

Historic Preservation Board

Wednesday, June 12, 2024 at 5:00 PM
Room 209, 2nd Floor, City Hall



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Ashley Keenan
Valerie Paquin-Gould
Brian Sosebee
Rob Whitten

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://www.portlandmaine.gov/602/Agendas-Minutes> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81704707244>

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+1 646 931 3860 US

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+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

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Webinar ID: 817 0470 7244

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PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 29, 2024

- i. Public Hearing
42 Atlantic Street: Bassett, Keenan, Paquin-Gould, Sosebee, O'Brien and Whitten present; Miller absent.

Workshop
ReCode: Bassett, Keenan, Paquin-Gould, Sosebee, O'Brien and Whitten present; Miller absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 29, 2024

- i. Certificate of Appropriateness for New Construction; 42 ATLANTIC STREET; LB Atlantic LLC, Applicant, Plan Number: HPBR-002814-2024. The Board voted 5-1 (Whitten opposed) to approve the project with conditions.

4. COMMUNICATION AND REPORTS

- i. Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark. Member Ashley Keenan has submitted a Landmark nomination for 331 Cumberland Avenue and is seeking a second nomination from the Board to initiate the nomination process. Staff will provide an overview of the nomination and designation processes.

5. WORKSHOP

- i. Preliminary Review of Alterations; 609 CONGRESS STREET (142 HIGH STREET); Crostone Portland, LLC and The State Theater, Applicant(s). Plan Number: HPBR-002926-2024.

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: June 7, 2024
RE: 331 Cumberland Avenue (Preble Chapel) Landmark Designation
MEETING: June 12, 2024

INTRODUCTION

On May 29, Board Member Ashley Keenan submitted the attached email to Historic Preservation Staff and Chair O'Brien indicating an intent to nominate 331 Cumberland Avenue, also known as the Preble Chapel, as a locally-designated landmark (Attachment 1). To initiate the nomination, one additional member of the Historic Preservation Board would need to sponsor the nomination.

Below is a brief summary of the materials submitted by Member Keenan in support of the nomination (Attachment 1), procedural guidance, and pertinent sections of the Historic Preservation Ordinance (Attachment 2). The below does not include a substantive discussion of the proposal, which would follow were the nomination initiated.

The owner of the chapel, Youth and Family Outreach, has been notified about Member Keenan's nomination.

MEMBER KEENAN'S NOMINATION

Member Keenan has submitted a brief memo capturing some of the history of the Preble Chapel, some context relating to historic designations in the surrounding Bayside neighborhood, and identifying two potential criteria for designation (Attachment 1).

NOMINATION AND DESIGNATION PROCESS

Subsection 17.5.2(A) of the land use code identifies who can initiate a nomination of a historic landmark. Member Keenan is proposing a nomination under option 1: "any two members of the Historic Preservation Board on their own initiative, by written notice to the Planning Authority."

If an additional member of the Board were to submit written notice nominating the building, the nomination would be considered initiated and formal notice would be provided to the property owner. Historic Preservation staff would then prepare a draft landmark nomination, which would

be reviewed by the Historic Preservation Board within 60 days after initiation.

After necessary workshops and a public hearing, the Historic Preservation Board would make a recommendation on the nomination. If the Board were to recommend or conditionally recommend that the Preble Chapel be designated a landmark, this recommendation would be forwarded to City Council for their consideration. Alternatively, if the Board were to recommend against the nomination, the process would terminate.

The Board's recommendation on whether to designate 331 Cumberland Avenue as a landmark would be based on whether the Board finds that the building meets the standards for designation. The Board's consideration of the nomination is limited to subsections 17.4.1(A) Minimum criteria for designation and 17.4.2, Integrity of Landmarks and Historic Districts (see Attachment 2). City Council would make a final determination on the landmark designation based on the same, as well as subsection 17.4.1(D), incorporating Portland's Comprehensive Plan into their consideration.

NEXT STEPS

As Member Keenan has provided a written notice nominating the Preble Chapel, one more member of the Board would need to nominate in order to initiate the process. More than two members could also nominate. Action is not required to be taken during this meeting, and written nomination may be submitted to the Planning Authority following the meeting. The decision by individual Board members to nominate would not signify a formal vote on the nomination.

ATTACHMENTS

1. May 29, 2024 - Ashley Keenan, Intent to Nominate Preble Chapel as Landmark
2. Chapter 14, Article 17 Excerpts



Evan Schueckler <evans@portlandmaine.gov>

Intent to Nominate Preble Chapel as Landmark

Ashley Keenan <ashley@donnellykeenan.com>

Wed, May 29, 2024 at 10:02 AM

To: Evan Schueckler <evans@portlandmaine.gov>, "rjobrien@mail.com" <rjobrien@mail.com>

Good morning,

After being spurred by a community member, I intend to nominate Preble Chapel as a landmark. Physically near to me, and historically near to the city's deepest heritage, I think that this is a building which we ought to seriously consider for designation. I've written a brief memo explaining and justifying my intent and, if I can secure a co-Nominator, I'd like to begin the process swiftly so as not to leave any uncertainty lingering.

See attached for my memo, as well as images of two 1924 news stories (exactly a century ago!) which served as a contributing sources and which you may find interesting.

Hope to chat more this evening!

Thanks,
Ashley

Sent from Mobile Phone

3 attachments



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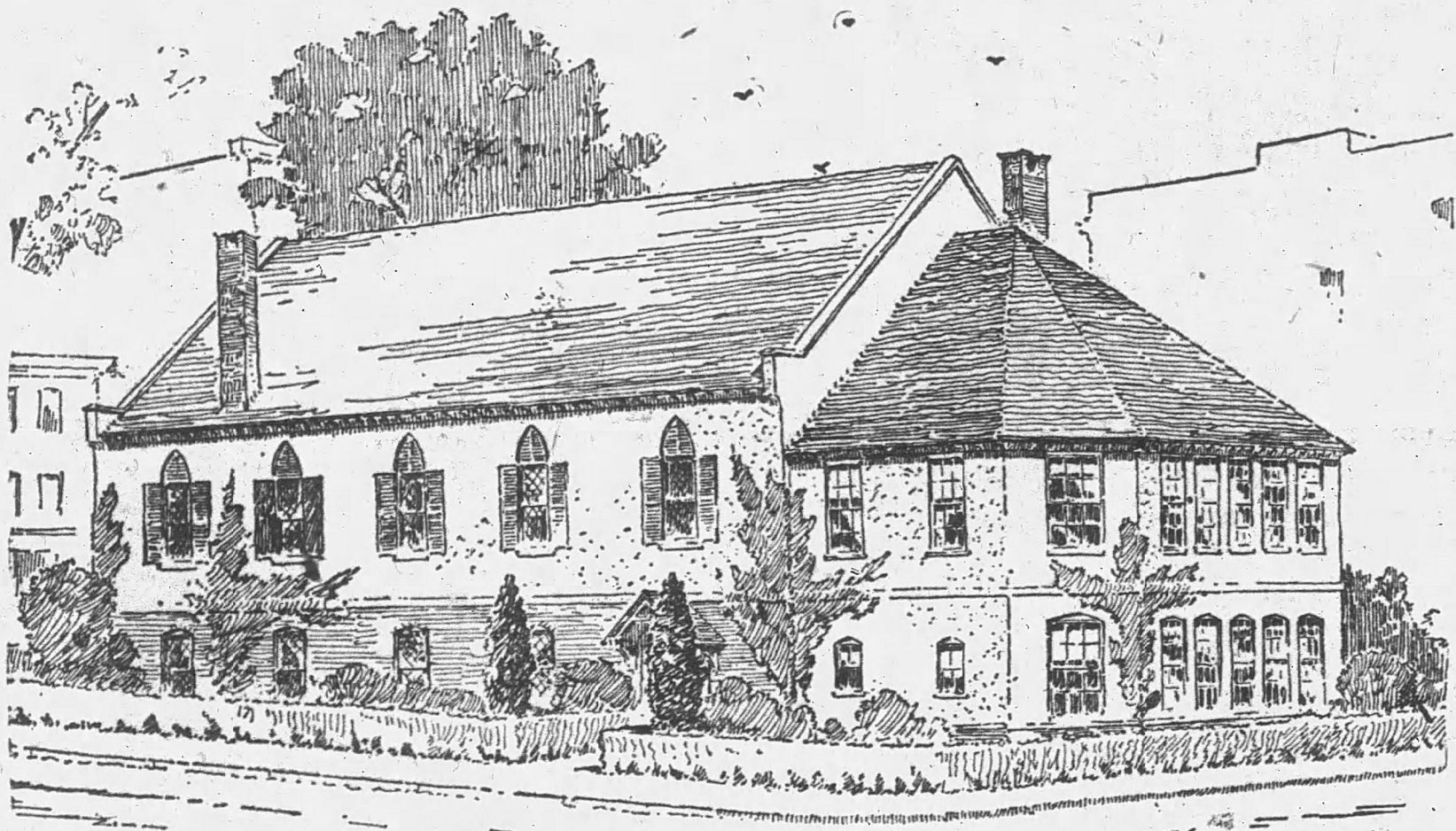


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PREBLE CHAPEL IMPROVEMENTS AND ADDITION WILL ADD NEW BEAUTY SPOT TO PORTLAND



Another beauty spot in the congested part of the Portland will soon add greatly to the appearance of the old Preble Chapel, for in a few week's time, there will be practically a new Preble Chapel. Through the work of John Calvin Stevens, and John Howard Stevens, architects, the plan for what amounts to a new Preble Chapel has been worked out most artistically, and the corner of Preble street and Cumberland avenue will present a most attractive appearance when the building shall be completed.

In a few week's time, to one passing down Preble street, the old Preble Chapel will appear to have been entirely renewed, for the olden wooden walls are to be covered with stucco, and a new addition is to be built on the rear, the first-story walls of which are brick, like the first-story walls of the chapel, and will have stucco walls above. The idea from the first has been to make this corner as attractive and beautiful as possible. The old fence will be removed, and a hedge planted on the lot line with ornamental planting around the building, making a pleasing improvement on this corner, and providing a little beauty spot in the midst of the city's busy center. It was found that to properly carry on the work of Preble Chapel more space was required and John Calvin Stevens and John Howard Stevens, architects, were consulted. They have not only designed an addition to the chapel that allows for the enlargement of the work at the present time, but so carefully and skillfully have the architects made their arrangements that the building can be a part of future enlargements, if necessary.

In the present vestry below the main floor a stage, having a proscenium opening, 16 feet long and 12 feet in depth will be provided, occupying the space of the present ladies' room.

The new addition is 22 feet deep and 34 feet wide, very nearly filling the lot on the Cumberland street line, and provides a game room 17 feet by 25 feet, and in one corner there is a storeroom, fuel bin, and ladies' toilet.

From the present side entrance on Preble street a stairway leading from this floor, gives access to the main floor, where a children's room, 18 feet by 21 feet, will give every opportunity for the children to meet, and opening from this room is a ladies' room 14 feet by 21 feet. By a door cut through the wall of the old chapel at the right of the chancel, communication is obtained from the main floor to the children's addition. The interior is handled in a very similar manner, relying upon pleasing and harmonious color schemes rather than expensive materials for the effect.

When this building is completed, it will add a charming bit of beauty to this locality, and there is much interest in this improvement among social welfare workers, as well as among church people, and among the citizens generally, for the old Preble Chapel has an interesting history,

ALONG THE FORESIDE SHORES

A number of new features will be introduced this year at the Falmouth Foreside Community Fair and Cattle Show, which takes place Saturday, September 6, on the Underwood School grounds on the Foreside road, Falmouth. The show will be held as usual under the direction of the New Casco Village Improvement Association and at a meeting held Friday night, it was decided to distribute the proceeds received from admittance to the fair, throughout the community wherever needed. Various exhibits are to be installed inside New Casco Hall, which adjoins the Underwood School grounds. In the hall will be located the flower, vegetable, candy, ice cream and other refreshment booths, needle work and aprons, etc., while on the grounds outside there will be the big midway, the field sports, cattle show and band concert.

The day's program opens at 10 in the morning with exhibits of horses, cattle, pet stock, silver black foxes, game birds, poultry and farm and garden products, the midway will also open at an early hour with all new attractions. At 3 in the afternoon, the baby show, a new feature, will take place under the supervision of Mrs. Susie Winslow Skillin. All babies two years of age or under are eligible to compete for the three prizes offered.

The first prize is to be a silver cup, the joint gift of Edward Knight and John Williams. The second prize and third prizes are to be announced later. Edward Flaherty of the firm of Flaherty & Coyne has offered a \$7 hat for the best exhibit at the fair. Another new feature will be an exhibit of historical articles gathered from various homes along the Foreside.

John Hincks, chairman of the Midway committee, has already secured for amusements, an African dodger, spindles, dart throwing games, baseball games, fortune telling and baby dolls. He is busy signing up more attractions and the midway promises to be the best ever shown in Falmouth. The fair will close in the evening with the usual dance at New Casco Hall with music furnished by the Yarmouth Band, which will also play throughout the day.

Clarence W. Peabody, judge of the Municipal Court of Portland, will occupy the pulpit this morning at the Foreside Methodist Church in the absence of the regular pastor, Rev. Woodbury P. Merrill, who with Mrs. Merrill is enjoying his vacation in Nova Scotia. Judge Peabody will give a talk on court proceedings.

The first of the cottage whist series to be given by the Town Landing Improvement Association, was held this past week with Mrs. Win-

and its remodelling is of vital interest to the development of welfare work in that locality.

throp Wilson hostess. Three tables were in play. The proceeds from the series of whists are to go toward maintaining the pier and float.

It has been announced by the committee in charge of the Old Home Day celebration in Falmouth that more than 600 tickets were sold nearly a week before the event.

Mr. and Mrs. Edward J. Heulin and son of Portland are spending two weeks at their camp on Sturdivant's Island.

Mr. and Mrs. Charles Hart of Somerville, Mass., have leased one of the new houses on the Johnson road, recently erected by Dr. Gerald P. Clifford of the Foreside road.

The descendants of the Milliken family were entertained yesterday by Mr. and Mrs. Elbridge L. Cobb at their summer home on the Mussel Cove shore. The morning was devoted to outdoor sports and dinner was served at noon. The afternoon was enjoyed with bathing, boating, cards, pool and outdoor sports.

Dr. George H. Thomas, who has been passing the last two months on the Falmouth shore with his family, left last week for Chicago.

Recent guests at Terrace Inn include Mrs. John T. Smith, Robert Smith of New York City, Mrs. W. W. Rider and Miss Mary Morrison of Bristol, Conn.

Mr. and Mrs. Robert Anderson of Auburn are the guests of Mrs. E. L. Penley at her cottage, Waveland, at Casco Terrace.

Mr. and Mrs. Elmer Greenleaf have as their guests for over the week-end Mr. and Mrs. L. A. O'Brien of Auburn.

Mrs. W. B. Verge and family of Freeport and Mrs. S. J. Stinson are at the Mr. and Mrs. Harry T. Stinson cottage at Casco Terrace. Mr. and Mrs. Harry Stimson are attending the Randolph, N. H., centennial.

George Record of Jersey City is the guest of Frederick Eveleth at his cottage at Casco Terrace.

Herbert L. Cobb and family of West Medford are spending two weeks at the McCullum cottage at Casco Terrace.

GREAT DIAMOND

Mr. Alfred Reed of Roslindale, Mass., is a house guest of G. W. Chandler.

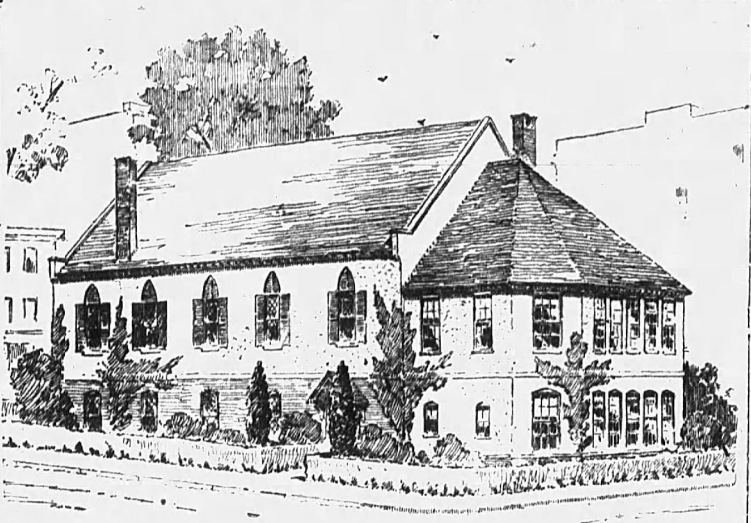
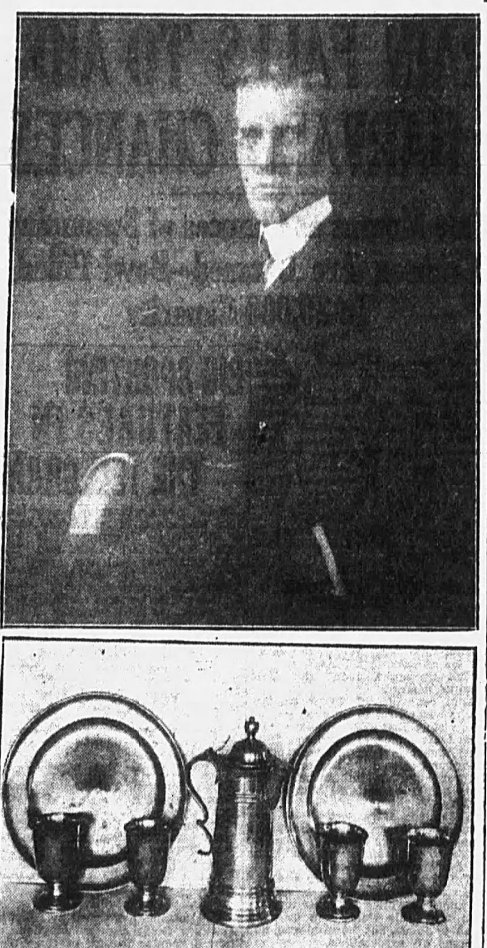
Mr. Wilson Palmer of Newton, Mass., has arrived at the Chandler cottage to be the guest of Mr. Carl Chandler.

Mrs. William Campbell and Miss Hazel Campbell are guests at the Chandler cottage.

Mr. Cushman Ellis of Boston was the guest of Mr. Lawrence Foster over the last week-end.

Mr. Joseph Flagg and Mr. Charles Whittemore left Thursday for a brief

Preble Chapel to Be Rededicated Tomorrow and Tuesday



REV. FRANCIS GIBBS SPEAKS TOMORROW FIRST UNIVERSALIST

Is Son of Former Pastor In This City

There is much interest expressed in the fact that the preacher at the First Universalist Church (Congress Square) tomorrow morning is to be the Rev. Francis Gibbs, D.D., pastor of the Universalist Church in Fitchburg, Mass. Dr. Gibbs' father, Rev. William E. Gibbs, D.D., was for many years pastor of the church, having preceded Dr. Blanchard and serving as pastor between 1869 and 1881. Many Portland people are acquainted with Dr. Gibbs and will welcome the opportunity to hear him preach.

Under the splendid leadership of the new director of religious education, Miss Ruth Owens, the work of the church and the church school is being strengthened in many ways. Miss Owens brings to her task a great deal of enthusiasm and experience, as well as definite religious education training and ideals, and already her presence is being felt in the work of the various organizations connected with the church. Miss Owens during the past week was present at meetings of nearly all the auxiliaries of the church and church school and spoke to the members of her ideals for the year.

A church office is being established in what was formerly the Sunday School secretary's headquarters, and Miss Owens will be found there during the past week at least. A complete catalogue of the church and parish members will be kept and lists of the members of the various organizations, and the most up-to-date methods of administering the affairs of the office will be adopted by Miss Owens.

The regular meeting of the Ta Kala Class will be held in the vestry of the church. The evening will be spent in working for the parish fair.

The meeting of the Congress Square Annex will not be held this week, but will be postponed until Tuesday, December 2, when a brief meeting will be held, owing to preparations being made for the fair.

The annual parish fair, always a delightful event of the year, will take place this year on December 2 and 3. Representatives of all the organizations connected with the church are serving on the General Committee, and plans are rapidly being perfected. The Congress Square Fair is always one of the best and this year will be no exception. The number of novel features are being planned under the auspices of various societies.

On December 5, music-lovers are to have a rare treat in the concert to be given by the St. Peter's Singing Club, led by Prof. Frank L. Rankin, assisted by Howard W. Clark, in the auditorium of the church. The entertainment is being put on under the direction of the Young People's Christian Union of Congress Square and tickets are on sale at the Church Office and may also be obtained from the St. Peter's Singing Club.

Mr. Rankin, who will be the accompanist, is the present organist of the church. In addition to acting as accompanist, he will also give several solos on the organ.

FAMOUS CHAPEL IS HAUNTED WITH MEMORY OF HISTORIC CHARACTERS AND EVENTS

Madam Mary Deering Preble, Portland's Most Famous Belle and Wife of Commodore Edward Preble, Father of the American Navy, Was Most Liberal Benefactor of Little Church at Corner of Cumberland Ave. and Preble St.

There will be a two-fold rededication of Preble Chapel, following extensive alterations, on Sunday evening, November 23, and Tuesday evening, November 25. The rededication of the chapel to religious purposes will be held Sunday evening at 7:30, and the rededication of the building to social purposes will be on Tuesday evening at 8.

The order of the exercises on Sunday evening will include a sermon by Rev. Joel H. Metcalf, D.D., pastor of First Parish Church; George S. Hobbs, representing the American Unitarian Association of which he is the secretary; and also Charles H. Blatchford, president of the Church Federation of Portland and South Portland.

At the dedication service for social purposes, on Tuesday evening the speakers will be Mrs. Hilda R. Ives, A. M.; Arthur Bartlett, Rev. A. C. Goddard, D.D., pastor of the Unitarian League, of Boston; and Rev. A. C. Goddard, D.D., pastor of the Unitarian League, of Boston. These addresses will be along the line of social work.

The public is cordially invited to be present at both services.

The churches of Portland are particularly rich in association, but Preble Chapel, for many reasons, is of vibrating interest. The very approach to the picturesque, white, stucco-finished edifice, located at the junction of Cumberland Avenue and Preble Street, is haunted with the memory of historic characters and events. Standing on this corner, in the very heart of the city's tumult, there is something about the secluded quietness of the place which makes one forget the surging life of the present, as he inevitably thinks of Mary Deering Preble, Portland's most famous belle, who became the bride of Commodore Edward Preble, Father of the American Navy, and was Preble Chapel's most liberal benefactor.

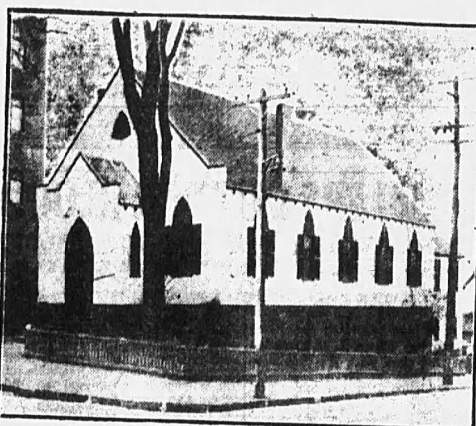
It was in Madam Preble's life years that the need of the building was communicated to her, but her mind and benevolent impulses were quick to respond to the call of service, and she immediately responded to the suggestion. Thus it is that the old edifice in the yard of the Preble mansion, which was the grounds of the Commodore and Mrs. Preble at the time of the Commodore's death, was transformed into a comparatively recent times, but its cream-white blossoms, shedding their pure, sweet fragrance in the Springtime, seem somehow expressive of the inspiring grace and gentle spirit, which were the influences pervading the life of Mary Deering Preble. The blue branches of the tree played by the fountain in the past, yet felt something of the romantic charm inherent in the place which will ever be hallowed by her memory.

Life of Mary Deering Preble

Mary Deering Preble was born in Portland in 1770, married Commodore Edward Preble, United States Navy, March 17, 1801, and died in 1851. She was a well-known philanthropist, and a well-known builder of Portland in the early days when it was called Falmouth. She was a forerunner of the present Deering family. Marrying the daughter of Deacon Milk, he inherited much property from his wife's father. He added to this in his later life by the purchase of 70 acres stretching between Congress Street and Back Cove and it was a parcel of this land that Mary Deering Preble in her last years of her life gave to the building of Preble Chapel which now bears her name.

Preble, hero of Tripoli, was ordered in 1806-1807, on the corner of Congress and Preble streets. The bricks were brought from Philadelphia. The residence was enlarged and opened as a hotel in 1860, on the site of the 22-story building recently completed.

Among the many relics of historical interest in Preble Chapel none is more cherished than a photograph of the pervading life of Mary Deering Preble, and the life of her husband, Commodore Edward Preble. This miniature represents the latter at 18, at which time the fa-



Inhabited at the First Parish. They held a fair at which \$500 was obtained by a subscription from the gentlemen, which looked forward to an annual continuance. Happily at this period Miss Martha C. Preble, a member of the First Church, formed the benevolent design of consecrating the whole estate to the work of religion. To that end she consulted by will, the First Parish her trustee, with power and instructions to appropriate the annual income of her property to the advancement of the cause. The fund was \$6,000 and the annual income about \$250 which was applied to the uses of the ministry.

First Pastor

In 1849, the Rev. William H. Hadley was invited to become the minister at large of this organization. Mr. Hadley was educated at Union College, finished the study of the profession at Cambridge, and was, at the time of his invitation here, preaching at Kennebunk. He accepted the appointment and in April of that year entered with zeal upon the duties of the office. He immediately opened a Sunday School in the ward room of the Exchange Building, which on the first day was attended by more than 60 children, which increased to more than 140 in a few Sundays with a corresponding number of teachers. The whole number of children enrolled in the school in August, 1849, was 170.

First Evening School

Christians, who were not able to attend the day schools, were also invited to the evening school, which was fully attended by persons varying in age from 12 to 38 years, with signal improvement and success.

The trustees of memorials, in addition to other fine portraits of historical interest, includes a rare old Chippendale sofa which has place on the platform and a very old communion set, presumably of pewter, in a very good state of preservation.

The work upon the recent \$10,000 addition to the building was begun by George and Clark last July. The extension provides for three large rooms and a storeroom for Sunday school and social purposes. The addition extends from the rear of the old building to Portland Street and is two stories in height, of stucco with brick foundation and floor dimensions 22 by 23 feet.

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Four Pastors in 75 Years

Preble Chapel, which is the outgrowth of the Portland Ministry at Large, is of the Unitarian denomination. In being connected with the Ministry at Large it was the first building erected for the purpose in the City or the State. It is also of interest to know that in the nearly 75 years of its history Preble Chapel has had four pastors, namely, Rev. William Hobart Handley, Rev. Oliver P. Tucker, whose ministry covered a period of 11 years, Rev. Pettengill, whose purpose it was to produce a building adequate for the needs of the Sunday school and for the development of dramatic talent among the young people, as well as to provide an appropriate auditorium for purposes of worship.

The plans for the addition and the changes in the chapel were made by Stevens & Stevens from sketches prepared by Mr. Pettengill.

Inception of Movement

1847 a movement was made in the First Parish Church at the suggestion and request of Rev. Ichabod Nichols, D.D., for the establishment and support of a Ministry at Large for the City by the two Unitarian societies there. This design was warmly seconded, particularly by the ladies of the Channing Circle, a society established in 1847.

KEY TO PICTURES.

Upper, left to right—Rev. Arthur G. Pettengill, Pastor of Preble Chapel. Preble Chapel Addition and Improvements; the hedge and ornamental shrubbery will be planted next year. Portrait of Mary Deering Preble, wife of Commodore Edward Preble, which has place in Preble Chapel.

Lower, left to right—Old Communion Set in Preble Chapel. Exterior of Preble Chapel, showing white Stucco-Finish of Remodeled Building.

A Present Day Feature

A special feature of the work of Preble Chapel is the library in charge of Miss Hannah Woodman, under whose directions additions are constantly being made.

A Free Church Without Creed

In connection with Preble Chapel is an endowed institution, it is possible to ask little of the members in the way of giving. They are, in fact, never asked to contribute to the support of the church, and offerings are voluntary. Those of the public without other church affiliations are urged to attend Preble Chapel. There is no creed, but instead there is a brief formula in which members are required to subscribe. This is a simple statement of the fundamentals of the Christian religion, including belief in God, Jesus Christ as the spiritual leader.

Service of Pastors

Rev. W. H. Hadley, the first pastor after seven years of faithful service resigned, and at the outbreak of the rebellion became an army chaplain and died after the war in the Massachusetts General Hospital.

In June, 1857, Rev. O. P. Tucker entered the service of this ministry and continued his faithful service for 12 years until his death.

Through Mr. Tucker's labors the ministry at large became one of the permanent means of extending the work of the church. His reports were widely circulated and read both here and in Europe.

In January, 1869, Rev. William R. Large and retained the office until 1906. Mr. Large delivered an address on the subject of Preble Chapel, at the annual meeting of the Unitarian Association of Portland, 1775-1868. He was pastor emeritus during his last years.

Rev. Arthur Gooding Pettengill, the present pastor, was born in Brewer and graduated from Bowdoin College in 1881, receiving the degree of A.B. He graduated from the Yale Divinity School in 1885, having conferred upon him the degree of D.D. He took a course in social service at Harvard University, and was ordained to the ministry in 1885 and has held pastorates in St. Cloud, Minn., Hyde Park, Mass., and in Warren, Vermont, and in Wales in this State. Mr. Pettengill came to Preble Chapel in 1905 and his devotedness to the cause of the Ministry at Large, is well known.

Former Rededication

Preble Chapel was rededicated following extensive improvements, on Oct. 29, 1899, at 2:30 P. M., when the order of the exercises was as follows:

Anthem; Reading of Scripture; Dedication Prayer by Rev. John C. Perkins; Dedication Hymn, by Rev. Ichabod Nichols, D.D.; Historic address by Rev. William T. Phelps; Address by Rev. Henry Blanchard, D.D.; Duett, Misses Foster and Fletcher; Address, for the Trustees, Charles E. Jones; Report of the Building Committee, by Wilfred Chapman, Thomas L. Talbot; Solo, Miss Alice Morrison; Address for the Sunday School, by Geo. E. Thomson; Address, by Rev. John C. Perkins; Solo, Miss Julia Noyes; Address, by Rev. Asa Dalton, D.D.; Closing Hymn, One Holy Church of God appears; Benediction, by the Pastor.

The Will to Work

At the 10:30 service at the Oak Street Friends Church, the pastor, Rev. Alfred T. Ware, will preach on the subject, "The Will to Work." The subject is chosen so that it will be of service to the community. The way to happiness, self-expression and rewards commensurate with our needs. This will be his theme.

A service with hymns will be held at 7:30. Everybody is invited to come and feel free to take part in the discussion.

Service for worship at Forest Avenue Church at 3 P. M.

NEW HYMNALS AT STEVENS AVE. CHURCH

At the Thanksgiving service Sunday morning in the Stevens Avenue Congregational Church new hymns will be introduced. Hymns from the Living Age, edited by Prof. Augustine Smith of Boston University. A special festive service of dedication, prepared by Prof. Smith, will be included in the morning worship.

The topic of the pastor's evening address is Friendship. The new hymns will be used in a special song service. The male quartet will sing.

READ THE SERMON PAGE

In Monday's Express

WILL TAKE YEAR TO COMPLETE NEW ALTAR ST. LUKES

Hope It Will Be Consecrated at Christmas 1925

It is hoped to have the new altar, which has been given to Saint Luke's Cathedral by the Rev. Canon Mylre Hemenway, in place to be consecrated at Christmas, 1925. Doctor Ralph Adams Cram, the artist who has designed the altar, thinks that it will take over a year to complete the carvings necessary for it. The altar work will begin immediately, some of it will be done in this country and some abroad. Doctor Cram is sailing shortly for Spain, to be gone for three months. While there, he hopes to have copies made of some of the ancient carvings in the Cathedral to be incorporated in the fabric of the new altar.

The present altar of the Cathedral, which it will replace, is not a memorial altar, but was, according to the statement published in the Lookout, erected at the time of the consecration of the Cathedral in 1877, purchased by the late Bishop Henry Adams.

On Thanksgiving Day, there will be a memorial service to the altar, which is a memorial and will be untouched in the new design.

COURSE SPIRITUAL HEALING CONTINUES AT EAST DEERING

On Sunday evening at St. Peter's East Deering, the Rev. S. H. Watkins will continue the course of sermons on "The Ministry of Healing," the subject being Sin and Sickness. After the sermon there will be a brief instruction on the preparations for healing, and questions will be answered.

On Thanksgiving Day, there will be the appointed service at St. A. M., and Mr. Watkins will give an address—subject, Let Us Forget.

The Women's Guild of St. Peter's will hold a Christmas Eve supper in the church rooms on Tuesday, Dec. 2.

CYCLONE EVANGELIST COMPLETES SERIES SAIL LOFT ASSEMBLY

This is a characteristic pose of Rev. M. R. Tatman of Oakland, Cal., known as the "Cyclone Evangelist" of the Pacific coast, who recently completed his second series of evangelistic meetings at the Sail Loft Assembly, Commercial street, this City.

Mr. Tatman before his conversion was an actor-acrobat and theatrical manager. He is now a preacher with the power of drawing and holding the attention of large congregations. The evangelist goes from Portland to Boston, New York and Chicago, thence to the Pacific coast, where his services are in great demand.

THE WILL TO WORK

At the 10:30 service at the Oak Street Friends Church, the pastor, Rev. Alfred T. Ware, will preach on the subject, "The Will to Work." The subject is chosen so that it will be of service to the community. The way to happiness, self-expression and rewards commensurate with our needs. This will be his theme.

A service with hymns will be held at 7:30. Everybody is invited to come and feel free to take part in the discussion.

Service for worship at Forest Avenue Church at 3 P. M.

READ THE SERMON PAGE

In Monday's Express

SIXTH SESSION OF SCHOOL OF RELIGION TO BE HELD MONDAY

Program Includes Practical Appearances Through Geography and Drills

The Portland School of Religious Education under the auspices of the Church Federation will hold its sixth session at Congress Square Church next Monday evening, when the opening Monday will include Practical Appearances Through Geography and Drills by Mrs. B. M. Clough, superintendent of the Junior Department, Woodfolds Congregational Church.

Rev. Morris H. Turk, D. D., will discuss Methods and Work of the Church. Dr. D. D. will be in charge of the International Sunday School Lesson, Mrs. E. A. Wolfe.

Prof. Wilmot B. Mitchell, who is giving a course on Great Personalities of the Bible, will give a lecture on his subject: "A 100 Per Cent Patriot with a Purpose in His Heart."

In his lecture on "The Son of Shadrach," the people of that time, he will discuss the story of the three boys in the furnace, and the story of the man who was going to happen in very concrete and specific cases. But no small part of their ability to look ahead was due to their power to look at the life around them steadily and to see it whole, to see the world within the currents of human thought and action were bearing them on, whether they were tending towards the breakers or towards the harbor's mouth.

"Some of the stories about Elijah and Elisha are very hard to believe if we take them at their face value, for example, contrary to my conception of a just God that He would kill a large number of thoughtless or thoughtless people, because they did not obey the child's natural instinct and shouted derisively at Elisha—as boys might today if he went through the city in a chariot pulled by a team of oxen, because he could not boast of the shaggy locks of Elisha. I cannot think there is any virtue in believing that tales of only God loves, and better because we believe he can do such unreasonable and unjust things."

"The big and blessed thing in connection with the story of Elisha was this, when things were going all wrong, when both king and people had deserted the worship of Jehovah and gone after false gods, when the rulers were cruel and lecherous and absolutely unscrupulous of the rights of others; when they would wrest a vineyard, his patrimony, from a man like Naboth and treacherously kill him and all his family, simply because he would not give over his vineyard to a selfish king who had stolen the throne; when the king and the people were going all wrong, and that God would cause them if they did not cease."

"The two men in American history who seem to me to resemble most these two prophets are John Brown and John Greenleaf Whittier. Read John Brown's life and see if he, in his ruggedness and his native strength, his primitive beliefs, his courage to face official pretense and power, even in the mystery that surrounded his personality—see if he does not at least remind you of Elijah the Tishbite. And then read carefully the life of and the poetry of Whittier—especially the poems and see if he does not help you to interpret Elisha—the rugged man, the son of a farmer, called from the plough, less given to denunciation, more constructive, but no less loyal to Jehovah and his worship, no less willing to suffer for it, than was the Tishbite a double portion of whose spirit was his and whose mantle he wore. Still at the prophets' feet the nations sit."

The officials of the school are: Dean, Mrs. Howard R. Ives, registrar, Mrs. Elbridge F. Stoneham; treasurer, Mr. H. D. Oliphant.

SCRIPTURES CONTEST REFRESHES MEMORY ON BIBLICAL FACTS

Interesting Feature Carries Cash Prize Each Week

A cash prize of two dollars and a half will be awarded to the reader who sends in the best list of answers to Bible questions below. In writing answers, the reader should use one word when possible. The name of the prize winner, list of correct answers and 10 new questions will be mailed next Saturday. Readers, both young and old, in Portland and elsewhere are invited to compete. Answers must be mailed not later than Thursday evening, Nov. 27. No advantage is gained by those who make earliest returns.

The Questions

1. Who was ordained the first bishop of the church of the Ephesians?
2. Which of the seven deacons went down to Samaria and preached Christ to the people?
3. Who was the father of Methuselah?
4. Who was called "a ready scribe in the law of Moses"?
5. Of whom was it said that while he was yet young he began to seek after the God of David?
6. Which of the 12 disciples made a great feast for Jesus?
7. Who was the man who was the figure of Him that was to come?
8. Who was the first persecutor of Christ?
9. Who was made Judge of Israel on condition that he should defeat the Ammonites?
10. There is record in the Bible of the death of how many of the 12 Apostles?

The Prize Winner

To Miss Charles Watson, 56 Fletcher Street, Kennebunk, is awarded the prize of \$25.00 for the best list submitted in answer to the questions asked in Search the Scriptures last week. Answers were received from many parts of New England and there were many correct lists.

The Answers

1. Jonathan, 1 Sam. 18:4.
2. Pharoah, Ex. 10:2.
3. Peter, Acts, 5:3.
4. Nehemiah, Neh. 2:5.
5. Ishmael, Gen. 21:17.
6. Jeroboam, 1 Kings, 11:29-31.
7. Eze. Gen. 4:20.
8. Moses, Ex. 34:27, 28.
9. Hiram and Solomon, 1 Kings, 2:26-28.

A Contestant Writes

Waterville, Me., Nov. 19, '24.

Search the Scripture Contest. Ed. Portland Evening Express.

Dear Sir:

Thank you for the check received this morning. I think this a splendid feature of your paper. I enjoy finding the answers each week and know that in "Searching the Scriptures" I am becoming more familiar with them.

Sincerely,
CORA A. BROWN.

Rev. Francis W. Gibbs, of Fitchburg, will preach at Congress Square Church Sunday. Mr. Gibbs is the son of a former pastor of Congress Square Church.

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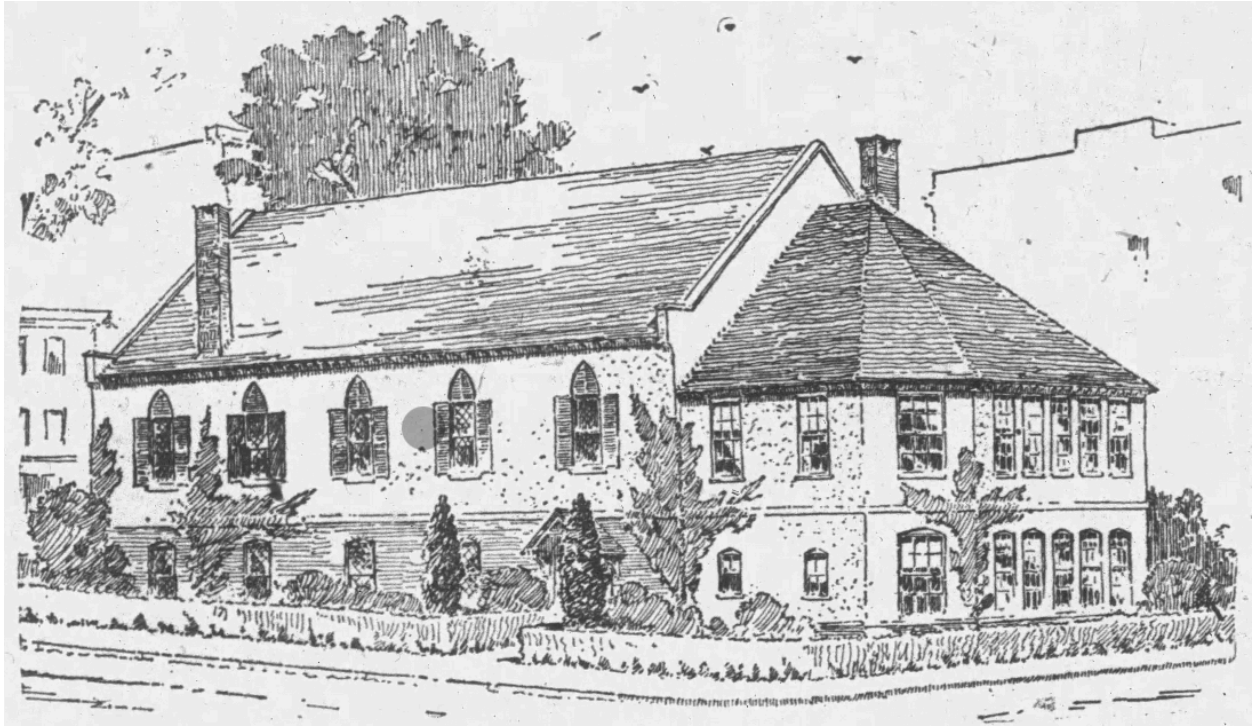
Memorandum

From: Ashley Keenan

May 29, 2024

To: Historic Preservation Board, etc.

Re: Preble Chapel, Nomination for Landmark



I, Ashley Keenan, member of the Historic Preservation Board, would like to nominate Preble Chapel (a.k.a. Preble Street Chapel) at 331 Cumberland Avenue as a landmark. I've prepared this brief memorandum to explain my motivations for pursuing this nomination, citing the limited historic resources which I've consulted already. I hope this can represent a starting point for a conversation, and it certainly is not a comprehensive report on the building or on the process. My desire is that the Board, with the assistance of staff and guidance from community stakeholders, can explore this nomination and reach an appropriate decision.

A (Very) Brief History

Originally constructed in 1851, the chapel represented one of the last great acts of philanthropy by Mary Preble (1770-1851) across her long career. As a 1924 newspaper described, "Portland's Most Famous Belle and Wife of Commodore Edward Preble, Father of the American Navy, was Most Liberal Benefactor of Little Church at Corner of Cumberland Ave. and Preble St." Her close entanglement with the Unitarian societies of Portland, (heirs of New England's Puritan heritage,) and her generous patronage of this site among others, made her a natural namesake for the house of worship. In 1924, the Chapel was rededicated and underwent a significant renovation which gave the church its current appearance. Focusing on "pleasant and harmonious color schemes rather than expensive materials," it's a prime example of Protestant elegance and thrift given architectural form. "Haunted with the memory of historic characters and events," as another passage put it, the building was a keystone in the legacy of the Deering and Preble families and their work.

As time passed, the “Free Church Without Creed” could not be sustained as a house of worship, as Unitarians concentrated on the First Parish site and allowed the Chapel to find other uses. In 1981 it became home to Preble Street Resource Center, (today known simply as Preble Street,) and ever since the location has been home to a nonprofit dedicated to serving youth and families in need.

What the Chapel Means

For residents of the Bayside and Parkside neighborhoods, working-class locales which have received relatively little attention from preservationists, Preble Chapel ranks highly among the quiet spots of unassuming heritage and beauty among our streets. Exactly 100 years ago, a journalist wrote of the site: “In the very heart of the city’s tumult, there is something about the secluded quietness of the place which makes one forget the surging life of the present.” It’s just as true today. I, like many nearby residents, have walked past this historic structure hundreds, if not thousands of times. While its proximity to stretches of seedy roads has dampened its charm, it would be terrible to let one of this area’s few gems become the victim of such circumstances. The surrounding neighborhoods are among the most diverse and humble of any remaining on the peninsula, and they deserve the same degree of consideration as more fashionable neighborhoods on Munjoy Hill or the West End.

Ordinance Basis

While arguments could be made along many vectors for the landmark-worthy nature of Preble Chapel, I believe the following two criteria most closely align with the building’s characteristics:

- I. 17.4.1.A.1 - Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.

As Preble Chapel sits at the intersection of two major and historic roads, Cumberland and Preble, so too it sits at the intersection of many aspects of our heritage. As part of the Unitarian heritage of Portland’s, and indeed New England’s culture, as representing the Yankee values of simplicity and craftsmanship, as one of the last entries into the Deering and Preble families’ contributions to Portland’s built environment, and much more. It’s a humble, vernacular, and quintessentially *Portland* site.

- II. 17.4.1.A.3 - I Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States.

But even more keenly than it represents such broad strokes of our heritage, it also evokes the name of Mary Preble (*née Deering*), one of the most important and famous women in Portland’s history. Born in the city back when it was still called Falmouth, when it was still a territory of the British Crown, not only was Mary a formidable personality and representative in her own right, she also married Commodore Edward Preble, one of the most important figures in American naval history and an icon of Portland’s heritage.

Ms. Preble's legacy in Maine is rich and varied, but this building, Preble Chapel, was arguably her final act of philanthropy. She died the very same year it was commemorated. If any one site was to serve as a memorial to this great lady, the Preble Chapel would constitute a compelling candidate.

Conclusion

Given these facts, (which I, again, stress represents only a limited foray into the sources,) I believe that Preble Chapel ought to be considered for the designation of landmark. While I'm very much open to countervailing arguments, I am convinced that the conversation is one which we ought to have.

17 HISTORIC PRESERVATION

17.1 PURPOSE

The purpose of this article is to promote the educational, cultural, economic, and general welfare of the City of Portland by:

- A. Creating a mechanism to identify, preserve and enhance distinctive areas, sites, structures, and objects that have historic, cultural, architectural, and archaeological significance.
- B. Providing a resource of information and expertise to help those interested in rehabilitation or new construction in a district or restoring a landmark.
- C. Applying review standards in a reasonable and flexible manner to prevent the unnecessary loss of the community's historical features and to ensure compatible new construction and rehabilitation in historic districts while not stifling change and development or forcing modern recreations of historic styles.
- D. Fostering civic pride in the city's history and development patterns as represented in such distinctive areas, sites, structures, and objects.
- E. Protecting and enhancing neighborhood character.
- F. Stabilizing and improving the values of designated properties and areas.
- G. Protecting and enhancing the attractiveness of the city to its home buyers, home owners, residents, tourists, visitors, businesses and shoppers.
- H. Fostering and encouraging preservation, restoration, and rehabilitation that respects the historic, cultural, architectural, and archaeological significance of distinctive areas, sites, structures, and objects.

17.2 DEFINITIONS

Alteration. Any act or process requiring a building permit and any other act or process not requiring a building permit but specifically listed in this article as a reviewable action, including without limitation the repair, reconstruction, demolition, or relocation of any structure or object, or any part of a structure or object.

Certificate of Appropriateness. A certificate issued by the Planning Authority evidencing approval of specific plans for alteration of a structure, site, or designated historic landscape or new construction on a site in accordance with this article.

Certificate of Economic Hardship. A certificate issued by the Planning Authority evidencing a hardship variance approved by the Zoning Board of Appeals in accordance with Article 2.

Certificate of Non-Applicability. A certificate issued by the Planning Authority evidencing a determination that specific plans for alteration of a structure, site, or designated historic landscape or new construction on a site do not require approval under this Article.

Contributing. A classification applied to a site, structure, or object within a historic district signifying that it contributes generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district.

Demolition. Any act or process that partially or totally destroys a structure or object.

District. A historic district or historic landscape district.

Historic district. A geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Historic landscape district. A geographically definable area possessing a significant concentration, linkage, or continuity of landscape components which are united by human use and past events or aesthetically by design, plan or physical development.

Historic Resources Design Manual. A manual including guidelines for meeting historic preservation ordinance review standards and other information.

Landmark. Any property, site, structure, or object of particular historic, architectural, or archaeological significance to Portland, the State of Maine and/or the United States relating to its cultural, social, economic, political, or architectural heritage, or which is associated with historic persons, important events or themes in local, state, or national history.

New construction. The adding to a structure by an addition, the erection or placement of any new structure on a lot or property, or the comprehensive redesign/renovation of an existing structure.

Noncontributing. A classification applied to a site, structure, object, or portion thereof, within a historic district signifying that: 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district; 2) was built within 50 years of the date of district designation unless otherwise designated in the historic resources inventory; or 3) where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the site, structure, or object has been irretrievably lost. A portion of an otherwise contributing or landmark structure may be determined by the Historic Preservation Board to be non-contributing if it meets one or more of the above conditions.

Object. Anything constructed, fabricated, or created, the use of which does not require permanent or semi-permanent location on or in the ground.

Ordinary maintenance. Acts of maintenance or repair which do not include a change in the design, material, or outer appearance of a structure, including without limitation repainting, replacement of materials or windows of the same scale, texture and color, and landscaping other than within an historic landscape district.

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic

materials and features rather than the extensive replacement and new construction.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

Relocation. Any removal or relocation of a structure on its site or to another site.

Restoration. The act or process of accurately depicting the form, features, and character of the property as it appeared at a particular period of time by means of the removal of features from other period in its history and reconstruction of missing features from the restoration period.

Site. The location of a significant event, an archaeological site, a landscape or traditional cultural property, or a building or structure, whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.

17.3 ADMINISTRATIVE PROCEDURES

17.3.1 Costs

A. Any project may be subject to fees as established by the City Council to cover administrative costs and the costs of Historic Preservation Board review. Applicants shall also pay a fee to cover the professional and administrative costs for analysis associated with project review, including but not limited to planning, legal, or other services. The fee shall

be based on the hours of review and processing time and prevailing hourly rate for reimbursement of City costs. The City shall periodically invoice the applicant for such costs incurred by the City, which invoice shall be paid promptly by the applicant.

- B.** Every applicant shall bear the entire expense of giving notice by mail and publication in accordance with this article.
- C.** No Certificate of Appropriateness, building, demolition, or other permit shall issue until all current charges due under this article have been paid. The balance of any remaining review and administrative costs invoiced or incurred after a permit has been issued shall be paid in full by the developer prior the issuance of any temporary or permanent certificate of occupancy.

17.3.2 Notice of public meeting

- A.** For all Certificate of Appropriateness applications that are subject to Historic Preservation Board review, the applicant shall be responsible for posting a notice of public meeting sign on the property where the development is to occur. The dimensions, construction, and content of the sign shall be in accordance with standards established by the Planning Authority.
- B.** The sign shall be posted at least 10 days prior to the public workshop or hearing date, and shall be removed from the site no more than three days following the date of the meeting.
- C.** Once the required notice of public meeting signage is posted, the applicant shall submit a completed certification of posting form to the Planning Authority.

- D. In the event that a required notice of public meeting sign is knocked over or made illegible, it shall be the responsibility of the applicant to promptly reset or replace the sign, though failure to do so shall not invalidate the review.

17.3.3 Notices and public comment

- A. Except as provided in Subsection 17.7.5, notice of proceedings upon any application for a Certificate of Appropriateness shall be given only when the proposed activity otherwise constitutes major site plan. Notice of such proceedings also shall be furnished to any persons interested in historic preservation who have registered with the Planning Authority, and to the Historic Preservation Board and/or the Planning Board when the proceeding is pending before a different body. The failure to give any notice required by this article shall not affect the validity of any action taken.
- B. The Historic Preservation Board, the Planning Board, the Board of Appeals, and the City Council shall each invite public comment at a public meeting in accordance with their respective rules, prior to any final action being taken under this article.
- C. The Planning Authority shall advise the Historic Preservation Board and the Planning Board of any demolition permit application received by the Planning Authority as to structures or objects that have been classified as noncontributing within nominated or designated districts, but there shall be no Historic Preservation Board review of such permit applications.

17.4 CATEGORIES AND CRITERIA FOR DESIGNATION

17.4.1 Minimum criteria for designation

- A. The Historic Preservation Board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure, or object for designation by ordinance as a landmark or district:
 1. Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.
 2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property.
 3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States.
 4. Its exemplification of a significant architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
 5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.

6. Its representation of a significant cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, sites, structures, or objects that may or may not be contiguous.
- B. In the case of a nominated historic district, the Historic Preservation Board shall also determine whether there is an interrelationship of resources within it which creates an identifiable entity, even if composed of a wide variety of resources. A district must convey a visual sense of the overall historic environment or be a grouping of historically or functionally related properties. A historic district can comprise both individually distinctive historic resources and historic resources that may lack individual distinction but which contribute to the significance and visual character of the district as a whole.
 - C. In the case of a nominated historic landscape district, the Historic Preservation Board shall also consider its significance as a geological, natural, or designed landscape associated with the development, heritage, or culture of the City of Portland, State of Maine, New England region, or the United States.
 - D. The Planning Board and City Council shall apply the criteria of (A), (B), and (C) above as well as historic preservation goals included in the Comprehensive Plan, but shall also consider the effect of such designation on other aspects of the Comprehensive Plan of the City.

17.4.2 Integrity of landmarks and historic districts

Any area, structure, or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of

location, design, condition, materials, and workmanship to make it worthy of preservation or restoration.

17.4.3 Designation of historic landscape districts

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state, or local government, or any combination of such ownership.

17.5 NOMINATION, CONSIDERATION AND DESIGNATION

17.5.1 Procedure

The provisions of this section shall govern the nomination, consideration, and designation of landmarks and districts.

17.5.2 Initiation of nomination

- A. Nomination of an area, site, structure, or object for consideration of designation as a landmark, historic district, or historic landscape district shall be submitted to the Planning Authority by the following:
 1. Any two members of the Historic Preservation Board on their own initiative, by written notice to the Planning Authority, or
 2. By written petition of any owner, in the case of a landmark, or
 3. By written petition of one or more owners of affected property in the case of a district, provided two members of the Historic Preservation Board must sponsor the petition.
- B. A nomination shall be completed and filed with the Planning Authority with all required signatures for the nomination to be pending.

- C. Upon nomination, the Planning Authority shall notify the owner or owners of the nomination and shall transmit the nomination to the Historic Preservation Board for its preliminary consideration at a scheduled meeting, which in no event shall be held later than 60 days following nomination.
- D. If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation Board of the nominated landmark, district, or historic landscape.
- E. At any time after a complete nomination is filed for an historic district, the owner of a structure who seeks a permit for demolition may apply to the Historic Preservation Board for a determination that the structure to be demolished is noncontributing and eligible for a demolition permit. The determination of the Historic Preservation Board that the structure is eligible for a permit shall be conclusive.

17.5.3 Notification of nomination and public hearing

- A. A public hearing on the nomination shall be held by the Historic Preservation Board following one or more preliminary workshops of the Historic Preservation Board.
- B. The hearing shall be conducted in accordance with procedures adopted by the Historic Preservation Board. The Historic Preservation Board shall consider all testimony or evidence relating to the designation criteria in Section 17.4 from any person who makes written submissions or appears at the public hearing. The owner of a nominated landmark or of

property within a nominated district shall be allowed reasonable opportunity to present testimony or evidence concerning the applicability of the designation criteria in Section 17.4.

17.5.4 Recommendation by Historic Preservation Board

- A. Within 45 days following the close of the public hearing, the Historic Preservation Board shall make recommendation to the City Council in the case of a landmark, or to the Planning Board in the case of a district, upon the evidence as to whether the nominated landmark or district meets the criteria for designation in Section 17.4. Such recommendation shall be approved by at least four members of the Historic Preservation Board and shall be accompanied by a report to the City Council and/or Planning Board containing the following information:
 1. Explanation of the significance or lack of significance of the nominated landmark or district as it relates to the criteria for designation.
 2. Explanation of the integrity or lack of integrity of a nominated landmark or historic district.
 3. Proposed design guidelines for review of alteration or construction may be recommended. The specific design guidelines may provide explanation by text and/or schematic examples of visual compatibility for purposes of complying with Section 17.8.
 4. Relationship of the nominated landmark or district to the ongoing effort by the Historic Preservation Board to identify and

nominate areas, sites, structures, and objects that meet the criteria for designation.

5. A map showing the location of the nominated landmark and/or the boundaries of the nominated district.
 6. A list, including the address, of every site, structure, and object in each nominated historic district indicating their degree of cultural, historic, architectural, or archaeological significance by classification as a landmark, contributing, or noncontributing.
- B.** Where a motion either in favor of a recommendation or in opposition to a recommendation results in a vote of fewer than four members, the item shall automatically be tabled to the next regularly scheduled meeting.

17.5.5 Notification of Historic Preservation Board recommendation

- A.** The recommendation of the Historic Preservation Board, including a copy of the report, shall be transmitted to the City Council in the case of a landmark and to the Planning Board in the case of a district. Notice of the recommendation shall be sent by mail to the owner of a nominated landmark and to all owners within a nominated district within 14 days following adoption of the recommendation and report.
- B.** If the recommendation of the Historic Preservation Board is that the property or district not be designated, the nomination process shall terminate and no new nomination shall be submitted for the identical property or area for a period of one year from the date of termination, except upon a showing of

substantial and material newly discovered information.

17.5.6 Determination by Planning Board

- A.** The Planning Board, upon receipt of a recommendation and a report from the Historic Preservation Board concerning nomination of a district, may hold one or more workshops pursuant to the provisions of Article 2. After review of the Historic Preservation Board recommendation and report, the Planning Board shall hold a public hearing.
- B.** All meetings, hearings, and deliberations of the Planning Board to consider the recommendation and report of the Historic Preservation Board shall be held in conformity with Article 2.
- C.** The Planning Board may request the chair of the Historic Preservation Board, or a member designated by the chair, to appear at any meeting, hearing or deliberation to explain any recommendation or report.
- D.** A public hearing shall be scheduled within 30 days of the Planning Board's final workshop. At the conclusion of the public hearing, the Planning Board shall make its final determination including written findings as to whether the nominated district meets the criteria for designation in Section 17.4. A copy of the determination of the Planning Board shall be sent by regular mail to all owners within a nominated district within 14 days following the determination.

17.5.7 Planning Board recommendation to City Council

The recommendation of the Planning Board regarding a nominated district shall be filed with the

City Clerk within 14 days. It shall be accompanied by a copy of the report and recommendation of the Historic Preservation Board, including any specific proposed design guidelines applicable to the nominated landmark or district. The recommendation of the Planning Board may include proposed changes in other City ordinances, policies, infrastructure, or recommendations with respect to the Comprehensive Plan of the City relating to the proposed designation.

17.5.8 Action by City Council

- A.** Within 60 days after the filing of a Planning Board recommendation, or Historic Preservation Board recommendation in the case of a landmark, on the nomination with the City Clerk pursuant to Section 17.5.6, the City Council shall designate the landmark or district or reject designation. Any designation may include specific design guidelines for the designated landmark or district.
- B.** Designation of a district shall be accompanied by a list, including the address, of every site, structure and object in the district. Every site, structure, or object shall be assigned a classification of landmark, contributing, or noncontributing, indicating their degree of cultural, historic, architectural, or archaeological significance. This list may be amended thereafter by the City Council upon recommendation from the Historic Preservation Board and Planning Board under the same procedures as set forth above. Where there are no express findings by the City Council in the designation ordinance, there shall be a presumption that the City Council found that all requirements of Section 17.4 were met.

- C.** Notice of the proposed action of the City Council shall be provided by mail to the nominator and the owner of the nominated landmark and/or of all properties adjacent thereto prior to City Council action.
- D.** Notice of City Council action to the same persons shall be sent within 14 days following the City Council action. A copy of each designation and any design guidelines shall be sent to the Planning Board, the Historic Preservation Board, and the Planning Authority.
- E.** A complete schedule of all landmarks and districts, including design guidelines and a listing of landmark and contributing structures, shall be maintained by the Planning Authority and shall be available online or for public inspection and copying during ordinary business hours.

17.5.9 Amendment or rescission of designation

Amendment or rescission of any designation shall be upon the request of a person or persons authorized to nominate the property or properties affected, or upon request of the City Council, and shall follow the procedure set forth in Section 17.5 for designation. The City Council may rescind or amend a designation only after all of these procedures have been followed. The standards for rescission or amendment applied by the Historic Preservation Board, Planning Board, and City Council shall be limited to those provided in Subsections 17.4.1(A) and (B) and Subsection 17.4.2. Amendments may include reclassification of a portion of a contributing property to noncontributing status, refinement or correction of design guidelines, maps, and other parts of any designation.

17.5.10 Time limits

If any time limit in the nomination and designation process as provided in Sections 17.4 or 17.5 is not met, the validity of any designation and the interim protection provided by Section 17.6 shall not be affected, provided the Historic Preservation Board, Planning Board or City Council announce the delay and the basis for such in a public meeting, as well as the date to which the matter will be rescheduled.

17.6 INTERIM PROTECTION FOR NOMINATIONS

17.6.1 Nominated landmarks and districts

- A.** From the time of nomination until the Historic Preservation Board acts upon such nomination, a site, structure, object or area nominated but not yet designated as a landmark or district shall be subject to all of the provisions of Sections 17.9 and 17.10 governing demolition and minimum maintenance, to the same extent as if designated. Upon final action of the Historic Preservation Board recommending designation, the site, structure, object, or area nominated shall be subject to all of the protections of this article until a final decision on designation by the City Council becomes effective. If the City Council rejects designation or fails to designate a property, that property shall no longer be subject to the provisions of Sections 17.9 and 17.10 of this article.
- B.** Alteration or new construction commenced pursuant to a building permit issued prior to nomination shall not require a Certificate of Appropriateness, unless such permit has expired, been canceled or revoked. No project for which any application is pending and which has received substantive review by the Planning Board prior to nomination shall be affected by nomination. Substantive review, as used in this

paragraph, shall include workshop review of any completed application under Article 14 and Article 15 of the Land Use Code.

17.6.2 National Register of Historic Places

Upon notice to the City that a property or area has been listed in the national register after the adoption of this article, a nomination shall be deemed submitted to the Historic Preservation Board for designation of such property or area as a landmark, historic district, or historic landscape district under this article, and the procedures of Section 17.6 shall be applicable thereto.

17.6.3 Properties eligible for listing on national register or for local designation

A Certificate of Economic Hardship shall be obtained prior to demolition of any structure which has not been designated in accordance with this article but which has been determined by the Maine Historic Preservation Commission as eligible for listing in the National Register of Historic Places under the criteria established by 16 U.S.C. Section 470(a) or its successor statute and/or regulations made thereunder or which has been determined to be eligible for local listing under the criteria for designation of this article. The determination of eligibility for listing shall be made by the Planning Authority, which may refer such a determination to the Historic Preservation Board, and by the Board of Appeals if an appeal is taken. Upon determination of eligibility, the structure so determined shall also be subject to the provisions of Section 17.10 until a final decision by the City Council on designation becomes effective. If the City Council rejects designation or fails to designate a structure which has been determined to be eligible under the terms of this section, that structure shall no longer be



June 11, 2024

Portland Historic Preservation Board
Portland City Hall
389 Congress Street
Portland, ME 04101
hp@portlandmaine.gov

Re: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

Dear Chair O'Brien and Members of the Board:

We write on behalf of the Board of Trustees of Youth and Family Outreach (YFO) to request that the Historic Preservation Board choose not to nominate the Preble Chapel at 331 Cumberland Avenue as a Historic Landmark.

Designating Preble Chapel as a Landmark will prevent YFO from constructing 60 affordable apartments for area families and an early childhood education center that would support 110 children, at least 60% of which will be from low-income families. It would also put YFO in the impossible situation of having to preserve the building but unable able to seek tax credits for renovations because the Chapel has been deemed ineligible for listing on the National Register of Historic Places by the Maine Historic Preservation Commission.

YFO committed to pursuing construction of a new affordable housing and childcare center at 331 and 337 Cumberland in 2018 in furtherance of its mission. YFO is the current form of the Portland Ministry at Large—the non-profit organization founded in 1843 that Mary Deering Preble sought to support through her donation of 331 Cumberland. We continue to steward the non-profit's original endowment (including the 331 Cumberland parcel) in furtherance of the non-profit's founding mission today. Demolishing the Preble Chapel is not our first choice, but it is the best option that allows YFO to honor its founding mission—and Mary Deering Preble's legacy—of serving the critical needs of the Portland community.

Launching a Landmark nomination process will stall YFO's progress, endangering YFO's ability to move forward with its plan to meet the critical affordable housing and childcare needs of the Portland community. The process itself will endanger YFO's MaineHousing application, resulting in the loss of \$750,000 in ARPA funding plus \$515,000 in Senate earmarks already dedicated to this project. A successful Landmark nomination would make it difficult for YFO to continue operating from the Preble Chapel into the future given the condition of the building and the need for renovations.

* * *

I. Mary Deering Preble's Gift: The Preble Parcel (331 Cumberland)

Mary Deering Preble's gift was the *parcel* on which the Preble Chapel sits. She gave that parcel to the Portland Ministry at Large (the Ministry) with the express condition that it be used to serve the poor. The Ministry was founded in 1846 by an insightful group of engaged citizens. According to its by-laws, the Ministry was established to "promote the religious and temporal improvement and condition of the poor and depressed portion of the community." The Ministry's membership included such famous Portland names as Longfellow, Cummings, Noyes, Stevens, and Payson.

At the time of the Ministry's founding, Ms. Preble owned a large tract of land in what is now downtown Portland. Ms. Preble was the widow of Commodore Edward Preble and daughter of Nathaniel Deering, a prominent Portland ship builder. The Preble land stretched from the Preble mansion¹ at the corner of Congress Street and Preble Street into the Back Cove area, including what is now Deering Oaks Park. Ms. Preble conveyed (for a dollar) a portion of her back yard to the Ministry to further its mission of serving the poor.

The original 331 Cumberland deed from Ms. Preble to the Ministry² reads in part:

Provided however and this deed is upon the express condition, Viz. That said Trustees shall within two years from this date erect in said land a Chapel **for the benefit of the Poor** under the charge of said Ministry at Large and further that the land hereby conveyed shall be used for no other purpose than that mentioned above

In 1851, Ms. Preble executed a second deed³ revising the original to clarify that the Ministry may use the Preble Parcel for any purpose, as long as its use serves the Ministry. That second deed provides:

And whereas it was not and is not my intention that said Trustees [of the Portland Ministry at Large] should be deprived of the privilege of using said lot and the building to be erected thereon by them for other proper purposes, by which the funds and the objects of said Ministry may be aided and advanced.

Now know all men by these presents, that I, said Mary Preble . . . release and quit Claim unto the said Trustees and their survivors forever, the restrictions contained in the provision or condition aforesaid, Viz "that said land shall be used for no other purpose than that mentioned above." So far as ***to permit, authorize and enable said Trustees to use, occupy or let said land and the buildings to be erected thereon, for such purposes as they may think suitable and proper, which may be beneficial or profitable to said Ministry.***

¹ The Preble mansion was torn down in 1923 to make way for the Time and Temperature building.

² See the full text of Ms. Preble's original deed ([Attachment 1](#)).

³ See the full text of Ms. Preble's second deed ([Attachment 1](#)).

As plainly stated in the second deed, Ms. Preble's intent in conveying the Preble Parcel to the Ministry was to advance the organization's mission for the benefit of the poor. The women of First Parish Church (located at 425 Congress Street)—not Mary Deering Preble—raised the bulk of the funds necessary for construction of the Preble Chapel, which was officially dedicated on October 29, 1851.

II. Mary Deering Preble's Legacy

A wide variety of social services have been provided from the Preble Parcel since Mary Deering Preble's conveyance to the Ministry in 1851. These endeavors were all funded by members of the Ministry:

- In 1853, the Ministry opened the "Adult Learning School," the first official adult evening school in the State of Maine.
- The Pride Training School commenced its work supporting and educating intellectually disabled children in 1951.
- The chapel closed as a place of worship in 1977, and Preble Street opened a 25-bed shelter and ran a soup kitchen out of the building's basement.
- The Beacon Teen Center operated out of the building in the 1970s.
- The Teen Adventure program opened in 1983.
- Preble Chapel Childcare opened in 1986 in response to the rise in teen pregnancy. Six babies of teenagers at Portland High School were cared for by four members of the First Parish Channing Knitting Circle.

The Ministry officially changed its name to **Youth and Family Outreach (YFO)** in 1994, focusing on early childhood education. Today YFO operates a full-day, licensed and nationally-accredited (by the National Association for the Education of Young Children) early childcare and education program for children six weeks to five years of age.

YFO's primary goal is to alleviate the effects of poverty and ensure that children are prepared to succeed in K-12 education and that care-givers can complete their education and enter the workforce. **Sixty percent of YFO's childcare spots are prioritized for low-income families with parents who are working, in school, or in job training. YFO maintains an active waitlist of over 300 children, demonstrating the clear need for high-quality early childhood education in Portland.**

YFO is ideally located in the heart of the Bayside neighborhood, where the organization is easily accessible to priority clients: immigrant, homeless and teen parents. Despite its high demand, YFO is committed to filling open childcare slots with families from the Maine Families program, the Chestnut Street Family Shelter, and students from Portland High School, which are all within a half mile of the facility. Children receive three wholesome meals each day, and families have access to a wide variety of support and services through YFO's knowledgeable staff and social work intern.

As this history demonstrates, the organizations operating on, and the services offered from, the Preble Parcel have evolved over the years to meet the changing needs of Portland's at-risk

populations. The consistent goal, however, has always been to serve the condition of Mary Deering Preble's original endowment—that the Preble Parcel be used to serve the needs of the poor.

III. Demolishing the Preble Chapel is Necessary to Further Mary Deering Preble's Legacy

YFO's Board of Trustees long explored ways the organization might expand to serve more children and families. YFO officially acquired the adjacent property at 337 Cumberland Avenue (formerly Maria's Restaurant) in 2019. The goals of this acquisition were to honor Mary Deering Preble's legacy and the roots of the non-profit's mission by responding to the two greatest present needs of our community: high-quality childcare and affordable housing.

YFO originally pursued a design that would have incorporated and preserved the Preble Chapel. That plan went out to bid in June 2022 and came back \$6 million over budget. Several factors contributed to this over-budget bid: the astronomical inflation that our economy withstood during the COVID-19 pandemic, the lack of laborers and the increased cost of supplies. The most complicated and financially-consuming aspect of this original design, however, was working around the Preble Chapel on the tight parcel of land in an urban setting and the cost and complication of necessary renovations to the Chapel.

As responsible developers, YFO seeks to make its project sustainable, energy-efficient, and healthy for its inhabitants. The Preble Chapel makes this impossible to achieve. Caring for under-resourced children and families requires a building constructed of clean, safe materials. The Chapel does not meet those requirements. The Chapel contains lead and asbestos hazards, and YFO wants to do better for the children in our care. The cost to rehabilitate the Chapel is exorbitant, and it is likely that it could not withstand the renovations necessary to bring it to current standards. A new, state-of-the-art childcare center will further YFO's mission of alleviating inequities in early childhood education.

YFO decided to pursue a new project design that would involve demolition of the Preble Chapel. YFO submitted a Site Plan Review application to the Planning Board at the end of May 2024 to allow construction of this revised plan. Planning Board approval is necessary to support YFO's application to MaineHousing for Low Income Housing Tax Credit funding this fall.

The Landmark nomination process hinders YFO from moving forward with its Planning Board approvals and MaineHousing funding application. If the Preble Chapel were to be nominated as a Historic Landmark, YFO would have to abandon plans the organization has spent considerable resources developing since the purchase of 337 Cumberland in 2019. **A Landmark nomination would prevent YFO from furthering its mission—and Mary Deering Preble's legacy—of meeting the critical needs of the Portland community.**

IV. The Preble Chapel is Not Eligible for Listing in the National Register of Historic Places

In 2023, the Maine Historic Preservation Commission (MHPC) concluded that the Preble Chapel is not eligible for listing in the National Register of Historic Places.⁴ This decision means that YFO is not eligible to receive historic preservation tax credits for renovation of the Preble Chapel. **Nominating the Preble Chapel as a Portland Historic Landmark would therefore put YFO in an unfair double-bind, in which the City of Portland requires the building's preservation, but YFO cannot pursue public monies (in the form of federal tax credits) to fund that work.**

The MHPC's decision was based in part on the number of significant renovations to the Preble Chapel over the years to allow it to be used by the various organizations providing vital social services to the Portland community. These renovations have removed interior indications of the building's prior life as a chapel and significantly altered many exterior elements. Below is a summary of the renovations that have been completed over the years:

- 1899: Repairs and a refit were completed throughout the chapel.
- 1924: An addition was added to the back of the chapel, called the Rotunda.
- 1950s: Board and batten siding was replaced with stucco sometime in this era.
- 1979: The lower level of the chapel was removed to be used as a shelter and soup kitchen, the pews and pulpit were removed, and the choir balcony was enclosed to make space for offices.
- 2002: Suspended ceiling was put in place on the upper level, and all windows on the upper level were replaced with vinyl encasement windows.
- 2009: Stucco replaced.
- 2013: Old sanctuary space was renovated to accommodate two preschool classrooms.
- 2018: Lower level renovated to accommodate a full commercial kitchen.
- 2020: Back stairs enclosed to meet childcare licensing requirements and fire code.

A decision to decline nominating the Preble Chapel as a Portland Historic Landmark would be consistent with the MHPC's decision.

* * *

Mary Deering Preble deeded the land on which the Preble Chapel sits to the Portland Ministry at Large with the condition that it would always be used for the purpose of serving the poor. If YFO is able to move forward with its proposed plan, this intent and the mission of the non-profit (which is grounded in Mary Deering Preble's legacy) will be carried forth in an updated, energy-efficient building using materials that are both salubrious and sustainable.

We therefore respectfully request that the Board elect not to nominate the Preble Chapel as a Historic Landmark.

⁴ See the Maine Historic Preservation Commission's Decision Letter ([Attachment 2](#)).

Thank you for your thoughtful attention to this matter.

Respectfully submitted,

YFO Board of Trustees

Emily Dupraz, President (emily.dupraz@gmail.com)

Kirsten Dargis, Vice President (kirsten.dargis@gmail.com)

Brenda Norris, Secretary

Benjamin Schwartz, Treasurer

Melissa Cilley

Thomas Marczak

Owen Patrick

Georgia Jenkins

Amy Grommes Pulaski

Eliav Bitan

Emilie Swenson

John Anderson

James Watson

Stephanie Garland

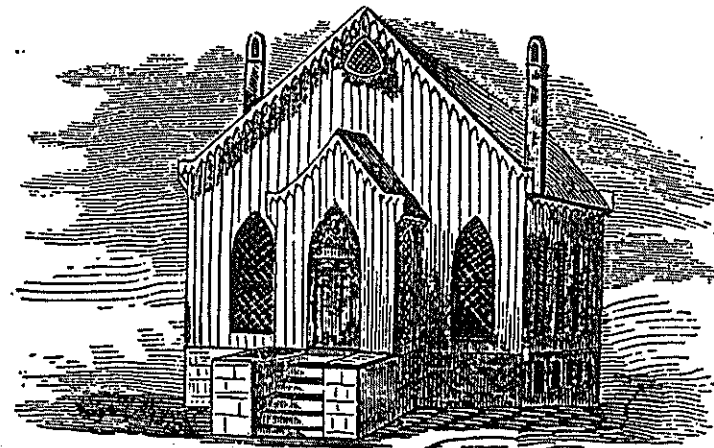
EXHIBIT 1

Barbara L. Ly

PREBLE CHAPEL

IN
PORTLAND, MAINE

1851 - 1951



Preble Chapel - October 29, 1851

Edited by
JOSEPH A. DRISCOLL
and
CARLETON P. SMALL

Unitarian Laymen's League

Organized: December 11, 1923

PRESIDENT

1. Robert Austin	1923 - 1924
2. Charles D. Hodsdon	1925
3. Edwin L. Gibson	1926
4. Charles E. Thomas	1927
5. Martin T. Riley	1928
6. Alonzo C. Small	1929
7. George Conant	1930
8. Carl Appleby	1931
9. Edwin D. Gibson	1932
10. Clarence E. Brown	1933
11. Joseph A. Driscoll	1934
12. Roger Wood	1935
13. Vernon Gibson	1936
14. Leroy F. Day	1937
15. Edwin D. Gibson	1938
16. Thomas L. Brown	1939
17. Carl Appleby	1940
18. George Freeman	1941
19. Albert D. Smith, Jr.	1942
20. Robert F. Driscoll	1943

No Meetings during the year 1944, due to the war.

21. Earl Wildes	1945
22. Harry L. Gray	1946

This organization became known as "The Men's Club of Preble Chapel."

1. Robert F. Driscoll	1947 - 1949
2. Richard Harris	1949
3. George Adams	1950
4. Roland Sellers	1951



Mme. Preble — 1770 - 1851

Second Deed Of Mme. Preble

Whereas I Mary Preble of Portland in the County of Cumberland and State of Maine in my deed of conveyance to the Trustees of the Portland Ministry at Large, of a lot of land on Preble Street in said Portland, dated September 17th. A. D. 1850, made and inserted the following proviso on condition, Viz:

"Provided however and this deed is on the express conditions, Viz: that said Trustees shall within two years erect on said land a chapel for the benefit of the Poor under charge of said Ministry at Large, and further that the land hereby conveyed shall be used for no other purpose than that mentioned above;" And whereas it was not and is not my intention that said Trustees should be deprived of the privilege of using said lot and the building to be erected thereon by them for other proper purposes, by which the funds and the objects of said Ministry may be aided and advanced.

Now know all men by these presents, that I, said Mary Preble, for good considerations me thereunto moving and a desire to promote the best good of said Ministry do hereby, for myself, my heirs, executors, administrators, and assigns, revise, release and quit Claim unto the said Trustees and their survivors forever, the restrictions contained in the provision or condition aforesaid, Viz "that said land shall be used for no other purpose than that mentioned above." So far as to permit, authorise and enable said Trustees to use, occupy or let said land and the buildings to be erected thereon, for such purposes as they may think suitable and proper, which may be beneficial or profitable to said Ministry.

In witness whereof, I have hereunto set my hand and seal this tenth day of May in the Year of our Lord eighteen hundred and fifty one.

Signed
Mary Preble L.S.

In the Presence of
Mary Ann Deering

The Deed Of Mme. Preble

Know all men by these Present. That I Mary Preble of Portland in the County of Cumberland, Widow, in consideration of one dollar to me paid by the Trustees of the Portland Ministry at Large a Corporation established by the Laws of Maine and of my desire to promote the objects of their association, do hereby give grant sell and convey to the said Trustees their successors and assigns forever the following described parcel of land situated in said Portland, viz Beginning at the corner made by the Southwesterly side of Preble Street and the Northwesterly side of Cumberland Street thence Northwesterly by Preble Street to Portland Street, thence by Portland Street as said street runs Sixty-eight feet to land owned by me and now occupied by Miss Haines — thence Southeasterly by said land as the fence now stands to Cumberland Street, thence by Cumberland Street Sixty-eight feet, to the first bounds.

Provided however and this deed is upon the express condition, Viz. That said Trustees shall within two years from this date erect in said land a Chapel for the benefit of the Poor under the charge of said Ministry at Large and further that the land hereby conveyed shall be used for no other purpose than that mentioned above — and provided further that said Building when erected shall be placed at least as far back from Cumberland Street as the House in the adjoining lot owned by me — and shall also be placed at least ten feet Northeasterly from the fence, which now divides this lot from the one before mentioned, occupied by Miss Haines, and upon the violating of any of the conditions mentioned said land shall revert back to said Mary Preble and her heirs.

To have and to hold the afore granted premises to the said Trustees of the Portland Ministry at Large their successors and assigns forever for the purposes and upon the conditions aforesaid with all the privileges & appurtenances thereof. And I do covenant with the said Trustees that I am lawfully seized in fee of the premises, that they are free of all incumbrances and that I have good right to sell and convey the same as afore said and that I and my heirs will warrant and defend the same to the said Trustees their successors and assigns forever against the lawful claims of all persons.

In witness whereof I the said Mary Preble have hereunto set my hand and seal this seventeenth day of September in the Year of our Lord one thousand eight hundred and fifty.

Signed Sealed & delivered

in presence of

Mary Ann Deering

Nathl. F. Deering

Recorded in Cumberland Registry Book.

Mary Preble L.S.

Some Brief Notes

- 1844, Dec. 15: The following letter was sent to the members of the two Unitarian Societies in Portland, and signed by their respective ministers, I. Nichols and J. Whitman: "You are undoubtedly aware that a movement has already been commenced, for the purpose of organizing a Missionary Association, in connection with our two Unitarian Societies. An Association has already been organized. The officers have been chosen. They are Rev. Dr. Nichols, President, Rev. Mr. Whitman, Secretary, Mr. Charles Jones, Treasurer, Messrs Wm. Willis, Thomas Chadwick, Joshua F. Weeks, Wm. E. Greely, Jedediah Jewett, Wm. Aitchison, Mrs. Charles Rodgers, Mrs. Dr. Gilman, Mrs. Joseph Poor, Miss E. Noyes, Miss A. McLellan, Miss A. Fitch, Directors." From this beginning, there slowly emerged the dream and ideal of what was later to become Preble Chapel.
- 1846, May 21: Thursday evening the Members of the Association for the support of the Ministry at Large in Portland, met for the first time at the home of Charles Jones, (37 Free St.). Mr. Stephen Longfellow presided. The Rev. Ichabod Nichols was elected the first President of the Trustees, and Mr. Jones was elected the Secretary-Treasurer.
VOTED — That the association be called by name of the "MINISTRY AT LARGE".
VOTED — That the Executive Committee (Trustees) be composed of two clergymen and five laymen.
Charles S. Davis and George Bartol were appointed a Nominating Committee.
VOTED — To procure a proper person for a minister.
- 1849, Feb. 14: The Rev. William Hadley engaged as "pastor". He commenced his labors on April 2nd, and shortly thereafter an Evening School for Adults was established. This was to bring instruction during the winter months to such persons as were not able to avail themselves of the advantages of our public day schools. (May 5th).
- May 30: First Annual Pic-Nic for the School.

- 1850, June 3: Managers of the Ministry at Large petitioned the Legislature for an act incorporating the Portland Ministry at Large, which was granted. The Bill passed the House of Representatives on July 30th., and the Senate on August 2nd., and received the final signature of John G. Sawyer, Secretary of State, on Aug. 5th.
- Sept. 17: Deed for the land upon which to erect a chapel was received by the Trustees from Mme. Preble.
- 1851, May 5: Advertising for proposals for the construction of the chapel, not to exceed \$2,500. The architect and builder was James Kirby.
- May 10: Second deed from Mme. Preble, recorded May 19th.
- May 26: Death of Madame Preble.
- Oct. 29: Dedication of Preble Chapel.
- Nov. 14: Received a gift of the "valuable Oxford Bible" from Mrs. Lucy J. Fox.
Gift of a pair of pulpit lamps for the chapel, by the Rev. Charles Barnard on behalf of the Teachers of the Warren Street Chapel.
- 1852, March 22: "The Ladies Temperance Band No. 13", be permitted to use the basement-room in the Chapel one evening or afternoon in the week at a reasonable rent."
- 1853, March 22: VOTED — That the basement-room in the Chapel be let for a Schoolroom or other proper purposes.
- May 15: School reorganized.
- 1856, Jan. 3: Resignation of the Rev. Mr. Hadley.
- 1857, June 2: Acceptance of the pulpit by the Rev. Oliver P. Tuckerman, who died in his service, January 1868.
- 1868, Nov. 23: Rev. William T. Phelan invited to the pulpit.
- 1869, Sept. 29: Social Circle organized. First of the "Oyster Suppers."
- 1871, June 10: Establishment of the Permanent Fund of the Portland Ministry at Large, by Nathan Cummings. (\$200.).
- 1880 April 26: Organ sold for \$20.00.
- 1882, Jan. 31: Gift of \$900.00 from the Channing Circle of the First Parish to provide books for the Library of the Chapel.

- 1895, June 2: Adoption of a Creed.
- 1899, Feb. 4: VOTED — To appropriate \$3,000 to repair and refit the Chapel.
- Oct. 29: Rededication of the Chapel.
- 1901, Jan. 26: Gifts of oil paintings.
- 1904, May 16: Resignation of the Rev. Mr. Phelan after a service of thirty six untiring and devoted years.
- Nov. 30: The Rev. Arthur G. Pettengill accepts the charge of Preble Chapel.
- 1905, Nov. 23: Voted to procure an organ for Preble Chapel.
- 1906, June 15: Harry L. Hall installed a new organ.
- 1908, May : Rental of the Chapel basement to the Danish Lutheran Church until after January 1910.
- 1918, Sept. 29: Church closed because of Influenza Epidemic, and not reopened until Oct. 27th.
- 1920, April 30: The Rev. Arthur G. Pettengill elected a Trustee. The first time any person from the Chapel had been so admitted to the Ministry at Large. The new Trustee suggested that there was no definite organization of the constituency in the nature of a church, that they merely came together for worship, or sent their children to the Sunday School for instruction, that he felt that it would add much to the vitality of the institution if there were an organized church. VOTED — That Mr. Pettengill be authorized to take steps to organize a religious society composed of such persons who are accustomed to attend the religious services at Preble Chapel as may feel inclined to join in such a society, whenever, in his judgement the time was ripe for so doing.
- Oct. 26: Mr. Pettengill requested the views of the Board as to whether such a Society should be organized as a Unitarian Church affiliated with other Unitarian Churches, or to be an independent organization having no affiliation with any denomination. It was decided that the possible Church in Preble Chapel would be more successful in a denominational family, and that no other denomination but Unitarian could possibly be considered in this case.

- Dec. 15: The first Layman of Preble Chapel was elected to the Trustees of the Portland Ministry at Large (Mr. Edwin L. Gibson). Hitherto all members of the Trustees had belonged to either the First Parish or the Second Unitarian Society of Portland. On two occasions persons belonging to neither society had been elected to the Trustees. The Second Unitarian Society (Park St.) had ceased to exist by 1898.
- 1921, Jan. 16: Church in Preble Chapel organized.
- 1923, Nov. 27: Trustees received a bequest of \$50,000, the largest amount ever given to them for their work.
- Dec. 5: Church in Preble Chapel sent a doll to Japan as a share in a national goodwill program. By vote of the Church School, it was named "Alice Preble".
- 1924, June 19: Gift of an oil painting entitled "St. John Writing in the Book of Revelations", from Mrs. W. M. Anderson.
- Oct. 14: Mr. John Calvin Stevens authorized to proceed with the repairing and enlarging of the Chapel, costing approximately \$10,000. The exterior at this time was stuccoed.
- Nov. 23: Rededication of the renewed and enlarged Chapel for purposes of religion.
- Nov. 25: Rededication of the renewed and enlarged Chapel for social purposes.
- 1935, Nov. 24: The Rev. Mr. Pettengill died in his pulpit, after a period of thirty-one years of kindly, far-seeing, spiritual services.
- Dec. 13: Mrs. Arthur G. Pettengill was called by the Trustees to conduct the work at Preble Chapel for the ensuing year "and that she be clothed with all the power and duties pertaining to the Pastorate of the church and the conduct of the Church School." In June of the following year, the Church in Preble Chapel voted to call Mrs. Pettengill as their minister, with of course the approval, which is mandatory, of the Board of Trustees.
- 1937, Jan. 15: Th Rev. Bertha F. Pettengill was Ordained and Installed as Minister for the Board of Trustees of the Portland Ministry-at-Large, of Preble Chapel.

- 1942, Dec. 15: Adoption of New By-Laws of the Trustees of the Portland Ministry-at-Large.
- 1947, Dec. 1: Resignation of the Rev. Bertha F. Pettengill was this day declined by the Board of Trustees who relieved her of her duties, and elected her Minister-Emeritus.
- Dec. 31: Affairs of Preble Chapel delegated to the Rev. Alexander Winston of the First Parish until such time as the Trustees should find a minister suitable for them and agreeable to the Church in Preble Chapel.
- 1948, June 11: War Memorial Plaque in church dedicated.
- June 20: The Pulpit Committees of the Church in Preble Chapel and the Portland Ministry at Large, jointly invited the Rev. Arthur Newell Moore to settle, and the Service of Installation was held on November 7th.
- 1949, Sept. 30: The 85th. Annual Meeting of the Maine Unitarian Association gathered in the Chapel.
- 1951, April 2: The "Pride Training School" commenced its work in the Chapel. There were twenty children present. They are gathered from metropolitan Portland. The purpose of the school is to better fit retarded youngsters, to take a more useful place in the community. The first year has proven the worth of the project in building the morale of parents, and demonstrating how much may be done for the children.
- Oct. 29: Celebration on the part of the communicants of the Church in Preble Chapel, the 100th. Anniversary of the dedication of the Chapel.

Note: The Communion Service is of Pewter, but unfortunately no record is found as to its origin.

The Creed: WE COVENANT AND AGREE THAT IN THE LOVE OF TRUTH AND IN THE SPIRIT OF JESUS CHRIST WE UNITE FOR THE WORSHIP OF GOD AND THE SERVICE OF MAN. WE ACCEPT THE RELIGION OF JESUS — HOLDING IN ACCORDANCE WITH HIS TEACHING — THAT PRACTICAL RELIGION IS SUMMED UP IN LOVE TO GOD AND LOVE TO MAN.

Re-dedication Of Preble Chapel

October 29, 1899

2:30 P. M.

Anthem

Scripture

Dedicatory Prayer

Dedication Hymn

"O Thou, Our Father's God!"

Historic Address

Address

Duet

Address for the Trustees

Report of Building Committee

Solo

Address of Sunday School

Address

Solo

Address

Benediction

Rev. John Carroll Perkins

Rev. Ichabod Nichols

Rev. William T. Hadley

Rev. Henry Blanchard, D. D.

Misses Foster and Fletcher

Charles E. Jose

Wilford G. Chapman

Thomas L. Talbot

Miss Alice Morrison

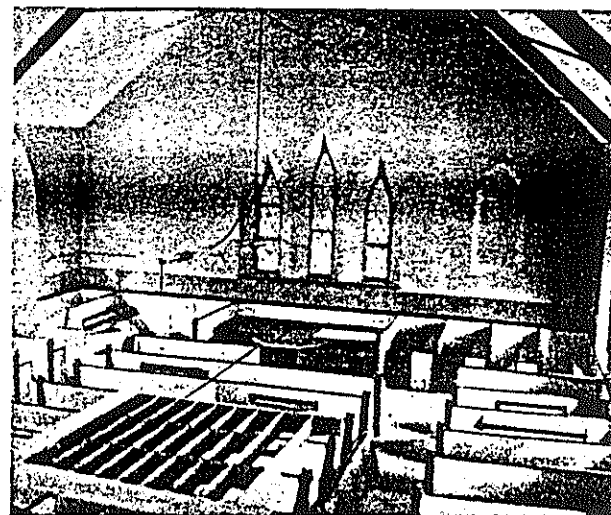
George E. Thompson

Rev. John Carroll Perkins

Miss Julia Noyes

Rev. Asa Dalton, D. D.

The Pastor



Chancel in 1899

Dedication Of Preble Chapel

October 29, 1851

The following is an extract of a letter written by Mrs. Ann Longfellow Pierce.

"I have taken another page and will tell you something more of our dedication of our chapel, for I am sure an object and a work which has engaged my head, my hands, my feet, and my heart so much for years deserves a fuller notice. Unfortunately the day was not pleasant, but still the chapel was well filled. The Quarterly meeting of the Ministers at Large in New England was appointed in Portland that day, and thus secured us the services of the Boston and other ministers. The reading of the Scriptures (by Mr. S. B. Crufts) was to me the most beautiful, impressive and appropriate that could be. The selections seemed to embrace all that came after. It would have been enough without anything more. The sermon by Mr. Waterhouse was excellent and so much to the point for us that it was requested for publication. Mr. Wood of Lowell the Dedication prayer. The Introductory prayer by Dr. Bigelow. The concluding by D. M. Mitchell of Portland, city missionary. Benediction by Mr. Hadley. We had a seraphine and very good music. All the clergy present were invited from the pulpit to dine with the Ministers at Large, at the American House. Mr. Chickering was engaged and regretted he could not accept, but Mr. Mitchell, Parson Tayler, Russell, Streeter, and one of the Baptist ministers I think accepted and also attended the afternoon meeting of the Ministers at Large. In the evening there were addresses in Dr. N's church, and I thought in listening to Mr. Barnard and Mr. Waterston, Unitarians ought not to be pronounced to be destitute of earnestness and zeal. It was quite inspiring, and I trust that day did much for our work here. And yet we are not beginning just as we hoped in our chapel, but trust the things will come straight".

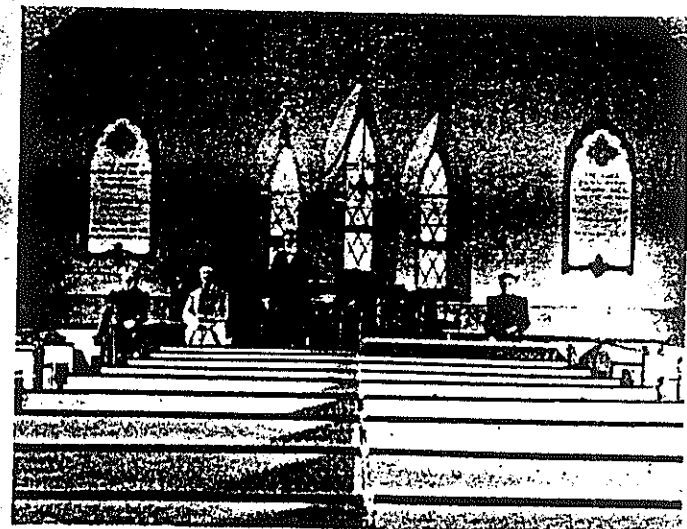
Dedication Of Preble Chapel In Portland

OCTOBER 29, 1851

ANTHEM

<i>Introductory Prayer</i>	Rev. Andrew Bigelow of Boston
<i>Reading Of Scriptures</i>	Rev. Samuel B. Cruft of Boston
<i>Dedication Hymn</i>	Rev. Ichabod Nichols of Portland
<i>Dedicatory Prayer</i>	Rev. Horatio Wood of Lowell
<i>Original Hymn</i>	Miss Anne Potter of Portland
<i>Sermon *</i>	Rev. Robert C. Waterston of Boston
<i>Concluding Prayer</i>	Rev. David M. Mitchell of Portland
<i>Dedication Hymn</i>	Rev. John Pierpont
<i>Benediction</i>	Rev. William Hobart Hadley of Preble Chapel.

* Text, St. Mark, XVI, 15:



Rev. William T. Phelan in his pulpit

"Vinegar Bible"

The "Vinegar Bible", so-called because the Parable of the Vineyard from the twentieth chapter of the Gospel According to St. Luke is mistakenly headed "The Parable of the Vinegar." This Bible was printed by John Baskett "Printer to the King's Most Excellent Majesty, for Great Britain; and to the University." It was published in Oxford in the year 1717.

The Portland Ministry at Large received it as a gift from Mrs. John (Lucy J. Oxnard) Fox. The outer cover reads:

PRESENTED
TO THE MINISTRY AT LARGE
FOR THEIR
CHAPEL
BY A LADY OF THE
FIRST PARISH
PORTLAND OCT. 1851.

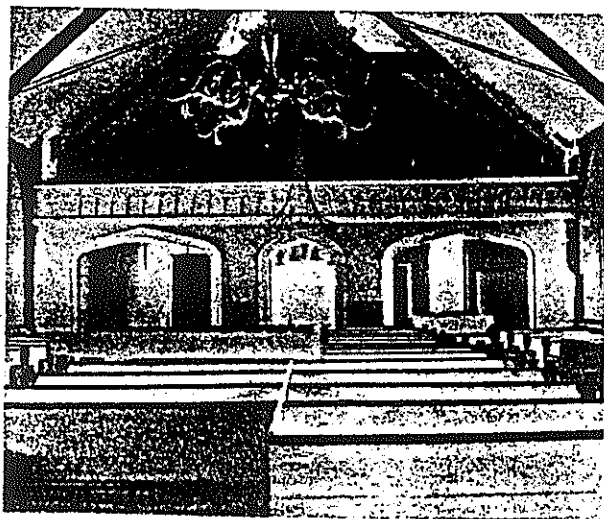
This copy had been the property of Edward Oxnard who appended his signature on the third page. It is possible that he had inherited this Bible from his father, Rev. Thomas Oxnard, who in the year 1792 established a Unitarian Society in Portland, and by the use of the name antedate by several years both King's Chapel in Boston, and Priestly's church in Philadelphia.

The Bible measures about 20 x 14 inches, printed in large type on pages but slightly browned by time, and has a delicately hand tooled morocco binding. If rumour is correct there are but three copies of this printing in New England, and but five copies in all in this country.

Trustees

1. Rev. Ichabod Nichols, D. D.	1846 - 1856
2. Rev. Rufus P. Cutler	1846 - 1854
3. Joshua Richardson	1846 - 1846
4. Martin Gore	1846 - 1852
5. William Willis	1846 - 1852
6. Charles Jones	1846 - 1852
7. Edward H. Daveis	1846 - 1850
8. Thomas Chadwick	1846 - 1855
9. Nathaniel F. Deering	1850 - 1855
10. Jedediah Jewett	1850 - 1855
11. Nathan Cummings	1852 - 1878
12. James H. Baker	1854 - 1865
13. Charles Jones	1854 - 1859
14. Augustus E. Stevens	1855 - 1882
15. Rev. Horatio Stebbins, D. D.	1855 - 1864
16. Joseph C. Noyes	1855 - 1868
17. St. John Smith	1855 - 1855
18. Dr. John T. Gilman	1855 - 1884
19. Rev. Frederick Frothingham	1856 - 1861
20. Frederick Fox	1859 - 1866
21. Rev. Joseph F. Lovering	1862 - 1863
22. Rev. James T. Hewes	1864 - 1868
23. Charles E. Jose	1866 - 1904
24. Rev. Benjamin H. Bailey	1867 - 1872
25. Ira P. Farrington	1868 - 1894
26. Samuel E. Spring	1868 - 1871
27. Rev. Charles W. Buck	1869 - 1879
28. Jonathan H. Fletcher	1871 - 1874
29. Rev. Thomas Hill, D. D.	1873 - 1891
30. George W. True	1875 - 1896
31. Mark P. Emery	1876 - 1898
32. Samuel Rolfe	1880 - 1899
33. Rev. William R. Alger	1882 - 1883
34. Rufus Cushman	1886 - 1891
35. Edward Woodman	1891 - 1938
36. Rev. John Carroll Perkins, D. D.	1891 - 1913
37. Harrison T. Whipple	1895 - 1918
38. Wilford G. Chapman	1895 - 1920
39. Richard Webb	1898 - 1919
40. Thomas L. Talbot	1899 - 1936
41. William H. Moulton	1905 - 1928
42. Rev. Charles R. Joy, D. D.	1913 - 1917
43. Rev. Arthur G. Pettengill	1920 - 1935
44. Franklin Lawrence	1920 - 1920
45. Rev. Joel H. Metcalf, D. D.	1920 - 1925

46. Harry Butler	1920 - 1923
47. Edwin L. Gibson	1920 - 1942
48. Frederick C. Dudley	1923 - 1937
49. Rev. Vincent B. Silliman	1926 - 1938
50. Charles B. Hinds	1928 -
51. Rev. Bertha F. Pettengill	1935 - 1949
52. Donald M. Payson	1937 - 1947
53. Mrs. Bernice (Rosario) Gibson	1937 -
54. Rev. G. Ernest Lynch	1939 - 1946
55. Harry A. Rounds	1939 - 1942
56. Edward D. Noyes, Jr.	1942 -
57. Charles J. Thompson	1942 - 1945
58. Mrs. Millicent C. Stryker	1944 -
59. Rev. Alexander P. Winston, Ph. D.	1947 -
60. Carleton P. Small	1947 -
61. Joseph A. Driscoll	1949 -



Before slip pews were removed

Officers Of The Portland Ministry-at-Large

PRESIDENT

1. Rev. Ichabod Nichols, D. D.	1844 - 1852
2. Thomas Chadwick	1852 - 1855
3. Nathan Cummings	1855 - 1859
4. Joseph C. Noyes	1859 - 1868
5. Augustus E. Stevens	1868 - 1882
6. Mark P. Emery	1883 - 1898
7. Charles E. Jose	1898 - 1904
8. Thomas L. Talbot	1904 - 1937
9. Rev. Vincent B. Silliman	1937 - 1938
10. Edwin L. Gibson	1938 - 1942
11. Donald M. Payson	1942 - 1947
12. Carleton P. Small	1947 - 1950
13. Joseph A. Driscoll	1950 -

SECRETARY

1. Rev. Jason Whitman	1844 - 1846
2. Charles Jones	1846 - 1852
3. Jedediah Jewett	1852 - 1855
4. James H. Baker	1855 - 1865
5. Frederick Fox	1865 - 1868
6. Rev. James T. Hewes	1868 - 1868
7. Charles E. Jose	1868 - 1898
8. Wilford G. Chapman	1898 - 1920
9. Edward Woodman	1920 - 1923
10. Rev. Arthur G. Pettengill	1923 - 1935
11. Rev. Bertha F. Pettengill	1935 - 1947
12. Rev. Alexander Winston	1947 -

ASSISTANT SECRETARY

Wilford G. Chapman	1895 - 1898
--------------------	-------------

TREASURER

1. Charles Jones	1844 - 1852
2. Jedediah Jewett	1852 - 1855
3. Augustus E. Stevens	1855 - 1868
4. Ira P. Farrington	1868 - 1895
5. Edward Woodman	1895 - 1938
6. Harry A. Rounds	1938 - 1942
7. Edward D. Noyes, Jr.	1942 -

ASSISTANT TREASURER

1. Jennie A. Voter	1936 - 1939
2. Mary E. Callahan	1939 - 1942

MINISTERS

1. William H. Hadley	1849 - 1856
2. Oliver P. Tuckerman	1857 - 1868
3. William T. Phelan <i>Emeritus</i>	1868 - 1904
4. Arthur G. Pettengill	1904 - 1910
5. Bertha F. Pettengill <i>Emeritus</i>	1904 - 1935
6. Arthur N. Moore	1936 - 1947
	1948 - 1977

ASSISTING MINISTERS

1. William S. Key	1904 - 1904
2. Vincent B. Silliman	1935 - 1937
3. Alexander P. Winston	1947 - 1948

ORGANISTS

1. Paul Stevens	- 1869
2. J. M. Stevens	1869 - 1871
3. H. C. Owen	1871 - 1872
4. Ida E. Burke	1872 - 1873
5. A. J. Ulmer	1873 - 1874
6. E. M. Everett	1874 - 1878
7. E. B. Harris	1878 - 1879
8. Sarah A. Haynes	1879 - 1891
9. Mrs. E. E. Wyman	1891 - 1892
10. Nellie A. King	1892 - 1895
11. Gertrude L. Buxton	1895 - 1905
12. Velma W. Millay	1905 - 1911
13. Ethel M. Fullerton	1911 - 1914
14. Alice M. Sawyer	1914 - 1917
15. L. Gertrude Stevens	1917 - 1918
16. Alice M. Henderson	1918 - 1919
	1922 - 1923
17. George A. Gibson	1919 - 1920
18. Bernice (Drew) Rosario	1920 - 1926
19. Iola E. Small	1928 - 1931
20. Millicent (Conant) Stryker	1926 - 1928
	1931 -

ASSOCIATE ORGANISTS

1. Farrington Whipple	1883 -
2. H. W. Wyman	1892 -
3. Frank L. Rankin	1906 -
4. Albert E. Hopkins	1917 -
5. George A. Gibson	1918 -
6. Julia Johnson	1922 -
7. Iola E. Small	1924 -
8. Bernice (Rosario) Gibson	1933 -

SOME LIBRARIANS

1. Miss Jane McLellan	1849 - 1854 - 1872 - 1877
2. Miss Caroline Fitch	1854 - 1855 - 1872
3. Miss Ellen Rogers	1855 -
4. Mrs. John T. Gilman	1855 - 1860
5. Miss Harriet Newhall	1860 - 1863
6. Miss Capen	1863 -
7. Miss Gertrude Clark	1872 -
8. Mrs. Ira P. Farrington	1877 - 1894
9. Miss Margaret E. Fox	1897 - 1899
10. Miss Mary L. Watson	1899 - 1902
11. Mrs. Ellen C. Phelan	1902 - 1907
12. Miss Hannah Woodman	1907 - 1948
13. Mrs. Letha Smith	1948 - 1949
14. Mrs. Bernice R. Gibson	1949 -

SOME SUPERINTENDENTS

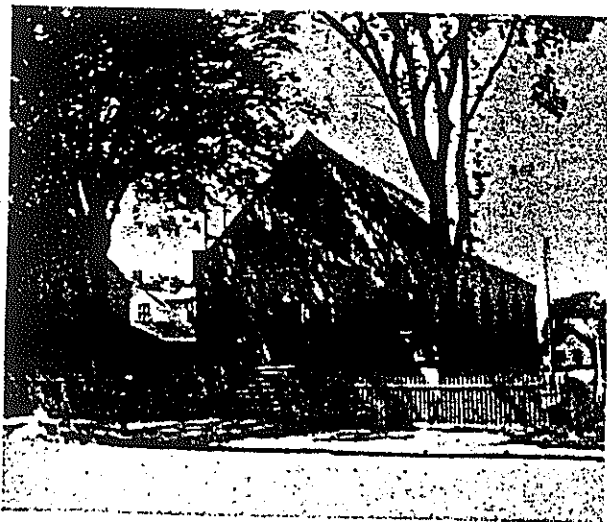
1. James H. Baker	1849 - 1853
2. Thomas H. Talbot	1853 - 1855
3. Rev. William H. Hadley	1855 - 1855
4. Augustus E. Stevens	1855 - 1872
5. Edgar S. Brown	1872 - 1875
6. Stanley T. Pullen	1875 - 1886
7. Emery S. Ridlon	1886 -
8. Rev. William T. Phelan	1886 - 1888
9. George E. Thompson	1888 - 1896
10. Wilford G. Chapman	1896 - 1897 - 1902 - 1905
11. Thomas L. Talbot	1897 - 1902
12. Rev. Arthur G. Pettengill	1905 - 1935
13. Rev. Bertha F. Pettengill	1935 - 1947
14. Rev. Arthur N. Moore	1948 -

ASSISTANT SUPERINTENDENTS

1. Benjamin Stevens, Jr.	1868 -
2. Wilford G. Chapman	1907 -
3. E. T. Garland	1916 -
4. Mrs. Charles Thomas	1918 - 1923
5. Joseph A. Driscoll	1923 - 1926
6. Edwin D. Gibson	1926 - 1927
7. William Bennett	1927 - 1931
8. George L. Conant	1931 - 1932
9. Charles J. Thompson	1932 - 1933
10. Clarence E. Brown	1933 - 1934
11. Charles J. Thompson	1934 - 1936
12. Mrs. Gertrude S. Meserve	1936 -
13. Mrs. Millicent C. Stryker	1947 -

SEXTONS

1. George Archibald	1871 -
2. Eagles	1888 -
3. Charles Anderson	1896 - 1899
4. George A. Folkins	1899 - 1901
5. John I. Carter	1902 - 1903
	1906 - 1917
6. Harry Lewis	1903 - 1905
7. Frederick E. Rogers	1905 - 1906
8. Alonzo C. Small	1917 - 1936
9. Clarence E. Brown	1936 - 1940
10. Albert D. Smith	1940 - 1948
11. Orrin Wildes	1948 - 1949
12. Edward E. Stryker	1949 - 1950
13. Robert E. Hammond	1950 -



Chapel as of 1951

Officers

CHURCH IN PREBLE CHAPEL

PRESIDENT

1. Charles E. Thomas	1921 - 1936
2. Clarence E. Brown	1936 - 1938
3. Edwin L. Gibson	1938 - 1942
4. Charles J. Thompson	1942 - 1944
5. Edwin D. Gibson	1944 - 1946
6. Joseph A. Driscoll	1946 -

VICE-PRESIDENT

1. Mrs. Charles D. Hodsdon	1921 - 1933
2. Clarence E. Brown	1933 - 1936
3. Charles J. Thompson	1936 - 1937
4. Willis Blanchard	1937 - 1938
5. Clarence E. Brown	1938 - 1939
6. Emilio Rosario	1939 - 1940
7. Mrs. Bernice D. Rosario	1940 - 1941
8. Charles J. Thompson	1941 - 1942
9. Edwin D. Gibson	1942 - 1944
10. Mrs. Gertrude S. Meserve	1944 - 1946
11. William Bennett	1946 - 1948
12. Edward E. Stryker	1948 - 1949
13. William A. Danforth	1949 -

CLERK

1. Edwin L. Gibson	1921 - 1938
2. Arthur L. Wildes	1938 - 1941
3. Mrs. Millicent (Conant) Stryker	1941 -

TREASURER

1. Alonzo C. Small	1921 - 1936
2. Clinton Jones	1937 - 1939
3. Clarence E. Brown	1939 - 1941
4. Mrs. Bernice D. (Rosario) Gibson	1941 - 1951
5. Robert F. Driscoll	1951 -

Young Peoples' Union

Organized: October 6, 1902

EXECUTIVE OFFICER

- | | |
|--|-------------------|
| 1. Frank E. Marshall | 1902, 1904 |
| 2. William Lynch | 1903, 1905 - 1908 |
| No records kept between the years 1908 to 1912. | |
| 3. Henry Henderson | 1912, 1914 |
| 4. William Carter | 1913 |
| 5. Forrest McIntyre | 1915 |
| 6. Albert Smith | 1916 - 1918 |
| 7. Joseph A. Driscoll | 1919 - 1921, 1925 |
| 8. Edwin D. Gibson | 1922 |
| 9. Charles J. Thompson | 1923 |
| 10. Roger Wood | 1924 |
| 11. John Day | 1926 |
| 12. William Bennett | 1927 |
| 13. Clarence E. Brown | 1928 - 1930 |
| 14. Vernon Gibson | 1931 |
| 15. Millicent Conant | 1932 |
| Records Missing between the years 1933 and 1943. | |
| 16. Dorothy Driscoll | 1944 |
| 17. Phyllis Wildes | 1945 |
| 18. Richard Harris | 1946 |
| 19. Donald Scribner | 1947 |
| 20. Lorraine Gibson | 1948 |
| 21. Philip Scribner, Jr. | 1949 |
| 22. Roland Sellers | 1950 |
| 23. Carroll Scribner | 1951 |

The Girl Scouts are under the direction of Mrs. Arthur N. Moore.

The Brownie Scouts are under the direction of Mrs. Robert Hammond.

The Boy Scouts were under the direction of Mr. Edward E. Stryker until he was called into the Armed Service, and since then Mr. William A. Jensen has taken charge of this group. Most of the activity of this Troop is run in conjunction with a larger gathering at the Congress Square Universalist Church.

Alliance

The first records discoverable pertaining to the Alliance show that the organization was known as "The Ellen C. Phelan Chapter of the Evening Alliance of Preble Chapel. This group probably as a continuation of the "Social Circle" was flourishing by 1869. This was the organization which in that year instituted the Preble Chapel Oyster Suppers, which became justly famous. The proceeds from these weekly feasts the ladies contributed for "a new Cabinet Organ."

- | | |
|-------------|--|
| 1927 - 1928 | Mrs. Charles D. Hodsdon, President.
Mrs. Elizabeth Sutherland, Secretary. |
| 1928 - 1929 | Mrs. Willis Hayes, President.
Mrs. Blanche Thomas, Vice-President.
Mrs. Elizabeth Sutherland, Secretary.
Miss Gertrude Phelan, Treasurer. |
| 1929 - 1930 | Mrs. Willis Hayes, President.
Mrs. Elizabeth Sutherland, Secretary. |
| 1930 - 1931 | |
| 1931 - 1932 | Mrs. Elizabeth Sutherland, President.
Mrs. Mary Weaver, Secretary. |

This organization was forced to dissolve from lack of membership, on May 2, 1932. 1936 another attempt was made to form an Alliance. It became affiliated with the General Alliance of Unitarian and Other Liberal Christian Women.

PRESIDENTS

- | | |
|-------------|--------------------------|
| 1936 - 1937 | Mrs. Bertha B. Day |
| 1938 - 1939 | Mrs. Bernice D. Rosario |
| 1939 - 1941 | Mrs. Bertha Scribner |
| 1941 - 1942 | Mrs. Clarence Scribner |
| 1943 - 1944 | Mrs. Gertrude S. Meserve |
| 1945 - 1950 | Mrs. Annie G. Driscoll |
| 1950 - | Mrs. E. Maud Danforth |

Married Couples' Club

Organized: 1949

EXECUTIVE OFFICERS.

- | | |
|-----------------------------------|-------------|
| 1. Mr. and Mrs. Edward E. Stryker | 1949 - 1950 |
| 2. Mr. and Mrs. William Danforth | 1950 - |

EXHIBIT 2



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

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

March 1, 2023

Youth and Family Outreach
331 Cumberland Ave
Portland, ME 04101

Project: MHPC# 0672-21 337 Cumberland Ave
Eligibility of Preble Chapel; New Construction Project
Town: Portland, ME

To whom it may concern:

In response to your recent request, the Commission has reviewed the information received March 17, 2023 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Our office has determined that the former Preble Chapel is not eligible for listing in the National Register of Historic Places.

Please contact Megan M. Rideout of our staff if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

June 11, 2024

Portland Historic Preservation Board
Portland City Hall
389 Congress Street
Portland, ME 04101
hp@portlandmaine.gov

Re: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

Dear Chair O'Brien and Members of the Board:

We are members of the Governing Board of First Parish Church, and we write to request that the Historic Preservation Board decline to nominate Preble Chapel as a Historic Landmark.

Construction of the Preble Chapel was originally made possible by the fundraising efforts of the women of First Parish to carry out Mary Deering Preble's wish that her property be used in perpetuity to serve the needs of the poor. We can think of no better way to honor and preserve Madam Preble's legacy than by allowing Youth and Family Outreach (YFO) move forward with its plan of constructing a new affordable housing and childcare center at 331 and 337 Cumberland.

First Parish shares a deep historical connection with the ongoing work to serve the needs of the community from 331 Cumberland. Mary Deering Preble gifted the parcel on which the Preble Chapel sits (331 Cumberland) to the Portland Ministry at Large (the Ministry) with the express condition that her gift of land be used to further the Ministry's work of alleviating the conditions of poverty. The Ministry was unofficially formed from members of the two Unitarian Societies in Portland in 1844 for the purpose of organizing a missionary association. In 1846, the Ministry officially formed with prominent leaders of First Parish at its helm, including Stephen Longfellow (the poet Longfellow's father) and Rev. Ichabod Nichols.

The Ministry—and members of First Parish—made it possible for the construction of the Preble Chapel in 1851 and for the social services that were provided out of the Preble Chapel. The women of First Parish, the Channing Knitting Circle, raised the bulk of the funds necessary for construction of the Preble Chapel. They also contributed the monies necessary to create the Ministry's endowment, which YFO's Board of Trustees stewards today in furtherance of the original non-profit's founding mission of serving the needs of the local poor.

Members of First Parish supported the Ministry's work out of the Preble Chapel for over 130 years—from the Ministry's founding in the 1840's through 1979, when the Ministry filed for non-profit status and became independent from First Parish. The Preble Chapel housed many different social service programs that were all provided by the same non-profit organization over these years. Consistent with Mary Deering Preble's vision that 331 Cumberland Street be forever used to serve "the needs of the local poor," the goal of this work was always to meet the community's needs of the time.

Preserving Portland's historical buildings is a worthy goal. In this case, however, that goal is in tension with YFO's ability to maximize use of 331 Cumberland to provide services to meet the most critical needs of today: high-quality childcare and affordable housing. As the current steward of the Ministry's work, YFO has put forward a vision for the future of 331 Cumberland in keeping with Mary Deering Preble's legacy that the property be used to serve the current "needs of the local poor."

We ask that the Board focus on preserving Mary Deering Preble's legacy by declining to nominate the Preble Chapel as a Historic Landmark so that YFO can maximize use of 331 Cumberland in service of the community.

Thank you for your thoughtful consideration of this matter.

Respectfully submitted,

Carl Capello (carlcapello@gmail.com)

Kathy Vezina (kathryn@vezina.us)

Jake Kulaw (jkulaw62@gmail.com)

Philip Ptacin (philipptacin@gmail.com)

Emily Dupraz (emily.dupraz@gmail.com)



PO Box 17533, Portland, ME 04112

11 June 2024

RE: REQUEST TO NOMINATE 331 CUMBERLAND AVENUE (PREBLE CHAPEL) AS A
LANDMARK

Chair O'Brien and Members of the Historic Preservation Board,

Greater Portland Landmarks conducted an inventory of West Bayside in 2000. In 2019 we expanded and updated that survey, documenting 448 primary structures in East and West Bayside, including entering them into MHPC's Cultural & Architectural Resource Management Archive (CARMA). Attached is the survey of Preble Chapel.

In addition to the survey forms, our organization also submitted a neighborhood context statement for Bayside. We would be happy to share any of the research and submission materials we have in support the nomination of Preble Chapel.

We urge you to take up the nomination initiated by Ms. Keenan and to request that the additional research necessary for a nomination be undertaken.

Thank you for considering our views,

A handwritten signature in black ink that reads 'Carol De Tine'. The signature is written in a cursive, flowing style.

Carol De Tine
Vice President of the Board of Trustees
Greater Portland Landmarks

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): _____
2. PROPERTY NAME (OTHER): Preble Chapel
3. STREET ADDRESS: 331 Cumberland Avenue
4. TOWN: Portland 5. COUNTY: Cumberland
6. DATE RECORDED: 6/14/2019 7. SURVEYOR: Greater, Portland Landmarks
8. OWNER NAME: _____ 9. ADDRESS: _____
10. PRIMARY USE (PRESENT):
- | | | | |
|---|---|--|--------------------------------------|
| ☐ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☒ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
11. CONDITION: ☐ GOOD ☒ FAIR ☐ POOR ☐ DESTROYED, DATE _____

ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|--|--|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☐ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☐ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☐ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☒ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
13. SECONDARY STYLISTIC CATEGORY:
- | | | | |
|--|--|--|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☐ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☒ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☐ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
14. HEIGHT:
- ☒ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY
- ☐ 5 STORY ☐ OVER 5 (_____)
15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
- ☐ 1 BAY ☐ 2 BAY ☒ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 (_____)
16. APPENDAGES: ☐ SIDE ELL ☐ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
- ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTOGRAPH:



17. PORCH:

☐ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH

18. PLAN OR FORM

☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CAPE ☐ CENTRAL HALL ☐ 2-STORY DOUBLE PILE
☐ SIDE HALL ☐ BACK HALL ☒ IRREGULAR ☐ FOURSQUARE ☐ BUNGALOW
☐ MOBILE HOME ☐ MODULAR ☐ OTHER _____

19. PRIMARY STRUCTURAL SYSTEM:

☒ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____

20. CHIMNEY PLACEMENT:

☐ INTERIOR ☒ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____

21. ROOF CONFIGURATION:

☐ GABLE SIDE ☒ GABLE FRONT ☐ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS GABLE
☐ COMPOUND ☐ OTHER _____

22. ROOF MATERIAL: ☐ WOOD ☐ METAL ☐ TILE ☐ SLATE ☒ ASPHALT ☐ ASBESTOS

23. EXTERIOR WALL MATERIALS:

☐ CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☒ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER _____

24. FOUNDATION MATERIAL:

☐ FIELDSTONE ☒ BRICK ☐ WOOD ☐ CONCRETE ☐ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____

25. OUTBUILDINGS/FEATURES:

☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER _____

HISTORICAL DATA26. DOCUMENTED DATE OF CONSTRUCTION: _____ 27. ESTIMATED DATE OF CONSTRUCTION: 1851

28. DATE MAJOR ADDITIONS/ALTERATIONS: _____

29. ARCHITECT: _____ 30. CONTRACTOR: _____

31. ORIGINAL OWNER: _____

32. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

33. CULTURAL/ETHNIC AFFILIATION:

☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____

34. HISTORIC CONTEXT(S):

☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL

35. COMMENTS/SOURCES: Date from University of Southern Maine.36. HISTORICAL DRAWINGS EXIST: ☐ YES ☒ NO 37. KIT HOUSE ☐ YES ☒ NO 38. PATTERN BOOK HOUSE ☐ YES ☒ NO**ENVIRONMENTAL DATA**39. SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED DATE MOVED _____40. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☒ URBAN ☐ SUBURBAN41. QUADRANGLE MAP USED: Portland West42. UTM NORTHING: 5412725.75178065 43. UTM EASTING: -7821449.1050337944. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW **(SE)** SW

=====

MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____

NR STATUS: ☐ L ☐ HD ☐ E ☐ NE ☐ ND REVIEWER _____DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I



331 Cumberland Avenue Portland, Maine 04101
Center: 207-874-1073; www.yfoutreachme.org

June 11, 2024

VIA EMAIL

Portland Historic Preservation Board
Portland City Hall
389 Congress Street
Portland, ME 04101
hp@portlandmaine.gov

Re: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

Dear Chair O'Brien and Members of the Board:

For the last 24 years, the Preble Chapel has been my second home. In fact, I have spent many more of my waking hours here than I have in my own home. The chapel is the reason I accepted the position as director of the childcare program in March 2000. I appreciated the warmth, hominess, history, and the quirks. In my time with the non-profit, I have come to know the 178-year history intimately. Date, names, and significant events are at the ready, whenever someone asks for it. For this reason, it was a painful realization that our endeavor to further the mission of the non-profit, a mission that was spearheaded in 1846, would not be possible unless we removed the chapel.

For 178 years, there has been one non-profit carrying out a multitude of services at 331 Cumberland Avenue. Those services were decided upon based on the critical needs of the community at the time. Our non-profit, now called Youth and Family Outreach (YFO), is currently an early care and education program providing childcare and wrap around services to children ages 6 wks. to 5 years, and their families. We do this with an intentional eye on diversity, equity and inclusion. No less than 60% of our families are low-income, more than 50% of our children, families and staff are from an under-represented demographic, and we fully embrace our neighborhood, actively building relationships with our neighbors and working together to keep things safe.

YFO is nationally accredited and maintains the highest level on Maine's quality rating system for childcare programs. It is our belief that children from all backgrounds deserve to have access to the highest quality learning environments. In keeping with the roots of our mission, we purchased 337 Cumberland Avenue with the goal of addressing the need for more childcare and affordable housing.

There has been an argument made that Bayside does not receive much attention in the way of preservation. Another way to look at it is that preservation is not what Bayside needs. What it needs is growth; an infusion of bright, new, energy efficient options for housing, childcare and community gathering. In short, the nomination to place the Preble Chapel on the local register of landmarks, is not a good decision for our community. It is in direct contrast to the needs of our most vulnerable community members.

Youth and Family Outreach creates opportunities that enhance independence and learning to support the quality of life for children, youth and families in Greater Portland



Should this nomination move forward, regardless of the outcome, it has the potential to effectively kill this project, and leave us with a building that we cannot afford to renovate, thereby forcing us to abandon carrying out the mission of the Portland Ministry at Large and the legacy of Mary Deering Preble in this location. Even just the nomination process, regardless of outcome, could cause so much of an interruption that we will lose out on critical funding opportunities. We are not within the city's historic district, and the state of Maine has determined that the Chapel is not eligible for the historic register.

The impact of your decision on Wednesday cannot be understated. A co-nomination will put an already disadvantaged neighborhood at an even greater disadvantage by depriving it of this progress and change. With our waitlist of over 300 children and the need for over 9000 housing units in Portland, we urge you not to place this barrier in the path of our ability to respond to these needs. I encourage you to take the long view. In 10/20/50 years do we want a crumbling, toxic chapel on the corner of Cumberland and Preble, or do we want an environmentally efficient, thoughtfully designed, clean building shining as a beacon of hope on one of the most prominent corners in downtown Portland?

Sincerely,

Camelia Babson-Haley
Executive Director
Portland Resident

Enc. Maine Historic Preservation Commission

Youth and Family Outreach creates opportunities that enhance independence and learning to support the quality of life for children, youth and families in Greater Portland



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

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

March 1, 2023

Youth and Family Outreach
331 Cumberland Ave
Portland, ME 04101

Project: MHPC# 0672-21 337 Cumberland Ave
Eligibility of Preble Chapel; New Construction Project
Town: Portland, ME

To whom it may concern:

In response to your recent request, the Commission has reviewed the information received March 17, 2023 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Our office has determined that the former Preble Chapel is not eligible for listing in the National Register of Historic Places.

Please contact Megan M. Rideout of our staff if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer



Evan Schueckler <evans@portlandmaine.gov>

337 Cumberland Avenue

Rich Hooks Wayman <rich.hookswayman@voanne.org>

Tue, Jun 11, 2024 at 11:57 AM

Reply-To: rich.hookswayman@voanne.org

To: "hp@portlandmaine.gov" <hp@portlandmaine.gov>

Dear Members of the City's Historic Preservation Commission,

I am a resident of Portland (51 Roaring Brook Road) and the director of several affordable housing programs in Portland (VOA Northern New England). I write to ask that you not designate 337 Cumberland Avenue as a historical landmark property.

On March 1, 2023, the Maine Historic Preservation Commission determined that the former Preble Chapel is not eligible for listing in the National Register of Historic Places.

The City of Portland's Historic Preservation Committee to NOT ADD the 337 Cumberland Avenue chapel building as a historic landmark. This would hinder Youth and Family Outreach from redeveloping the site. The redevelopment of this underutilized building will provide generations of positive impact as a new childcare center and affordable housing.

As an existing childcare facility, Youth and Family Outreach currently has over 300 children on its waiting list for childcare. Of their childcare families, 95% live in Portland and, at any given time, **roughly 18% are unhoused**. The expansion of the childcare facility would allow YFO to serve 50 additional children.

The redevelopment will also build 60 new units of housing with 48 of those units rented to households earning 60% AMI or less and 12 of those units rented to households earning 100% AMI or less. None of this will be possible if the former Preble Chapel is nominated as a landmark.

Portland's rental vacancy rate is less than 1% (Maine is second in the nation for having the lowest vacancy rate), more than 50% of Maine renters are housing cost burdened (paying more than the Federal 30% of income on housing). Creating more affordable housing in downtown Portland (near employment and public transportation) would be wonderful.

Thank you for your consideration.

Sincerely,



Richard A. Hooks Wayman

President & CEO

VOA Northern New England

207-373-1140 (ext. 204) | 207-400-6070 (cell)

rich.hookswayman@voanne.org | www.voanne.org

Pronouns: he, him, his

Great Place to Work Certified TM



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Evan Schueckler <evans@portlandmaine.gov>

Public Comment on Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

'Bourque, Michael' via Historic Preservation <HP@portlandmaine.gov>

Tue, Jun 11, 2024 at 8:04 AM

Reply-To: mbourque@memic.com

To: "hp@portlandmaine.gov" <hp@portlandmaine.gov>

Good morning:

I am writing on behalf of the Board of Trustees of Youth and Family Outreach (YFO) to request that the Historic Preservation Board vote against a proposal to nominate the Preble Chapel at [331 Cumberland Avenue](#) as a Historic Landmark. Designating Preble Chapel will prevent YFO from constructing 60 affordable apartments for area families and an early childhood education center that would support 110 children, at least 60% of which will be from low-income families.

This project is important to Portland and will help the organization to continue the mission set forth many years ago by Mary Preble.

Michael Bourque
[137 Noyes St.](#)
[Portland](#)



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Evan Schueckler <evans@portlandmaine.gov>

Public Comment Re: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

Stephanie Calas <stephanie.calas777@gmail.com>

Tue, Jun 11, 2024 at 12:00 PM

Reply-To: stephanie.calas777@gmail.com

To: hp@portlandmaine.gov

Stephanie Garland
130 Emery St, Apt 3
Portland, ME 04102

Re: Request to Nominate [331 Cumberland Avenue](#) (Preble Chapel) as a Landmark

To the Historic Preservation Board of the City of Portland,

I am writing to urge you to **not** move forward with the nomination of the Preble Chapel at 331 Cumberland Ave as a Historic Landmark in Portland. The expansion project that Youth and Family Outreach (YFO) has been pursuing for years serves two of Portland's (and our State's) most critical needs: affordable housing and childcare.

Nominating the Preble Chapel will severely hinder and/or prevent our ability to move forward on this project, which will add 50+ childcare seats and 60 housing units to our Portland community.

YFO continues to be committed to furthering its mission and the legacy of Mary Preble. If YFO is able to move forward with its proposed plan, it will be a significant step forward to supporting two of Portland's most critical needs: affordable housing, and childcare.

Regards,

Stephanie Garland
Member: YFO Board of Trustees
Portland, ME Resident



Evan Schueckler <evans@portlandmaine.gov>

Public comment

Georgia Jenkins <georgia.fowler@gmail.com>

Tue, Jun 11, 2024 at 12:00 PM

Reply-To: georgia.fowler@gmail.com

To: hp@portlandmaine.gov

RE: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

To the Historic Preservation Board of the City of Portland:

I'm writing as a resident of Portland to strongly urge you not to move forward with the nomination of Preble Chapel as a Landmark within Portland.

Youth and Family Outreach has a long history of operating community-centered services out of the Preble Chapel, gifted to the organization by Mary Preble. I serve on the Board of Trustees of Youth and Family Outreach (YFO), and both of my children, now school-age, attended YFO from infancy to pre-K.

Youth and Family Outreach currently has a waitlist of over 300 families looking for childcare and is pursuing a path to expand capacity, adding more than 50 new childcare slots and 60 units of affordable housing.

The current building has severe limitations for students and staff, and the materials it was constructed with are unhealthy (lead and asbestos). YFO must be able to rebuild and expand the building in order to further its mission and the legacy of Mary Preble.

Please do not move forward with this nomination.

Respectfully,

Georgia Jenkins
[64 Homestead Ave.](#)
[Portland, ME 04103](#)



Evan Schueckler <evans@portlandmaine.gov>

written public comment - 337 Cumberland Ave, Portland - Determined NOT a historic site

Graham Garland <ggkgarland@gmail.com>

Tue, Jun 11, 2024 at 12:06 PM

Reply-To: ggkgarland@gmail.com

To: hp@portlandmaine.gov

Hello HP Commission,

I am writing a written public comment to support the redevelopment of [337 Cumberland Ave. Portland](#) is currently in a housing crisis, and a childcare crisis.

These two issues are paramount to the city's continued development and serving its citizens. Preventing progress on the most important issues in the city is not where we need to be spending our time.

We as the city, developers, childcare providers need to be helping solve these problems.

I ask the City of Portland's Historic Preservation Committee to NOT ADD the [337 Cumberland Avenue](#) chapel building as a historic landmark. This would hinder Youth and Family Outreach from redeveloping the site. The redevelopment of this underutilized building will provide generations of positive impact as a new childcare center and affordable housing.

The building has been previously renovated to adapt to this use, and has not maintained its historic use for many years. Portland has 324 religious organizations and churches, I would welcome any other church in need of renovation to support redevelopment and help solve two of the city's top problems at the same time.

Cumberland county needs 10,000+ more units according to the State, and many more options for affordable childcare.

Thank you for your consideration,

Graham Garland
[130 Emery St, Portland ME](#)

Emilie Swenson

6 Cornell St
Portland, ME 04103

June 11, 2024

RE: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

To the Historic Preservation Board of the City of Portland:

I'm writing to strongly urge you **not to move forward with the nomination of Preble Chapel as a Landmark within Portland**. The history of the land itself is a unique one that should be honored. **Moving forward with this nomination hinders the beautiful intention of the property which is to serve those facing the greatest need in our community**. Right now, Youth and Family Outreach is working incredibly hard to fulfil this historical mission in our present day by building something new that will be able to expand the organization's reach to support two of Portland's greatest needs: high quality childcare and safe, affordable housing.

I am a member of the Youth and Family Outreach Board of Trustees and also a parent of an almost five year old who started at YFO when he was just three months old. We have been incredibly fortunate to have landed in such a high quality and wonderful center and have the experience of continuity over his entire early childhood years. This is rare these days due to the lack of available, affordable, and high-quality childcare options in Portland. To be able to expand this opportunity by bringing in 50+ new childcare seats for children will be an incredible benefit to our whole community, especially our low-income residents.

To have the chance to design for our current social challenges and create something that will have long lasting impact on our community through nurturing our youngest members in a safe environment and building much needed affordable housing for families is one that we can't continue to wait for.

I urge you to consider the history of the land, the opportunity we have to meet the needs of our community now, and the chance to support YFO to fulfill its mission that will impact hundreds of people in Portland through childcare and housing. Please do not move forward with this nomination.

Sincerely,



Emilie Swenson

YFO Board of Trustees

YFO Parent

June 11, 2024

VIA EMAIL

Portland Historic Preservation Board
Portland City Hall
389 Congress Street
Portland, Maine. 04101
hp@portlandmaine.gov

Re: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

Dear Chair O'Brien and Members of the Board:

My name is Nancy Brain, and I live at 188 Congress Street, Unit 303, Portland, Maine 04101. Prior to that I lived in the West End historic district for many years.

Both my husband and I are strong supporters of Portland's Historic Preservation policies and objectives. This support includes several occasions when we requested Historic Preservation Board approval of renovations we wanted to make to our West End home that was built in the early 1920's. And, I have written letters to support the designation portions of the East End as a historic district.

I am also a strong proponent of the healthy development of young children. I was a member of the founding board of Portland Connected with special focus on Starting Strong, the early age component of Portland Connected. And, I was a co-founder and am a continuing member of the Early Childhood Funders Group. Over the years, this work has only strengthened my belief that healthy children require healthy families.

Over 30+ years ago, I began working with Youth and Family Outreach (YFO). YFO checks all the boxes of a first rate child care provider and community partner including but not limited to: a nationally accredited childcare program, a healthy, eco-friendly and diverse nutrition program, testing to identify a child's strengths and weaknesses and adjust its individual curriculum accordingly, workforce development, diversity and inclusion. As a community partner, YFO partners with the Portland Public Schools to provide two Pre-K classrooms.

After reading the Historic Preservation Board agenda and the attached documents for the June 12 meeting, I oppose the designation of the Preble Chapel as a landmark. As the Historic Board you know about historic preservation and the criteria for historic designations. In addition to evaluating the worthiness of the Preble Chapel as a landmark, I hope that you will understand that such a designation would severely limit YFO's ability to fully satisfy Mary Preble's stated purpose for the parcel of land that she gifted and upon which the Preble Chapel was later built. This purpose is to serve the

poor. YFO has done this in the past and proposes to increase its impact by providing much needed affordable housing, doubling the number of child care openings that it offers, and improve its ability to offer and support professional training for child care providers.

For several years, YFO has been engaged in seeking ways to construct a new affordable housing and child care center on Mary Preble's donated parcel of land and the adjacent lot which it purchased. YFO's plan is grounded in its desire to preserve and further Mary Preble's desire that her legacy serve the needy and poor in Portland. Unfortunately, it has been impossible for YFO to do this as well as to preserve the present chapel building which is quite inadequate for its current needs, let alone for future development.

Thank you for the opportunity to share my opinion.

Respectfully submitted,



Nancy Brain

Christopher James Watson, MD
43 Everett Avenue
South Portland, Maine 04106
cjameswatson54@gmail.com

June 11th, 2024

Portland Historic Preservation Board
Portland City Hall
389 Congress Street
Portland, Maine 04101
hp@portlandmaine.gov

Re: Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark

Dear Chair O'Brien and Members of the Board:

I am writing on behalf of myself and my wife Alicia M. Siani, Esq. to implore the Board *not* to nominate the Preble Chapel at 331 Cumberland Avenue as a Historic Landmark.

To fully grasp the profoundly negative impact an Historic Landmark designation would have on the Bayside community, **one must first appreciate the service-based mission of Youth and Family Outreach (YFO), the early childhood education non-profit organization which calls the Preble Chapel home.** YFO is the current iteration of the Portland Ministry at Large ("Ministry"), and continues the Ministry's outstanding mission of serving Greater Portland's underprivileged and underserved communities. One needs not look further than this heartwarming video (www.vimeo.com/140018603) or the faces of YFO's compassionate and energetic staff (<https://www.yfoutreachme.org/our-staff>) to appreciate just how perfectly **YFO encapsulates a modern progression of the Ministry's historic mission: to "promote the religious and temporal improvement and condition of the poor and depressed portion of the community."**

The reason why this charitable mission is so essential to highlight in the discussion over the Preble Chapel's Landmark status is, importantly, rooted in Portland's history. The land upon which the chapel sits was donated to the Ministry by Mary Deering Preble, in order to promote its care of Portland's underserved community. The Chapel, what is more, was built under Ms. Preble's instructions for the express purpose of advancing the Ministry's efforts. I note that Board Member Keenan's nomination of the Preble Chapel for Landmark status reads "*Ms. Preble's legacy in Maine is rich and varied, but this building, Preble Chapel, was arguably her final act of philanthropy.*" **The facts, however, underscore that this "final act of philanthropy" was not the mere construction of a building, but rather a calling to provide services and support to our community's most vulnerable citizens.** Disappointingly, Board Member Keenan fails to acknowledge this in her nomination of the Preble Chapel, and ignores that YFO is carrying out Ms. Preble's historic legacy within the building's four walls.

As outlined in more detail in the formal letter submitted by the YFO Board of Trustees, YFO is seeking approval to expand its early childhood education services in addition to building dozens of affordable housing units on land currently containing the Chapel. The Chapel, constructed well over 150 years ago, has served its purpose nobly but is insufficient for the modern needs of the community. Notably, both

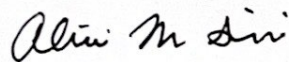
asbestos and lead have been found in this building used to educate young children. Despite the need for growth, it was never YFO's intent to demolish the Chapel in pursuit of this expansion. Unfortunately, however, a 7-year, Herculean effort lead by YFO executive director Camelia Babson-Haley to preserve the Chapel whilst making this essential expansion was unsuccessful. As such, YFO must move forward with the demolition of the Chapel in order to preserve our best interpretation of Ms. Preble's historic, philanthropic vision.

Portland's housing and early childhood education crises cannot be ignored. More than 9,000 housing units are needed in Portland, and YFO alone has over 300 families on its waitlist for childcare. In addition to being a current YFO parent and member of the YFO board born and raised in Portland, I also have the distinct privilege of caring for our unhoused population as an emergency medicine physician. I believe that many members of the Historic Preservation Board would be staggered to learn how frequently **we must discharge families with young children onto Portland's streets as despite our best efforts, there is nowhere else for them to go.** The moral injury associated with this practice is devastating, and it is Portland's obligation to expand access to affordable housing and wraparound services including early childhood education. An expanded YFO, necessitating the demolition of the Preble Chapel, will be a substantial step in the right direction. **Whilst the preservation of Portland's historic buildings is an important pursuit, it fundamentally cannot come at the expense of our unhoused and impoverished children and families. The Historic Preservation Board must consider Ms. Preble's true philanthropic legacy and prioritize Portland's most vulnerable citizens by rejecting the nomination of the Preble Chapel as an Historic Landmark.**

Sincerely,



Christopher James Watson, MD
Parent, Youth and Family Outreach
Member, Youth and Family Outreach Board of Trustees
Board Certified, Emergency Medicine and Medical Toxicology



Alicia Marie Siani, Esq.
Parent, Youth and Family Outreach

Kirsten Dargis
52 Summit St
Portland, ME 04103

6/11/24

RE: *Request to Nominate 331 Cumberland Avenue (Preble Chapel) as a Landmark*

To the Historic Preservation Board of the City of Portland:

I'm writing to strongly urge you *not* to move forward with the nomination of Preble Chapel as a Landmark within Portland. The expansion project that Youth and Family Outreach has been pursuing for more than 5 years serves the two most critical needs in Portland: childcare and affordable housing. This nomination will almost certainly kill this project and deprive Portland of 50+ new childcare seats and 60 units of affordable housing.

I am a member of the Youth and Family Outreach Board of Trustees and also a parent of two children at YFO: Leo (4) and Emery (16 months) started at YFO this past fall. Finding any available childcare in the city of Portland has been a huge challenge because of the lack of available seats, and securing a spot at YFO was transformational for our family. Having many friends who are parents of young children, a frequent refrain in social conversations is how impossible it is to find childcare, and how expensive it is. With a waitlist of over 300 families, the ability of YFO to double their current child care capacity would be game changing for so many families in our city, especially for our low-income residents.

While the staff at YFO are phenomenal, the conditions they have to work in are unsustainable. The building has severe limitations for students and staff, and the materials it was constructed with are unhealthy. And, given YFO's location, staff often find needles and other harmful materials around the building. The YFO staff and Board of Trustees see the humanity of our fellow Portlanders who are camping out along Portland and Preble streets, and seek to be a part of an enduring solution by making a dent in the need for affordable housing units in the city through this project.

YFO is committed to furthering its mission and the legacy of Mary Preble. This expansion project does that. It meets the two biggest needs in the city right now: childcare and affordable housing. Don't let the bold efforts of this small, scrappy, 170+ year old nonprofit fail. Please do not move forward with this nomination.

Respectfully,

Kirsten Dargis
Vice President, YFO Board of Trustees
YFO Parent



June 11, 2024

Historic Preservation Board
City of Portland
389 Congress Street
Portland, ME 04101

Dear Historic Preservation Board,

I am writing to express my opposition to the nomination of the former Preble Chapel as a landmark. On March 1, 2023, the Maine Historic Preservation Commission determined that the former Preble Chapel is not eligible for listing in the National Register of Historic Places and thus not eligible for historic tax credits, making rehabilitation of the building not financially feasible. By designating the Preble Chapel as a landmark, we would be hindering Youth and Family Outreach from redeveloping their property to expand childcare space and provide affordable housing for families, creating far-reaching negative consequences for our community.

Youth and Family Outreach plays a crucial role in supporting families in our area with childcare services. With the growing demand for these services (as evidenced by a waitlist of over 300 children), it is imperative that we support their efforts to expand childcare services and provide new affordable housing for families to meet the needs of our community. 95% of YFO families live in Portland and, at any given time, roughly 18% are unhoused. The expansion of the childcare facility would allow YFO to serve 50 additional children. In addition, 60 new units of housing would be created with 48 of those units rented to households earning 60% AMI or less and 12 of those units rented to households earning 100% AMI or less. None of this will be possible if the former Preble Chapel is nominated as a landmark.

Developers Collaborative has preserved and redeveloped 17 historic buildings, many of which are located in Portland. Unlike the former Preble Chapel, all of those buildings contained sufficient historic fabric to be eligible for listing in the National Register of Historic Places, which was essential to preserving and rehabilitating those buildings.

I urge you to consider the broader implications of designating the Preble Chapel as a landmark without eligibility for listing in the National Register of Historic Places, and to prioritize the well-being of our community members, particularly those who stand to benefit from the expansion of Youth and Family Outreach's services. Although well intentioned, we fear the net result of placing landmark status on this building will be that it is not redeveloped like many of our other buildings but rather that it will remain underutilized and continue to depreciate, rather than be a resource. I believe that

supporting their redevelopment efforts is essential to ensuring a brighter future for all residents.

Thank you for considering my perspective on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'KB', with a stylized, cursive flourish extending from the end.

Kevin Bunker
Founder of Developers Collaborative

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: June 7, 2024
RE: 142 High Street (609 Congress Street) – FIRST WORKSHOP – Alterations
PROJECT ID: HPBR-002926-2024
MEETING: June 12, 2024

Owner: Crostone Portland, LLC and The State Theater
Architect: Julia Tate, Simons Architects

A sign announcing the Historic Preservation Board's meeting on June 12, 2024 was posted at the property on May 29, 2024. A legal ad was published in the Portland Press Herald on June 1, 2024 and June 4, 2024, and 136 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Remove existing non-historic glazing within existing masonry opening. Install new exterior service counter and ticket windows. Install new signage at new lobby entrance.

For Board Discussion: Removal of existing ticket booth beneath marquee.

Material Specifications:

Trim	Presumed painted metal
Windows	Painted metal

SUMMARY OF HISTORIC CONTEXT

The State Theater Building was constructed in 1929 following the designs of local architect Herbert W. Rhodes. The six-story building dominates the northwest corner of Congress Square, and is a Landmark within the Congress Street Historic District (Figure 1). The building was built to house a grand movie theater, but was adapted for theatrical performances early in its history. The theater now plays host to a variety of live performances. The first floor has historically featured storefronts in addition to the theater entrance, while the upper stories have commercial tenants.

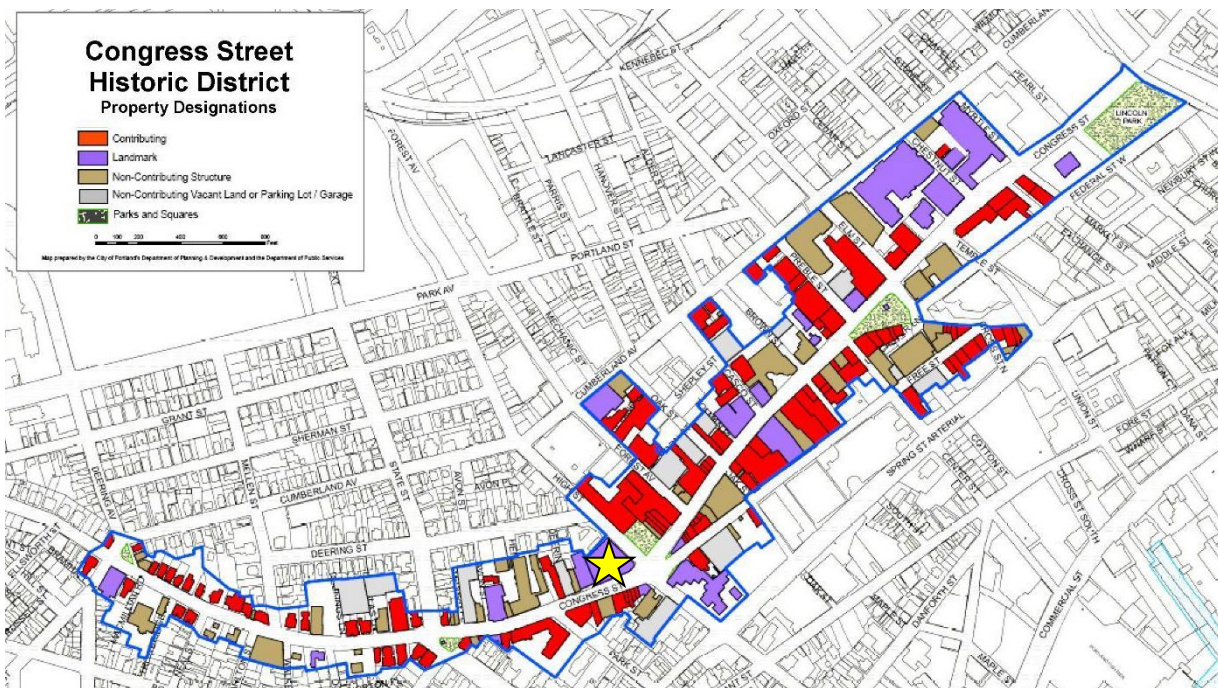


Figure 1: Map of Congress Street Historic District showing location of 142 High Street (609 Congress Street) with a star.

The building features a two-story limestone base and four upper stories of brick articulated with limestone pilasters and capped by a simple limestone cornice. This base is interrupted along Congress Street by the three-story arched entrance of the theater itself. The theater entrance historically featured a large, projecting marquee and tall projecting sign. The projecting sign was removed sometime mid twentieth century, and the marquee was heavily altered in the later half of the century. The marquee was made more historically accurate under the current ownership in 2018. The building features smaller canopies over the entrances for the building's upper stories, which have also been altered.

The storefronts along Congress and High Streets were originally very consistent in appearance, as can be seen in a circa 1930s image from the Maine Historical Society Collection (Figure 2). The storefronts featured recessed entrances, large plate glass windows, and small sign bands at the top of the masonry opening. The storefronts to the west of the theater entrance, and north of the upper-story entrance along High Street are still quite intact and largely follow the original design. The storefronts to the east of the theater entrance and wrapping the corner of the building have been more heavily altered with removal of some recessed entrances, changes in fenestration, elimination of integrated sign bands, and the addition of polished red granite around some entrances. A fairly thorough documenting of some of these original and altered storefronts can be found within the applicant's supporting materials (Attachment 2).



Figure 2: Detail from a circa 1930 image of the State Theater entrance from the collections of Maine Historical Society (Item 12894). Note the presence of the ticket booth beneath the marquee.

A complete description of the State Theater Building has been included as Attachment 3. Additional information on the Congress Street Historic District can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

The applicant is seeking Board feedback on several threshold questions. The primary questions are the appropriateness of introducing a ticket counter into the storefront along Congress Street and the appropriateness of the proposed detailing for that alteration. Additionally, the applicant is proposing a new sign near what would be the entrance to the new lobby. Lastly, they are seeking direction on the potential removal of the existing ticket booth beneath the theater marquee.

New ticket window

The applicant is proposing to install the new ticket windows within an existing masonry opening that was previously altered with the removal of a recessed entrance and the addition of non-historic glazing. The applicant is proposing to work within this existing masonry opening and to retain the decorative trim at the window header. The proposal will require introducing an infill

panel at the bottom of the opening to raise it to a functional and ADA compliant counter height. While this will reduce the area of glazing within the opening, it will maintain the strong horizontal line of the existing window sills and is consistent with the approach taken to allow for raised sills for kitchen counters or other interior alterations on other buildings. The ticket window will need to be set back into the opening to allow for the service counter to project minimally into the sidewalk. The more deeply recessed windows and detailing of the service counter will help to differentiate the ticket windows as a modern intervention.

The applicant is presenting two versions of the ticket window for the Board's consideration. The first would utilize sliding service windows at the counter level. This would introduce a horizontal mullion within the glazing. The second would utilize speak-thru ports within the glazing and an operable transfer tray within the counter. Staff generally found that the second option was more consistent with the adjacent storefronts, not requiring the introduction of horizontal mullions. However, the applicant is requesting Board consideration of the first option as well as it may be their preferred approach based on cost considerations.

New sign

In addition to the ticket windows, the applicant is proposing to introduce some new signage by the existing door which is proposed to service a new lobby space that will be created internally. The signage is proposed to be installed over non-historic polished red granite panels that frame the existing entrance. Similar stone was used at several storefronts as part of 1970s alterations.

Ticket booth

In addition to the discussion of the new ticket windows, the applicant is requesting that the Board discuss the existing ticket booth located under the marquee given that it would no longer be needed with introduction of the new ticketing windows. They are interested in removing it in order to add additional doors for the building. At this time, the applicant has not presented any evidence that additional egress is required by code, and staff would note that as part of this project, the applicant is introducing an additional egress path through the proposed new lobby which will help in moving attendees in and out of the theater.

As can be seen in the circa 1930s image (Figure 2), a ticket booth has been present under the theater's marquee since very early in its history, if not since its completion. The existing ticket booth may not be the original based on its streamline moderne character and use of polished metal; however, the originating date of its current appearance could not be confirmed. Photographs provided by the applicant show that the ticket booth has been present in its current form since at least the 1970s. The ticket booth's streamline character suggest that it may be contemporary to the theater's midcentury upgrade to allow for theatrical performances.

The applicant noted that ticket booths were a common feature of movie theaters in the early twentieth century, and staff would add that this is the last such ticket booth within the Congress Street Historic District. In fact, the State Theater is the only remaining historic movie theater in the district, with the entrance to the B.F. Keith Theater at 22 Preble Street being the only other

legible remnant of such a theater that staff could identify.

The Board should provide clear feedback to the applicant on whether the existing ticket booth is a distinctive or character-defining feature of the building and whether it would be appropriate to remove it. Alternatively, the Board could provide direction on what additional information would be needed for further consideration of the question.

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
For Board Discussion	The Board should consider whether the proposed ticket windows require minimal alterations to the character defining features of the building. The applicant is not proposing to remove or destroy any historic fabric to insert the windows, though the work will alter the appearance of the non-historic storefront within an existing masonry opening.

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
For Board Discussion	The applicant is not proposing to remove or destroy any historic fabric to insert the ticket windows, though the work will alter the appearance of the non-historic storefront within an existing masonry opening. The applicant is seeking Board feedback on whether it would be appropriate to remove the existing ticket booth beneath the marquee. A ticket booth appears to have been present since very early in its history. The Board should consider whether the existing ticket booth is character-defining or a distinctive feature of the building.

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
For Board Discussion	The proposed ticket windows will be slightly different from the existing historic and non-historic storefront windows. The Board should consider whether it speaks to its own time. The Board should also consider whether the existing ticket booth speaks to the time, place, and use of the historic building.

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
For Board Discussion	The applicant is not proposing to remove any significant alterations to allow for installation of the ticket windows. The Board should consider whether the existing ticket booth, though perhaps not entirely original in all of its materials and details, has acquired significance and should be retained.

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
For Board Discussion	The applicant is not proposing to destroy or remove any distinctive features to allow for installation of the ticket windows. The Board should consider whether the existing ticket booth is a distinctive feature of the building. .

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
Not Applicable	

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
Not Applicable	

Standard 8	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not Applicable	

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
For Board Discussion	The proposed ticket windows will be distinguishable from the existing historic and non-historic storefront windows in that it will be more deeply recessed in the opening than the existing windows. It will also feature a raised sill to allow for the service counter. The applicant has presented two ways in which the ticket windows could be installed; one using sliding service windows and the other using small speak-thru ports and a transfer tray. The Board should consider whether each of these is sufficiently compatible with the existing building.

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
For Board Discussion	The applicant is proposing this alteration in an area where the storefront was previously altered, meaning little to no historic material needs to be damaged to complete the installation. Additionally, the applicant is proposing to fit the new ticket windows and counter within the existing masonry opening, meaning that it could be removed at a future date and more historic appropriate or otherwise compatible storefront could be installed within the same opening. The Board should confirm whether this proposed approach is sufficiently reversible and whether any additional details on reversibility are needed to complete review.

ATTACHMENTS

1. Project Summary
2. Supporting Materials and Plans
3. Congress Street Historic District: Description of State Theater Building

May 09, 2024

Evan R. Schueckler, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

RE: Alteration to 609 Congress Street (Parcel ID: 046D033)

Dear Mr. Schueckler,

We are pleased to submit the following for your review and consideration on behalf of the State Theater and Redstone Properties. We hope for placement on the next possible Historic Preservation Board meeting as a Workshop agenda item, working towards a future Public Hearing for a Certificate of Approval.

BRIEF HISTORY OF PROPERTY:

Originally constructed in 1929 and designed by local architect Herbert W. Rhodes, the theater originally opened as a premier movie theater within the commercial context that survives today. Programming expanded to include theatrical performances sometime in the 1940s and continuing operation until the mid 1960s. Following was a difficult period with many ownership transitions; the current owners undertook a significant renovation and re-opened as a performing arts venue in 2010, with a 1,870 seats. In keeping with their interest in preserving this building, the marquee was restored in partnership with the City of Portland in 2018.

These associated storefronts have had extremely varying physical conditions over the life of the building. The existing double pane window units slated for replacement are not original to the building, and were likely put in place within the last 30 years. We have not yet been able to determine the date of the alteration that introduced the red and black granite surrounds at the entry to 609 Congress, but think it was sometime between 1979 and 2000 (when this entrance is documented as an existing condition in a building permit application as conjoined with the corner tenant unit, which has a matching granite surround).

PROJECT DESCRIPTION + SCOPE OF WORK:

The State Theater occupies a portion of The Congress Building, largely otherwise made up of a mix of commercial uses with retail storefronts at street level and professional offices and studios on the floors above. In order to better serve theater patrons and provide more safe, functional, comfortable, and equitable accommodations for their staff, the theater seeks to expand into an adjacent tenant storefront space. This will allow them to relocate and expand their box office to provide for two employees with adaptable accommodations, create accessible storage for regularly used theater operations items, and provide a secondary point of entry to ease congestion.

The portion of the proposed work that is visible from the public way includes the alteration of one bay of windows to create two new street facing box office service points, as well as minimal updates to finishes and lighting at the new side entry, with new signage to follow. Their immediate need, priority and focus is the relocation of the box office.

The proposed new box office intervention is close to a unique corner condition at the intersections of High and Congress Streets, and while there is heavy vehicular traffic at this location, the pedestrian experience is the targeted consideration. Careful detailing is needed in the insertion of the new box office to balance the functional improvements with the somewhat unexpected location. The expanded box office will be an improvement from an operational standpoint, but will need to be visually distinguishable as a contemporary intervention in its new location. The new intervention is meant to be as subtle as possible in relation to the overall facade, but clearly signal its function. Minimal illumination and signage are proposed to compliment rather than compete with the existing restored marquee illumination.

While the materials submitted do not reflect this, the owners are interested to learn the Staff and Board's opinion on the potential elimination of the existing box office booth as part of this alteration. They would like to replace it with an additional accessible egress door, to match those adjacent. This would allow for improved circulation and safety (site lines, access and egress) at the main entrance. Acknowledging that the existing ticket booth demonstrates a specific character trait of a theater typology, this one is located within a deep setback of the entry, and does not enjoy a high degree of visibility from many vantage points and is in shadow for much of the day. Additionally, the craftsmanship, detailing and materiality of the existing ticket booth do not match the quality of those attributes of the historic theater itself, nor the Congress building overall. One could argue that the significant presence of the marquee, as well as the overall glow of the theater lobby itself from within during evening hours, would maintain the character defining attributes of the theater entry and would not be diminished with the removal of the existing ticket booth. The owners would be open to exploring whether it would be possible to store the box office so that it may be re-installed in the future, if desirable.

While the current owners do not have a formalized master signage plan for the building, they have encouraged their storefront tenants to keep a certain degree of uniformity in signage, and respect the original proportions of the building's detailing. While new signage proposed with this project is still under consideration, any new signage would minimally alter the existing openings and will be submitted at a later date for review. Lighting specifications are still under development as well, and the design team hopes to submit a preliminary package prior to the workshop, with an updated package submitted with the Public Hearing materials.

Current detailing of surface applied panel finishes and signage is also being developed, but the design team understands this will need to be done in a way that may be reversible, and will provide as part of the Public Hearing submission if Workshop feedback is favorable. The need for the inset service window results from the existing radiant heating system which will remain in service on the interior, and making the new points-of-service depths and heights compliant with current ADA accessibility standards from both the interior and exterior.

Please find attached supporting visuals including some historic photos, existing photos, and preliminary plans, elevations and modeled views for your consideration. We look forward to discussing this with you and the Board and answering any questions you may have.

Sincerely,



Julia Tate, RA, LEED AP
Partner + Principal, Simons Architects

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☐	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☐	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements (In progress of obtaining documentation.)
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☐	N/A ☒	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☐	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing). (In progress - request permission to submit after Workshop feedback.)
Yes ☒	N/A ☐	Materials – list all visible exterior materials.

STATE THEATER LOBBY EXPANSION

609 CONGRESS STREET

EXISTING CONDITIONS OF THE CONGRESS BUILDING

@ INTERSECTION OF CONGRESS STREET | FREE STREET | HIGH STREET | OCTOBER 2023



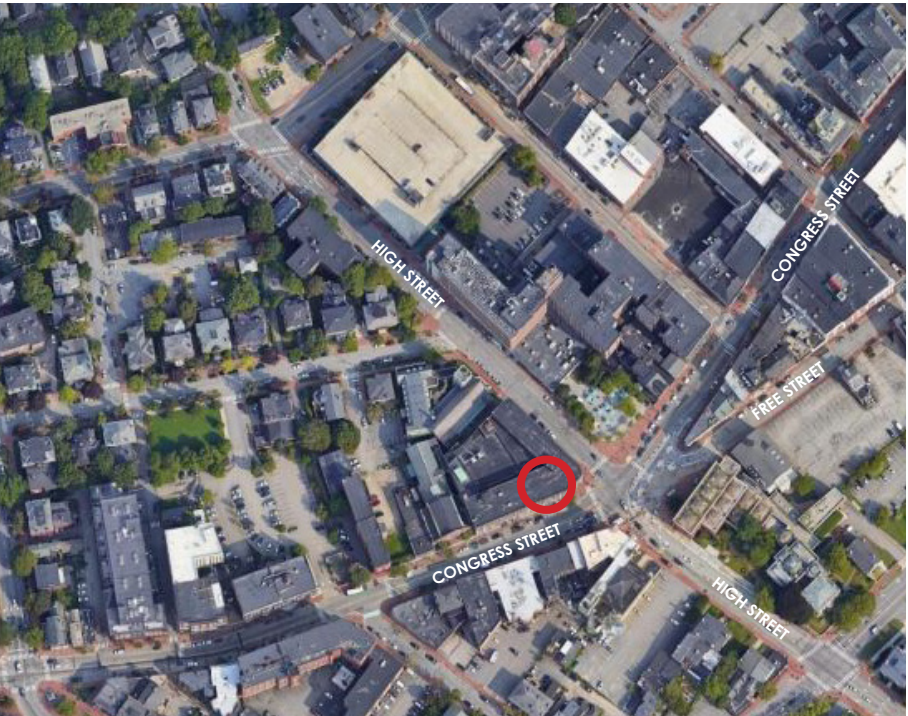
--- area of proposed scope for exterior work

PARTIAL CONGRESS STREET FACADE

c.2018



AERIAL LOCATION PLAN | NTS



BUILDING CONTEXT | LOCATION

historic preservation workshop submission | 06.12.2024

HISTORIC BANK ENTRANCE | 609 CONGRESS ST
c. 1962



HISTORIC CONTEXT

historic preservation workshop submission | 06.12.2024

HISTORIC BANK ENTRANCE | 609 CONGRESS ST
c. 1970



HISTORIC CONTEXT

historic preservation workshop submission | 06.12.2024

HISTORIC STATE THEATER ENTRANCE
c. 1979



HISTORIC CONTEXT

historic preservation workshop submission | 06.12.2024



EXISTING AWNING DETAIL



617 CONGRESS ST



615A CONGRESS ST



615B CONGRESS ST



613 CONGRESS ST



611 CONGRESS ST



609A CONGRESS ST



144 HIGH ST



146 HIGH ST

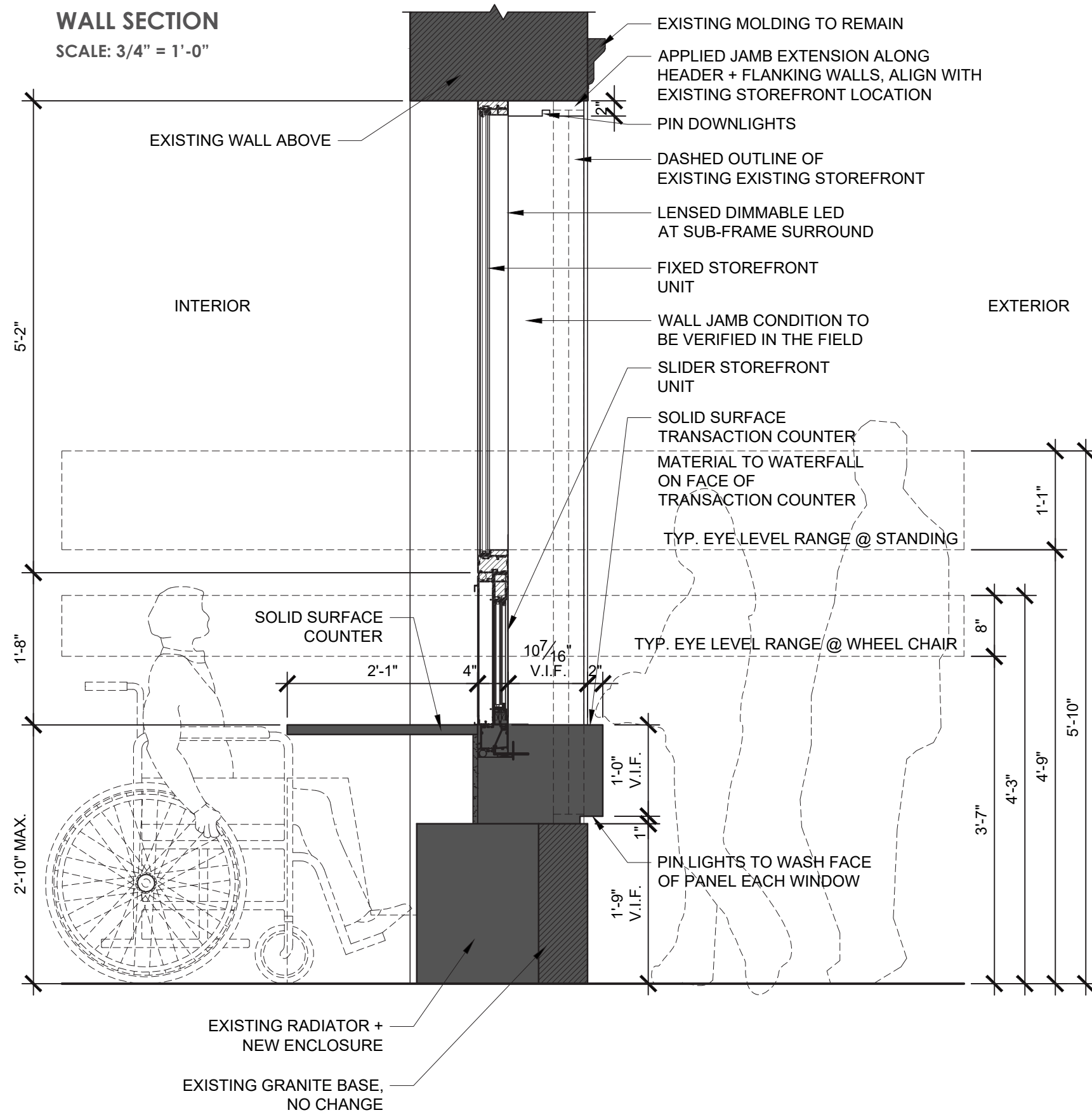
CONGRESS STREET PRECEDENT SIGNAGE

historic preservation workshop submission | 06.12.2024

HISTORIC STATE THEATER ENTRANCE
c. 1979

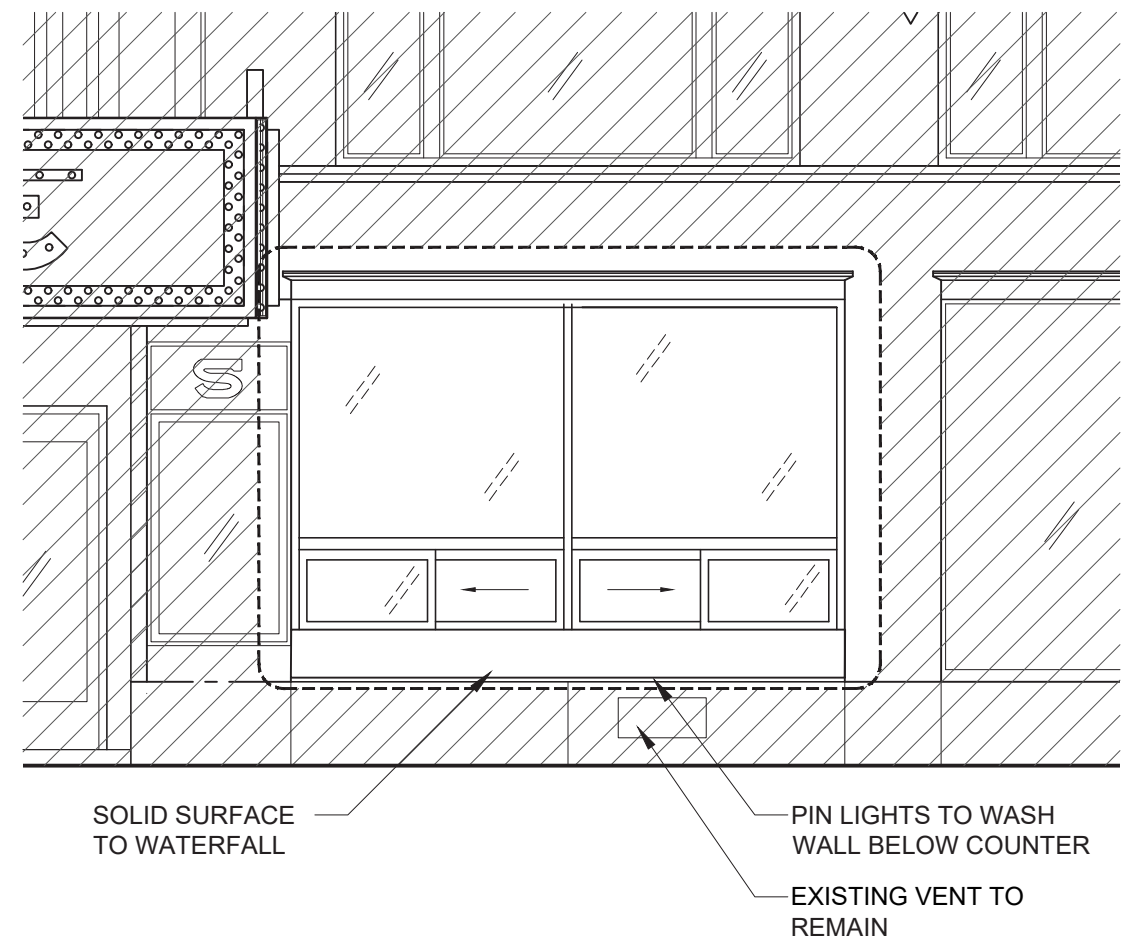


PRECEDENT | PORT CITY MUSIC HALL | 504 CONGRESS STREET
historic preservation workshop submission | 06.12.2024



ELEVATION

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



PROPOSED BOX OFFICE | ALTERNATE 1 | REVISED COUNTER TO MAINTAIN ARTICULATION OF EXISTING SILL DATUM

historic preservation workshop submission | 06.12.2024



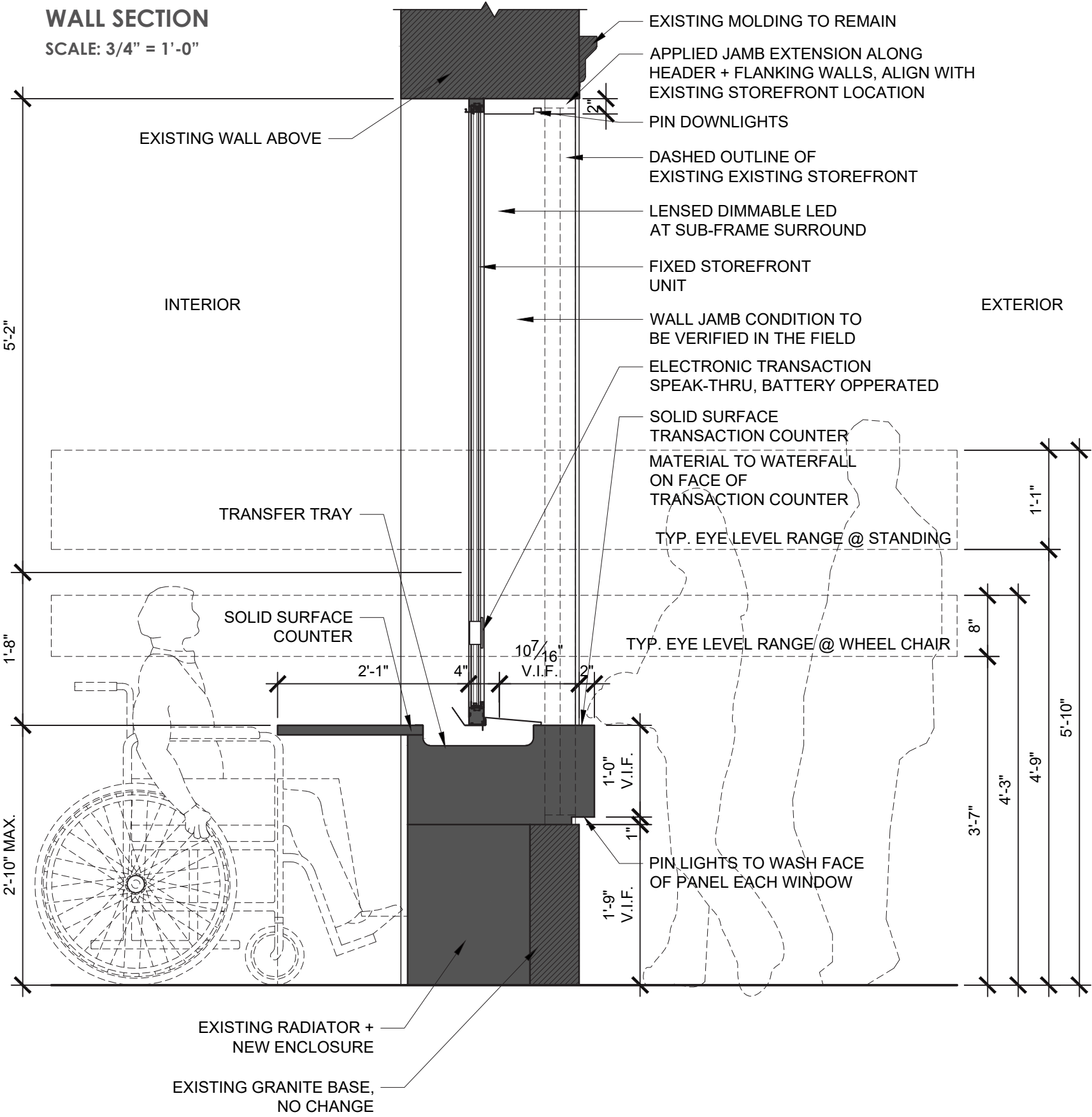
EXISTING CONDITIONS + RENDERINGS | ALTERNATE 1

historic preservation workshop submission | 06.12.2024

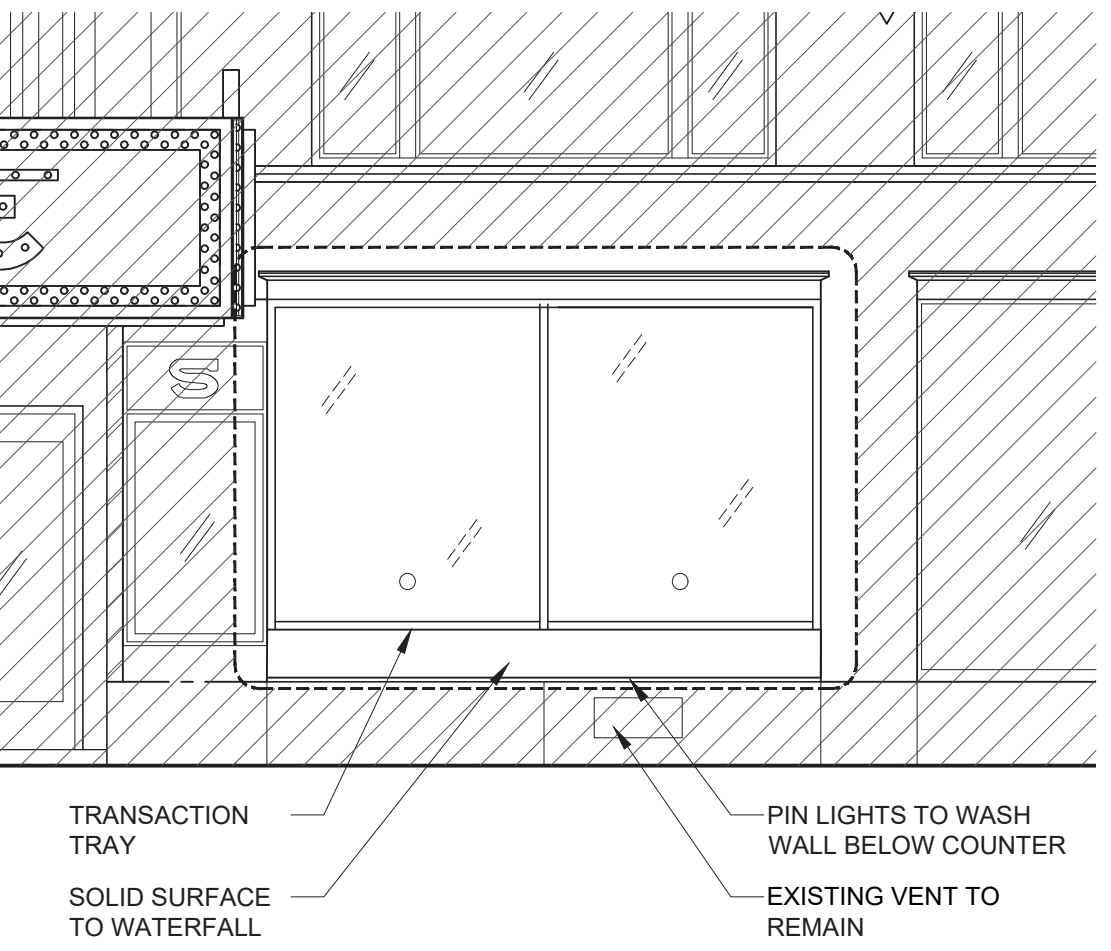


RENDERING | ALTERNATE 1

historic preservation workshop submission | 06.12.2024



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





EXISTING CONDITIONS + RENDERINGS | ALTERNATE 2

historic preservation workshop submission | 06.12.2024



RENDERING | ALTERNATE 2

historic preservation workshop submission | 06.12.2024

609 CONGRESS ST ENTRANCE
fall 2023



Existing light + grill + soffit to be replaced

Existing header paneling to remain, no proposed changes



Existing door + adjacent stone wall to remain

EXISTING STOREFRONT DETAILS

historic preservation workshop submission | 06.12.2024

EXISTING STATE THEATER TICKET BOOTH

spring 2024



EXISTING TICKET BOOTH

historic preservation workshop submission | 06.12.2024

Portland Historic Resources Inventory

Property Address: 615 Congress Street – Congress (State Theater) Building

CSDH Map Key # 133

Local Rating: Landmark (Contributing)

National Register: Contributing – Spring Street Historic District

Date of Placement: Local 08/01/90 National 04/03/70

Architectural Description/Historic Significance:

Congress (State Theater) Building

1929

The prominent, six-story Congress (State Theater) Building at the northwest corner of Congress and High Streets was built in 1929. Designed by Herbert W. Rhodes in the Colonial Revival style, it is a very simple example of the style. From the time of its construction, it has contained retail businesses and office tenants, as well as the State Theatre. The Theatre's elaborate Spanish Revival interior was created at a time of extravagance in theatre design and remains today remarkably untouched. Restoration of the State Theatre has preserved Portland's last great movie palace and has helped to revitalize upper Congress Street.

The building features ten storefront bays on the Congress Street elevation, a diagonal corner storefront, and six more storefronts facing High Street. Dominating the Congress Street façade is the main entrance to the theatre, which is three stories in height.

The Theatre entrance is recessed into the building, defined by a large marquee. Huge chains support the marquee from the building. The second and third story portions of the entrance are framed by limestone pilasters; a cornice of urns, scrolls and moldings, and a simple but impressive stone arch. Within the frame is an elaborate window arrangement of arches and circles. All combine to make this Spanish Revival entrance unique in Portland.

The remainder of the building is stately in proportion and basic in execution. The storefronts were originally all identical, with recessed side entrances, granite bulkheads, large display windows in bronze frames, bronze doors and uniform metal sign panels with awning bars above the windows.

The storefronts are separated by stone piers, which support a plain stone lower cornice. The stone is used as the primary material at the second floor, surrounding large Chicago-style windows, each with a transom window in the same three-part configuration, centered above each storefront. The stonework is capped by a large rolled cornice to terminate the two-story base of the building. The third through sixth floors feature simple brick construction with double-hung windows in pairs or in threes. The only interruption of the brick is in the form of stone pilasters, which visually support the undecorated limestone cornice.

In addition to the Theatre entrance, there is a main building (upper floors) entrance on Congress Street. This doorway features a simple metal canopy over a recessed double door with sidelights. Another entrance on High Street also accesses and elevator to all floors.

Windows in the third through fifth floors were replaced with aluminum units in the 1990s. The second story windows were replaced in 2007, with review and approval by the Historic Preservation Board. Elaborate copper creating was removed without approval from the top of the street-facing facades in 2006, reportedly to prevent it from falling. Its restoration should be a high priority.

