened 1909)
St. Louis Home and School – Scarborough (agricultural school for boys/residence for orphan boys – opened 1920)
St. Elizabeth's Orphanage/Home – Portland (opened 1872)
The Crèche (later Holy Innocents' Home) - Portland (orphanage for infants – opened 1907)
St. Michael's Orphanage/Home – Bangor (opened 1916)
St. Joseph Home for Women – Portland (opened 1882)
Blind Children's Resource Center - Portland (opened 1958)

Health Care Institutions

Madigan Memorial Hospital – Houlton (opened 1915)
The Queen's Hospital (later Mercy Hospital)– Portland (opened 1918)

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Barker, Matthew Jude. "Portland Site Number 55, St. Joseph's Convent, The Motherhouse," Maine Irish Heritage Trail. Accessed 8/16/16.

http://www.maineirishheritagetrail.org/st-josephs-convent_055.shtml

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Bouchard, Kelley. Sisters of Mercy Celebrate 150th Anniversary in Maine," *Portland Press Herald* online, August 9, 2015. Updated August 10, 2015.

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Cole Ives, Amy and Matthew Corbett. *St. Hyacinth School and Convent*, National Register Nomination. Completed 2013.

Hanson, Scott T.. "Forest Avenue and Stevens Avenue, Portland, Maine, Historic Context." Report prepared by Sutherland Conservation & Consulting, 2015.

Herron, Sister Mary Eulalia. *The Sisters of Mercy in the United States, 1843-1928*. New York: The MacMillan Company, 1929.

Higgins, Mary Raymond. *For Love of Mercy*. Portland, Maine: Sisters of Mercy, 1995.

Insurance Atlas of Portland, Maine. Sanborn Map Company, 1896, 1905, 1922, 1950.

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Shettleworth, Earle G. and Roger G. Reed. "Timothy G. O'Connell 1868-1955," *A Biographical Dictionary of Architects in Maine* Volume VI. Portland, Maine: Maine Citizens for Historic Preservation, 1991.

"The Catholic Church in Southwestern Maine," *The Sacred Heart Review*, July 4, 1896, Vol. 16, No. 1.

"Timothy G. O'Connell," Wikipedia. Accessed 12/11/2014.

http://en.wikipedia.org/wiki/Timothy_G._O'Connell

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

- ☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 357-1522

10. Geographical Data**Acreage of Property** Approx. 5.9 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 19	Easting: 395742	Northing: 4837044
-------------	-----------------	-------------------

ST. JOSEPH'S ACADEMY AND CONVENT

CUMBERLAND COUNTY, MAINE

Name of Property

County and State

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries include a portion of Portland city lot 136 E006001, as delineated on the attached sketch map.

Boundary Justification (Explain why the boundaries were selected.)

The St. Joseph's Academy and Convent are two of four principal buildings located on a large 19.9 acre lot. The other buildings include the former St. Catherine's Hall and the former Catherine McAuley High School (now The Girls' Academy of Maine). There are also two small garages and four sheds on the property. Only the Academy and Convent are eligible for National Register listing as contributing buildings. The former St. Catherine's Hall has undergone extensive alterations that have compromised its integrity, while the former McAuley High School was not constructed until 1969 and is thus ineligible. In addition, the current large parcel of land will eventually be subdivided so that the adjoining St. Josephs' Academy and Convent buildings will stand on a separate lot that includes the lawn at the front (west) of the buildings as well as the driveways that encircle the buildings and lead out to Walton Street. The new lot will also include a c.1970s garage at the rear of the Convent. The National Register boundaries were drawn to encompass the proposed new lot for the St. Joseph's Academy and Convent buildings, as well as adjoining land to the south, where a historic shrine is located. The undeveloped fields and woods east of the St. Joseph's Academy and Convent buildings do not contribute to the significance of the historic buildings and thus have been left out of the nomination.

11. Form Prepared By

name/title: Christine S. Beard, Architectural Historian
organization: Tremont Preservation Services
street & number: 21 Market Street
city or town: Ipswich state: MA zip code: 01938
e-mail: chris@tremontpreservation.com
telephone: 978-356-0322
date: November, 2016

Additional Documentation

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: St. Joseph's Academy and Convent

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Christine Beard

Date Photographed: 9/2/14 (Photos 1, 3-8, 10, 12, 14-22, 24-26)
1/10/17 (Photos 2, 9, 11, 13, 23)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------|---|
| 1 of 26 | ME_Cumberland County_St.Joseph's_0001.tif
View northeast showing west elevation of St. Joseph's Academy |
| 2 of 26 | ME_Cumberland County_St.Joseph's_0002.tif
View south showing north elevation of St. Joseph's Academy |
| 3 of 26 | ME_Cumberland County_St.Joseph's_0003.tif
View west showing east elevation of St. Joseph's Academy |
| 4 of 26 | ME_Cumberland County_St.Joseph's_0004.tif
View northeast in library at first floor of St. Joseph's Academy |

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

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- 5 of 26 ME_Cumberland County_St.Joseph's_0005.tif
View northeast in former chapel at second floor of St. Joseph's Academy
- 6 of 26 ME_Cumberland County_St.Joseph's_0006.tif
View southwest in main parlor at first floor of St. Joseph's Academy
- 7 of 26 ME_Cumberland County_St.Joseph's_0007.tif
View west in main stairhall at first floor of St. Joseph's Academy
- 8 of 26 ME_Cumberland County_St.Joseph's_0008.tif
View northeast showing west elevation of St. Joseph's Convent
- 9 of 26 ME_Cumberland County_St.Joseph's_0009.tif
View northeast showing detail of central tower at west elevation of St. Joseph's Convent
- 10 of 26 ME_Cumberland County_St.Joseph's_0010.tif
View northeast showing detail at north end of west elevation of St. Joseph's Convent
- 11 of 26 ME_Cumberland County_St.Joseph's_0011.tif
View northeast showing south elevation (right) of St. Joseph's Convent
- 12 of 26 ME_Cumberland County_St.Joseph's_0012.tif
View southeast showing north elevation of St. Joseph's Convent
- 13 of 26 ME_Cumberland County_St.Joseph's_0013.tif
View west showing east elevation of St. Joseph's Convent (left) and St. Joseph's Academy (right)
- 14 of 26 ME_Cumberland County_St.Joseph's_0014.tif
View northwest showing east elevation of St. Joseph's Convent from south end
- 15 of 26 ME_Cumberland County_St.Joseph's_0015.tif
View west showing east elevation of St. Joseph's Convent at north end
- 16 of 26 ME_Cumberland County_St.Joseph's_0016.tif
View west in north courtyard of St. Joseph's Convent
- 17 of 26 ME_Cumberland County_St.Joseph's_0008.tif
View east in south courtyard of St. Joseph's Convent
- 18 of 26 ME_Cumberland County_St.Joseph's_0018.tif
View east in chapel at second floor of St. Joseph's Convent

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

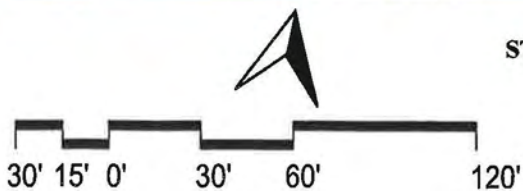
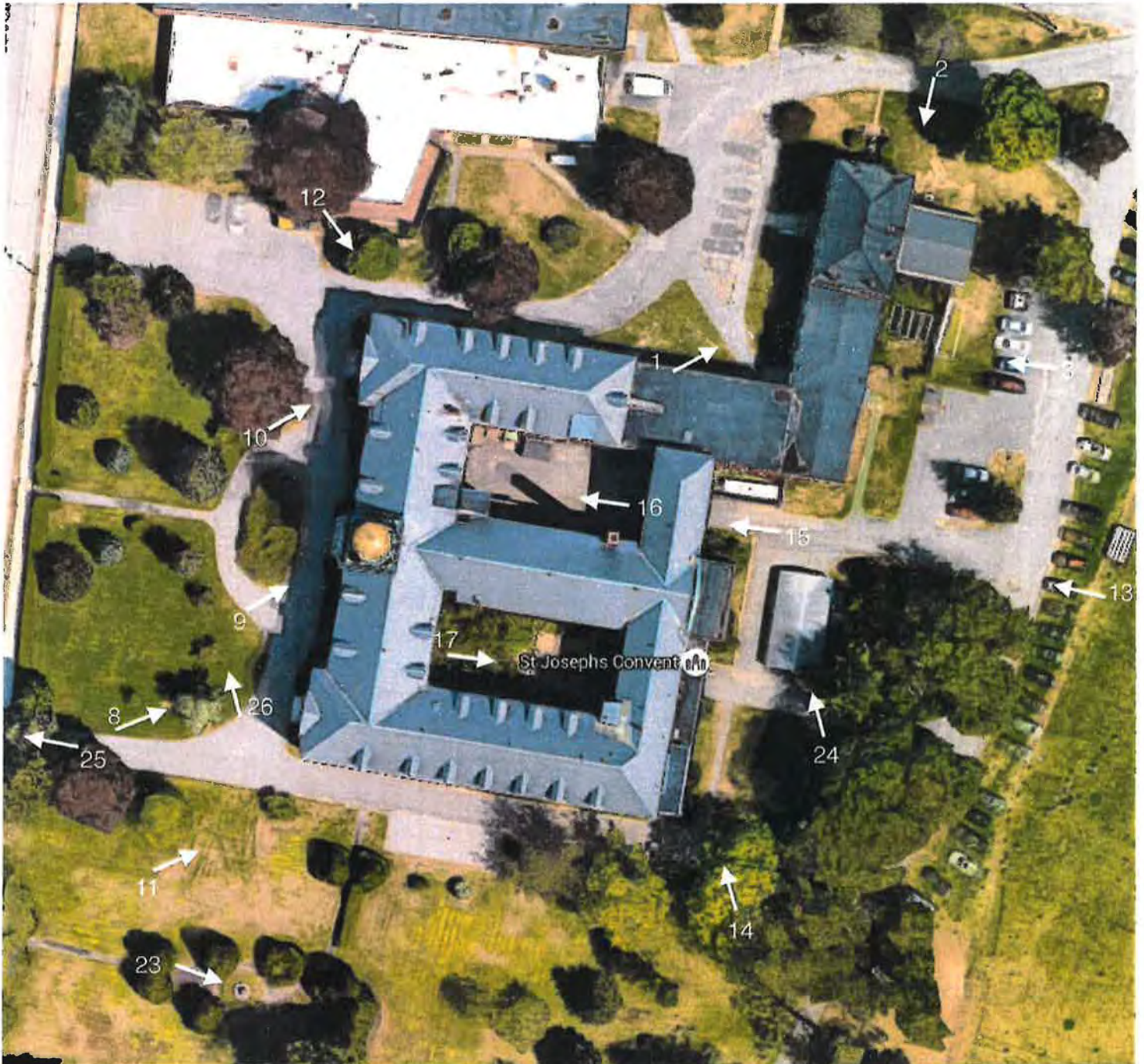
- | | |
|----------|---|
| 19 of 26 | ME_Cumberland County_St.Joseph's_0019.tif
View west showing main entry and main stair at first floor of St. Joseph's Convent |
| 20 of 26 | ME_Cumberland County_St.Joseph's_0020.tif
View east in corridor of north wing showing typical corridor at St. Joseph's Convent |
| 21 of 26 | ME_Cumberland County_St.Joseph's_0021.tif
View east at first floor in north wing showing typical classroom in St. Joseph's Convent |
| 22 of 26 | ME_Cumberland County_St.Joseph's_0022.tif
View south at third floor in south wing showing typical bedroom in St. Joseph's Convent |
| 23 of 26 | ME_Cumberland County_St.Joseph's_0023.tif
View east showing shrine on south lawn of St. Joseph's Convent |
| 24 of 26 | ME_Cumberland County_St.Joseph's_0024.tif
View north showing garage at rear of St. Joseph's Convent |
| 25 of 26 | ME_Cumberland County_St.Joseph's_0025.tif
View west showing vehicular gate at southern driveway from Stevens Avenue |
| 26 of 26 | ME_Cumberland County_St.Joseph's_0026.tif
View northwest showing front lawn of St. Joseph's Convent |

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ST. JOSEPH'S ACADEMY AND CONVENT
Name of Property

CUMBERLAND COUNTY, MAINE
County and State



ST. JOSEPH'S ACADEMY AND CONVENT
KEY TO EXTERIOR PHOTOGRAPHS
(prepared 10/17/16)

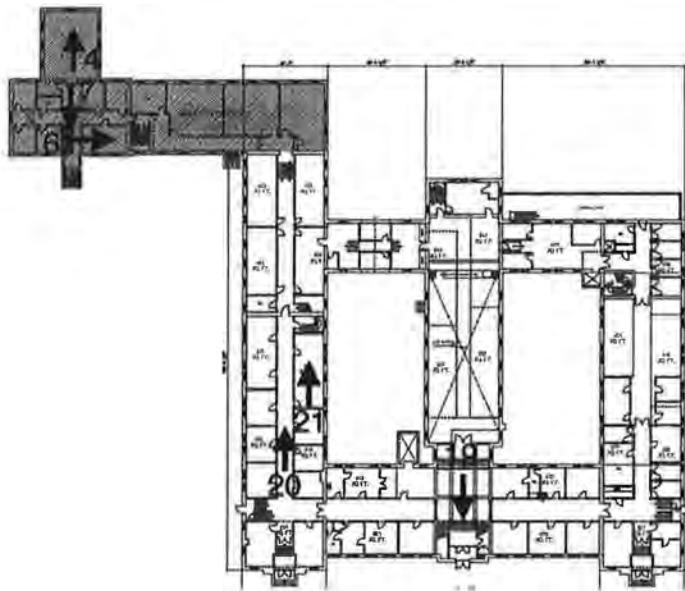
26

ST. JOSEPH'S ACADEMY AND CONVENT

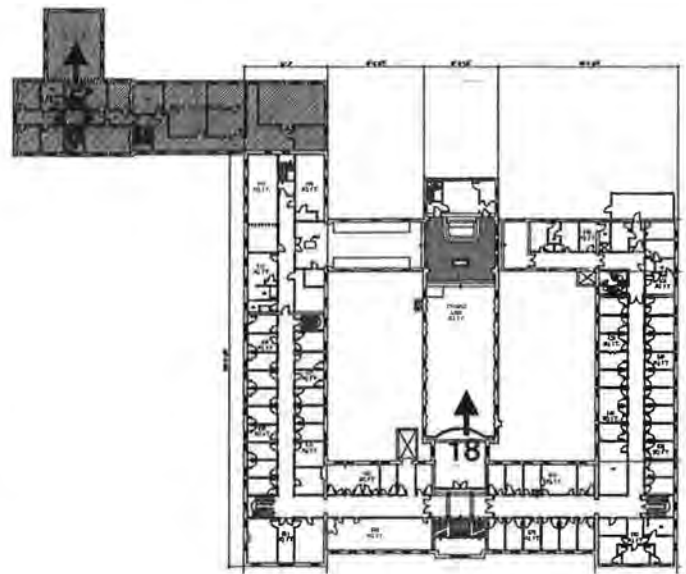
Name of Property

CUMBERLAND COUNTY, MAINE

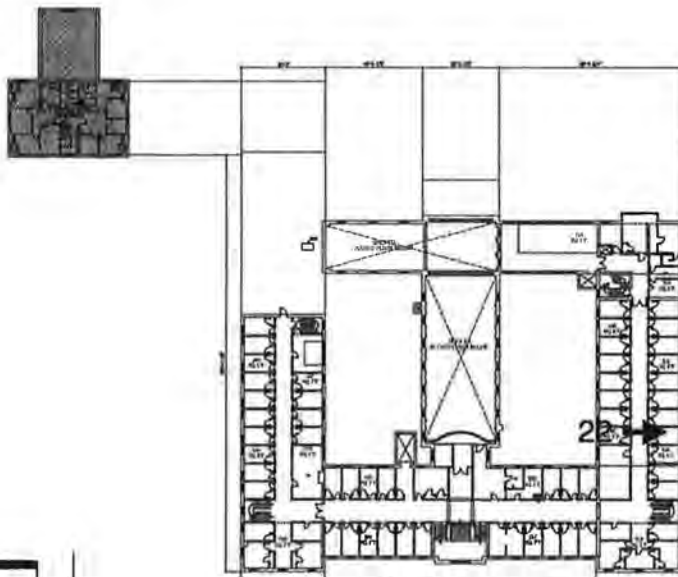
County and State



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

30' 15' 0' 30' 60' 120'



ST. JOSEPH'S ACADEMY AND CONVENT
KEY TO INTERIOR PHOTOGRAPHS
(prepared 10/17/16)

CUMBERLAND COUNTY, MAINE

County and State



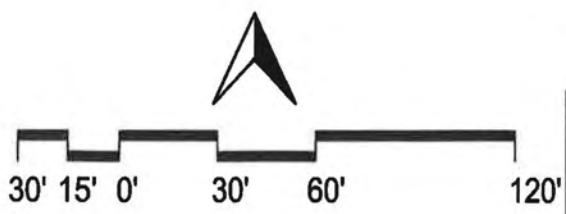
28

ST. JOSEPH'S ACADEMY AND CONVENT
Name of Property

CUMBERLAND COUNTY, MAINE
County and State

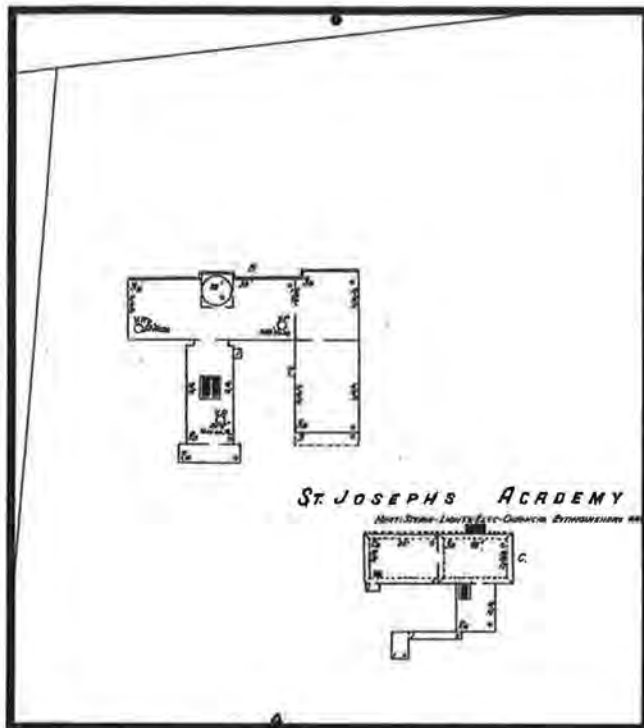


FIGURE 2
St. Joseph's Academy and Convent
Building Key
(prepared 10/17/16)

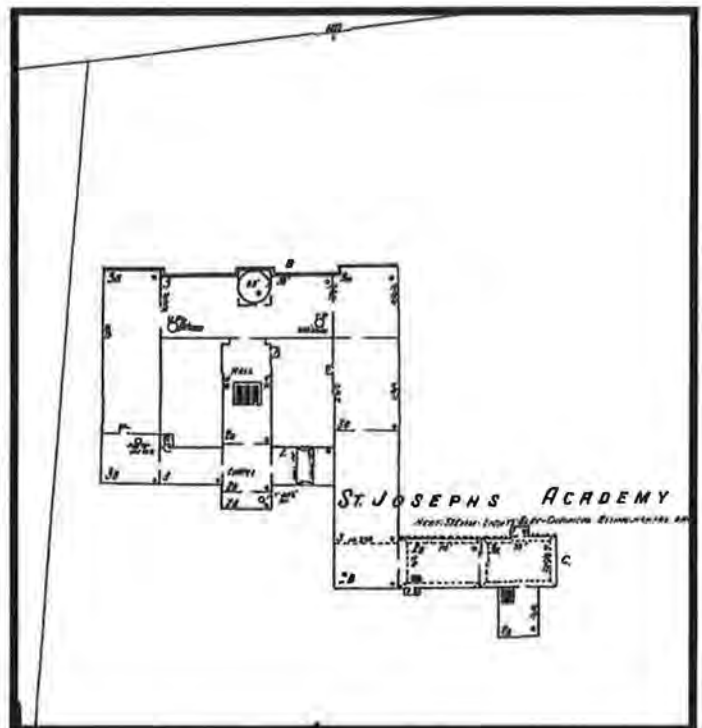


ST. JOSEPH'S ACADEMY AND CONVENT
Name of Property

CUMBERLAND COUNTY, MAINE
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1909



1922

Scale of Feet. 0 50 100 150



FIGURE 3
St. Joseph's Academy and Convent
Sanborn Insurance Atlases

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

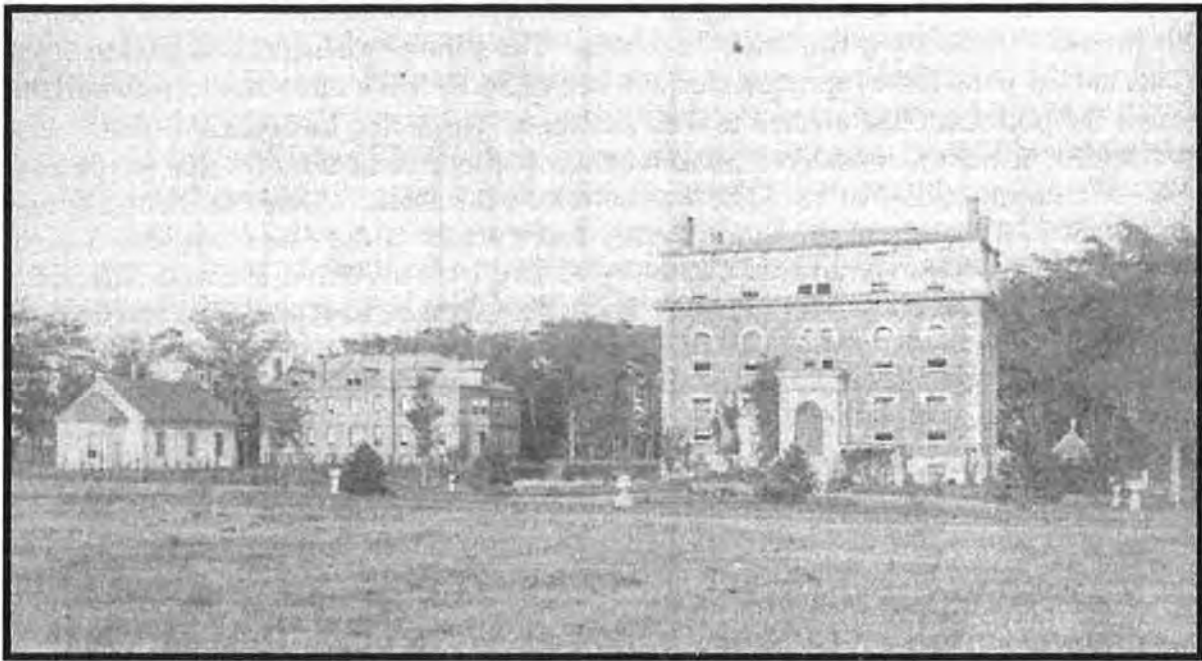


FIGURE 4
St. Joseph's Academy (right)
Prior to Construction of Circa 1886 South Addition
St. Joseph's Church (left) and St. Catherine's Hall (center)
Image from For Love of Mercy. Portland, Maine: 1995.

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

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FIGURE 5

St. Joseph's Convent

Circa 1912 View

Image from "Uffdahhhpostcard" eBay website

(<http://www.ebay.com/usr/uffdahhhpostcard> - accessed 8/16/16)



FIGURE 6

St. Joseph's Convent

Circa 1922 View

Image from "What Was There" website

(<http://www.whatwasthere.com/browse.aspx#!/11/43.678866,-70.294372/id/39131/info/details/zoom/14/> - accessed 3/4/16)

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

County and State



FIGURE 7

St. Joseph's Convent

Pre-1922 View of Chapel

Image from For Love of Mercy. Portland, Maine: 1995.



FIGURE 8

Shrine to Our Lady of Lourdes at St. Joseph's Convent

Image from "CardCow.com" website.

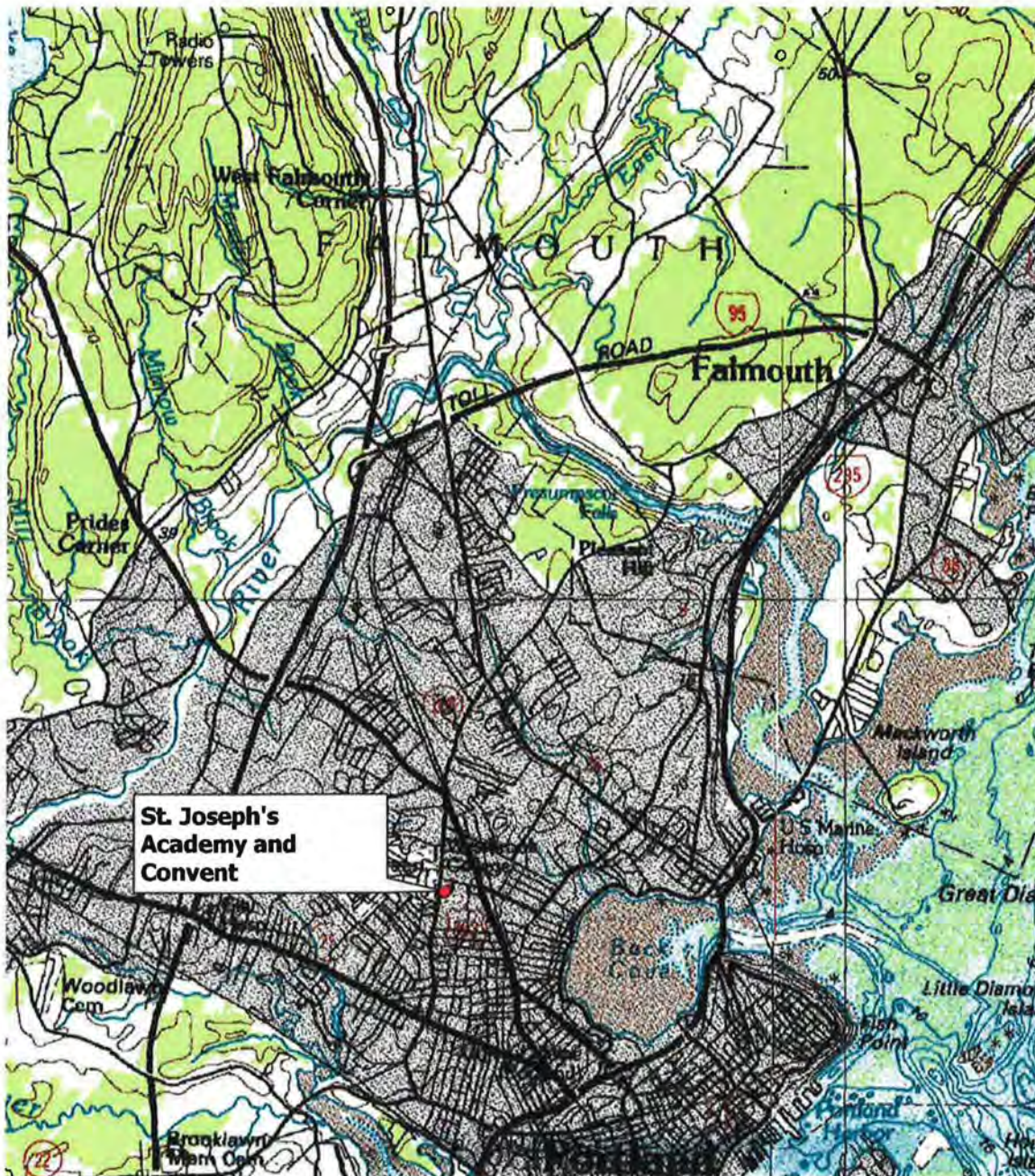
(<https://www.cardcow.com/308169/our-lady-fatima-shrine-convent-st-joseph-portland-maine/>)

ST. JOSEPH'S ACADEMY AND CONVENT

Name of Property

CUMBERLAND COUNTY, MAINE

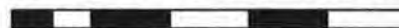
County and State



ST. JOSEPH'S ACADEMY AND CONVENT
PORTLAND, CUMBERLAND COUNTY, MAINE
January 17, 2017

UTMs NAD 83 19 395742 / 4837044

2500 0 2500 5000 7500 10000 ft























































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Nomination	
Property Name:	St. Joseph's Academy and Convent	
Multiple Name:		
State & County:	MAINE, Cumberland	

Date Received: 2/10/2017 Date of Pending List: Date of 16th Day: Date of 45th Day: 3/27/2017 Date of Weekly List: 4/5/2017

Reference number:	SG100000806
Nominator:	State

Reason For Review:

☐ Appeal	☒ PDIL	☐ Text/Data Issue
☐ SHPO Request	☐ Landscape	☐ Photo
☐ Waiver	☐ National	☐ Map/Boundary
☐ Resubmission	☐ Mobile Resource	☐ Period
☐ Other	☐ TCP	☐ Less than 50 years
	☐ CLG	

☒ Accept ☐ Return ☐ Reject 3/27/2017 Date

Abstract/Summary Comments:	
-------------------------------	--

Recommendation/ Criteria	
-----------------------------	--

Reviewer	<u>Lisa Deline</u>	Discipline	<u>Historian</u>
Telephone	<u>(202)354-2239</u>	Date	<u></u>

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



PAUL R. LEPAGE
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333



10 February 2017

J. Paul Loether, Deputy
Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find four (4) new National Register nominations for properties in the State of Maine:

North Monmouth Library, Kennebec County
Rumford Commercial Historic District, Oxford County
Canadian Pacific Railway Depot, Greenville Junction, Maine, Piscataquis County
St. Joseph's Academy and Convent, Cumberland County

Regarding the Rumford Commercial Historic District, Oxford County, Maine, I have included copies of five timely objection letters. These five full or part owners represent less than fifty percent of the total 36 owners within the district. Four of the objecting owners are one-fifth owners of the same property. I have also included a copy of the email response by Daniel Delahaye, FPO, regarding comments on the USPS owned Rumford Post Office included within the district.

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-2132 x 8.

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.

NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

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Cover

(Top Left) Criterion B - Frederick Douglass Home, Washington, D.C. From 1877-1899, this was the home of Frederick Douglass, the former slave who rose to become a prominent author, abolitionist, editor, orator, and diplomat. (Walter Smalling, Jr.)

(Top Right) Criterion D - Francis Canyon Ruin, Blanco vicinity, Rio Arriba County, New Mexico. A fortified village site composed of 40 masonry-walled rooms arranged in a cluster of four house blocks. Constructed ca. 1716-1742 for protection against raiding Utes and Comanches, the site has information potential related to Navajo, Pueblo, and Spanish cultures. (Jon Samuelson)

(Bottom Left) Criterion C - Bridge in Cherrytree Township, Venago County, Pennsylvania. Built in 1882, this Pratt through truss bridge is significant for engineering as a well preserved example of a type of bridge frequently used in northwestern Pennsylvania in the late 19th century. (Pennsylvania Department of Transportation)

(Bottom Right) Criterion A - Main Street/Market Square Historic District, Houston, Harris County, Texas. Until well into the 20th century this district marked the bounds of public and business life in Houston. Constructed between the 1870s and 1920s, the district includes Houston's municipal and county buildings, and served as the city's wholesale, retail, and financial center. (Paul Hester)

PREFACE

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance (National Historic Landmarks) in United States history and archeology. The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The National Register of Historic Places is the official list of these recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.¹

The National Register of Historic Places documents the appearance and importance of districts, sites, buildings, structures, and objects signifi-

cant in our prehistory and history. These properties represent the major patterns of our shared local, State, and national experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These criteria are standards by which every property that is nominated to the National Register is judged. In addition, the National Park Service has developed criteria for the recognition of nationally significant properties, which are designated National Historic Landmarks and prehistoric and historic units of the National Park System. Both these sets of criteria were developed to be consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, which are uniform, national standards for preservation activities.²

This publication explains how the National Park Service applies these criteria in evaluating the wide range of properties that may be significant in local, State, and national history.

It should be used by anyone who must decide if a particular property qualifies for the National Register of Historic Places.

Listing properties in the National Register is an important step in a nationwide preservation process. The responsibility for the identification, initial evaluation, nomination, and treatment of historic resources lies with private individuals, State historic preservation offices, and Federal preservation offices, local governments, and Indian tribes. The final evaluation and listing of properties in the National Register is the responsibility of the Keeper of the National Register.

This bulletin was prepared by staff of the National Register Branch, Interagency Resources Division, National Park Service, with the assistance of the History Division. It was originally issued in draft form in 1982. The draft was revised into final form by Patrick W. Andrus, Historian, National Register, and edited by Rebecca H. Shrimpton, Consulting Historian.

Beth L. Savage, National Register and Sarah Dillard Pope, National Register, NCSHPO coordinated the latest revision of this bulletin. Antionette J. Lee, Tanya Gossett, and Kira Badamo coordinated earlier revisions.

¹Properties listed in the National Register receive limited Federal protection and certain benefits. For more information concerning the effects of listing, and how the National Register may be used by the general public and Certified Local Governments, as well as by local, State, and Federal agencies, and for copies of National Register Bulletins, contact the National Park Service, National Register, 1849 C Street, NW, NC400, Washington, D.C., 20240. Information may also be obtained by visiting the National Register Web site at www.cr.nps.gov/nr or by contacting any of the historic preservation offices in the States and territories.

²The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* are found in the *Federal Register*, Vol. 48, No. 190 (Thursday, September 29, 1983). A copy can be obtained by writing the National Park Service, Heritage Preservation Services (at the address above).

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I. INTRODUCTION

The National Register is the nation's inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, ownership, needs, and other information. It is the beginning of a national census of historic properties. The National Register Criteria for Evaluation define the scope of the National Register of Historic Places; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The Criteria are written broadly to recognize the wide variety of historic properties associated with our prehistory and history.

Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. The historic context serves as the framework within which the National Register Criteria are applied to specific properties or property types. (See *Part V* for a brief discussion of

historic contexts. Detailed guidance for developing and applying historic contexts is contained in *National Register Bulletin: How to Complete the National Register Registration Form* and *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form*.)

The guidelines provided here are intended to help you understand the National Park Service's use of the Criteria for Evaluation, historic contexts, integrity, and Criteria Considerations, and how they apply to properties under consideration for listing in the National Register. Examples are provided throughout, illustrating specific circumstances in which properties are and are not eligible for the National Register. This bulletin should be used by anyone who is:

- Preparing to nominate a property to the National Register,
- Seeking a determination of a property's eligibility,
- Evaluating the comparable significance of a property to those listed in the National Register, or
- Expecting to nominate a property as a National Historic Landmark in addition to nominating it to the National Register.

This bulletin also contains a summary of the National Historic Landmarks Criteria for Evaluation (see *Part IX*). National Historic Landmarks are those districts, sites, buildings, structures, and objects designated by the Secretary of the Interior as possessing national significance in American history, architecture, archeology, engineering, and culture. Although National Register documentation includes a recommendation about whether a property is significant at the local, State, or national level, the only official designation of national significance is as a result of National Historic Landmark designation by the Secretary of the Interior, National Monument designation by the President of the United States, or establishment as a unit of the National Park System by Congress. These properties are automatically listed in the National Register.

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:³

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

³The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV).
A property must be classified as

a district, site, building, structure, or object for inclusion in the National Register.

2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.

5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form.*)

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The

whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

*administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station*

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting

piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

*aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill*

OBJECT

The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

*boundary marker
fountain
milepost
monument
sculpture
statuary*

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of “site” natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality’s subsequent economic development. While they may have been “avenues of exploration,” the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

*battlefield
campsite
cemeteries significant for information
potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation)
having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site*

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district’s integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontinuous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontinuous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

*business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/
numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts*



Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrelationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thierrnonge, III)

V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

⁴ For a complete discussion of historic contexts, see *National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms*.

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register.

AREAS OF SIGNIFICANCE

Agriculture
Architecture
Archeology
 Prehistoric
 Historic—Aboriginal
 Historic—Non-Aboriginal
Art
Commerce
Communications
Community Planning and Development
Conservation
Economics
Education
Engineering
Entertainment/Recreation
Ethnic Heritage
 Asian
 Black
 European
 Hispanic
 Native American
 Pacific Islander
 Other
Exploration/Settlement
Health/Medicine
Industry
Invention
Landscape Architecture
Law
Literature
Maritime History
Military
Performing Arts
Philosophy
Politics/Government
Religion
Science
Social History
Transportation
Other

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of "Civil War Military Activity in Northern Virginia" might be represented by such properties as: a group of mid-19th century fortification structures; an open field where a battle occurred; a knoll from which a general directed troop movements; a sunken transport ship; the residences or public buildings that served as company headquarters; a railroad bridge that served as a focal point for a battle; and earthworks exhibiting particular construction techniques.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context "Era of Industrialization in Grand Bay, Michigan, 1875 - 1900" could be represented by important property types as diverse as sawmills, paper mill sites, salt refining plants, flour mills, grain elevators, furniture factories, workers housing, commercial buildings, social halls, schools, churches, and transportation facilities.

A historic context can also be based on a single important type of property. The context "Development of County Government in Georgia, 1777 - 1861" might be represented solely by courthouses. Similarly, "Bridge Construction in Pittsburgh, 1870 - 1920" would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, or information potential (the Criteria for Evaluation).

For example, the context of county government expansion is represented under Criterion A by historic districts or buildings that reflect population growth, development patterns, the role of government in that society, and political events in the history of the State, as well as the impact of county government on the physical development of county seats. Under Criterion C, the context is represented by properties whose architectural treatments reflect their governmental functions, both practically and symbolically. (See *Part VI: How to Identify the Type of Significance of a Property.*)

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See *Part VIII: How to Evaluate the Integrity of a Property.*)

PROPERTIES SIGNIFICANT WITHIN MORE THAN ONE HISTORIC CONTEXT

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. For example, a public building constructed in the 1830s that is related to the historic context of Civil War campaigns in the area might also be related to the theme of political developments in the community during the 1880s. A property is only required, however, to be documented as significant in one context.

COMPARING RELATED PROPERTIES

Properties listed in the National Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties if:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to strongly represent the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context. (See *Part V: How to Evaluate a Property Within Its Historic Context*.)

LOCAL, STATE, AND NATIONAL HISTORIC CONTEXTS

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

LOCAL HISTORIC CONTEXTS

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout a State, or its boundaries extend over two States, but its importance relates only to a particular county, the property would be considered of local significance.

The level of context of archeological sites significant for their information potential depends on the scope of the applicable research design. For example, a Late Mississippian village site may yield information in a research design concerning one settlement system on a regional scale, while in another research design it may reveal information of local importance concerning a single group's stone tool manufacturing techniques or house forms. It is a question of how the available information potential is likely to be used.

STATE HISTORIC CONTEXTS

Properties are evaluated in a State context when they represent an aspect of the history of the State as a whole (or American Samoa, the District of Columbia, the Commonwealth of the Northern Mariana Islands, Guam, Puerto Rico, or the Virgin Islands). These properties do not necessarily have to belong to property types

found throughout the entire State: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide. For example, the "cotton belt" extends through only a portion of Georgia, yet its historical development in the antebellum period affected the entire State. These State historic contexts may have associated properties that are statewide or locally significant representations. A cotton gin in a small town might be a locally significant representation of this context, while one of the largest cotton producing plantations might be of State significance.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant at the State level. A property can be significant to more than one community or local area, however, without having achieved State significance.

A property that overlaps several State boundaries can possibly be significant to the State or local history of each of the States. Such a property is not necessarily of national significance, however, nor is it necessarily significant to all of the States in which it is located.

Prehistoric sites are not often considered to have "State" significance, per se, largely because States are relatively recent political entities and usually do not correspond closely to Native American political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources that might be of State significance include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

NATIONAL HISTORIC CONTEXTS

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

Properties designated as nationally significant and listed in the National Register are the prehistoric and historic units of the National Park System and those properties that have been designated National Historic Landmarks. The National Historic Landmark criteria are the standards for nationally significant properties; they are found in the *Code of Federal*

Regulations, Title 36, Part 65 and are summarized in this bulletin in *Part IX: Summary of National Historic Landmarks Criteria for Evaluation*.

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country: they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide. For example, the American Civil War

was fought in only a portion of the United States, yet its impact was nationwide. The site of a small military skirmish might be a locally significant representation of this national context, while the capture of the State's largest city might be a statewide significant representation of the national context.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program 1987*. (For more information about the National Historic Landmarks program, please write to the Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

UNDERSTANDING CRITERION B: PERSON⁶

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in *Part VIII: How to Apply the Criteria Considerations*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

EXAMPLES OF PROPERTIES ASSOCIATED WITH PERSONS

Properties associated with a Significant Person:

- The home of an important merchant or labor leader.
- The studio of a significant artist.
- The business headquarters of an important industrialist.



Criterion B - The William Whitney House, Hinsdale, DuPage County, Illinois. This building is locally significant for its historical association with William Whitney, the founder of the town of Hinsdale, Illinois. Whitney, a citizen of New York State, moved to Illinois, established the town, and while living here between 1870 and 1879 was a prominent local businessman and politician. (Photo by Frederick C. Cue).

⁶For further information on properties eligible under Criterion B, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

APPLYING CRITERION B: PERSON

SIGNIFICANCE OF THE INDIVIDUAL

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Eligible

- The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

Not Eligible

- A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

ASSOCIATION WITH THE PROPERTY

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See *Comparison to Related Properties*, below, for exceptions to this rule.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

COMPARISON TO RELATED PROPERTIES

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

ASSOCIATION WITH GROUPS

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Eligible

- A residential district in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc., lived will be eligible under Criterion B if the significance of one or more specific individual residents is explicitly justified.
- A building that served as the seat of an important family is eligible under Criterion B if the significant accomplishments of one or more individual family members is explicitly justified.

Not Eligible

- A residential district in which a large number of influential persons lived is not eligible under Criterion B if the accomplishments of a specific individual(s) cannot be documented. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A. Eligibility, in this case, would be based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this class of citizens.
- A building that served as the seat of an important family will not be eligible under Criterion B if the significant accomplishments of individual family members cannot be documented. In cases where a succession of family members have lived in a house and collectively have had a demonstrably significant impact on the community, as a family, the house is more likely to be significant under Criterion A for association with a pattern of events.

ASSOCIATION WITH LIVING PERSONS

Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge. (See Criteria Considerations C and G in *Part VII: How to Apply the Criteria Considerations*.)

ASSOCIATION WITH ARCHITECTS/ARTISANS

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

NATIVE AMERICAN SITES

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Joseph and Geronimo.⁷

⁷ For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



Richland Plantation, East Feliciana Parish, Louisiana. Properties can qualify under Criterion C as examples of high style architecture. Built in the 1830s, Richland is a fine example of a Federal style residence with a Greek Revival style portico. (Photo by Dave Gleason).

UNDERSTANDING CRITERION C: DESIGN/ CONSTRUCTION

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.

- Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. “The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

Resources “that represent a significant and distinguishable entity whose components may lack individual distinction” are called “districts.” In the Criteria for Evaluation (as published in the *Code of Federal Regulations* and reprinted here in Part II), districts are

defined within the context of Criterion C. Districts, however, can be considered for eligibility under all the Criteria, individually or in any combination, as is appropriate. For this reason, the full discussion of districts is contained in Part IV: *How to Define Categories of Historic Properties*. Throughout the bulletin, however, districts are mentioned within the context of a specific subject, such as an individual Criterion.



Grant Family House, Saco vicinity, York County, Maine. Properties possessing high artistic value meet Criterion C through the expression of aesthetic ideals or preferences. The Grant Family House, a modest Federal style residence, is significant for its remarkably well-preserved stenciled wall decorative treatment in the entry hall and parlor. Painted by an unknown artist ca. 1825, this is a fine example of 19th century New England regional artistic expression. (Photo by Kirk F. Mohney).

EXAMPLES OF PROPERTIES ASSOCIATED WITH DESIGN/ CONSTRUCTION

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

APPLYING CRITERION C: DESIGN/ CONSTRUCTION

DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, AND METHOD OF CONSTRUCTION

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Eligible

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

Not Eligible

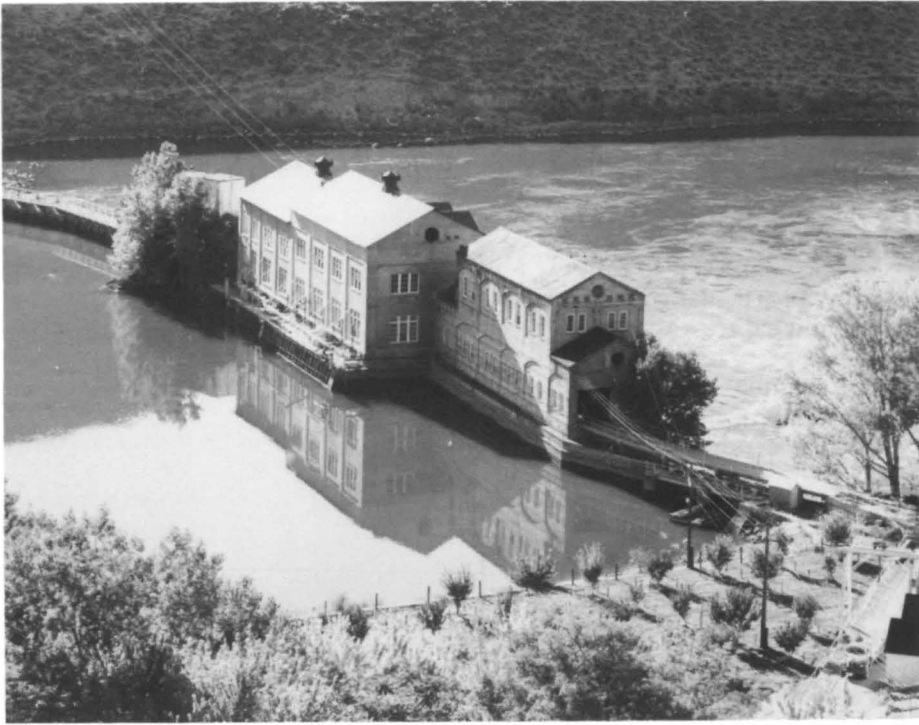
- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

Eligible

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



Swan Falls Dam and Power Plant, Murphy vicinity, Ada County, Idaho. Significant works of engineering can qualify under Criterion C. Built between 1900-1907 the Swan Falls Dam and Power Plant across the Snake River is one of the early hydroelectric plants in the State of Idaho. (Photo by H.L. Hough).



Looney House, Asheville vicinity, St. Clair County, Alabama. Examples of vernacular styles of architecture can qualify under Criterion C. Built ca. 1818, the Looney House is significant as possibly the State's oldest extant two-story dogtrot type of dwelling. The defining open center passage of the dogtrot was a regional building response to the southern climate. (Photo by Carolyn Scott).

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Eligible

- A Native American irrigation system modified for use by Europeans could be eligible if it illustrates the technology of either or both periods of construction.
- An early 19th century farmhouse modified in the 1880s with Queen Anne style ornamentation could be significant for the modification itself, if it represented a local variation or significant trend in building construction or remodeling, was the work of a local master (see *Works of a Master* on page 20), or reflected the tastes of an important person associated with the property at the time of its alteration.
- A district encompassing the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras, can be eligible.

WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.

PROPERTIES POSSESSING HIGH ARTISTIC VALUES

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Eligible

- A sculpture in a town square that epitomizes the design principles of the Art Deco style is eligible.
- A building that is a classic expression of the design theories of the Craftsman Style, such as carefully detailed handwork, is eligible.
- A landscaped park that synthesizes early 20th century principles of landscape architecture and expresses an aesthetic ideal of environment can be eligible.
- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

Not Eligible

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction. This portion of Criterion C refers to districts. For detailed information on districts, refer to *Part IV* of this bulletin.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

UNDERSTANDING CRITERION D: INFORMATION POTENTIAL

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered “important” when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current

data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.

APPLYING CRITERION D: INFORMATION POTENTIAL

ARCHEOLOGICAL SITES

Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

BUILDINGS, STRUCTURES, AND OBJECTS

While most often applied to archeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information.

Eligible

- A building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

Not Eligible

- The ruins of a hacienda once contained murals that have since been destroyed. Historical documentation, however, indicates that the murals were significant for their highly unusual design. The ruins can not be eligible under Criterion D for the importance of the destroyed murals if the information is contained only in the documentation.



Criterion D - Champe-Fremont 1 Archeological Site, Omaha vicinity, Douglas County, Nebraska. This archeological site, dating from ca. 1100-1450 A.D., consists of pit houses and storage pits which have the potential to yield important information concerning the subsistence patterns, religious and mortuary practices, and social organization of the prehistoric residents of eastern Nebraska. (Nebraska State Historical Society)

ASSOCIATION WITH HUMAN ACTIVITY

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion D. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion D.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion D in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion D, if study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

ESTABLISHING A HISTORIC CONTEXT

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

DEVELOPING RESEARCH QUESTIONS

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the

property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Eligible

- When a site consisting of a village occupation with midden deposits, hearths, ceramics, and stratified evidence of several occupations is being evaluated, three possible research topics could be: 1) the question of whether the site occupants were indigenous to the area prior to the time of occupation or recent arrivals, 2) the investigation of the settlement-subsistence pattern of the occupants, 3) the question of whether the region was a center for the domestication of plants. Specific questions could include: A) Do the deposits show a sequential development or sudden introduction of Ceramic Type X? B) Do the dates of the occupations fit our expectations based on the current model for the reoccupation behavior of slash-and-burn agriculturalists? C) Can any genetic changes in the food plant remains be detected?

Not Eligible

- A property is not eligible if so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property.

ESTABLISHING THE PRESENCE OF ADEQUATE DATA

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Eligible

- Data requirements depend on the specific research topics and questions to be addressed. To continue the example in "Developing Research Questions" above, we might want to ascertain the following with reference to questions A, B, and C: A) The site contains Ceramic Type X in one or more occupation levels and we expect to be able to document the local evaluation of the type or its intrusive nature. B) The hearths contain datable carbon deposits and are associated with more than one occupation. C) The midden deposits show good floral/faunal preservation, and we know enough about the physical evolution of food plants to interpret signs that suggest domestication.

Not Eligible

- Generally, if the applicable research design requires clearly stratified deposits, then subsurface investigation techniques must be applied. A site composed only of surface materials can not be eligible for its potential to yield information that could only be found in stratified deposits.

INTEGRITY

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Eligible

- An irrigation system significant for the information it will yield on early engineering practices can still be eligible even though it is now filled in and no longer retains the appearance of an open canal.

Not Eligible

- A plowed archeological site contains several superimposed components that have been mixed to the extent that artifact assemblages cannot be reconstructed. The site cannot be eligible if the data requirements of the research design call for the study of artifacts specific to one component.

PARTLY EXCAVATED OR DISTURBED PROPERTIES

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important information must be shown to retain that potential in their remaining portions.

Eligible

- A site that has been partially excavated but still retains substantial intact deposits (or a site in which the remaining deposits are small but contain critical information on a topic that is not well known) is eligible.

Not Eligible

- A totally collected surface site or a completely excavated buried site is not eligible since the physical remains capable of yielding important information no longer exist at the site. (See *Completely Excavated Sites*, on page 24, for exception.) Likewise, a site that has been looted or otherwise disturbed to the extent that the remaining cultural materials have lost their important depositional context (horizontal or vertical location of deposits) is not eligible.
- A reconstructed mound or other reconstructed site will generally not be considered eligible, because original cultural materials or context or both have been lost.

COMPLETELY EXCAVATED SITES

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/ archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.

Eligible

- A property that has been excavated is eligible if the data recovered was of such importance that it influenced the direction of research in the discipline, as in a site that clearly established the antiquity of the human occupation of the New World. (See Criterion A in *Part VI: How to Identify the Type of Significance of a Property* and *Criteria Consideration G* in *Part VII: How to Apply the Criteria Considerations*.)

Not Eligible

- A totally excavated site that at one time yielded important information but that no longer can convey either its historic/ prehistoric utilization or significant modern investigation is not eligible.

VII. HOW TO APPLY THE CRITERIA CONSIDERATIONS

INTRODUCTION

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties *can* be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity). *Part VII* provides guidelines for determining which properties must meet these special requirements and for applying each Criteria Consideration.

The Criteria Considerations need to be applied only to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district. These are the general steps to follow when applying the Criteria Considerations to your property:

- Before looking at the Criteria Considerations, make sure your property meets one or more of the four Criteria for Evaluation and possesses integrity.
- If it does, check the Criteria Considerations (next column) to see if

the property is of a type that is usually excluded from the National Register. The sections that follow also list specific examples of properties of each type. If your property clearly *does not* fit one of these types, then it does not need to meet any special requirements.

- If your property *does* fit one of these types, then it must meet the special requirements stipulated for that type in the Criteria Considerations.

CRITERIA CONSIDERATIONS*

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

*The Criteria Considerations are taken from the Criteria for Evaluation, found in the *Code of Federal Regulations, Title 36, Part 60*.

CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

UNDERSTANDING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

Criteria Consideration for Religious Properties applies:

- If the resource was constructed by a religious institution.
- If the resource is presently owned by a religious institution or is used for religious purposes.
- If the resource was owned by a religious institution or used for religious purposes during its Period of Significance.
- If Religion is selected as an Area of Significance.

Examples of Properties that MUST Meet Criteria Consideration A: Religious Properties

- A historic church where an important non-religious event occurred, such as a speech by Patrick Henry.
- A historic synagogue that is significant for architecture.
- A private residence is the site of a meeting important to religious history.
- A commercial block that is currently owned as an investment property by a religious institution.
- A historic district in which religion was either a predominant or significant function during the period of significance.

Example of Properties that DO NOT Need to Meet Criteria Consideration A: Religious Properties

- A residential or commercial district that currently contains a small number of churches that are not a predominant feature of the district.
- A town meeting hall that serves as the center of community activity and houses a wide variety of public and private meetings, including religious service. The resource is significant for architecture and politics, and the religious function is incidental.
- A town hall, significant for politics from 1875 to 1925, that housed religious services during the 1950s. Since the religious function occurred after the Period of Significance, the Criteria Consideration does not apply.

APPLYING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

ELIGIBILITY FOR HISTORIC EVENTS

A religious property can be eligible under Criterion A for any of three reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly associated with traditional cultural values.

RELIGIOUS HISTORY

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern in the history of religion.

Eligible

- The site of a convention at which a significant denominational split occurred meets the requirements of Criteria Consideration A. Also eligible is a property that illustrates the broad impact of a religious institution on the history of a local area.

Not Eligible

- A religious property cannot be eligible simply because was the place of religious services for a community, or was the oldest structure used by a religious group in a local area.

OTHER HISTORICAL THEMES

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern that is significant in another historic context. A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

Eligible

- A religious property can qualify for its important role as a temporary hospital during the Revolutionary War, or if its school was significant in the history of education in the community.

Not Eligible

- A religious property is not significant in the history of education in a community simply because it had occasionally served as a school.

TRADITIONAL CULTURAL VALUES

When evaluating properties associated with traditional cultures, it is important to recognize that often these cultures do not make clear distinctions between what is secular and what is sacred. Criteria Consideration A is not intended to exclude traditional cultural resources merely because they have religious uses or are considered sacred. A property or natural feature important to a traditional culture's religion and mythology is eligible if its importance has been ethnohistorically documented and if the site can be clearly defined. It is critical, however, that the activities be documented and that the associations not be so diffuse that the physical resource cannot be adequately defined.⁸

Eligible

- A specific location or natural feature that an Indian tribe believes to be its place of origin and that is adequately documented qualifies under Criteria Consideration A.

ELIGIBILITY FOR HISTORIC PERSONS

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

Eligible

- A religious property strongly associated with a religious leader, such as George Whitefield or Joseph Smith, is eligible.

⁸ For more information on applying Criteria Consideration A to traditional cultural properties, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

ELIGIBILITY FOR ARCHITECTURAL OR ARTISTIC DISTINCTION

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction. (See "Comparing Related Properties" in Part V: *How to Evaluate a Property Within Its Historic Context*.)

Eligible

- A historic camp meeting district that meets the requirements of Criterion C for its significance as a type of construction is eligible.

ELIGIBILITY FOR INFORMATION POTENTIAL

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion D, in relation to similar properties, other information sources, and existing data gaps.

Eligible

- A 19th century camp meeting site that could provide information about the length and intensity of site use during revivals of the Second Great Awakening is eligible.
- Rock cairns or medicine wheels that had a historic religious mythological function and can provide information about specific cultural beliefs are eligible.

ABILITY TO REFLECT HISTORIC ASSOCIATIONS

As with all eligible properties, religious properties must physically represent the period of time for which they are significant. For instance, a recent building that houses an older congregation cannot qualify based on the historic activities of the group because the current building does not convey the earlier history. Likewise, an older building that housed the historic activities of the congregation is eligible if it still physically represents the period of the congregation's significance. However, if an older building has been remodeled to the extent that its appearance dates from the time of the remodeling, it can only be eligible if the period of significance corresponds with the period of the alterations.

Eligible

- A church built in the 18th century and altered beyond recognition in the 19th century is eligible only if the additions are important in themselves as an example of late 19th century architecture or as a reflection of an important period of the congregation's growth.

Not Eligible

- A synagogue built in the 1920s cannot be eligible for the important activities of its congregation in the 18th and 19th centuries. It can only be eligible for significance obtained after its construction date.
- A rural 19th century frame church recently sheathed in brick is not eligible because it has lost its characteristic appearance and therefore can no longer convey its 19th century significance, either for architectural value or historic association.



Criteria Consideration A - Religious Properties. A religious property can qualify as an exception to the Criteria if it is architecturally significant. *The Church of the Navity in Rosedale, Iberville Parish, Louisiana, qualified as a rare example in the State of a 19th century small frame Gothic Revival style chapel.* (Robert Obier)

CRITERIA CONSIDERATION B: MOVED PROPERTIES

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

ELIGIBILITY FOR ARCHITECTURAL VALUE

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Examples of Properties that MUST Meet Criteria Consideration B: Moved Properties

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of Properties that DO NOT Need to Meet Criteria Consideration B: Moved Properties

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

ELIGIBILITY FOR HISTORIC ASSOCIATIONS

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Eligible

- A moved building occupied by an business woman during the majority of her productive career would be eligible if the other extant properties are a house she briefly inhabited prior to her period of significance and a commercial building she owned after her retirement.

Not Eligible

- A moved building associated with the beginning of rail transportation in a community is not eligible if the original railroad station and warehouse remained intact on their original sites.

SETTING AND ENVIRONMENT

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Eligible

- A property significant as an example of mid-19th century rural house type can be eligible after a move, provided that it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited appropriately in relation to natural and manmade surroundings.

Not Eligible

- A rural house that is moved into an urban area and a bridge that is no longer situated over a waterway are not eligible.

ASSOCIATION DEPENDENT ON THE SITE

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Eligible

- A farm structure significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location.

Not Eligible

- A 19th century rural residence that was designed around particular topographic features, reflecting that time period's ideals of environment, is not eligible if moved.

PROPERTIES DESIGNED TO BE MOVED

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

Eligible

- A ship docked in a harbor, a locomotive on tracks or in a railyard, and a bridge relocated from one body of water to another are eligible.

Not Eligible

- A ship on land in a park, a bridge placed in a pasture, or a locomotive displayed in an indoor museum are not eligible.

ARTIFICIALLY CREATED GROUPINGS

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Eligible

- A grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values.

Not Eligible

- A rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible.

PORTIONS OF PROPERTIES

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.

CRITERIA CONSIDERATION C: BIRTHPLACES OR GRAVES

A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.

UNDERSTANDING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

Birthplaces and graves often attain importance as reflections of the origins of important persons or as lasting memorials to them. The lives of persons significant in our past normally are recognized by the National Register through listing of properties illustrative of or associated with that person's productive life's work. Birthplaces and graves, as properties that represent the beginning and the end of the life of distinguished individuals, may be temporally and geographically far removed from the person's significant activities, and therefore are not usually considered eligible.

Examples of Properties that MUST Meet Criteria Consideration C: Birthplaces and Graves

- *The birthplace of a significant person who lived elsewhere during his or her Period of Significance.*
- *A grave that is nominated for its association with the significant person buried in it.*
- *A grave that is nominated for information potential.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration C: Birthplaces and Graves

- *A house that was inhabited by a significant person for his or her entire lifetime.*
- *A grave located on the grounds of the house where a significant person spent his or her productive years.*

APPLYING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

PERSONS OF OUTSTANDING IMPORTANCE

The phrase "a historical figure of outstanding importance" means that in order for a birthplace or grave to qualify, it cannot be simply the birthplace or grave of a person significant in our past (Criterion B). It must be the birthplace or grave of an individual who was of outstanding importance in the history of the local area, State, or nation. The birthplace or grave of an individual who was one of several people active in some aspect of the history of a community, a state, or the Nation would not be eligible.

LAST SURVIVING PROPERTY ASSOCIATED WITH A PERSON

When an geographical area strongly associated with a person of outstanding importance has lost all other properties directly associated with his or her formative years or productive life, a birthplace or grave may be eligible.

ELIGIBILITY FOR OTHER ASSOCIATIONS

A birthplace or grave can also be eligible if it is significant for reasons other than association with the productive life of the person in question. It can be eligible for significance under Criterion A for association with important events, under Criterion B for association with the productive lives of *other* important persons, or under Criterion C for architectural significance. A birthplace or grave can also be eligible in rare cases if, after the passage of time, it is significant for its commemorative value. (See Criteria Consideration F for a discussion of commemorative properties.) A birthplace or grave can also be eligible under Criterion D if it contains important information on research, e.g., demography, pathology, mortuary practices, socioeconomic status differentiation.



Criteria Consideration C - Birthplaces. *A birthplace of a historical figure is eligible if the person is of outstanding importance and there is no other appropriate site or building associated with his or her productive life. The **Walter Reed Birthplace**, Gloucester vicinity, Gloucester County, Virginia is the most appropriate remaining building associated with the life of the man who, in 1900, discovered the cause and mode of transmission of the great scourge of the tropics, yellow fever. (Virginia Historic Landmarks Commission)*

CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

UNDERSTANDING CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is a collection of graves that is marked by stones or other artifacts or that is unmarked but recognizable by features such as fencing or depressions, or through maps, or by means of testing. Cemeteries serve as a primary means of an individual's recognition of family history and as expressions of collective religious and/or ethnic identity. Because cemeteries may embody values beyond personal or family-specific emotions, the National Register criteria allow for listing of cemeteries under certain conditions.

Examples of Properties that MUST Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated individually for Criterion A, B, or C.

Examples of Properties that DO NOT Need to Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated along with its associated church, but the church is the main resource nominated.
- A cemetery that is nominated under Criterion D for information potential.
- A cemetery that is nominated as part of a district but is not the focal point of the district.

APPLYING CRITERIA CONSIDERATION D: CEMETERIES

PERSONS OF TRANSCENDENT IMPORTANCE

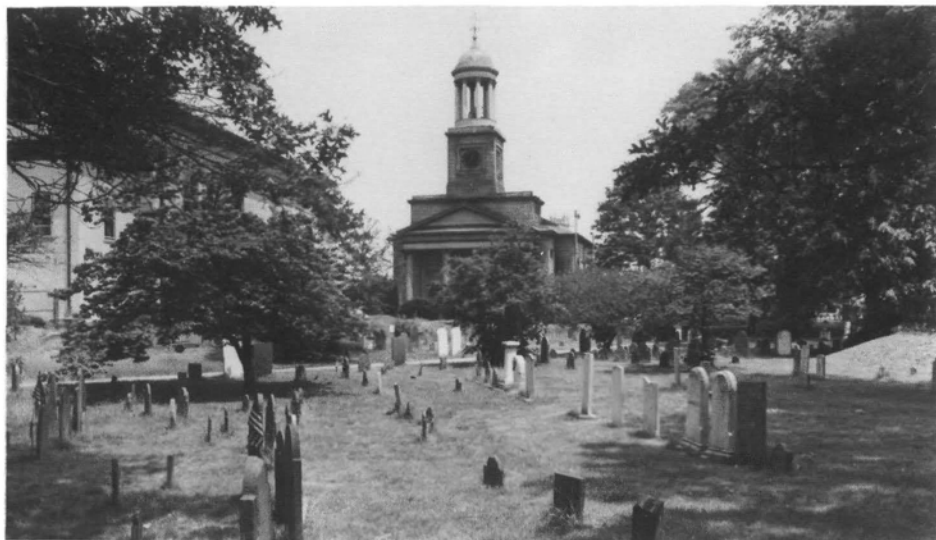
A cemetery containing the graves of persons of transcendent importance may be eligible. To be of transcendent importance the persons must have been of great eminence in their fields of endeavor or had a great impact upon the history of their community, State, or nation. (A single grave that is the burial place of an important person and is located in a larger cemetery that does not qualify under this Criteria Consideration should be treated under Criteria Consideration C: Birthplaces and Graves.)

Eligible

- A historic cemetery containing the graves of a number of persons who were exceptionally significant in determining the course of a State's political or economic history during a particular period is eligible.

Not Eligible

- A cemetery containing graves of State legislators is not eligible if they simply performed the daily business of State government and did not have an outstanding impact upon the nature and direction of the State's history.



Criteria Consideration D - Cemeteries. *The Hancock Cemetery, Quincy, Norfolk County, Massachusetts meets the exception to the Criteria because it derives its primary significance from its great age (the earliest burials date from 1640) and from the distinctive design features found in its rich collection of late 17th and early 18th century funerary art. (N. Hobart Holly)*

ELIGIBILITY ON THE BASIS OF AGE

Cemeteries can be eligible if they have achieved historic significance for their relative great age in a particular geographic or cultural context.

Eligible

- A cemetery dating from a community's original 1830s settlement can attain significance from its association with that very early period.

ELIGIBILITY FOR DESIGN

Cemeteries can qualify on the basis of distinctive design values. These values refer to the same design values addressed in Criterion C and can include aesthetic or technological achievement in the fields of city planning, architecture, landscape architecture, engineering, mortuary art, and sculpture. As for all other nominated properties, a cemetery must clearly express its design values and be able to convey its historic appearance.

Eligible

- A Victorian cemetery is eligible if it clearly expresses the aesthetic principles related to funerary design for that period, through such features as the overall plan, landscaping, statuary, sculpture, fencing, buildings, and grave markers.

Not Eligible

- A cemetery cannot be eligible for design values if it no longer conveys its historic appearance because of the introduction of new grave markers.

ELIGIBILITY FOR ASSOCIATION WITH EVENTS

Cemeteries may be associated with historic events including specific important events or general events that illustrate broad patterns.

Eligible

- A cemetery associated with an important Civil War battle is eligible.
- A cemetery associated with the settlement of an area by an ethnic or cultural group is eligible if the movement of the group into the area had an important impact, if other properties associated with that group are rare, and if few documentary sources have survived to provide information about the group's history.

Not Eligible

- A cemetery associated with a battle in the Civil War does not qualify if the battle was not important in the history of the war.
- A cemetery associated with an area's settlement by an ethnic or cultural group is not eligible if the impact of the group on the area cannot be established, if other extant historic properties better convey association with the group, or if the information that the cemetery can impart is available in documentary sources.

ELIGIBILITY FOR INFORMATION POTENTIAL

Cemeteries, both historic and prehistoric, can be eligible if they have the potential to yield important information. The information must be important within a specific context and the potential to yield information must be demonstrated.

A cemetery can qualify if it has potential to yield important information provided that the information it contains is not available in extant documentary evidence.

Eligible

- A cemetery associated with the settlement of a particular cultural group will qualify if it has the potential to yield important information about subjects such as demography, variations in mortuary practices, or the study of the cause of death correlated with nutrition or other variables.

INTEGRITY

Assessing the integrity of a historic cemetery entails evaluating principal design features such as plan, grave markers, and any related elements (such as fencing). Only that portion of a historic cemetery that retains its historic integrity can be eligible. If the overall integrity has been lost because of the number and size of recent grave markers, some features such as buildings, structures, or objects that retain integrity may be considered as individual properties if they are of such historic or artistic importance that they individually meet one or more of the requirements listed above.

NATIONAL CEMETERIES

National Cemeteries administered by the Veterans Administration are eligible because they have been designated by Congress as primary memorials to the military history of the United States. Those areas within a designated national cemetery that have been used or prepared for the reception of the remains of veterans and their dependents, as well as any landscaped areas that immediately surround the graves may qualify. Because these cemeteries draw their significance from the presence of the remains of military personnel who have served the country throughout

its history, the age of the cemetery is not a factor in judging eligibility, although integrity must be present.

A national cemetery or a portion of a national cemetery that has only been set aside for use in the future is not eligible.

CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

A reconstructed property is eligible when it is accurately executed in a suitable environment *and* presented in a dignified manner as part of a restoration master plan *and* when no other building or structure with the same associations has survived. All three of these requirements must be met.

UNDERSTANDING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

“Reconstruction” is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Reconstructed buildings fall into two categories: buildings wholly constructed of new materials and buildings reassembled from some historic and some new materials. Both categories of properties present problems in meeting the integrity requirements of the National Register criteria.

Examples of Properties that MUST Meet Criteria Consideration E: Reconstructed Properties

- A property in which most or all of the fabric is not original.
- A district in which an important resource or a significant number of resources are reconstructions.

Examples of Properties that DO NOT Need to Meet Criteria Consideration E: Reconstructed Properties

- A property that is remodeled or renovated and still has the majority of its original fabric.

APPLYING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

ACCURACY OF THE RECONSTRUCTION

The phrase “accurately executed” means that the reconstruction must be based upon sound archeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

SUITABLE ENVIRONMENT

The phrase “suitable environment” refers to: 1) the physical context provided by the historic district and 2) any interpretive scheme, if the historic district is used for interpretive purposes. This means that the reconstructed property must be located at the same site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property.

Eligible

- A reconstructed plantation manager’s office building is considered eligible because it is located at its historic site, grouped with the remaining historic plantation buildings and structures, and the plantation as a whole retains integrity. Interpretation of the plantation district includes an explanation that the manager’s office is not the original building, but a reconstruction.

Not Eligible

- The same reconstructed plantation manager’s office building would not qualify if it were rebuilt at a location different from that of the original building, or if the district as a whole no longer reflected the period for which it is significant, or if a misleading interpretive scheme were used for the district or for the reconstruction itself.

RESTORATION MASTER PLANS

Being presented “as part of a restoration master plan” means that: 1) a reconstructed property is an essential component in a historic district and 2) the reconstruction is part of an overall restoration plan for an entire district. “Restoration” is defined as accurately recovering the form and details of a property and its setting as it appeared at a particular period by removing later work or by replacing missing earlier work (as opposed to completely rebuilding the property). The master plan for the entire property must emphasize restoration, not reconstruction. In other words, the master plan for the entire resource would not be acceptable under this consideration if it called for reconstruction of a majority of the resource.

LAST SURVIVING PROPERTY OF A TYPE

This consideration also stipulates that a reconstruction can qualify if, in addition to the other requirements, no other building, object, or structure with the same association has survived. A reconstruction that is part of a restoration master plan is appropriate only if: 1) the property is the only one in the district with which a particular important activity or event has been historically associated or 2) no other property with the same associative values has survived.

RECONSTRUCTIONS OLDER THAN FIFTY YEARS

After the passage of fifty years, a reconstruction may attain its own significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. On that basis, a reconstruction can possibly qualify under any of the Criteria.

Eligible

- A reconstructed plantation manager’s office is eligible if the office were an important component of the plantation *and* if the reconstruction is one element in an overall plan for restoring the plantation *and* if no other building or structure with the same associations has survived.
- The reconstruction of the plantation manager’s office building can be eligible only if the majority of buildings, structures, and objects that comprised the plantation are extant and are being restored. For guidance regarding restoration see the *Secretary of the Interior’s Standards for Historic Preservation Projects*.

CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

UNDERSTANDING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.

Examples of Properties that MUST Meet Criteria Consideration F: Commemorative Properties

- *A property whose sole or primary function is commemorative or in which the commemorative function is of primary significance.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration F: Commemorative Properties

- *A resource that has a non-commemorative primary function or significance.*
- *A single marker that is a component of a district (whether contributing or non-contributing).*

APPLYING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

ELIGIBILITY FOR DESIGN

A commemorative property derives its design from the aesthetic values of the period of its creation. A commemorative property, therefore, may be significant for the architectural, artistic, or other design qualities of its own period in prehistory or history.

Eligible

- A commemorative statue situated in a park or square is eligible if it expresses the aesthetics or craftsmanship of the period when it was made, meeting Criterion C.
- A late 19th century statue erected on a courthouse square to commemorate Civil War veterans would qualify if it reflects that era's shared perception of the noble character and valor of the veterans and their cause. This was commonly conveyed by portraying idealized soldiers or allegorical figures of battle, victory, or sacrifice.

ELIGIBILITY FOR AGE, TRADITION, OR SYMBOLIC VALUE

A commemorative property cannot qualify for association with the event or person it memorializes. A commemorative property may, however, acquire significance after the time of its creation through *age*, *tradition*, or *symbolic* value. This significance must be documented by accepted methods of historical research, including written or oral history, and must meet one or more of the Criteria.

Eligible

- A commemorative marker erected by a cultural group that believed the place was the site of its origins is eligible if, for subsequent generations of the group, the marker itself became the focus of traditional association with the group's historic identity.
- A building erected as a monument to an important historical figure will qualify if through the passage of time the property itself has come to symbolize the value placed upon the individual and is widely recognized as a reminder of enduring principles or contributions valued by the generation that erected the monument.
- A commemorative marker erected early in the settlement or development of an area will qualify if it is demonstrated that, because of its relative great age, the property has long been a part of the historic identity of the area.

Not Eligible

- A commemorative marker erected in the past by a cultural group at the site of an event in its history would not be eligible if the marker were significant only for association with the event, and it had not become significant itself through tradition.
- A building erected as a monument to an important historical figure would not be eligible if its only value lay in its association with the individual, and it has not come to symbolize values, ideas, or contributions valued by the generation that erected the monument.
- A commemorative marker erected to memorialize an event in the community's history would not qualify simply for its association with the event it memorialized.

INELIGIBILITY AS THE LAST REPRESENTATIVE OF AN EVENT OR PERSON

The loss of properties directly associated with a significant event or person does not strengthen the case for consideration of a commemorative property. Unlike birthplaces and graves, a commemorative property usually has no direct historic association. The commemorative property can qualify for historic association only if it is clearly significant in its own right, as stipulated above.

CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS⁹

A property achieving significance within the last fifty years is eligible if it is of exceptional importance.

UNDERSTANDING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS

The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

Examples of Properties that MUST Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A property that is less than fifty years old.
- A property that continues to achieve significance into a period less than fifty years before the nomination.
- A property that has non-contiguous Periods of Significance, one of which is less than fifty years before the nomination.
- A property that is more than fifty years old and had no significance until a period less than fifty years before the nomination.

Examples of Properties that DO NOT Need to Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less.
- A resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years.
- A historic district in which a few properties are newer than fifty years old, but the majority of properties and the most important Period of Significance are greater than fifty years old.

⁹ For more information on Criteria Consideration G, refer to *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Last Fifty Years*.

APPLYING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE PAST FIFTY YEARS

ELIGIBILITY FOR EXCEPTIONAL IMPORTANCE

The phrase "exceptional importance" may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. Properties listed that had attained significance in less than fifty years include: the launch pad at Cape Canaveral from which men first traveled to the moon, the home of nationally prominent playwright Eugene O'Neill, and the Chrysler Building (New York) significant as the epitome of the "Style Moderne" architecture.

Properties less than fifty years old that qualify as exceptional because the entire category of resources is fragile include a recent example of a traditional sailing canoe in the Trust Territory of the Pacific Islands, where because of rapid deterioration of materials, no working Micronesian canoes exist that are more than twenty years old. Properties that by their nature can last more than fifty years cannot be considered exceptionally important because of the fragility of the class of resources.

The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Eligible

- The General Laundry Building in New Orleans, one of the few remaining Art Deco Style buildings in that city, was listed in the National Register when it was forty years old because of its exceptional importance as an example of that architectural style.

HISTORICAL PERSPECTIVE

A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.

In many communities, properties such as apartment buildings built in the 1950s cannot be evaluated because there is no scholarly research available to provide an overview of the nature, role, and impact of that building type within the context of historical and architectural developments of the 1950s.

NATIONAL PARK SERVICE RUSTIC ARCHITECTURE

Properties such as structures built in a rustic style by the National Park Service during the 1930s and 1940s can be evaluated because a broad study, *National Park Service Rustic Architecture* (1977), provides the context for evaluating properties of this type and style. Specific examples were listed in the National Register prior to reaching fifty years of age when documentation concerning the individual properties established their significance within the historical and architectural context of the type and style.

VETERANS ADMINISTRATION HOSPITALS

Hospitals less than fifty years old that were constructed by the Veterans Bureau and Veterans Administration can be evaluated because the collection of forty-eight facilities built between 1920 and 1946 has been analyzed in a study prepared by the agency. The study provided a historic and architectural context for development of veteran's care within which hospitals could be evaluated. The exceptional importance of specific individual facilities constructed within the past fifty years could therefore be determined based on their role and their present integrity.

COMPARISON WITH RELATED PROPERTIES

In justifying exceptional importance, it is necessary to identify other properties within the geographical area that reflect the same significance or historic associations and to determine which properties *best* represent the historic context in question. Several properties in the area could become eligible with the passage of time, but few will qualify now as exceptionally important.

POST-WORLD WAR II PROPERTIES

Properties associated with the post-World War II era must be identified and evaluated to determine which ones in an area could be judged exceptionally important. For example, a public housing complex may be eligible as an outstanding expression of the nation's post-war urban policy. A military installation could be judged exceptionally important because of its contribution to the Cold War arms race. A church building in a Southern city may have served as the pivotal rallying point for the city's most famous civil rights protest. A post-war suburban subdivision may be the best reflection of contemporary siting and design tenets in a metropolitan area. In each case, the nomination preparer must justify the *exceptional* importance of the property relative to similar properties in the community, State, or nation.

ELIGIBILITY FOR INFORMATION POTENTIAL

A property that has achieved significance within the past fifty years can qualify under Criterion D only if it can be demonstrated that the information is of exceptional importance within the appropriate context and that the property contains data superior to or different from those obtainable from other sources, including other culturally related sites. An archeological site less than fifty years old may be eligible if the former inhabitants are so poorly documented that information about their lifeways is best obtained from examination of the material remains.

Eligible

- Data such as the rate of adoption of modern technological innovations by rural tenant farmers in the 1950s may not be obtainable through interviews with living persons but could be gained by examination of homesites.

Not Eligible

- A recent archeological site such as the remains of a Navajo sheep corral used in the 1950s would not be considered exceptionally significant for its information potential on animal husbandry if better information on the same topic is available through ethnographic studies or living informants.

HISTORIC DISTRICTS

Properties which have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. This is demonstrated by documenting that the property dates from within the district's defined Period of Significance and that it is associated with one or more of the district's defined Areas of Significance.

Properties less than fifty years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: 1) the district's Period of Significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either the district itself or the less-than-fifty-year-old properties. Exceptional importance still must be demonstrated for district where the majority of properties or the major Period of Significance is less than fifty years old, and for less-than-fifty-year-old properties which are nominated individually.

PROPERTIES MORE THAN FIFTY YEARS IN AGE, LESS THAN FIFTY YEARS IN SIGNIFICANCE

Properties that are more than fifty years old, but whose significant associations or qualities are less than fifty years old, must be treated under the fifty year consideration.

Eligible

- A building constructed early in the twentieth century (and having no architectural importance), but that was associated with an important person during the 1950s, must be evaluated under Criteria Consideration G because the Period of Significance is within the past fifty years. Such a property would qualify if the person was of exceptional importance.

REQUIREMENT TO MEET THE CRITERIA, REGARDLESS OF AGE

Properties that are less than fifty years old and are not exceptionally important will *not* automatically qualify for the National Register once they are fifty years old. In order to be listed in the National Register, all properties, regardless of age, must be demonstrated to meet the Criteria for Evaluation.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

RARE EXAMPLES OF A PROPERTY TYPE

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location**, **Setting**, **Feeling**, and **Association**), or
- substantial amounts of new materials have been incorporated (**Materials**, **Workmanship**, and **Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design**, **Workmanship**, and **Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design**, **Workmanship**, and **Feeling**), and
- most of the historic materials are present (**Materials**, **Workmanship**, and **Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting**, **Location**, **Feeling**, and **Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design**, **Workmanship**, and **Feeling**) or
- considerable amounts of new materials were incorporated (**Materials**, **Workmanship**, and **Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting**, **Location**, **Feeling**, and **Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

IX. SUMMARY OF THE NATIONAL HISTORIC LANDMARKS CRITERIA FOR EVALUATION

A property being nominated to the National Register may also merit consideration for potential designation as a National Historic Landmark. Such consideration is dependent upon the stringent application of the following distinct set of criteria (found in the *Code of Federal Regulations*, Title 36, Part 65).

NATIONAL HISTORIC LANDMARKS CRITERIA

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

NATIONAL HISTORIC LANDMARK EXCLUSIONS

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or

4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

COMPARING THE NATIONAL HISTORIC LANDMARKS CRITERIA AND THE NATIONAL REGISTER CRITERIA

In general, the instructions for preparing a National Register nomination and the guidelines stated in this bulletin for applying the National Register Criteria also apply to Landmark nominations and the use of the Landmark criteria. While there are specific distinctions discussed below, *Parts IV and V* of this bulletin apply equally to National Register listings and Landmark nominations. That is, the categories of historic properties are defined the same way; historic con-

texts are identified similarly; and comparative evaluation is carried out on the same principles enumerated in *Part V*.

There are some differences between National Register and National Historic Landmarks Criteria. The following is an explanation of how each Landmark Criterion compares with its National Register Criteria counterpart:

CRITERION 1

This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be *outstandingly* represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

CRITERION 2

This Criterion relates to National Register Criterion B. Both cover properties associated with significant people. The Landmark Criterion differs in that it specifies that the association of a person to the property in question be an important one and that the person associated with the property be of *national* significance.

CRITERION 3

This Criterion has no counterpart among the National Register Criteria. It is rarely, if ever, used alone. While not a landmark at present, the Liberty Bell is an object that might be considered under this Criterion. The application of this Criterion obviously requires the most careful scrutiny and would apply only in rare instances involving ideas and ideals of the highest order.

CRITERION 4

This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic

district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, *per se*, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgement in order to avoid current conflicts of taste.

CRITERION 5

This Criterion does not have a strict counterpart among the National Register Criteria. It may seem redundant of the latter part of Landmark Criterion 4. It is meant to cover collective entities such as Greenfield Village and historic districts like New Bedford, Massachusetts, which qualify for their collective association with a nationally significant event, movement, or broad pattern of national development.

CRITERION 6

The National Register counterpart of this is Criterion D. Criterion 6 was developed specifically to recognize archeological sites. All such sites must address this Criterion. The following are the qualifications that distinguish this Criterion from its National Register counterpart: the information yielded or likely to be yielded must be of *major* scientific importance by revealing new cultures, or by shedding light upon periods of occupation *over large areas* of the United States. Such sites should be expected to yield data affecting *theories, concepts, and ideas* to a *major degree*.

The data recovered or expected to be recovered must make a major contribution to the existing corpus of information. Potentially recoverable data must be likely to revolutionize or substantially modify a major theme in history or prehistory, resolve a substantial historical or anthropological debate, or close a serious gap in a major theme of U. S. history or prehistory.

EXCLUSIONS AND EXCEPTIONS TO THE EXCLUSIONS

This section of the National Historic Landmarks Criteria has its counterpart in the National Register's "Criteria Considerations." The most abundant difference between them is the addition of the qualifiers "national," "exceptional," or "extraordinary" before the word significance. Other than this, the following are the most notable distinctions:

EXCLUSION 2

Buildings moved from their original location, qualify only if one of two conditions are met: 1) the building is nationally significant for

architecture, or 2) the persons or events with which they are associated are of *transcendent* national significance and the association is consequential.

Transcendent significance means an order of importance higher than that which would ordinarily qualify a person or event to be nationally significant. A consequential association is a relationship to a building that had an evident impact on events, rather than a connection that was incidental and passing.

EXCLUSION 3

This pertains to the site of a structure no longer standing. There is no counterpart to this exclusion in the National Register Criteria. In order for such a property to qualify for Landmark designation it must meet the second condition cited for Exclusion 2.

EXCLUSION 4

This exclusion relates to Criteria Consideration C of the National Register Criteria. The only difference is that a burial place qualifies for Landmark designation only if, in addition to other factors, the person buried is of *transcendent* national importance.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program*, 1987. (For more information about the National Historic Landmarks program, please write to Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

X. GLOSSARY

Associative Qualities - An aspect of a property's history that links it with historic events, activities, or persons.

Code of Federal Regulations - Commonly referred to as "CFR." The part containing the National Register Criteria is usually referred to as 36 CFR 60, and is available from the National Park Service.

CLG - Certified Local Government.

Culture - A group of people linked together by shared values, beliefs, and historical associations, together with the group's social institutions and physical objects necessary to the operation of the institution.

Cultural Resource - See Historic Resource.

Evaluation - Process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Historic Context - An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Integrity - The unimpaired ability of a property to convey its historical significance.

Historic Property - See Historic Resource.

Historic Resource - Building, site, district, object, or structure evaluated as historically significant.

Identification - Process through which information is gathered about historic properties.

Listing - The formal entry of a property in the National Register of Historic Places. See also, Registration.

Nomination - Official recommendation for listing a property in the National Register of Historic Places.

Property Type - A grouping of properties defined by common physical and associative attributes.

Registration - Process by which a historic property is documented and nominated or determined eligible for listing in the National Register.

Research Design - A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

XI. LIST OF NATIONAL REGISTER BULLETINS

The Basics

How to Apply National Register Criteria for Evaluation *

Guidelines for Completing National Register of Historic Places Form

Part A: How to Complete the National Register Form *

Part B: How to Complete the National Register Multiple Property Documentation Form *

Researching a Historic Property *

Property Types

Guidelines for Evaluating and Documenting Historic **Aids to Navigation** *

Guidelines for Identifying, Evaluating and Registering **America's Historic Battlefields**

Guidelines for Evaluating and Registering Historical **Archeological Sites**

Guidelines for Evaluating and Documenting Historic **Aviation Properties**

Guidelines for Evaluating and Registering **Cemeteries and Burial Places**

How to Evaluate and Nominate **Designed Historic Landscapes** *

Guidelines for Identifying, Evaluating and Registering Historic **Mining Sites**

How to Apply National Register Criteria to **Post Offices** *

Guidelines for Evaluating and Documenting **Properties Associated with Significant Persons**

Guidelines for Evaluating and Documenting **Properties That Have Achieved Significance Within the Last Fifty Years** *

Guidelines for Evaluating and Documenting **Rural Historic Landscapes** *

Guidelines for Evaluating and Documenting **Traditional Cultural Properties** *

Nominating Historic **Vessels and Shipwrecks** to the National Register of Historic Places

Technical Assistance

Defining Boundaries for National Register Properties*

Guidelines for Local Surveys: A Basis for Preservation Planning *

How to Improve the Quality of Photographs for National Register Nominations

National Register Casebook: Examples of Documentation *

Using the UTM Grid System to Record Historic Sites

To order these publications, write to: National Register of Historic Places, National Park Service, 1849 C St., NC 400, NW, Washington, D.C. 20240, or e-mail at: nr_reference@nps.gov. Publications marked with an asterisk (*) are also available in electronic form at www.cr.nps.gov/nr.

October 3, 2022

Chair Pollard and members of the Historic Preservation Board:

Founded in 1964, Greater Portland Landmarks is a non-profit advocacy organization that works toward the preservation and revitalization of greater Portland's built environment. Our goal is to save greater Portland's historic places through preservation and adaptive use while promoting creative new architecture that enhances historic neighborhoods. We appreciate the opportunity to comment on projects that impact the historic character of the city.

We are writing to encourage the board to make and pass a motion to recommend the Maine Historic Preservation Commission support expansion of the boundaries of the St. Joseph's Academy & Convent National Register District to include the former Catherine McAuley School. Not only is the adjacent Catherine McAuley building now 50 years old and thus eligible for listing on the register, but it is an integral component to the overall educational complex that demonstrates its expansion over time to incorporate a greater student body. This additional building within the National Register District will make it eligible for tax credits and thus re-activate the building, keeping the vibrancy of the overall former campus, making it a preservation success alongside Portland's growing and changing needs.

Sincerely,



C. Ian Stevenson, PhD
Director of Advocacy

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: October 20 2022
RE: 51 Valley Street (Western Promenade) – First Workshop– New Construction, Gazebo
PROJECT ID: HPBR-002214-2022
MEETING: October 26, 2022

Owner: City of Portland
Architect: Nancy Barba, Barba & Wheelock

A sign announcing the Historic Preservation Board's meeting on October 26, 2022 was posted at the property on October 14, 2022. A legal ad was published in the Portland Press Herald on October 14, 2022 and October 14, 2022, and 39 notices were sent to neighboring property owners within 100 feet of the subject property.

INTRODUCTION

In 2021, the Portland City Council formally adopted the Western Promenade Historic Landscape Master Plan, which was developed to guide future improvements within the park. The master plan, prepared for the City by KZLA Landscape Architects, documents the history of the Promenade, identifies its original design intent, documents its key character-defining features, assesses current conditions and makes recommendations for future improvements to the park. The overarching intent of any historic landscape master plan is to ensure that any work be informed and guided by the park's original design intent which is the basis for its historic designation.

The replacement of the historic gazebo, which was lost in the 1990s, was identified as a high priority in the Plan as it was an early feature and focal point within the Western Promenade. The City and the Friends of the Western Promenade have committed to seeing this important element returned to the park. To that end, the City committed to funding design services for a new gazebo, and the Friends will raise the funds for construction. Earlier this year, an RFP was release for design services and the firm of Barba & Wheelock was selected. Since then, the design team has been meeting with a Project Oversight Committee composed of:

- Matt Hyde, Friends of Western Promenade Board President
- Meg Adams, Friends of Western Promenade Board Member
- Bob Massengale, Portland Parks, Recreation, and Facilities Project Manager
- Evan Schueckler, Portland Historic Preservation Program Manager

This Oversight Committee has been providing preliminary feedback to the design team over a

series of meetings, including one onsite. At this stage, the design has developed sufficiently and there are still enough options that the design is being presented to the Historic Preservation Board for additional feedback and to address threshold questions.

After this workshop, the design will be developed further, and a cost estimate with several alternatives will be prepared to inform decisions regarding specific design elements and material choices. The final design will then return to the Board for a Public Hearing and final approval.

PROJECT SCOPE

Construct a new gazebo on the sight of the original 1891 gazebo designed by Stevens & Cobb, which was demolished in the late 20th century. The new gazebo is to reflect the design of the original, but be adapted to meet current code requirements, current use patterns, and safety concerns.

SUMMARY OF HISTORIC CONTEXT



Figure 1: Partial map of the Western Prom Historic Landscape, highlighting the Upper Park and showing the historic and proposed location for the gazebo with A. For further reference, the Thomas Brackett Reed Memorial is labeled with D (Western Promenade Historic Landscape Master Plan, Page 138)

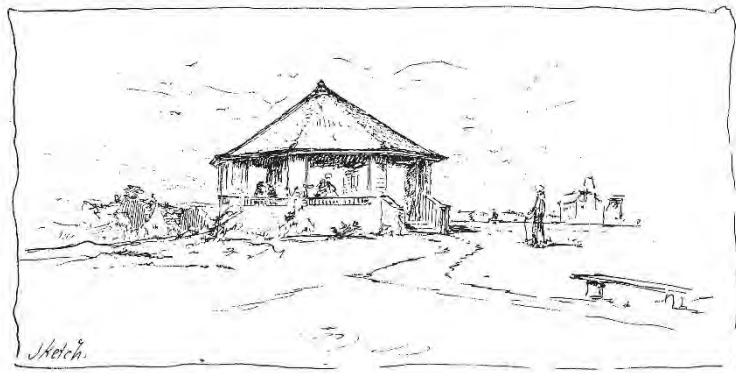


Figure 2: 1890 sketch of the Western Promenade Gazebo by John Calvin Stevens (Maine Historical Society Collection)

The original Western Promenade Gazebo was constructed in 1891 based on plans by the firm of Stevens & Cobb. Since the Western Promenade was originally established in 1836, the historic gazebo represents one of many changes and evolutions to the park that have taken place over its long history. The gazebo was located at the peak of an arched drive off of the primary path of the Western Promenade, curving around the Thomas Brackett Reed Memorial. The gazebo was a unique structure within the park, with no similar shade structures or occupiable buildings located elsewhere.



Figure 3: 2019 Google Street View image of the Eastern Promenade Gazebo.

While similar in function to the Eastern Promenade gazebo, which was constructed in the same year and also designed by Stevens & Cobb, the Western Promenade gazebo has a distinct design. There are historic Stevens & Cobb drawings and details for the Eastern Promenade gazebo; however, given the differences in design, they cannot be used as a basis for the Western Promenade.



Figure 4: Postcard of the Western Promenade Gazebo, Circa 1930. (Western Promenade Historic Landscape Master Plan, Page 34 & 142)



Figure 5: Postcard of the Western Promenade Gazebo, Circa 1936. (Western Promenade Historic Landscape Master Plan, Page 32 & 142)

The Western Promenade gazebo had a round footprint and an octagonal roof with an elevated floor accessed from two sets of stairs to the north- and south-east. The structure was frame, with shingle cladding evident in the limited historic images. The color of the gazebo is not known, as post cards from different eras show different color schemes and cannot be relied on for accurate colors, as the postcards were hand-painted after black-and-white photographs.

STAFF COMMENTS

While review of the proposed Gazebo should be based on the Standards for New Construction, consideration should also be given for the uniqueness of the structure within one of Portland's Designated Historic Landscapes, and towards the guidance offered in the Western Promenade Historic Landscape Master Plan.



Figure 6: Rendering looking east at preferred option for replacement Gazebo as developed through the master planning process. (Western Promenade Historic Landscape Master Plan, Page 144)

During the master planning process, a number of options were considered for a replacement structure ranging from a faithful reconstruction of the Stevens & Cobb Design to a new plaza on the site of the historic gazebo. After review of these options, and in light of modern safety concerns and accessibility standards, it was decided that a faithful reconstruction would not be feasible and that a plaza would also not meet the goals of reintroducing the gazebo element into the landscape. The preferred option borrows details and materials from the historic gazebo, but incorporates additional openness and accessibility. The preferred option also included new steps/seating on the western side of the gazebo cascading down from the at-grade floor level, opening up views and providing additional seating overlooking the Fore River and towards the White Mountains. This preferred option served as the starting point for the design team and the Project Oversight Committee.

The design as presented follows the same idea of matching the geometry of the original gazebo with a round base and octagonal roof. The base is framed by eight curved column supports over a round stone foundation, with each column aligning with a hip in the roof. The proposed floor of the gazebo would be entered through two at-grade entrances to the north- and south-east to align with the historic sidewalks that led to the gazebo. The design still includes a series of deep steps cascading three or four tiers down from the west side of the gazebo. However, the design team has been exploring several departures and refinements from the master plans schematic design.

One of these has been to incorporate an additional detail from the Stevens & Cobb design in the form of the “wing walls” that originally framed the entry stairs. In the proposed design, a single wing wall to the west side of the two at-grade entrances would be included to provide a welcoming feature to the gazebo, inviting people in from the path.

Additionally, the schematic design had shown seating being incorporated only on the east side of the pavilion, and using what appear to be pre-fabricated benches. The design team and oversight committee have been discussing using integral benches and incorporating them in the eastern and western halves of the gazebo. Currently, the proposal would be for the benches seats to tie into the column supports and have simple backrest elements that span between the columns allowing occupants to face into or out of the pavilion. While the oversight committee feels there's great potential in an integral bench design, cost estimation will include an alternate for an "off-the-shelf bench" as a potential cost savings for the project.

Another significant change has been to include an oculus in the roof of the gazebo to bring more daylight into the structure and add opportunities for night-time lighting. There is no evidence that the historic structure had such a feature, though it may have had a metal pinnacle as seen on the Eastern Promenade gazebo. While the proposed oculus would help to differentiate the historic gazebo from the new and make the structure brighter and more dynamic, the Board should weigh in on its appropriateness. Additionally, the Oversight Committee has some concerns about the cost implications of the feature and will have it included as an alternate in the cost estimate. The oculus may not be included in the final design even if the Board views the feature favorably.

The final major area of departure or further refinement is with regards to the materials of the gazebo. The historic structure was constructed of wood with wood shingles and the Master Plan offers guidance that these same materials should be maintained in the new design. However, early in the Oversight Committee's discussions, it was considered that perhaps more durable materials could be used given the original gazebo had been lost due to a lack of maintenance and the poor condition of its wood.

A number of materials were considered, including things like board-form concrete and ground-face CMU, but the Oversight Committee came to a consensus that the materials should still capture the texture and feeling of the original gazebo's shingle style exterior. To that end, the Oversight Committee has been leaning towards terracotta blocks to form the columns and wing walls. Terracotta has an inherent warmth in its more natural colors, and can be given almost any form or surface treatment, such as a raked surface with striations to emulate historic wooden shingles. Cast stone may also be an option with similar flexibility in its treatment. Again, the Board should discuss whether such an approach would be appropriate. While a terracotta or other masonry material would have the benefit of additional durability, the Oversight Committee did again discuss that there may be significant cost implications, so the cost estimate will also consider a frame structure with wood shingle siding as an alternative.

Regarding the material of other elements, the design is proposing a masonry floor of granite trim and granite or brick pavers over a concrete foundation. The granite trim would extend to the seats/steps on the west elevation, though at the at-grade entrances the existing sidewalk finish, as specified in the Master Plan, would extend to the edge of the gazebo. The underside of the roof would be exposed wood or engineered wood covered in slate roofing. Again, other roofing materials such as wood shingles or asphalt may be considered for cost reasons. The oculus, if

included would be glass with copper frame and flashing. For the bench seats, backrests, and railings wood, wood composites, and metal are all being considered.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u>	
The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The proposed gazebo height will be similar to, if not slightly shorter than, the historic gazebo, fitting comfortably within the historic landscape of the Western Promenade.
<u>2. Width</u>	
The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The proposed gazebo width will be similar to the historic gazebo, fitting comfortably within the historic landscape of the Western Promenade, and fitting within the space between the historic walkways that led to the original gazebo.
<u>3. Proportion of principal facades</u>	
The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	The overall massing of the structure will be wide and horizontal, again fitting into the historic landscape, reinforcing its horizontality, and being reminiscent of the historic gazebo.
<u>4. Roof shapes</u>	
The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
For Board Deliberation	The proposed roof shape will match that of the historic gazebo with the exception of the added oculus, a contemporary feature meant to increase the openness of the structure and create opportunities for additional lighting.

<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The scale of the proposed gazebo will be very close to that of the historic gazebo, fitting comfortably within the long expanse of the Promenade, and nestling in among the plantings, pathways, and lawns of the park.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
For Board Deliberation	The proposed widths of the openings will be comparable to those on the historic structure. However, the openings will be larger than originally on the structure. Integral benches and backrests will help to shorten the feelings of several openings, but the overall structure will be more open.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
For Board Deliberation	Proposed openings will be larger than on the original structure, and the structure will generally feel more open given the lack of a mostly continuous half wall.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
For Board Deliberations	Several options are being considered for the building materials, most of which do have a relationship to the context of the West End and the Western Promenade. Some options, in particular the more durable masonry and slate options, would depart from the cladding materials of the historic gazebo, but would capture some of the same feeling and texture.

Standard C. Relationship to Street	
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The relatively small scale of the gazebo will not detract from the openness of the historic landscape. Additionally, its insertion in the location of the historic gazebo will reintroduce an important feature of the landscape and reconnect with historic sidewalks and paths.
<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The wide and horizontal massing of the gazebo will fit into the historic landscape, reinforcing its horizontality, and being reminiscent of the historic gazebo.
<u>4. Streetscape, pedestrian improvements</u> Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Yes	Construction of a new gazebo in the location of the historic one will reintroduce an important feature of the landscape and reconnect with historic sidewalks and paths. The overall scale and horizontal massing of the gazebo will also be compatible with the surrounding historic landscape.

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The proposed public use of the gazebo will be compatible with the passive recreational character of the Western Promenade Historic Landscape.

4. Contemporary design

Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.

Standard Met?	Staff Comments
For Board Deliberation	The proposed gazebo design, while drawing inspiration in its massing, scale, and placement from the historic gazebo, will have a clearly contemporary character in its detailing and use reflecting it as a product of its own time. Additionally, some of the proposed changes, such as a more durable masonry construction and the inclusion of an oculus could help to differentiate the structure from its historic counterpart.

ATTACHMENTS

1. Workshop Presentation
2. Workshop Outline Specifications
3. Excerpts from Western Promenade Master Plan
4. Portland Parks, Recreation, and Facilities Letter of Support

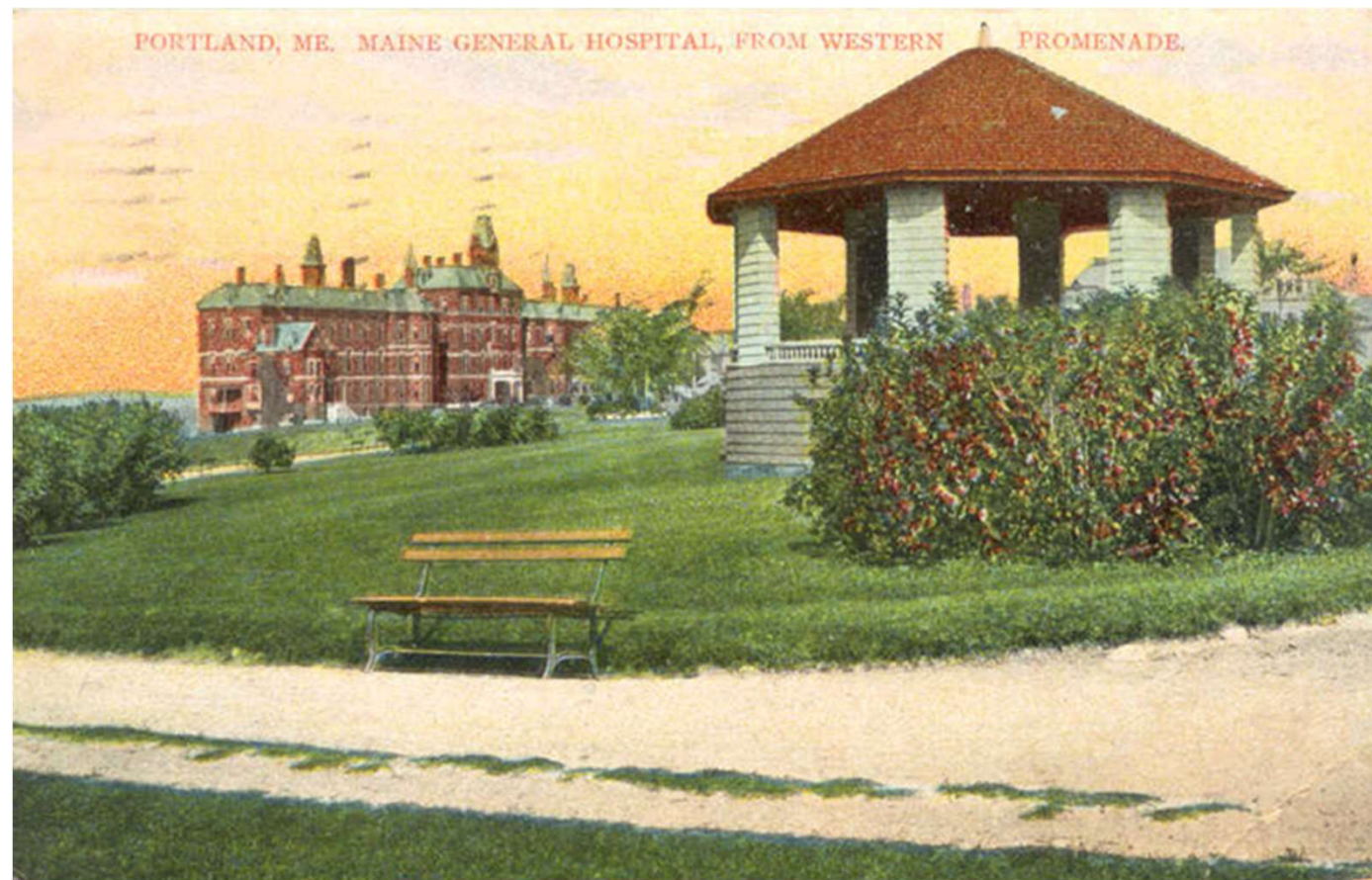
Western Promenade Gazebo Portland

Historic Preservation Commission Workshop Submission

October 5, 2022

Barba + Wheelock Architecture

Historic Photos – Original Gazebo



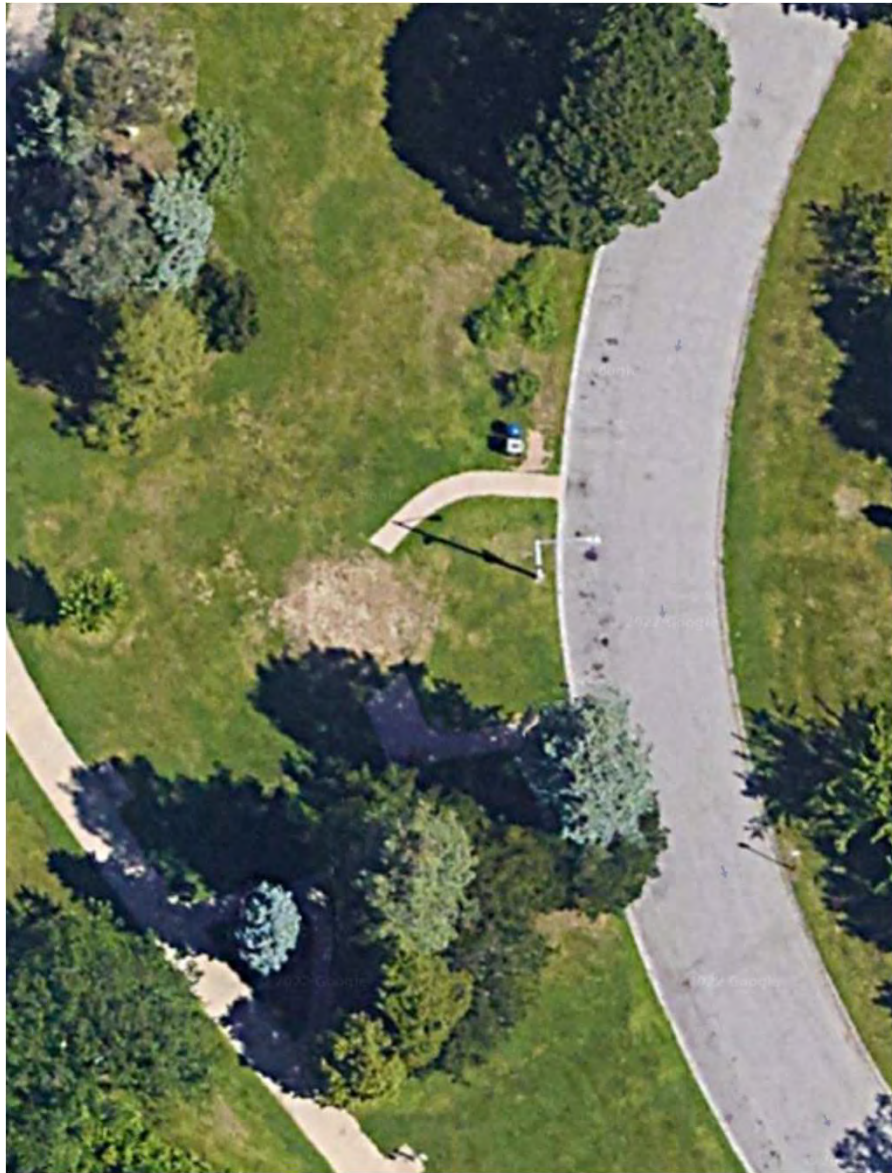
Historic Photos – Original Gazebo



Historic Photos – Original Gazebo



Existing Condition Photos



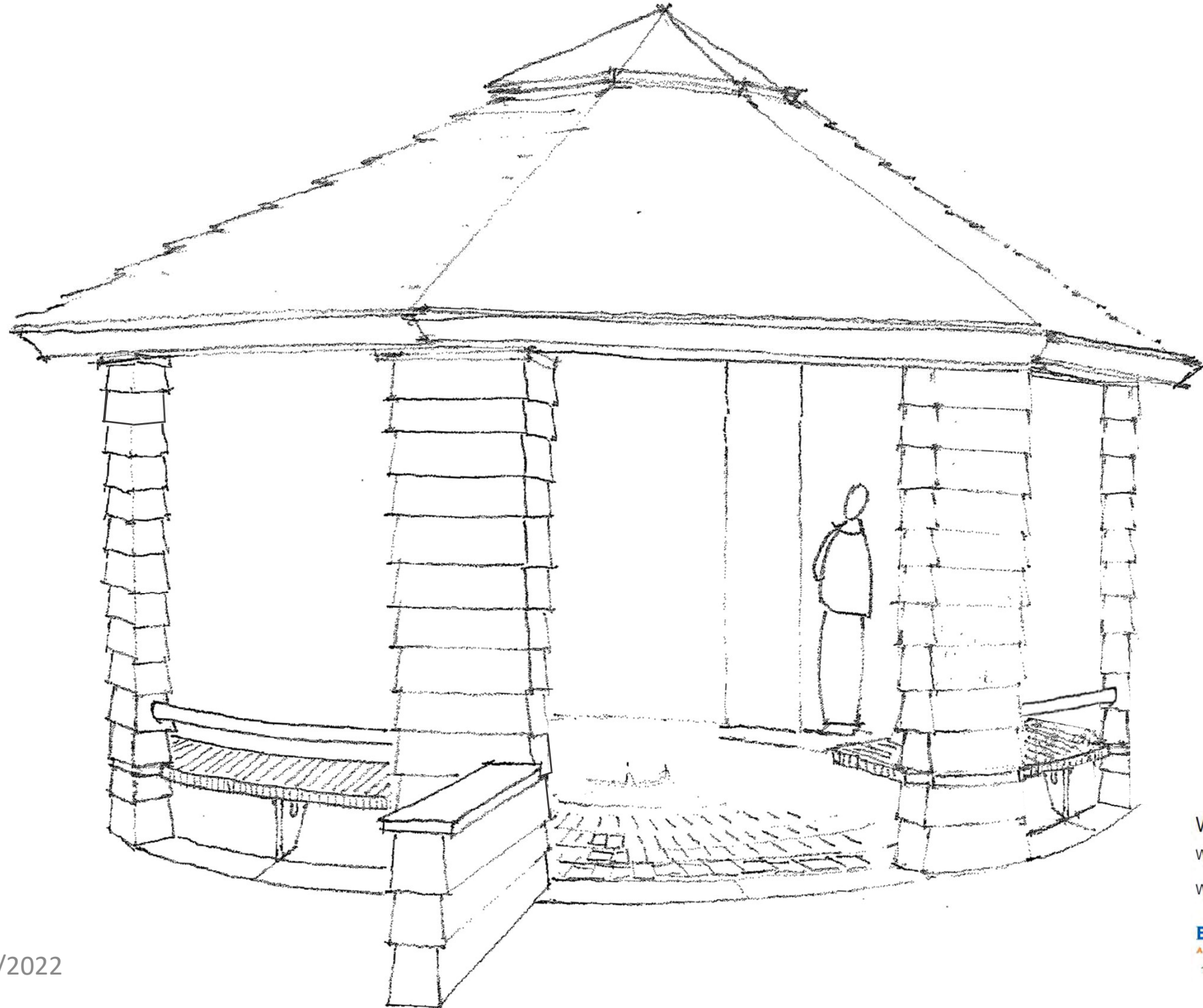
Western Promenade – Master Plan - 2020



Guiding principles

- A. Restore the design intent of William Goodwin's and the Olmsted Brothers' plans for the park—that is, a public open space to enjoy scenic views and recreate in a passive manner—while ensuring a safe and inviting park for all residents of Portland and visitors of all ages.
- B. Enhance opportunities for enjoying viewsheds through selective clearing/pruning of existing vegetation and invasive species removal.
- C. Emphasize that the Western Promenade is a 'signature park' of Portland, not only a neighborhood park. It should welcome all visitors, and it should be multi-generational.
- D. Maintain and restore character-defining features. Maintain historic materials (including plant materials) to the extent feasible. **Reintroduce missing historical features: the 1891 pavilion** and stairs on the northern slope.
- E. Implement site amenity and signage standards throughout the park. Consider established city of Portland standards as appropriate to the historic park setting. For site amenities which do not currently have standards, work with the City to establish them for historic landscapes.
- F. Ensure that proposed rehabilitation measures utilize durable high quality materials, standard amenities, and park components that ease maintenance and do not substantially increase reliance on City resources.
- G. Establish planting zones which are sensitive to the historical context but allow for the community's desire for sustainable plantings (i.e. turf alternatives, pollinator plantings) where appropriate.
- H. Consider connections into the park and how visitors access the site other than by car, i.e. bicycle and pedestrian routes.
- I. Create better connections within the park which allow for improved visitor experiences, i.e. loop trails.
- J. Establish walkway and trail standards that consider materials, widths, and other details. Define a hierarchy of walkway types and incorporate existing City standards for sidewalks.

Proposed Perspective Sketch



WESTERN PROMENADE GAZEBO

Western Promenade, Portland

WESTERN PROM GAZEBO

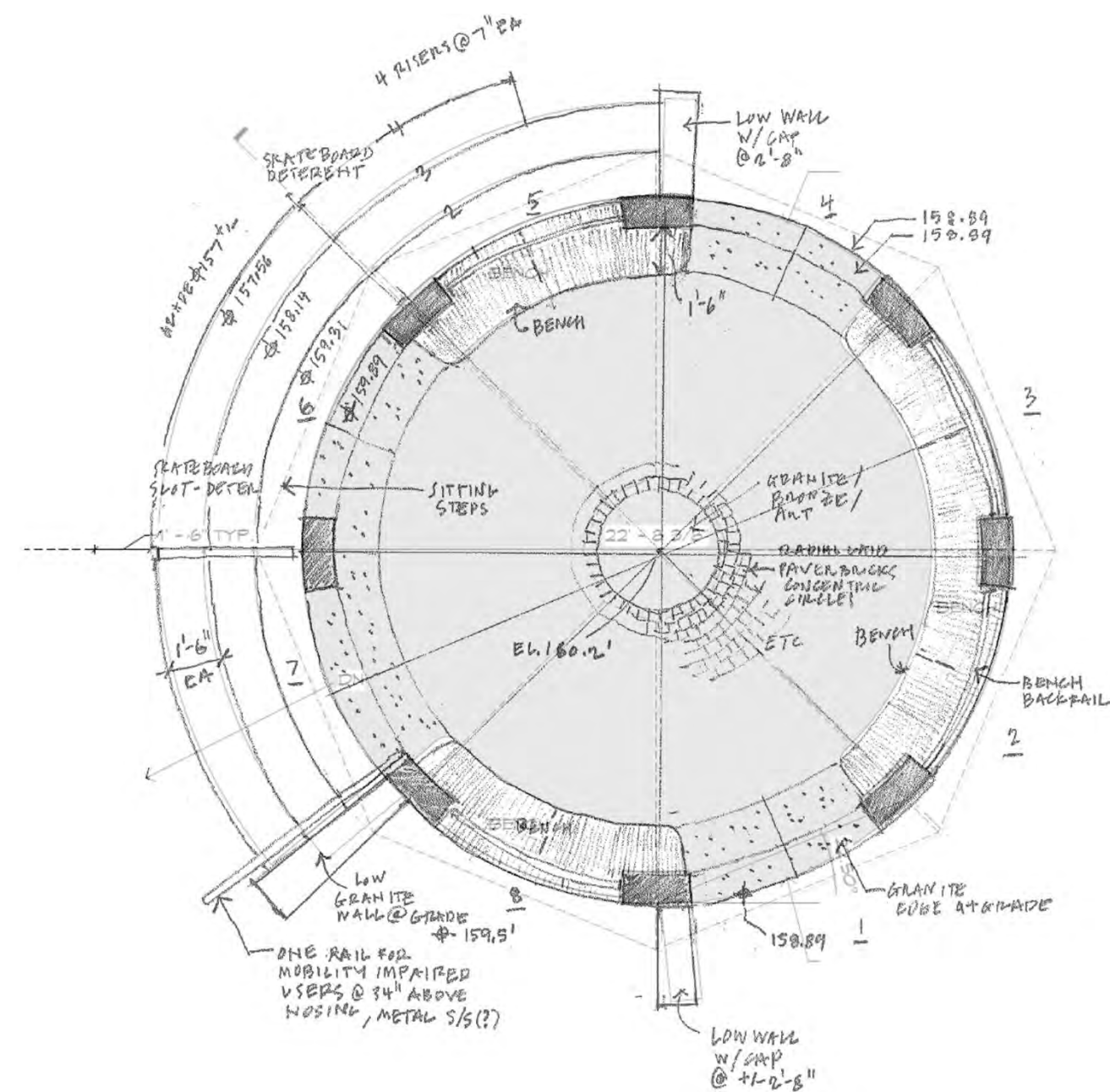
BARBA+WHELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

10/05/2022

A000

7

Proposed Plan Sketch



HP SUBMISSION 10/5/2022

1	PROPOSED FIRST FLOOR PLAN
A100	1/4" = 1'-0"



BARBA + WHEELLOCK
ARCHITECTURE, INTERIORS, LANDSCAPE ARCHITECTURE
456 CAPISTAN STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELLOCK.COM

NOT FOR
CONSTRUCTION

WESTERN PROM GAZEBO

City of Portland
Western Promenade, Portland

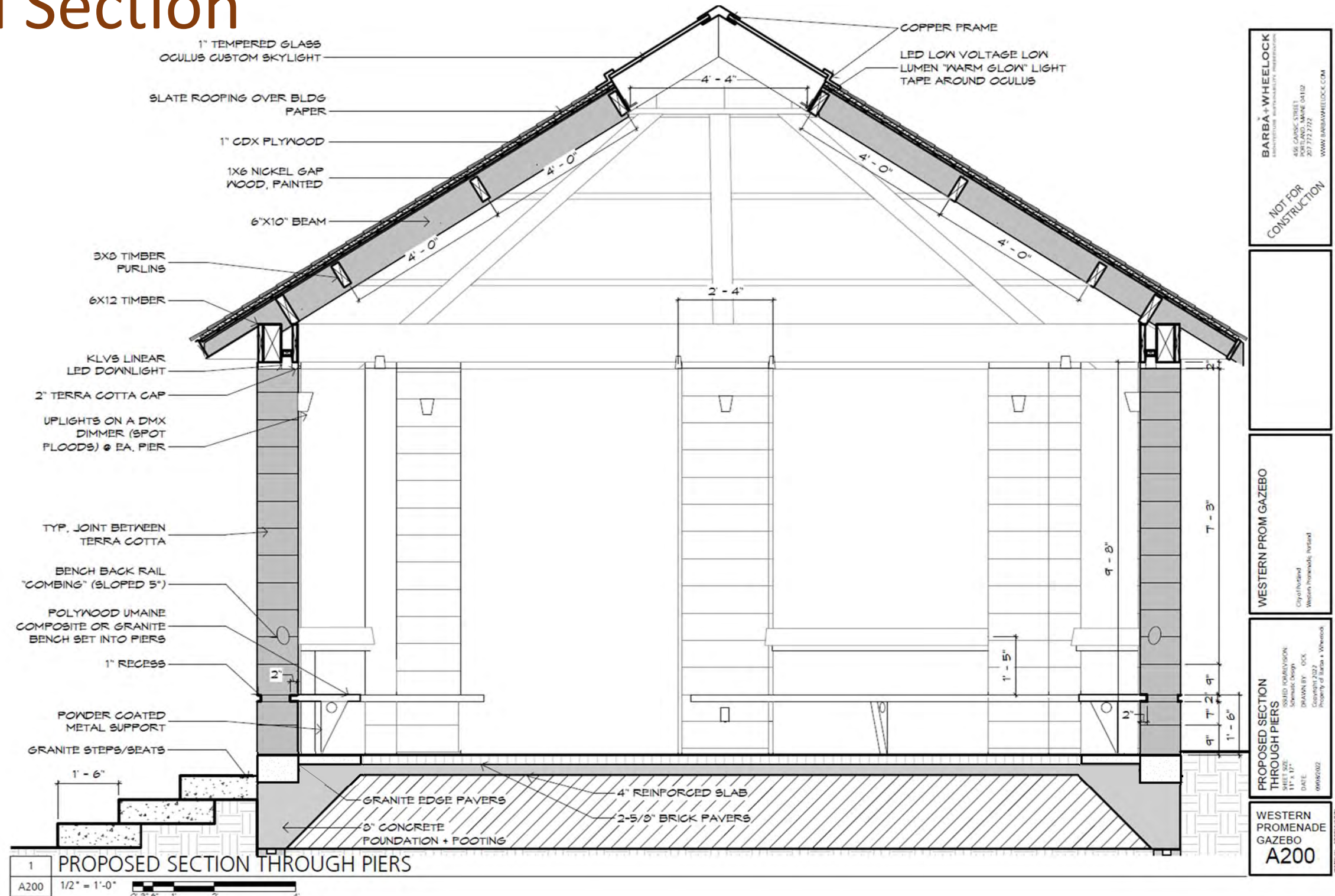
PROPOSED FIRST FLOOR PLAN

ISSUED FOR REVIEW
Schematic Design
DRAWN BY: OCK
DATE: 06/09/2022
Copyright 2022
Property of Barba + Wheellock

WESTERN
PROMENADE
GAZEBO
A100

8

Proposed Section

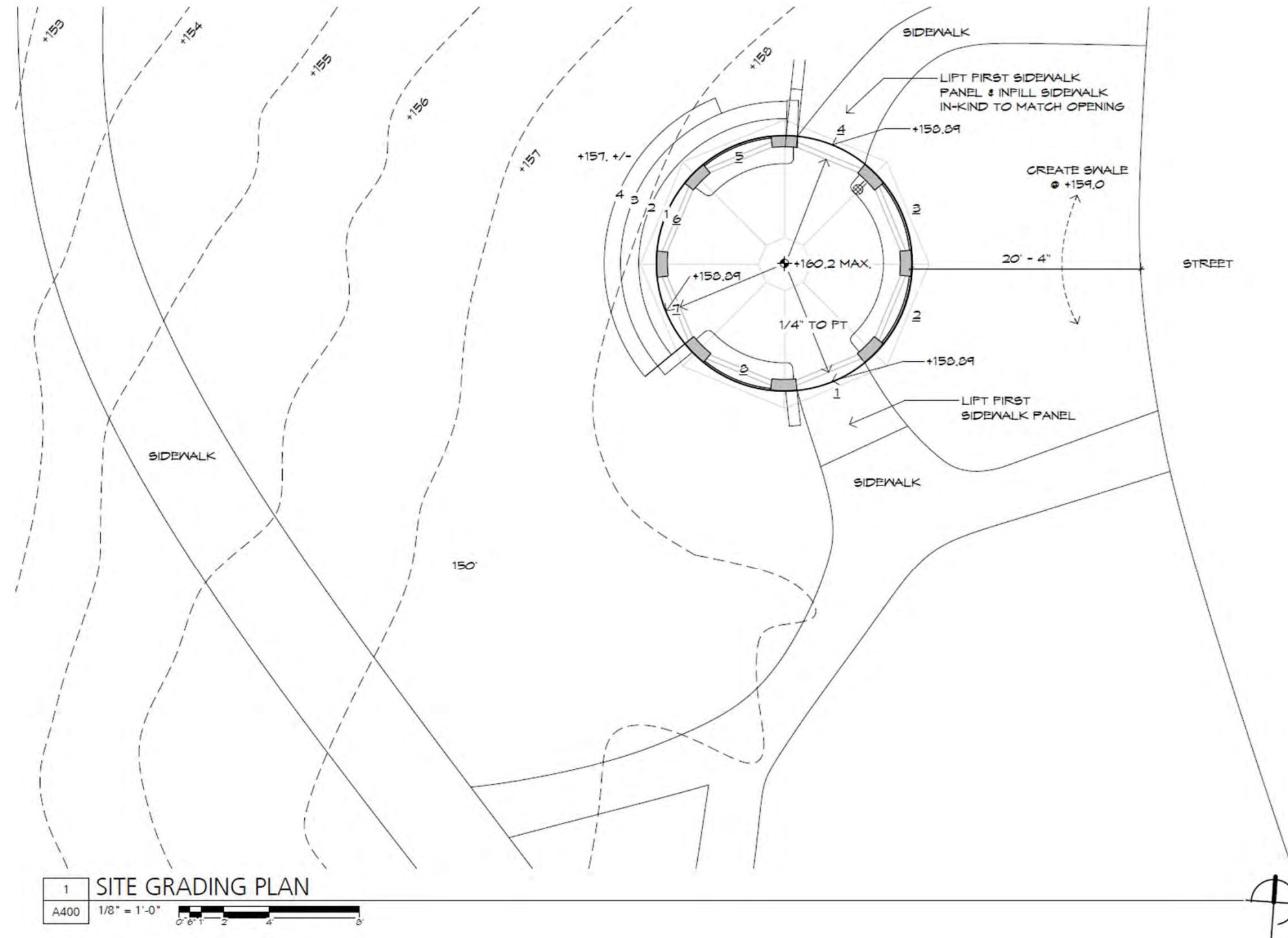


HP SUBMISSION 10/5/2022

HP SUBMISSION 10/5/2022

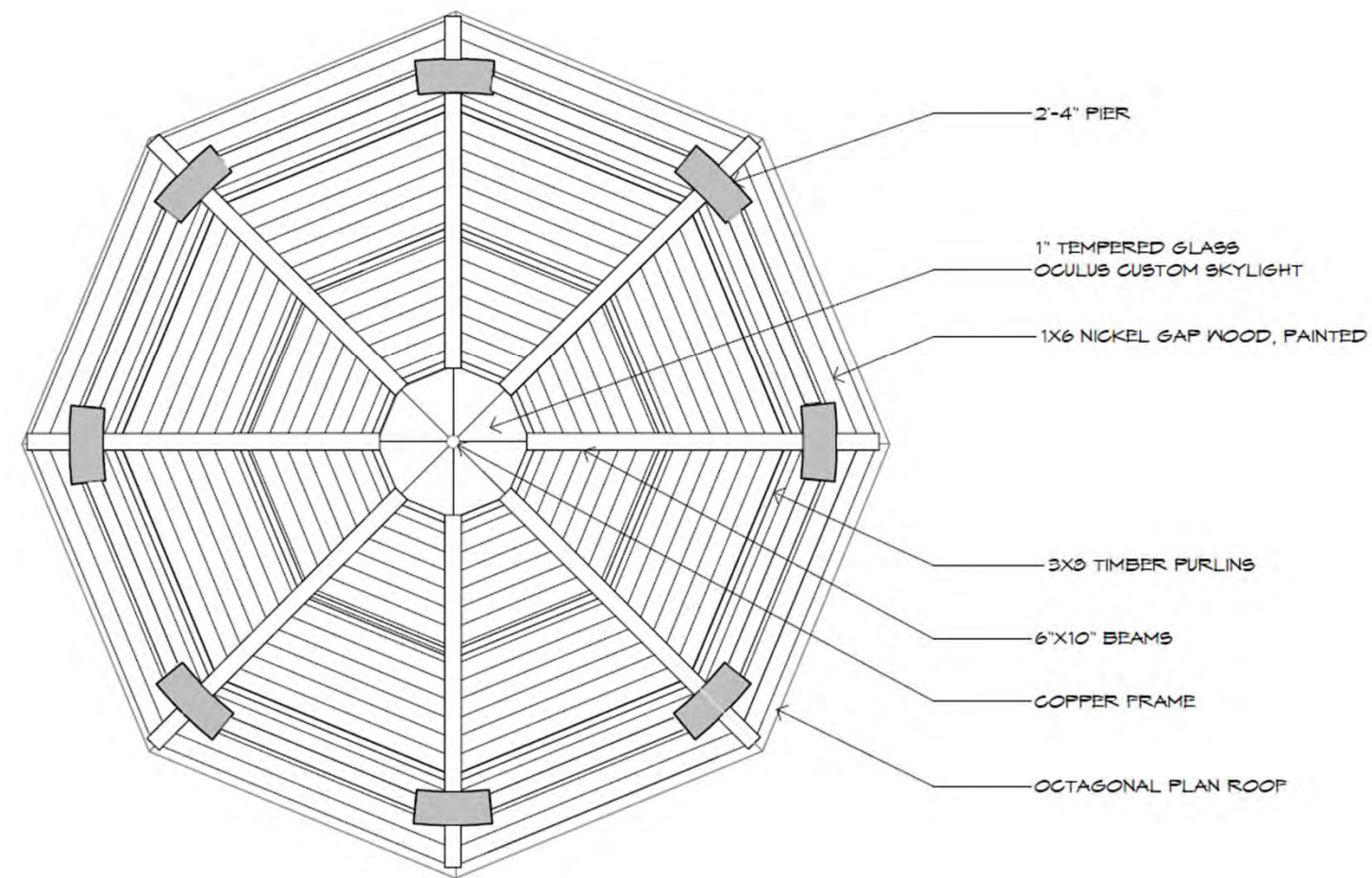


Proposed Site Plan

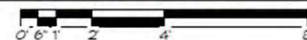


HP SUBMISSION 10/5/2022

Proposed Reflected Ceiling Plan



1 PROPOSED REFLECTED CEILING PLAN
A300 1/4" = 1'-0"



BARBA+WHEELLOCK
ARCHITECTS
455 GARDEN STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELLOCK.COM

NOT FOR
CONSTRUCTION

WESTERN PROM GAZEBO
City of Portland
Western Promenade, Portland

PROPOSED REFLECTED
CEILING PLAN
SHEET SIZE
11" x 17"
DATE
06/08/2022
ISSUED FOR REVIEW
Schematic Design
DRAWN BY: OCK
CHECKED BY: OCK
Property of Barba + Wheelock

WESTERN
PROMENADE
GAZEBO
A300

Copper Oculus Skylight Example



Terra Cotta Cladding

- Clear glazed
- Baked structural
- 12,000 psi
- Graffiti deterrent
- Line rake texture
- Extruded, full size 12" x 24" x TBD height with 8" pattern



Slate Roof



Brick + Granite Pavers

- Brick Pavers
 - Endicott Flashed or Morin Brick Waterstruck red brick
 - Radial or herringbone design with central circular granite paver
- Option: Granite cobblestone paver



Western Promenade Gazebo

Outline Specification for Cost Estimate

28 September 2022

1. **Roof Sheathing.** 1-1/8" APA RATED SHEATHING. The specification for that is APA RATED STURD-I-FLOOR, with span rating 48OC. The allowable load on that product for 4' span is 79 psf. So that will support the 42 psf snow load plus slate roof, etc.
2. **Purlins.** Assume select structural #1 white oak (option for hemlock). This will allow 4' on center spacing starting at the overhang, which makes good sense for the plywood dimensions. The purlins will be 4x8's.
3. **Rafters.** Assume 6x10 rafters structural #2 white oak (option for hemlock).
4. **Ceiling and wood trim.** 1x6 Radiata Pine, primed, square end, with nickel-gap, painted two coats, light color.
5. **Piers and cap.** Options for pricing:
 - a. Terra cotta, clear glaze, baked structural, 1200 psi, extruded, full size, 12 x 24 x tbd height, lightly line raked texture, pattern with a ¼ to ½ inch shadow line reminiscent of a clapboard angle, color tbd.
 - b. Northern Stone precast concrete (or similar with fine aggregate), add steel column structure to carry.
 - c. Wood shingle, 5 inches ttw, stained, Maybeck cedar shingles, add steel (or pressure treated wood) column structure to carry.
6. **Roofing.** Options for pricing:
 - a. Slate, northern black or gray.
 - b. Asphalt.

All roofing to have bright copper flashing.
7. **Skylight (Option).** Custom copper skylight at the Oculus, with 1" solid tempered glass panels.
8. **Bench and bench backrest.** Polywood or UM composite custom shape. UM composite or metal mid-span support, custom design.
9. **Railings.** Schedule 40 pipe, welded, galvanized and powder-coated.
10. **Sitting steps.** Granite blocks, full size. Radiused as shown, radiating end cuts.

11. **Flooring.** Granite edging, 2'-6" x 4" and 2'-6" x 8" at the step areas, and 3'-0" x brick thickness, center round. Brick pavers, either Morin Brick waterstruck red pavers, Endicott flashed pavers, or granite cobblestone pavers, square surface dimension, radially or herringbone laid.

12. **Lighting and Electrical**

- a. LED low voltage, low lumen, low glow strips at the Oculus
- b. LED Klus linear down lights at the perimeter
- c. Spot flood uplights on a DMX dimmer for the ceiling.
- d. Quad outlets (at two wall locations)
- e. Other electrical needs for concerts tbd

13. **Sidewalks.** Raise existing sidewalk panels or fabricate new to match as closely as possible.

14. **Concrete foundation wall.** May not need a slab on grade with brick pavers. TBD

15. **Grading.** Select grading to achieve floor slope for drainage.

16. **Landscaping.** Plantings as determined by others.

Pavilion

The 1891 pavilion designed by Stevens & Cobb was removed from the site in the late 1990s. In recent history, when it still stood, the pavilion was where the summer music concert series was held. The location is somewhat visible still in the landscape with the pathways leading to it and it is evident in historical aerial photographs.

When discussed with the community at the public meetings, the community was divided about reintroducing the pavilion. Many wanted to see the pavilion restored, while others felt that it was a nuisance that shielded illegal and illicit behavior. The pavilion was a part of the formal landscape which has been designated as an area for restoration to the extent possible by this master plan. However, given the safety concerns and accessibility standards—the original pavilion was set above finished grade by 3 steps and therefore would not comply with the current ADA Accessibility Guidelines—some modifications will be required.

As part of this Historic Landscape Master Plan, a study prepared a range of options from a faithful reconstruction based on available historical records to a plaza space located in the pavilion's original location but with no vertical or overhead structure. These options were reviewed by the Portland Police Department who were asked to share any



(top, bottom) Historical postcards of the 1891 Stevens & Cobb pavilion for detailing reference

SECTION 5 — HISTORIC LANDSCAPE MASTER PLAN: UPPER PARK

concerns that they have or problems noted with the exiting Eastern Promenade pavilion. Their feedback was that they do not often have issues at Eastern Promenade considering the high levels of use in the space, but they also offered that keeping sight lines as open as possible in a new pavilion would be beneficial to safety and security and would facilitate patrolling the space.

It was determined through these studies that reconstructing the historic pavilion was deemed unsuitable as it would not accommodate the public's safety concerns or ADA Accessibility Guidelines, and the open plaza space was also rejected as it did not conform to the goal of rehabilitating the 1891 pavilion.

A preferred option is a pavilion with architectural details borrowed from the original Stevens & Cobb pavilion of 1891, but which also opens up the pavilion by reducing the solid walls of the original structure. Renderings of what this pavilion could look like are included on the following pages. The renderings depict the columns extending to the ground creating transparency and discouraging inappropriate activity on the roadside of the pavilion. It also includes a row of curved benches providing seating. On the park side, the pavilion steps down to grade (approximately three steps), creating additional seating that is oriented towards

the desirable viewsheds and sunsets. These steps can be used for concerts, plays, story time, etc. and allow both the interior of the pavilion and the grass area in front of it to be used as performance space. This creates ample opportunities for flexible programming and, by reducing the solid walls of the original structure, it also addresses the security and safety concerns of the public, and provides the City with a space that can be used for small and large programming events. At the locations where the remnant walkways meet the pavilion, the access points can be graded to meet the interior elevation of the pavilion to provide universal accessibility,

It is the intent that the pavilion be located at its original location when reintroduced to the park. It was also determined that the original materials (i.e. red shingled roof, cedar shakes on the walls and columns) should be maintained and that the Shingle Style architecture of the original structure should inform the design of the new pavilion. The size of the pavilion is based on the remnant imprint that can be seen when the turf has gone dormant and is reflected in historical aerial photography images. Because no historical plans have been located, this is the best method to determine size. The pavilion in the sketches has been shown at 25 feet in diameter. A final design by an architect should be undertaken prior to further planning.

PREFERRED REPLACEMENT PAVILION ALTERNATIVE



(top) Rendering of preferred option for pavilion replacement—looking down the escarpment towards the Fore River



(bottom) Rendering of preferred option for pavilion replacement—looking towards the Western Promenade roadway

SECTION 5 — HISTORIC LANDSCAPE MASTER PLAN: UPPER PARK

Based on the state of Maine's GIS resources which provides topography with 2-foot contours available, some earthwork and re-grading may be necessary with the reintroduction of the pavilion. While the majority of the main walkway in the upper park appears to be well within the range of accessible gradients for accessible routes (up to 4.9%; most appear to have less than 1.5% longitudinal gradient), there is one section that appears to be greater than 5.0%. This area extends from near where the pavilion walkway connects to the main walkway and extends approximately 75 feet to the north. Based on the data, the grades may be able to be adjusted with earthwork in the area, as they are less than 6.5%. Otherwise, restoring the walkway in this area would require the installation of a handrail and straightening of this portion of the walkway.

Benches & seating

During the on-line survey, additional seating was a frequent request. Comments included creating seating that is more conversation-friendly and creating spaces that encourages the community to gather and recreate together. Reintroducing a version of the pavilion will accomplish that within the formal portion of the park.

Benches in the park are often placed behind large shrub plantings, which as they are often lilacs, smell lovely in spring, but obscure the views.

Locations of benches should be adjusted after plantings have been altered to ensure positive and clear viewsheds. Locations should reflect the historical alignment of having several benches lined up along the walkway near the core of the park.

As the benches are placed, the old concrete and wood benches should be replaced with the 1939 Worlds Fair iron and ipe benches.

For the complete Western Promenade Historic Landscape Master Plan:

<https://content.civicplus.com/api/assets/38c2d01f-e976-47ab-b654-29cb3abd44a1>

Parks, Recreation and Facilities Management

Ethan Hipple

Director

Alex Marshall

Parks Director

9-30-2022



The division of Parks in Portland's Parks, Recreation and Facilities department is working with the Friends of Western Promenade, the City of Portland's Historic Preservation Office and Architectural Consultants Barba and Wheelock to create a sensitive Pavilion design in keeping with the 2021 Western Promenade Historic Landscape Master Plan. We are further focused on how the design will meet the needs of the Public and the staff that takes care of it, as well as ensuring it fits within surrounding contexts of the Park and West End neighborhood.

We are supportive of the consideration given to high material durability that is both aesthetically and historically sensitive, and are pleased the design thinking includes both options for a cast terracotta material for columns and structure, or a less durable, but more affordable wood construction. Either Terracotta or wood construction references contextual architectural materials in the surrounding neighborhoods, and can be done in a manner that is historically appropriate.

We also feel that the current design process is focused to ensure an inclusive and ADA accessible space will connect with existing pathways, and advocate for having electrical elements within the structure lighting for safety and security purposes. This space is one that will have an openness to encourage enjoyment of views and provide shelter for visitors from inclement weather or a nice place to sit.

We're excited for the direction this effort is taking and look forward to HPC support!
Sincerely,

Alex Marshall, Director
City of Portland Parks, Recreation, & Facilities

Robert Massengale, RLA, Project Manager
Portland Parks, Recreation, & Facilities

From: **Matthew Hyde** <hydemg@gmail.com>
Date: Thu, Sep 29, 2022 at 12:22 PM
Subject: FoWP Letter to HPB Gazebo Design
To: Evan Schueckler <evans@portlandmaine.gov>
Cc: succop <succop@twc.com>

Evan,

Let me know if you think this is constructive to HPB workshop setting. If so, please include with information they receive in advance.

Thank you,

-Matt Hyde



Friends of Western Promenade
P.O. Box 4302
Portland, ME 04101

September 29, 2022

Historic Preservation Board
C/O Evan Schueckler, Historic Preservation Program Manager
City Hall, City of Portland
389 Congress St.
Portland, ME 04101

Re: Western Promenade Gazebo Design

Dear Historic Preservation Board:

I am writing today to voice our organization's strong commitment to the Western Promenade Master Plan and more specifically, support for the Western Promenade gazebo design work in front of you.

As representatives of Portland's National Register of Historic Places park non-profit community, we recognize the importance of maintaining and improving our urban greenspaces; our collective experience with Covid over the last few years certainly put an exclamation point on the need to do this work.

The City of Portland formally adopted the Western Promenade Master Plan in 2021, its purpose to inform and guide rehabilitation efforts at the Western Promenade park. The restoration of the gazebo to the upper park was identified as a first tier priority item in the plan given its prominence, and utility, during the period of historic significance. The Master Plan designated preservation treatment of rehabilitation allows the new design to consider current day circumstances in the context of the historic landscape in which the gazebo will be located. We believe the gazebo design committee work to date captures this intent.

Thank you for your consideration of this project. We look forward to hearing your thoughts and/or suggestions on the gazebo design, the important first step in its reintroduction to the Western Promenade.

Sincerely,

Matthew G. Hyde
President, Friends of Western Promenade

October 3, 2022

Chair Pollard and members of the Historic Preservation Board:

Founded in 1964, Greater Portland Landmarks is a non-profit advocacy organization that works toward the preservation and revitalization of greater Portland's built environment. Our goal is to save greater Portland's historic places through preservation and adaptive use while promoting creative new architecture that enhances historic neighborhoods. We appreciate the opportunity to comment on projects that impact the historic character of the city.

We are writing to support the preliminary design of the proposed gazebo for the Western Promenade (51 Valley Street). We feel that the design, evocative of the original in form and massing, will re-activate this public space and pay homage to the lost historic structure. At the same time, being more open will make it more inviting and indicate the structure is new and of its own time, striking that balance so often sought in historic preservation. Lastly, as an organization who offers walking tours of the Western Promenade, we feel that having this replacement structure in this form can act as an educational tool about the development of the city in the past and present. For all these reasons, we support this current iteration and encourage its proceeding to a public hearing for a vote.

Sincerely,



C. Ian Stevenson, PhD
Director of Advocacy