

1. Legal Ad

Documents:

[10-4-17 LEGAL AD.PDF](#)

2. Agenda

Documents:

[10-4-17 AGENDA.PDF](#)

3. Fort Scammell, House Island

Documents:

[HP MEMO - FORT SCAMMELL, HOUSE ISLAND.PDF](#)

4. 27 High Street

Documents:

[HP MEMO - 27 HIGH STREET.PDF](#)

5. 76 India Street

Documents:

[HP MEMO - 76 INDIA ST.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments are taken at all meetings.**

On **Wednesday, October 4, 2017**, the Portland Historic Preservation Board will meet to review the following items. (Public comments are taken at all meetings):

1. 3:30 p.m. BOAT TOUR and SITE VISIT to SOUTH END of HOUSE ISLAND

(Board members to meet at Bell Buoy Park (54 Commercial St.) at **3:30 p.m.** to board fire boat for tour around the perimeter of House Island, followed by site visit to south end of island.

Note: The City of Portland cannot provide transportation for members of the public to House Island and the island is not served by Casco Bay Lines. This tour is for observation purposes only; no Board discussion or deliberations will take place on the boat or on the island. Site visit will be followed by workshop in Room 209, City Hall.

Meeting Resumes at 5:30 p.m. in Room 209, City Hall

2. WORKSHOP

- i. Preliminary Review of Proposed Campground Development; FORT SCAMMELL AND VICINITY, HOUSE ISLAND; Fortland, Applicant.

Break for Dinner; Meeting Resumes at 7:15 p.m.

WORKSHOP, continued

- ii. Preliminary Review of Proposed Exterior Rehabilitation; 27 HIGH STREET; J. B. Brown, Applicant.

3. PUBLIC HEARING

- iii. Certificate of Appropriateness for Solar Panel and Heat Pump Installation; 76 INDIA STREET; Mary McIntyre, Applicant.

4. CONSENT AGENDA

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA

October 4th, 5:30 p.m.

Room 209, City Hall, 389 Congress Street

Public comment is taken at all meetings

1. 3:30 p.m. BOAT TOUR and SITE VISIT to SOUTH END of HOUSE ISLAND

(Board members to meet at Bell Buoy Park (54 Commercial St.) at **3:30 p.m.** to board fire boat for tour around the perimeter of House Island, followed by site visit to south end of island.

Note: The City of Portland cannot provide transportation for members of the public to House Island and the island is not served by Casco Bay Lines. This tour is for observation purposes only; no Board discussion or deliberations will take place on the boat or on the island. Site visit will be followed by workshop in Room 209, City Hall.

Meeting Resumes at 5:30 p.m. in Room 209, City Hall

2. ROLL CALL AND DECLARATION OF QUORUM

3. COMMUNICATIONS AND REPORTS

4. REPORT OF DECISIONS OF SEPTEMBER 20, 2017:

- i. Certificate of Appropriateness for Replacement ADA Panels and Installation Method; ALL HISTORIC DISTRICTS; City of Portland Department of Public Works, Applicant. *The Board voted 5-0 to approve the application as amended subject to conditions.*
- ii. Certificate of Appropriateness for Garage Replacement; 394 DANFORTH STREET; Sean Murphy and Colleen Katana, Applicant. *The Board voted 5-0 to approve the application subject to conditions.*

5. WORKSHOP

- i. Preliminary Review of Proposed Campground Development; FORT SCAMMELL AND VICINITY, HOUSE ISLAND; Fortland, Applicant.

Break for Dinner; Meeting Resumes at 7:15 p.m.

WORKSHOP, continued

- ii. Preliminary Review of Proposed Exterior Rehabilitation; 27 HIGH STREET; J. B. Brown, Applicant.

6. PUBLIC HEARING

- iii. Certificate of Appropriateness for Solar Panel and Heat Pump Installation; 76 INDIA STREET; Mary McIntyre, Applicant.

7. CONSENT AGENDA

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
FORT SCAMMELL, HOUSE ISLAND**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: September 29, 2017

RE: October 4, 2017 **Site Visit and Workshop (2nd)** – Preliminary Review of Proposed Adaptive Re-use and Associated Alterations and New Construction

Note: This workshop was originally scheduled for the HP Board's 9/20/17 meeting, but was postponed to 10/4 due to a scheduling conflict.

Address: Fort Scammell
House Island

Property Owner: Neptune Properties LLC.
Represented by Stefan Scarks

Applicant: Fortland LLC.
Stefan Scarks and Travis Bullard, principals

Introduction

Board members will recall that a second workshop on Fortland LLC's proposal to establish a 21-site campground at Fort Scammell was scheduled for the Board's last meeting (September 20th). Due to unexpected scheduling conflicts, staff postponed the workshop to the October 4th meeting.

The September 20th workshop was to have been limited to a workshop in City Hall which would have included a presentation by the applicant, followed by Board questions and discussion. In the meantime, staff has worked to arrange a site visit to and around the south end of House Island prior to Wednesday's workshop in City hall. The site visit is at the request of Board members, who suggested at the first workshop that a tour of the south end of the island from the water would be helpful in assessing the visibility and impact of the proposed development.

The site visit is scheduled for Wednesday at 3:30, prior to the Board's standard meeting time. Board members will convene at Bell Buoy Park on Commercial Street. Transportation to and

around the island will be provided by the City's fireboat. Permission has been granted by the owner of the north end of the island to pull up to his dock. (Currently, there is no functioning dock on the applicant's end of the island.) From there, the applicant will escort members of the Board on a brief tour of Fort Scammell and its immediate environs.

Board members are advised that the site visit is for observation/familiarization purposes only. Questions for clarification are allowed (for example, to confirm the position or height of proposed structures), but the Board should refrain from any discussion of the proposal until the evening workshop in City Hall. This is especially important because the City of Portland is not able to provide transportation to the island for members of the public. Accordingly, any discussion or deliberations that may be of interest to the public should be conducted in public.

Enclosed is the original September 20th staff report which includes a summary of Board discussion and questions at the first workshop—see ATTACHMENT C. The report also notes that as Fort Scammell is a designated Landmark structure, the Board's review jurisdiction extends not only to those alterations that are visible from a public way (in this case, from the water, mainland or surrounding islands), but to any alteration or addition. Landmark designation does not mean that alterations or additions are not allowed, but rather that the significance of the subject structure warrants a more comprehensive review regardless of visibility from a public way.

As the September 20th staff report indicates, no additional materials had been submitted for review by Board members prior to the workshop. For next week's workshop, staff asked the applicant to provide additional renderings in advance of the meeting so that Board members would have more opportunity to assess the proposal. Due to time constraints, the illustrations were submitted on Friday, just prior to the mailing of this packet. (See ATTACHMENT A.) As such, there is no staff comment on the latest renderings.

The latest public comment is enclosed as ATTACHMENT B.

Attachments

- A. September 20 staff report with attachments
- B. New renderings from applicant
- C. Latest public comment



Google



200'

100'

0
Scale: 1" = 100'

ATT. A.
NEW
MATERIAL
FOR 10/4 WORKSHOP

FORTLAND
@ Fort Scammel
House Island, Portland ME

WITH ///
LLC

418 Woodford St.
Portland, ME 04103
207-272-3898

FORTLAND - House Island, Portland ME

REVISIONS	
MM/DD/YY	REMARKS
1	6 / 5 / 17 For Comment
2	7 / 17 / 17 Historical Workshop
3	10 / 4 / 17 Historical Workshop 2
4	- / - / -
5	- / - / -

SITE KEYPLAN	SYMBOL
Property line	- - - - -
Normal high tide mark	—
250" shoreland setback	⋯⋯⋯
Drainage for artesian well	—
Road	⋯⋯⋯
Trail	⋯⋯⋯
Fort Scammel	—
Tunnel	—

Google



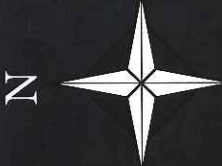
SITE PLAN - Existing Conditions	WITH LLC	418 Woodford St. Portland, ME 04103 207-272.3898	REVISIONS	
			MM/DD/YY	REMARKS
SITE PLAN		FORTLAND - House Island, Portland ME	1	6/5/17 For Comment
			2	7/17/17 Historical Workshop
			3	10/4/17 Historical Workshop 2
			4	---/---/---
			5	---/---/---

SITE KEYPLAN	SYMBOL
Property line	- - - - -
Normal high tide mark	—
250" shoreland setback	- · - · - · -
Drainage for artesian well	— (blue)
Road	· · · · · (red)
Trail	· · · · · (orange)
Fort Scannel	—
Tunnel	— (white)
Campsite	— (yellow)
Temporary structures	⊞
Accessory structures	⊞ (grey)

Floating Dock

Rebuilt Granite Pier and
Wooden Deck

SITE	TYPE	SIZE
#1	East Bastion	5,469 ft^2
#2	Gun Emplacement	5,059 ft^2
#3	Gun Emplacement	5,968 ft^2
#4	Gun Emplacement	5,457 ft^2
#5	West Bastion	6,358 ft^2
#6	Gun Emplacement	5,270 ft^2
#7	Gun Emplacement	5,690 ft^2
#8	Gun Emplacement	5,319 ft^2
#9	Gun Emplacement	5,598 ft^2
#10	Wilderness	10,402 ft^2
#11	Wilderness	10,782 ft^2
#12	Wilderness	11,136 ft^2
#13	Wilderness	11,709 ft^2
#14	Wilderness	11,488 ft^2
#15	Wilderness	10,125 ft^2
#16	Wilderness	9,241 ft^2
#17	Wilderness Family	1,013 ft^2
#18	Wilderness Family	1,001 ft^2
#19	Wilderness Family	1,000 ft^2
#20	Wilderness	10,771 ft^2
#21	Wilderness	8,923 ft^2
Parade Grounds		~16,000 ft^2



Scale: 1" = 100'

SITE PLAN - Conceptual

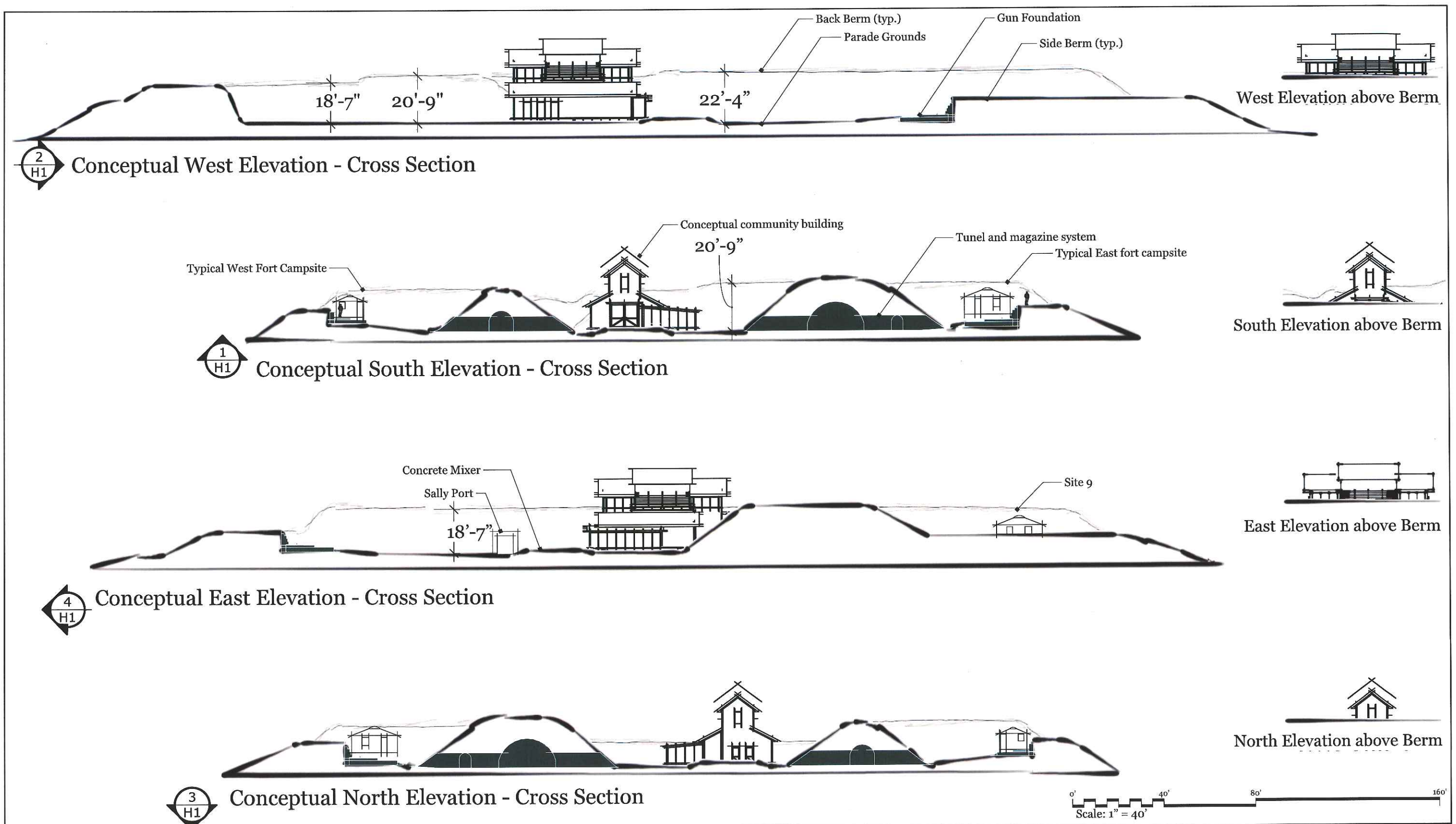
WITH LLC **///**

418 Woodford St.
Portland, ME 04103
207-272-3898

FORTLAND - House Island, Portland ME

REVISIONS

MM/DD/YY	REMARKS
1 6/5/17	For Comment
2 7/17/17	Historical Workshop
3 10/4/17	Historical Workshop 2
4 - - - -	...
5 - - - -	...



HISTORICAL - Conceptual Elevation Cross Section
FORT SCAMMEL

WITH ///
LLC

418 Woodford St.
Portland, ME 04103
207-272.3898

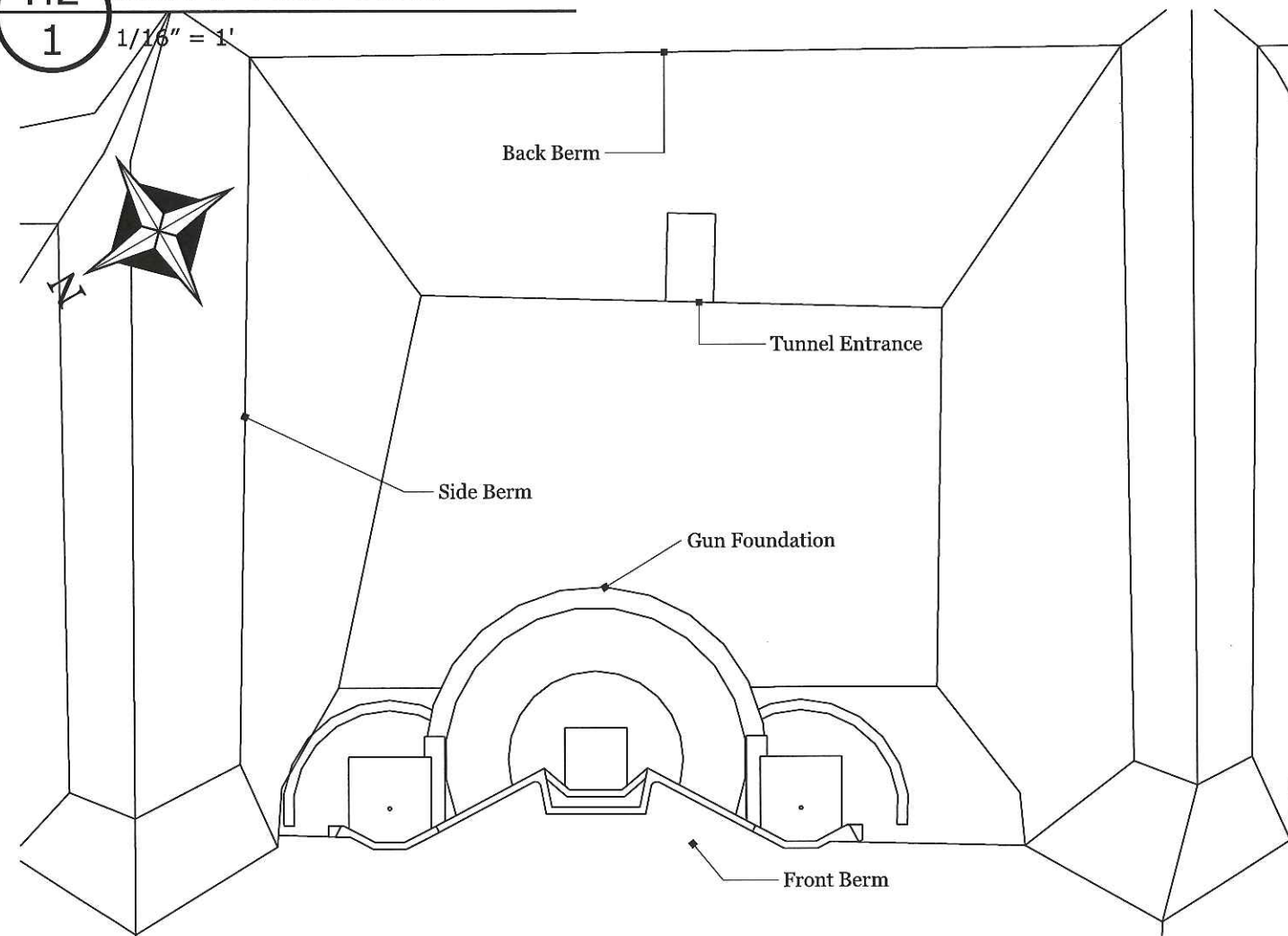
FORTLAND - House Island, Portland ME

REVISIONS

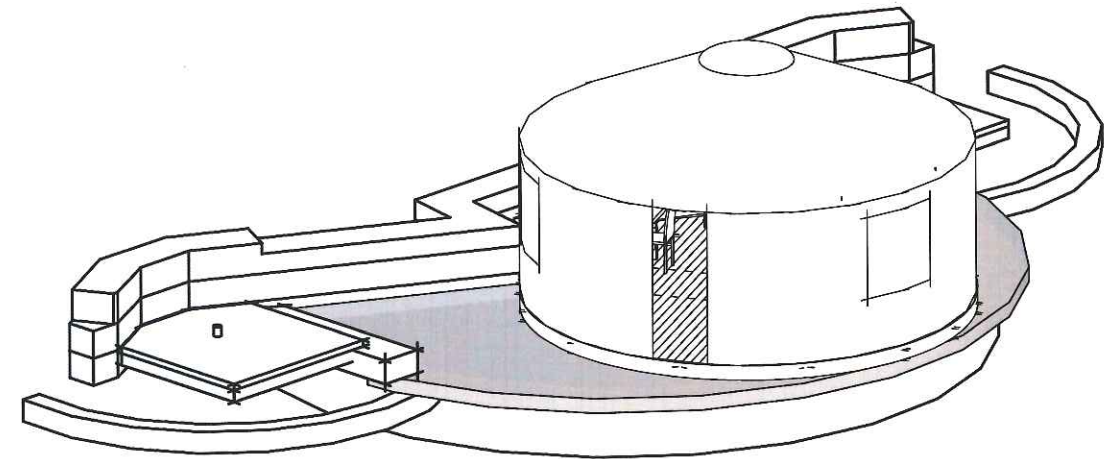
MM/DD/YY	REMARKS
1 10/4/17	Historical Workshop 2
2 --/--/--	...
3 --/--/--	...
4 --/--/--	...
5 --/--/--	...

01
H

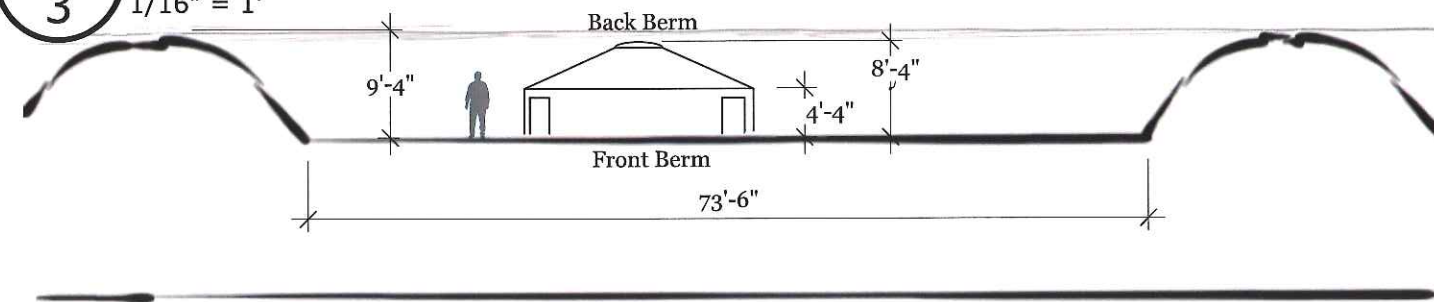
H2 Site 7 Plan View
1 1/16" = 1'



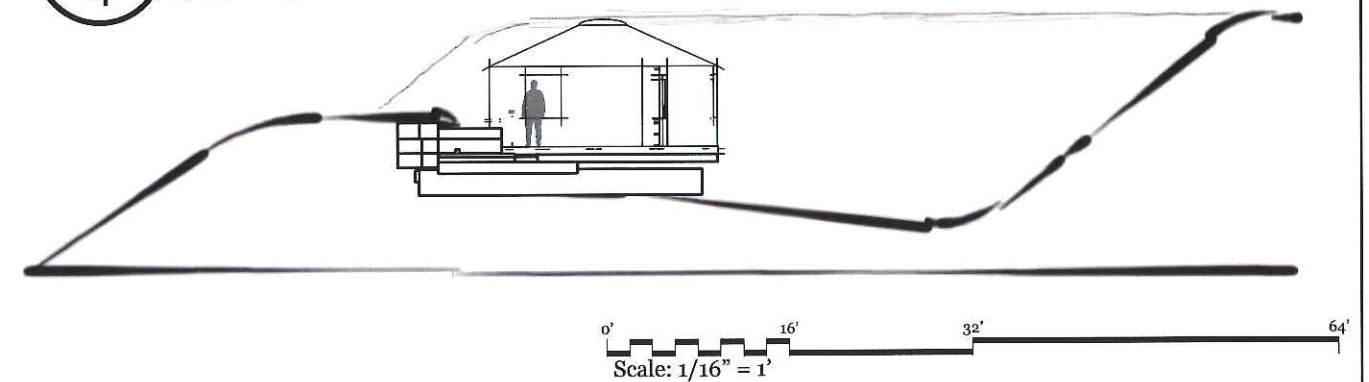
H2 Yurt on Tent Platform (typ.)
2 1/16" = 1'



H2 Site 7 West Elevation
3 1/16" = 1'



H2 Site 7 South Elevation Cross Section
4 1/16" = 1'



HISTORICAL - Conceptual Campsite Elevations - Site 7

WITH ///
LLC

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

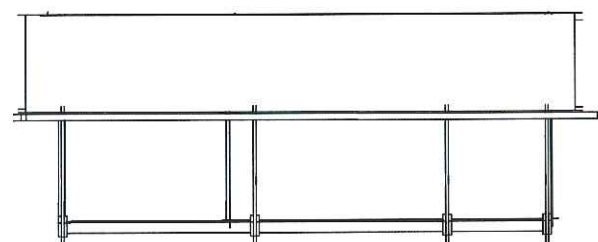
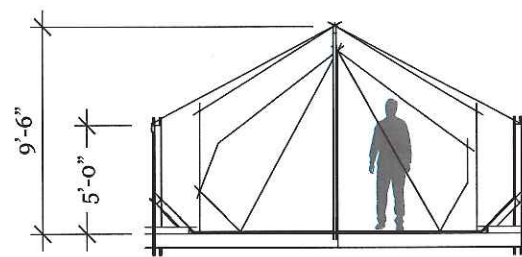
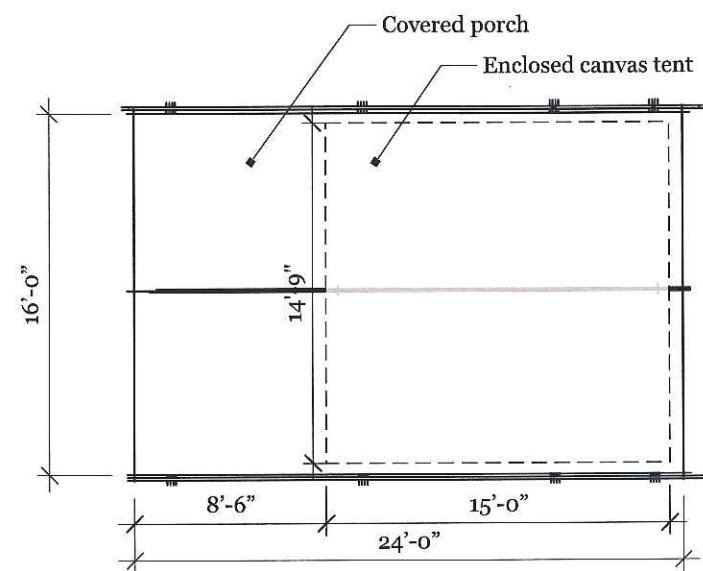
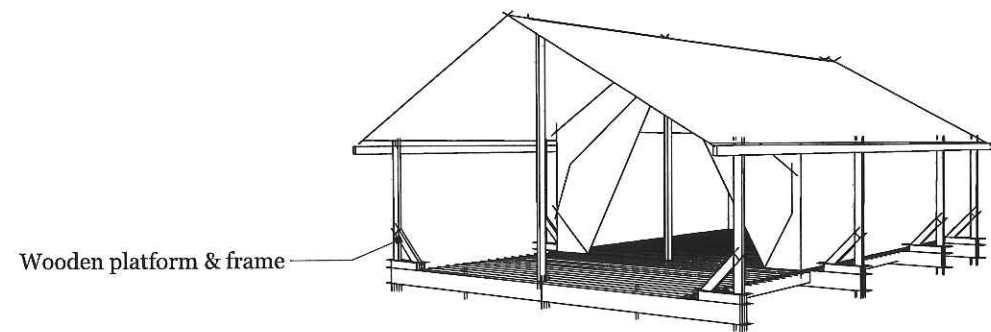
REVISIONS

	MM/DD/YY	REMARKS
1	10/4/17	Historical Workshop 2
2	...	...
3	...	...
4	...	...
5	...	...

H 02

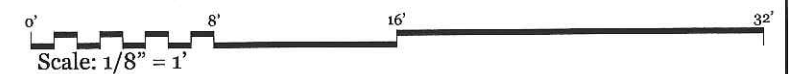
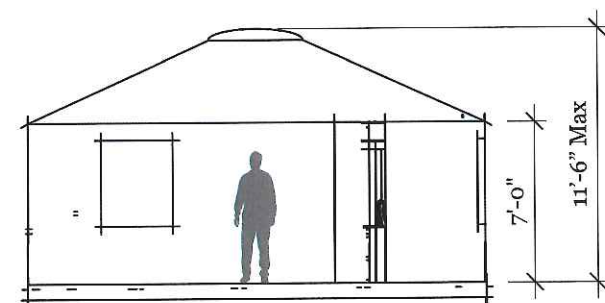
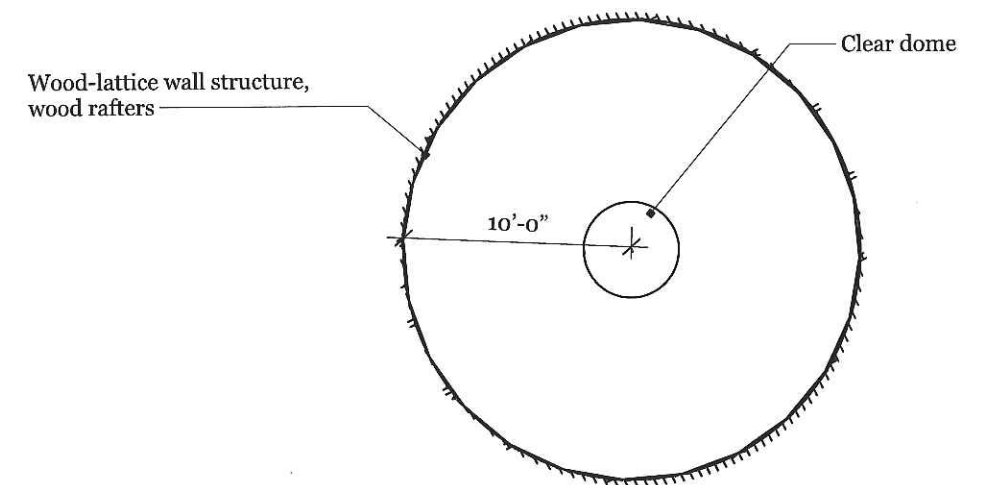
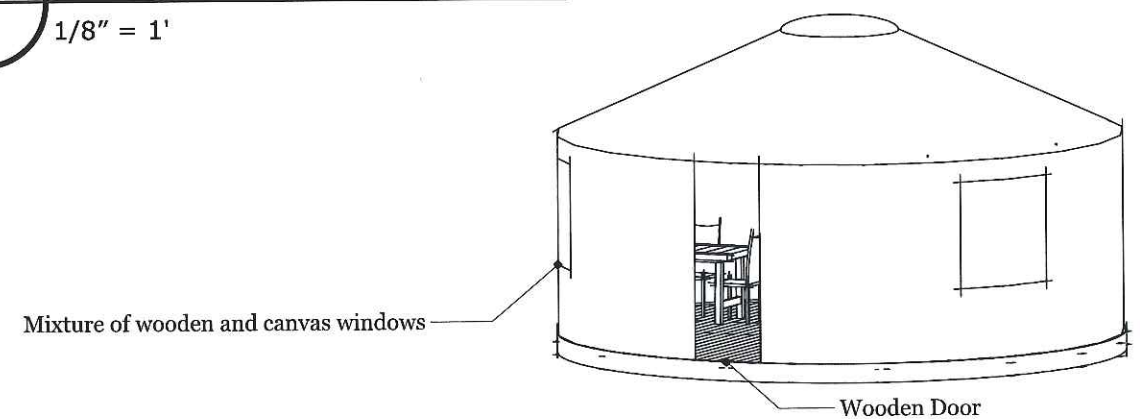
H3 Timber Canvas Tent

1 1/8" = 1'



H3 20' Yurt

2 1/8" = 1'



HISTORICAL - Conceptual Canvas Structures

WITH ///
LLC

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

MM/DD/YY	REMARKS
1 10/4/17	Historical Workshop 2
2 --/--/--	...
3 --/--/--	...
4 --/--/--	...
5 --/--/--	...

H 03

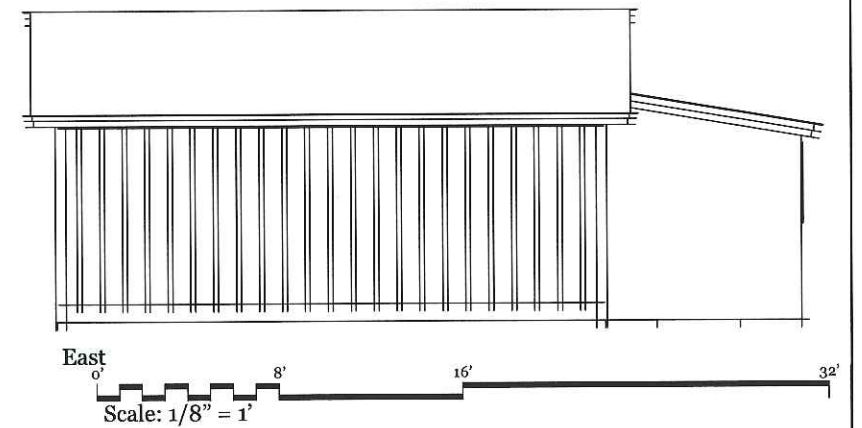
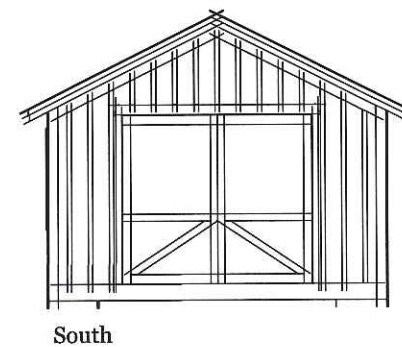
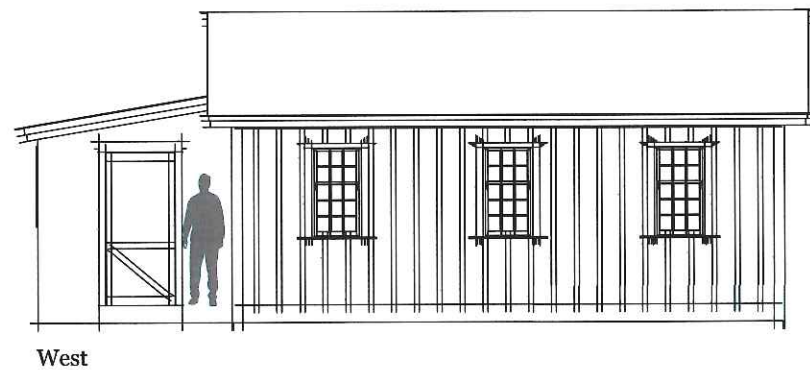
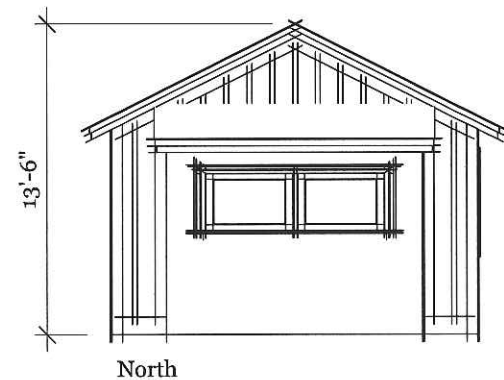
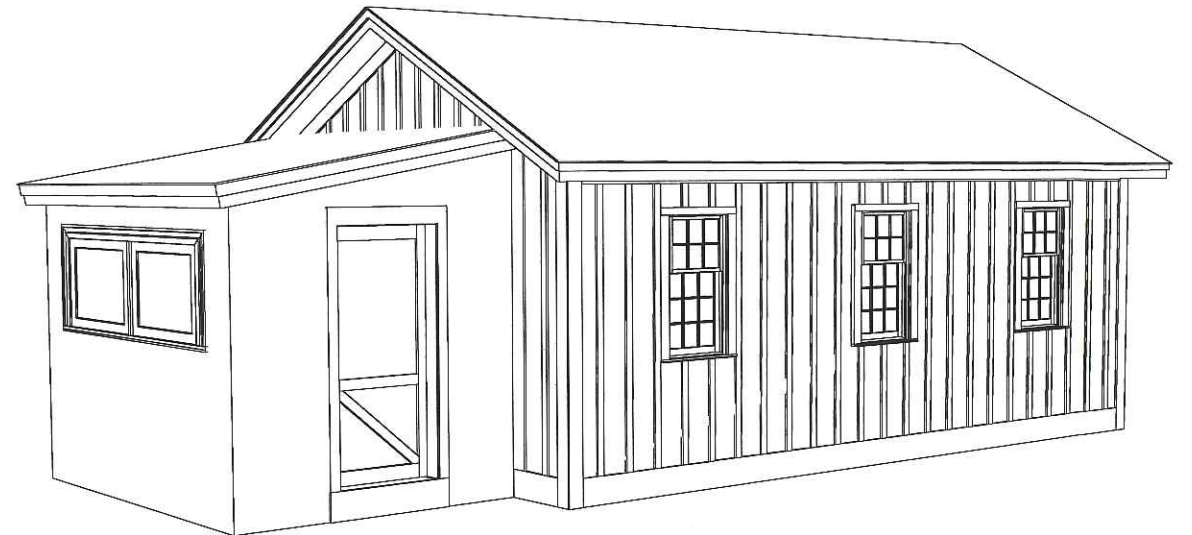
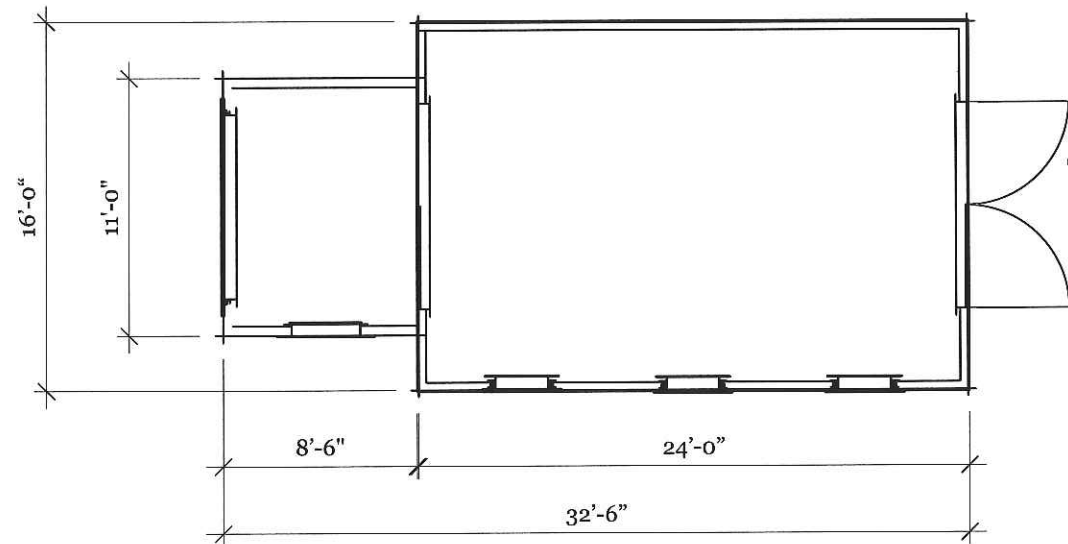
H3

Utility/Operations Shed

1

1/8" = 1'

Size	477.5 square feet
Use	Dockside reception and administration Equipment storage and maintenance Operational supply storage
Finishes	
Siding	Unfinished wood board and baton with cedar shingle accent
Roofing	Architectural Asphalt
Doors & Windows	Painted and/or stained wood units. Garage door detail TBD.
Trim	Flat unfinished wood casing



HISTORICAL - Conceptual Accessory Structures

WITH
LLC

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS		
MM/DD/YY	REMARKS	
1 10/4/17	Historical Workshop 2	
2 --/--/--	...	
3 --/--/--	...	
4 --/--/--	...	
5 --/--/--	...	

H 04

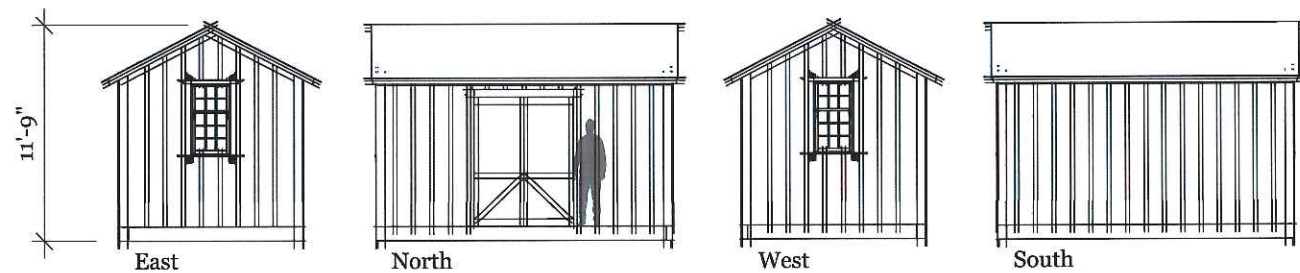
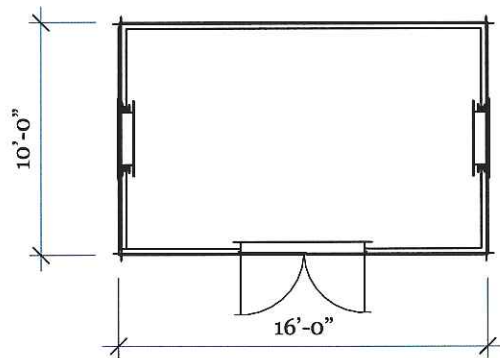
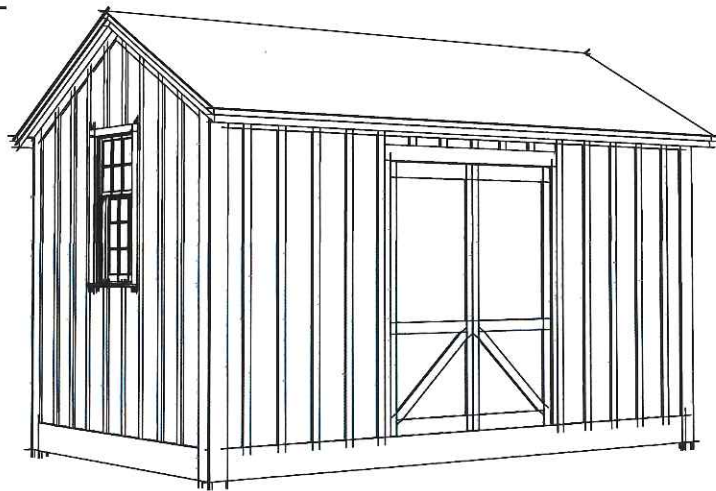
H5

Water Pump Shed

1

1" = 10'

Size	160 square feet
Use	Freshwater Mechanical systems. Electrical Equipment
Finishes	
Siding	Unfinished wood board and baton
Roofing	Architectural Asphalt
Doors & Windows	Painted and/or stained wood units. Garage door detail TBD.
Trim	Flat unfinished wood casing



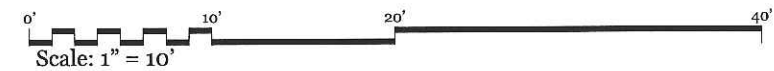
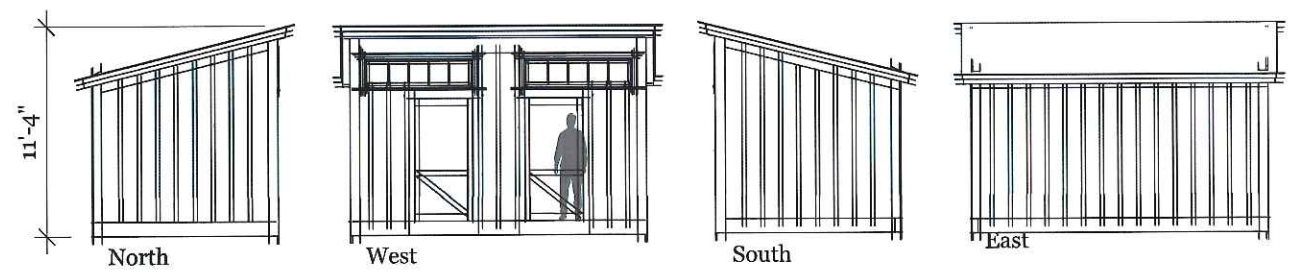
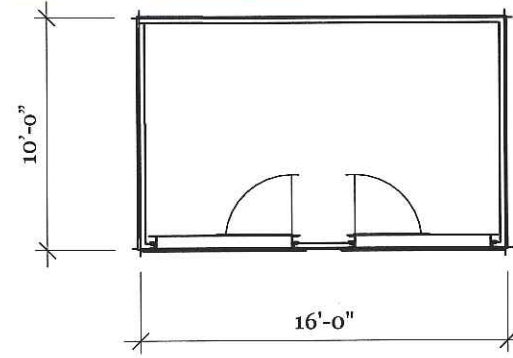
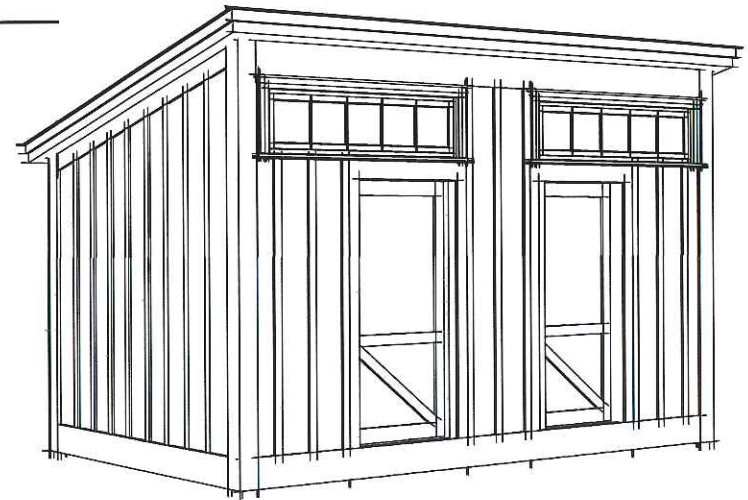
H5

Water Pump Shed

2

1" = 10'

Bathroom Shed	
Size	160 square feet
Use	(2) ADA accessible bathrooms
Finishes	
Siding	Unfinished wood board and baton
Roofing	Architectural Asphalt
Doors & Windows	Painted and/or stained wood units.
Trim	Flat unfinished wood casing



HISTORICAL - Conceptual Accessory Structures



418 Woodford St.
Portland, ME 04103
207-272.3898

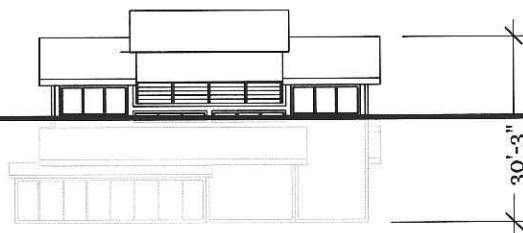
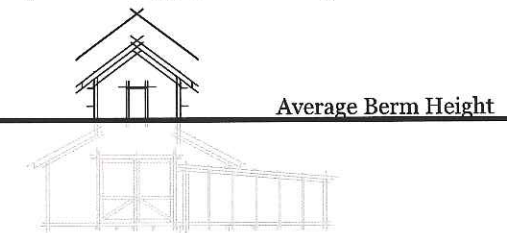
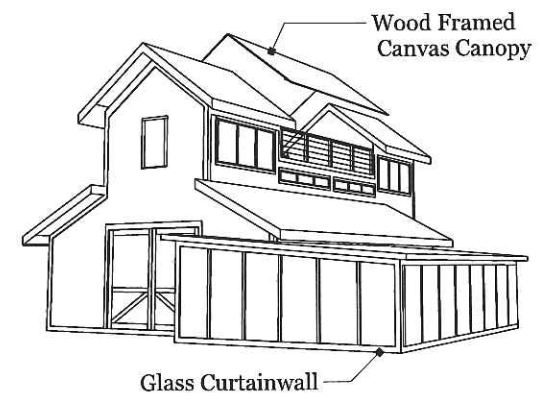
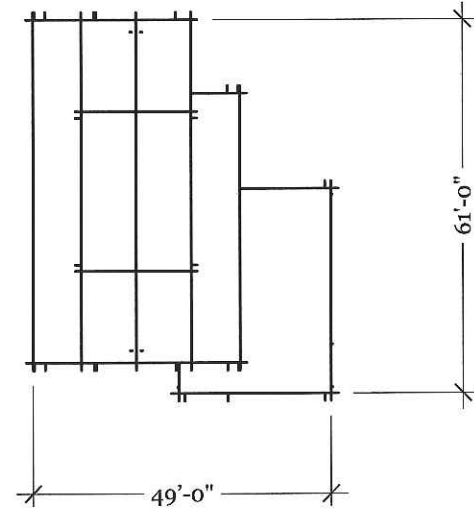
FORTLAND - House Island, Portland ME

REVISIONS

	MM/DD/YY	REMARKS
1	10/4 /17	Historical Workshop 2
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

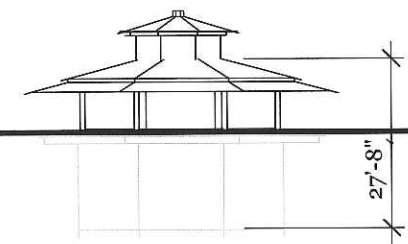
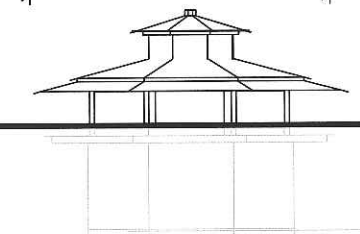
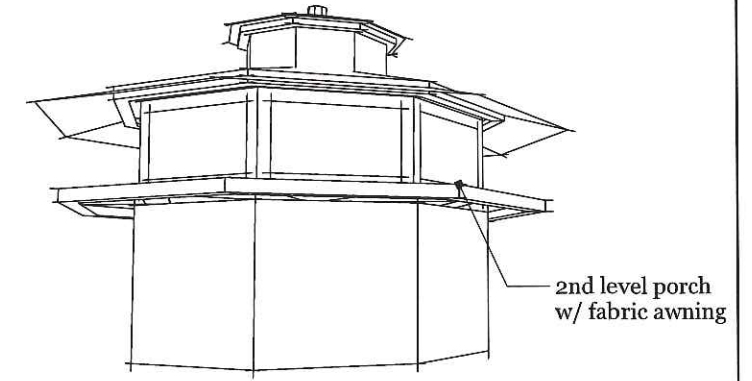
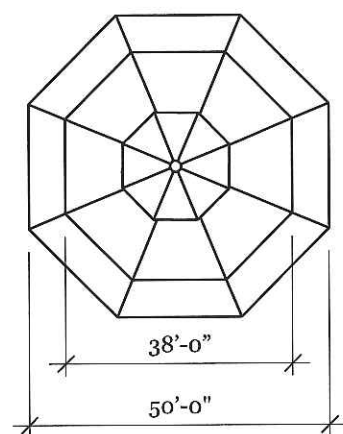
H6
1 Conceptual Community Building #1
1" = 30'

2,009 ft² footprint



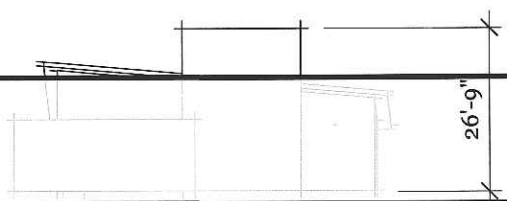
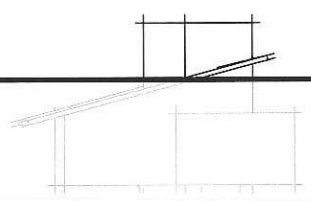
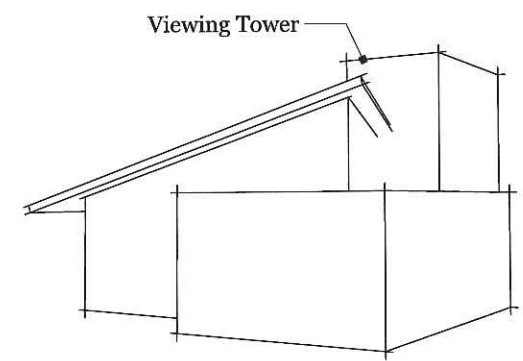
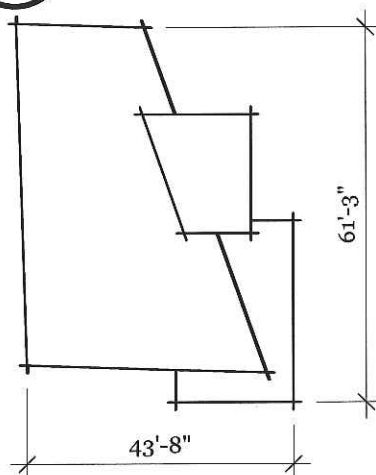
H6
2 Conceptual Community Building #2
1" = 30'

949 ft² footprint



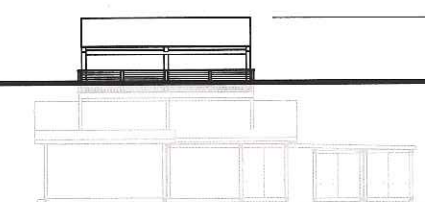
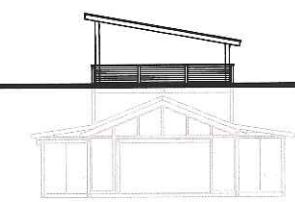
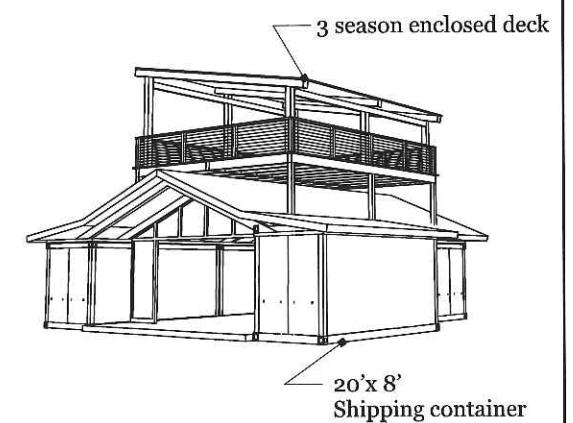
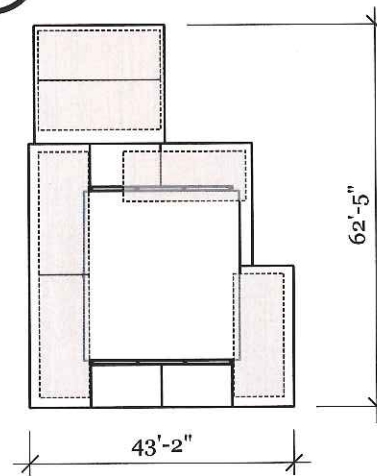
H6
3 Conceptual Community Building #3
1" = 30'

1,730 ft² footprint



H6
4 Conceptual Community Building #4
1" = 30'

1,882 ft² footprint



Programming

Size	2,000 square feet target
Use	
Gathering	750 square feet
Admin.	200 square feet
Housekeeping	150 square feet
Bathrooms	400 square feet
Mechanical	150 square feet
Storage	150 square feet
Store	200 square feet

HISTORICAL - Conceptual Community Building

WITH ///
LLC

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

	MM/DD/YY	REMARKS
1	10/4/17	Historical Workshop 2
2	---	---
3	---	---
4	---	---
5	---	---

9/18/2017

City of Portland Mail - House Island



Deb Andrew

ATT. B

PUBLIC
COMMENT

House Island

1 message

Nancy 3. Hoffman <3nancy3@gmail.com>

Sun, Sep 17, 2017 at 4:15 PM

To: dga@portlandmaine.gov

Dear Historic Preservation Board -

I oppose the creation of a campground and leisure center on house island. From what I have read, the historic property of Fort Scammel would be significantly impacted in a negative way. Plans for a fence and lighting would impact more than just House Island. They would be visible from Portland, South Portland, Peaks Island, Cushing Island, and possibly other islands and communities on the coast.

Even though some of the structures planned for the site are supposed to be temporary, as soon as plumbing, showers, and electrical services are brought in, that does not indicate a temporary structure.

House Island is a small area, and should not be developed in a way that will bring many more people to its shores, or that will destroy the historic nature of its existing properties.

Sincerely,

Nancy 3. Hoffman
Graduate Architect and former Historic Preservationist
53 Brackett Ave.
Peaks Island, ME 04108
207-939-0301
3nancy3@gmail.com



Deb Andrews <dga@portlandmaine.gov>

Fort Scammell

1 message

David Vinograd <david.vinograd@gmail.com>

Mon, Sep 18, 2017 at 11:01 PM

To: dga@portlandmaine.gov

People,

I most strongly opposed the proposed development on House Island.

The proposal makes a mockery of the term Historic Preservation, is much too dense in terms of buildings and makes the Fort only accessible to the wealthy.

The proposal should be rejected.

David Vinograd

David Vinograd	Email: david.vinograd@gmail.com
Flat 8	Home Page: davidvinograd.x10host.com
128 Richmond Hill	8 Grassy Path
Richmond	Peaks Island
TW10 6RN UK	Portland, ME 04108 US
UK: 44-(0)20-8-940-5723	US: 1-(1)207-766-5840



Deb Andrews <dga@portlandmaine.gov>

Proposed development for Fort Scammell

1 message

Paula Chessin <pschessin@gmail.com>

Tue, Sep 19, 2017 at 4:24 PM

To: dga@portlandmaine.gov

Hello,

I am a resident of Peaks Island and I am writing you today about the future use of Fort Scammell as a recreational facility. I am, frankly, dismayed at the idea of a luxury camping facility being developed on this historical site.

My husband and I retired in June 2017 and decided to make Peaks Island our permanent residence because we love the healthy and vibrant community we are now part of. We also love the close proximity to Portland and all that Portland has to offer. I can understand why Portland would be a popular place to visit and I have no problem at all with people coming to enjoy the food, the beaches, the water activities, the arts activities and the beauty of Maine.

To develop a luxury "campsite" on House Island would turn this beautiful island into a amusement park environment. If we wanted to live near a private resort with a proposed name of "FortLand" we could have moved to Orlando! But the other important issue I have is the disrespect it shows toward an historical landmark that has been part of Portland history since the very early 1800's. It will only be available to the exclusive few if this development is allowed to move forward. Instead, House Island should be available to the entire community and to visitors interested in learning about and appreciating the historical value of the island as well as the beauty of the area. I hope the Historical Preservation Board agrees that the proposed new construction at Fort Scammell is not in the best interest of the city of Portland and it's residents.

Thank you for your consideration,

Paula Chessin
960 Seashore Avenue
Peaks Island, ME 04108



Deb Andrews <dga@portlandmaine.gov>

Peaks Island resident in support of campground proposal on House Island / Fort Scammel

1 message

Twain Braden <twainbraden@gmail.com>

Wed, Sep 27, 2017 at 10:54 AM

To: dga@portlandmaine.gov

Cc: firehousestudio@mindspring.com

Deb (and Jo by cc):

I read with interest the proposed campground for the West side of House Island / Fort Scammel. I strongly support the initiative.

As a former boat captain operating historic tours on the Bay, and as a Peaks Island resident since 1997, I believe this is the best use for this historic property. I have visited the Fort on a number of occasions over the years. It's a fascinating place that should be open for visitors.

The proposal would bring people to Casco Bay who are interested in the history of the Bay; it would have minimal impact on the historic facility, and it encourages visitors to enjoy the out-of-doors in a sustainable, wholesome way. In this day and age, with the ubiquity of Facebook, Instagram, and other computer-based entertainment, I can't imagine a better way for visitors to fully experience and explore the Island and Fort.

Please consider approving the application.

Respectfully,

Twain Braden
41 Elizabeth St.
Peaks Island



Deb Andrews <dga@portlandmaine.gov>

House Island Development

1 message

JAMES A FLAGLER <jaflagler@me.com>

Wed, Sep 27, 2017 at 11:34 AM

To: dga@portlandmaine.gov

Hi Deb,

I wanted first to thank you for all the hard work you do and for your past assistance when I was working on projects at St Luke's Cathedral.

I am totally in favor of The House Island proposal and hope it becomes a reality. To see the fort being visited and open to the public in such an historically sensitive way makes perfect sense. I was lucky to have had a tour of the fort under the former owner and it is a treasure that will be greatly enhanced by this enterprise. I wish my neighbor Jo would be more passionate about our various situations on Peaks Island regarding the continuing decay and dangerous surrounds of Battery Steele as well as the lack of attention to our Trott Littlejohn Park and Cemetery. Our backshore has seen a huge increase in graffiti and the building of thousands of cairns that damage the shore and create unsafe conditions. Our park is underutilized and was most recently used as a staging area for a huge sewer project. The Trott Cemetery is overgrown and home to several raccoons.

Jo's arguments that we on Peaks will be presented with an eyesore make no sense as the fort side of the island is not visible to most of us. The ferry ride rarely goes around the fort side of the island. Most campgrounds have strictly enforced quite hours and in my experience campers usually have a great respect for nature.

I would hope that the building of a campground using historically sensitive designs would not only bring the fort alive again and allow the public to enjoy it, but would also better ensure its care and restoration.

Jim Flagler

Sent from **my little island home**

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

ATT. C
9/20 staff input
w/ attachments

**WORKSHOP
FORT SCAMMELL, HOUSE ISLAND**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: September 13, 2017

RE: September 20, 2017 Workshop (2nd) – Preliminary Review of
Proposed Adaptive Re-use and Associated Alterations

Address: Fort Scammell
House Island

Property Owner: Neptune Properties LLC.
Represented by Stefan Scarks

Applicant: Fortland LLC.
Stefan Scarks and Travis Bullard, principals

Introduction

At the Board's August 2nd meeting, Stefan Scarks and Travis Bullard introduced their proposal to establish a 21-site campground at Fort Scammell, which is located on the southern end of House Island. The goal of the initial workshop was to gauge the Board's general receptiveness to the re-use scheme within the framework of applicable historic preservation regulations, but also to solicit specific questions and concerns that would need to be addressed should the proposal move forward. Having received initial input from the Board, Mr. Scarks and Mr. Bullard are returning to present additional graphic materials that respond to some of the Board's questions. Renderings of the four accessory structures (community building, water pump shed, storage shed and bathroom building) will be provided, as they were not illustrated in the initial presentation. The applicants also plan to present a virtual tour of the south end of the island as viewed from the water. The virtual tour is intended to provide a reasonably accurate depiction of the placement, scale, architectural character and visibility of the various proposed structures. The applicants are hoping that the information and images presented on Wednesday will make a future site visit more instructive and help the Board assess the proposed development's visual impact. (The applicants have not yet identified possible dates for a site visit; perhaps this can be discussed on Wednesday.)

Enclosed is a letter from Mr. Scarks and Mr. Bullard describing the material that will be presented on Wednesday. (No materials were submitted in advance of the meeting.) Provided

the Board is generally supportive of the development as proposed, the applicants are looking for input as to the nature and level of detail that will be required for final review and approval. Obviously, the Board is also being asked to identify any specific elements of the plan that warrant reconsideration or a modified design solution.

For reference purposes, staff has also enclosed a copy of the complete August 2 staff report. Also enclosed is a 9/1/17 letter from public regarding the proposal.

8/2 Workshop – Summary of Board Comments

The Historic Preservation Board was generally quite receptive to the concept of a campground development at Fort Scammell, especially as described in the applicants' proposal. The proposal calls for a development that is designed to avoid and minimize both visual and physical impacts on the historic fort structure and its surrounding context. As described, the tent and yurt structures would be erected on independent platforms and the accessory structures would be designed to minimize any penetrations or alterations to the historic fort. It also appeared that care was being taken to study the other structures once located on this end of House Island, as shown in early photographs, and use those precedents to inform the design of new buildings.

While supportive of the general concept and the prospect of making the fort more accessible to the public, Board members cautioned that the "devil would be in the details". Board members raised a number of questions and potential concerns related to the relative intensity of proposed development; the scale, character and visibility of new structures; the methods of installation for temporary structures; the necessity of adding railings and barriers, etc. Board members recommended that the tent structures read as temporary structures and that they be erected in such a way that they could be disassembled or collapsed during the off-season. They also recommended retaining one or more of the bastions or gun emplacement areas in its current state in order for visitors to better appreciate the historic fort and how it was intended to function. They also noted the temptation in introducing a new use to clean things up too much and over-manage it. As an example, it was important that the granite stockyards be retained. This is the site where the granite for the fort was cut and finished. As one Board member put it, "there's a fine line between making a resource such as this safe and accessible and undermining the very essence of the place."

All agreed that more visual information would be necessary to assess the impact and compatibility of the proposed development. For example, from the materials presented it was difficult to understand the topography of the island and how it would affect visibility of the various tent sites and the accessory buildings as viewed from the water. Also, apart from a site plan showing the location and general footprint of the proposed structures, no elevations or contextual renderings of the accessory structures had been included in the preliminary submission. These structures would need to be illustrated in their proposed context to understand their visual impact.

Landmark Status of Fort Scammell, Implications for Review

When House Island was designated a historic district in 2015, Fort Scammell and its related features, such as the granite cutting area and granite wharf, were classified as Landmarks within the district, consistent with their high level of significance. (See index of resources on page 22 of the House Island designation report—an attachment to the August 2 staff report.) Under the provisions of the historic preservation ordinance, any alteration or addition to a Landmark structure or site is subject to review and approval, *regardless of its visibility from a public way*. (See Sec. 14-35 (e).) This level of review is distinct from that of contributing buildings. Obviously, it does not mean that alterations or additions are not allowable. Rather, it means that given the significance of resource, alterations are assessed for their impact whether or not they can be seen from a public way.

At the August 2nd workshop, staff neglected to highlight this fact. While much of the initial discussion focused on what would be visible from the public way (in this case, from the water or from Portland's mainland or islands), the Board should also consider the compatibility of the proposed development as viewed within the fort itself. For example, the placement, scale and character of the buildings within the fort's parade ground will be subject to review.

Attachments

1. 9/12/17 letter from applicant
2. 9/1/17 letter from Jo Israelson
3. Copy of 8/2/17 staff report, with attachments

Historic Preservation Board
City of Portland, Maine

Workshop
House Island and Fort Scammel

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Stefan Scarks and Travis Bullard, Fortland LLC Project Developers

Date: September 12, 2017

RE: September 20, 2017 Workshop –Review of Proposed Campground on House Island

Fortland LLC is seeking feedback and guidance from the members of the Historic Preservation Board regarding development of a 21 Site Campground on the Southern Parcel of House Island. At the August 2, 2017 HPB workshop the Board provided us with valuable feedback on our conceptual site plan and proposed campground use. Based on the Board's input we have continued to develop our designs and want to provide the Board with additional details to illustrate the potential visual impacts from the public right of way. Due to the unique attributes of the island site we think it would be beneficial to give the Board a virtual tour showing the existing imagery and proposed structures in a 3-D rendered model. At the request of the board we also want to present elevations and construction details that illustrate potential styles, size, proportions and materials of the campground's temporary and accessory structures. We believe that additional guidance on submission requirements will be key in assisting our design team in completing a final submission packet to the Board for a Certificate of Appropriateness.

Our goal for this Workshop is present our revised plans and get input from the Board on the following:

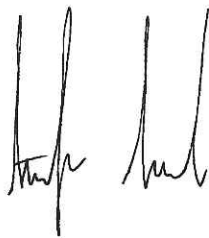
- Does the revised plan have an appropriate level of visual impact (high level assessment)?
- Will the Board require additional modeling or materials to assess the potential visual impacts?
- What additional details would the Board like to see included in our final submission application for a Certificate?

The Workshop presentation will consist of a revised Site Plan, visual representations of existing conditions and rendered models of proposed structures as observed from the public right of way, elevation details showing proposed structures, existing earthen berms, and some potential construction details. Through the design process, mitigation of physical, environmental and visual impacts continue to be a driving force, resulting in a revised design that we are

excited to present for additional feedback from the Board. We thank you for your guidance and look forward to working with the Board to make this unique project a success.

Sincerely,

Stefan Scarks

A handwritten signature in black ink, appearing to read 'Stefan Scarks', with a stylized, cursive script.

Fortland, LLC.

Travis Bullard

A handwritten signature in brown ink, reading 'Travis B Bullard', in a cursive script.

Fortland, LLC.

Sept. 1 2017

TO: Deb Andrews

FR: Jo Israelson
8 Grassy Path
Peaks Island 04108
443.622.0863

RE: Concerns regarding House Island/Fort Scammell Development

I recently met for almost 2 hours with Travis Bullard regarding the plans for "Fortland." He shared his plan, the site map and building data as well as ancillary services projections.

I have several questions as well as serious concerns regarding their vision for the use of Fort Scammell.

I realize that there is a difference between vision and reality. I worked for a developer in DC for 5 years and learned that the "devil is in the details." However, the 'Fortland' proposal causes me great concern. Your division will be reviewing their request on behalf of the citizens of Peaks Island. I believe many will share my concerns.

I understand their need to find a way to recoup the costs for acquiring the site, however, the monetary costs may be in conflict with preservation goals and future sharing of the history of Fort Scammell.

I have been researching partnerships between educational institutions and island owners such as Herring Gut and Allen Island with Colby. I do not know if the developers have investigated that type of use.

I am once again available for discussions and meetings until Mid October so please do not hesitate to contact me for clarification of the content of this email.

Thank you for your assistance.

Impact on Historic Integrity of Fort

The historic importance of Fort Scammell is well documented. (See excerpt from Analysis of Eligibility Report below).

According to the developers, there will be 20 "tent sites" comprised of individual platforms measuring 20' x 60' with a tent – possibly canvas. There will be a communal building with a kitchen, bathrooms and showers. It will be used also for music and gatherings.

I believe the island is zoned for up to 3 residential structures. The 20 x 60 footprint is 1200 sq ft x 20 structures. I believe that is greater than the allowable footprint.

They also plan to locate 9 sites on the former gun/turret sites changing the view of the Fort site itself.

When I asked about access to the fort for the public, I did not receive a clear answer.

Using an historic site as a "luxury camping experience" denigrates its history and contributes to the exclusion of local citizens from their history.

Impact on Environment (plant, animal and human)

According to my discussion, the developers plan on being open for 180 days a year with a 3-day minimum stay of 3 + persons per site.

The ancillary services will increase the noise level on Peaks. A recent music festival on House was heard in the middle of the island. Light will also be visible.

They are not planning to provide their own transportation so private boats or water taxis will be "commuting" to and from—as well as service related such as laundry, food delivery, etc.

Obviously the issues of sewage, water use, landscaping will need to be addressed.

Milkweed necessary for monarch migration is abundant on House (unlike other islands) and will be endangered. MITA exerts major efforts to maintain their island plantings allowing only 6-8 persons at time to occupy sites -

Many of the Plantings on the other half of House introduced non native species.

I do not know the impact on the osprey nesting areas but assume increased humans, noise, lighting would be deleterious.

Impact on Future educational viability of harbor/forts

Although their efforts are intended to preserve, protect and celebrate the history of the fort and provide a "fort experience" to visitors, I feel that the lack of access to the general public in conjunction with either a local or state wide educational agency will prevent "non paying" citizens from learning about the fort's history, construction, relevance as part of the fortifications of Casco Bay.

From House Island Analysis of Eligibility Report Final

Military Ownership, 1808-World War II

Second Systems Forts and the War of 1812

In 1807 the English ban on US trade with France and concerns in the United States over British aggression toward the country's coastal cities and sailing vessels prompted President Jefferson to renew the country's fortification program. Forts built during this period were known as second system forts. Second system forts were built with engineers from the US Military Academy at West Point, a corps program established in 1802 to cut the country's reliance on foreign engineering. Second system forts in Maine include: Fort Sullivan in Eastport (1808), Fort Machias in Machiasport (1807), Fort Penobscot (1807), Fort George in Castine (1808), Damariscotta (1807), Fort Edgecomb (1807), Georgetown (1808), Fort Scammell (1808), Fort Preble in South Portland (1808), Fort Sumner in Portland (1794,1808), and Fort McClary at Kittery Point (1808).

Fort Scammell was named in honor of Alexander Scammell (1747-1781), adjutant general of the Continental Army in the Revolutionary

War. He was killed in action during the Battle of Yorktown.

Construction of the fort was overseen by Henry Alexander Scammell Dearborn (1783-1851) a Portland lawyer and son of Major General Henry Dearborn, a former Secretary of War and friend of Alexander Scammell. Dearborn also oversaw construction in 1808 of Fort Preble across the harbor entrance in South Portland.

Fort Scammell consisted of two parts, the semi-circular fort and a gun battery. The semi-circular fort overlooked the harbor entrance and was built of brick, a portion of which has been exposed (Image). In the center of the fort was the Powder Magazine. To the north of the magazine was an octagonal blockhouse. The block house had six guns located on the upper floor. The building was also used as a barracks. To the east of the blockhouse was a Brick Furnace to heat the shot before loading into the cannons. The fort was equipped with eleven 24 and 32-pounder mounted cannons.

In June of 1812 the United States declared war on England. Fort Scammell was garrisoned during the War of 1812 (1812-1814), but the fort's guns only fired once in August of 1813 on a British Privateer in Whitehead Passage. A month later in September 1813 a British Flag of Truce party landed at the Fort to negotiate for the release of British prisoners from the *HMS Boxer* captured after a battle with the *USS Enterprise* off Pemaquid Point on 5 September 1813.

Near the end of the war in October of 1814 the Gun Battery was completed on the north end of fort. The detached gun battery overlooked Whitehead Passage.

Third Systems Forts

In 1816 Congress appropriated \$800K to improve the country's seacoast defensive system. Without the threat of war, construction projects moved slowly. The fort was altered in the 1840s when the walls of the semi-circular fort were extended east and west for gun mounts. The walls were extended again in the 1850s to encompass the gun battery. Forts built or altered after the War of 1812 are known as Third System forts. Third system forts are large brick or stone forts with multiple tiers of gun batteries built on promontories or on islands at choke points to important harbor entrances with earth covered batteries open to the rear with concrete magazines to store powder and ammunition. Third System forts in Maine include: Fort Knox in Prospect (1844-1869), Fort Popham in Phippsburg (1857, 1862), Fort Gorges in Portland (1858), Fort Scammell (1808), Fort Preble in South Portland (1808), and Fort McClary in Kittery Point (1808).

Thomas Lincoln Casey (1831-1896) was a West Point graduate, Class of 1852. He was assigned to the Corps of Engineers and taught engineering at West Point 1854- 1859. In the 1860s he was assigned to Maine to oversee construction of Fort Knox and Forts Gorges and the redesign of Fort Scammell and Fort Preble. After the Civil War he was assigned to oversee construction on the Washington Monument 1879- 1888. He served as the Chief of Engineers for the US Army Corps of Engineers 1888- 1895 and was the engineer for the Library of Congress' Thomas Jefferson Building (1890-1897).

During the 1862 construction at Fort Scammell, a two-story bastion was built on the east side of the 1850s walls and a one story bastion was built to the west side near the end of the 1840s wall extension. The bastions were equipped with 10-inch guns and were open to the rear with stone casements facing Casco Bay. A proposed bastion to the north was not built, although the tunnel was constructed. Each bastion was planned to be three stories in height, but none at that height were completed.

The granite for Fort Scammell was quarried on Mount Waldo and brought by stone sloops to the island. Wharves on the west side of the island were constructed for the off-loading of the stones, as was a stone cutting shed. Stones were unloaded and moved using block and tackle. Not only were the stones for Fort Scammell prepared on House Island, but also the stones for Fort Gorges and Fort Preble. A field of cut and uncut stones is extant just to the north of the stone wharf. Stones were moved from the cutting area to the east bastion by way of a short narrow gauge railroad. A mound near the center of the parade ground is the remains of the foundations of a large cement mixer. The mixer took 26 men to operate. Cement was also brought onto the island in barrels. A solidified chunk of cement with the marking of wood barrel staves that have rotted away is located in the gallery of the East Battery.

In 1870 the fort was modified to accept 13-inch guns on external emplacements and the top of the two granite bastions. The wooden blockhouse was removed and a large gunpowder magazine built near the tunnel entrance to the east bastion. Work on the fort was halted by a federal funding freeze on coastal defense projects in the late 1870s.

Spanish-American War (Endicott Period: 1890-1910)

In 1885 President Cleveland appointed a joint forces and civilian board to assess the country's coastal defenses. The board recommended a massive construction and modernization program with a focus on concrete fortifications and installation of large caliber breech loading artillery and mortar batteries, usually open topped concrete walls protected by earthworks. The program also included the use of mine fields, with smaller guns employed to protect the mine fields from mine sweeping vessels.

In 1890 Fort Scammell was altered to accommodate the larger 15-inch Rodman cannons and the east battery was used to control a minefield established in Whitehead Passage. Despite these small improvements, Fort Scammell's days were drawing to a close. In 1903 the fort was listed as without armament and was not garrisoned. Although concrete bases for three-inch anti-aircraft guns were built on south and east batteries during World War One in 1918, no guns were installed.

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
FORT SCAMMELL, HOUSE ISLAND**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: July 27, 2017

RE: August 2, 2017 **Workshop – Preliminary Review of Proposed
Re-use and Associated Alterations**

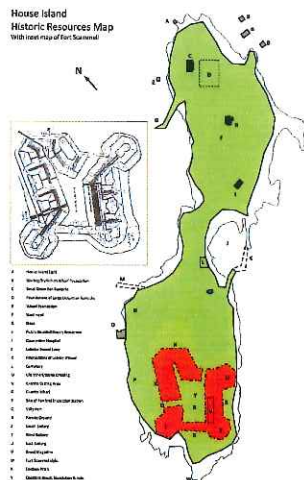
Address: Fort Scammell
House Island

Property Owner: Neptune Properties LLC.
Represented by Stefan Scarks

Applicant: Fortland LLC.
Stefan Scarks and Travis Bullard, principals

Introduction

Stefan Scarks and Travis Bullard have requested a preliminary workshop to introduce their proposal to establish a 21-site campground at the southern end of House Island, which is dominated by Fort Scammell. As conceived, the campground would feature a high level of amenities, consistent with other resort camping facilities that have been developed in other parts of the country and abroad. The proposal is also predicated on involving as few permanent alterations or penetrations to the historic fort structure as possible.



The southern end of House Island is owned by Neptune Properties LLC.. Stefan Scarks represents both the property owner and the applicant in this instance. Board members may recall that Neptune Properties purchased the entire 24-acre, hourglass shaped island in 2014 and sold the northern end (occupied by the immigration station-related structures) the same year to Cap Mona. The entire island was designated as a local historic district by the Portland City Council in January 2015. Since designation of the island, the Historic Preservation Board has reviewed several proposals for alterations to the former immigration station facilities.

The purpose of this preliminary workshop is for the applicants to introduce their proposal and for the Board to take up the threshold question of whether the proposed use is likely to be supportable within the review standards of the historic preservation ordinance. Although the applicants' proposal reflects a great deal of thought and analysis to date, no detailed drawings (for structures, anchoring systems, railing systems, etc.) have been developed as of this time. Mr. Scarks and Mr. Bullard are interested to know first and foremost whether the concept is acceptable within the parameters of the historic preservation ordinance. They are also interested to learn about areas of particular sensitivity to the Board and to get early feedback on the type of temporary structures envisioned to be built within and adjacent to the fort.

History and Significance of Fort Scammell

Fort Scammell is significant as one of the major fortifications of the Federal strategy to protect coastal cities leading up to the War of 1812 and again during the Civil War. Because of its location, Fort Scammell, along with Fort Gorges and Fort Preble, was a critical element in the defense of the entrance to Portland Harbor. Built in 1808 as a second system fort with a blockhouse, the extant fort structures are the result of a redesign of the fort from 1862-1870 to conform to national third system fortification designs. The site and extant above ground resources are significant at the local, state and national level for their role in the United States' design and strategy for coastal defenses.

Attached for the Board's reference is a map of the House Island Historic District (ATTACHMENT 5) and a copy of the designation report (ATTACHMENT 6) which includes a history and description of the fort as well as a statement of significance. Note that the map and report identify specific contributing elements of the fort itself, as well as a number of related historic resources on the southern end of the island such as the stone wharf, remains of a second wharf and the remains of the stone cutting yard. (Individual contributing sites and structures are described in the section beginning on page 15 of the report.) When considering the impact of the proposed project on Fort Scammell, impact on these related historic resources will need to be taken into consideration as well.

Development Proposal

The applicants have provided a detailed written description of their campground concept as well as photos of typical tent or yurt structures that might serve as models for camp sites, an aerial view of the south end of the island, a site plan of existing conditions and a concept site plan for the proposed campground development. Four proposed accessory structures to serve the campsites are described, but not illustrated. Anticipated site alterations, such as the installation of fencing, handrails, signage, etc. are also described, but not illustrated.

Given the detailed nature of the applicant's submission, there is no need to repeat the information here.

Preliminary Staff Comments, Questions for Consideration

In staff's view the proposed use is a promising one in several respects. First, a campground will bring visitors out to experience this important historic resource, something that cannot be guaranteed on a privately-owned island. Second, active use creates an incentive to maintain the resource itself. And finally, it is likely that this type of development could be designed so as to introduce fewer permanent physical alterations than many other potential uses. (The construction of two or three permanent vacation homes on this end of the island would likely have a significant impact.)

While the proposed campground use is an intriguing one, the scope of development and the details of construction/ installation will need to be given careful consideration. The developer and Board are encouraged to consider both the *physical* impact on the fort (for example, where and how structures will be anchored) and the *visual* impact, especially as viewed from the water. Care will need to be taken in siting the campsites and accessory structures so as not to visually dominate the fort itself. From historic photographs, we can see additional structure(s) on the southern half of the island and it is clear from the designation report that House Island has been the site of numerous activities over its history. The goal is to accommodate future use(s) on the island without undermining one's appreciation of its significant historic resources.

In reviewing the applicant's concept plan, staff suggests that the Board begin by addressing the threshold question of the proposed use. Standard #1 addresses this threshold question:

- (1) *Every reasonable effort shall be made to provide a compatible use for the 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.*

Obviously, compliance with Standard #1 will depend on the scope and nature of specific alterations associated with the applicant's proposal. It might be difficult to fully understand what the development will require in terms of physical changes at this time, but the project description attempts to be as thorough as possible given the preliminary nature of the plans.

Standard # 10 also has particular relevance in this particular instance. Given that we cannot anticipate the success of the proposed use or how long it might function as a campground, and given the significance of the historic resource, reversibility is an important consideration:

- (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.*

Finally, Standard #9 is instructive with respect to the scale, design and siting of the four proposed accessory structures and, perhaps to a lesser extent, the proposed tent structures:

- (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 archeological 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.*

While Wednesday's workshop is intended to focus on the applicant's proposed development, Board members will likely want to inquire about existing conditions at the fort and whether any stabilization or repairs will be needed. And while the initial review of the proposed development is intended to focus on "big picture" issues, Board members might wish to identify specific details that warrant particular attention, such as the handrails and fencing for fall protection. It would also be interesting to know whether a landscape architect has been retained to assist in site planning and whether an architect has been retained to design the accessory structures.

If the Board is generally receptive to the proposal, a site visit could be scheduled in the coming weeks.

Attachments

1. Cover letter from applicant
2. Addendum A – project details
3. Photographs – historic and current views, examples of tent/yurt structures
4. 11"x14" aerial view, existing and proposed conceptual site plans
5. Map of House Island Historic District, with individual historic structures and sites identified
6. 2014 House Island Designation Report

Historic Preservation Board
City of Portland, Maine

Workshop
House Island and Fort Scammel

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Stefan Scarks and Travis Bullard, Fortland LLC Project Developers

Date: July 18, 2017

RE: August 3, 2017 Workshop – Preliminary Review of Proposed Campground on House Island

Fortland LLC is seeking feedback from the members of the Historic Preservation Board regarding development of a 21 Site Campground on the Southern Parcel of House Island. Fort Scammel is an amazing historical site, which historically has been vastly underutilized. We propose to build a campground that celebrates the history of the site through an immersive, educational experience that is truly unique.

We have designed a campground that we feel is very much in harmony with the island and its topographic and historical features. Through the design process, mitigation of physical, environmental and visual impacts have been a driving force, resulting in a design that we are excited to present for feedback from the Board. We thank you in advance for your thoughtful, informed review of the project scope and mission.

Regards,

Stefan Scarks

Fortland, LLC.

Addendum A – Project Details Fortland

Project description:

Fortland is proposing to develop a 21 site Campground on the Southern portion of House Island. The proposed project has been designed to avoid and minimize impacts to the existing historical resources. The project will consist of 21 temporary structures that will be Yurts, Canvass Tents, Timber/Canvass hybrid structures with decks and platforms. There will be four accessory structures consisting of a Community Building, Bathroom building, Storage Shed and a Water Pump Shed. All accessory structures will be designed to minimize alteration of the existing resource and will be constructed using methods to facilitate ease of future removal in order preserve the essential form and integrity of the historic resource.(example: piers vs. full foundation).

In order to secure safe access to the Site, the existing granite and wood wharf will be repaired and replaced in kind.

Alterations and Repair

- **Granite Pier:** The Existing Pier was constructed in the mid 19th Century. It measures approximately 40' x 75'. It is built using a granite cribbed perimeter, filled with shale rock, and topped with granite pavers. Surrounding the pier and anchored to the granite are vertical timbers. Built on top of the pier is a wooden deck consisting of large wooden joists and thick wooden decking. On the Northern face of the pier is an existing ramp for a floating dock. The scope of work consists of replacing granite cribbing where necessary, leveling of the shale infill and re-setting the granite pavers. The wooden deck will be replaced in kind, with the material from the old deck being reused on site where possible. The vertical timbers surrounding the dock will be repaired or replaced and a new wooden floating dock will be anchored to the timbers.
- **Fort Scammel:** Minimal alterations and repair will be done to the features of the structure in order to preserve the original integrity, qualities and character of the structure, site and environment. Work to repair or rehabilitate distinctive features will be conducted so that the features are treated with sensitivity and approved construction standards are utilized. A public safety and access plan including signage, lighting, fencing and appropriate safety measures (i.e. Handrails, fall protection) will be implemented to preserve and complement the architectural details of the site while providing appropriate safe access.

Additions and New Construction

- **New Construction**

- **Community Building:** The Community Building will be roughly 2,000 square feet and will be constructed to minimize any permanent impact on the site. The building is to be located North of and adjacent to the cement mixer within the Parade Grounds. The structure will consist of an open reception space, bathroom/shower facilities, a kitchen, office and mechanical room(s). The foundation will consist of piers anchored to subsurface granite ledge. Excavation of granite ledge and shoring may be required below some or all of the bathroom footprint for installation of composting toilets. The building will be a 1-½ story gabled wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt shingles. Fenestration will be double hung and clearstory windows as well as glass doors. A wood-framed fabric awning will extend from the face of the building over a wooden deck to the cement mixer footprint.
- **Water Pump Shed:** The Water Pump Shed will be roughly 280 square feet (~14'x20') and will be constructed to minimize any permanent impact on the site. The structure will be located above or adjacent to the existing artesian well on the North side of the site. The shed will house mechanical, electrical and water equipment. The foundation will consist of piers anchored to subsurface granite ledge. The building will be a 1 story gabled wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt roof shingles. Fenestration will be double hung windows, man doors, and garage door(s).
- **Storage Shed:** The Storage Shed will be roughly 280 square feet (~14'x20') and will be constructed to minimize any permanent impact on the site. The structure will be located adjacent to the existing Granite Pier. The shed will house operational equipment and supplies. The foundation will consist of piers anchored to subsurface granite ledge. The building will be a 1 story gabled wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt roof shingles. Fenestration will be double hung windows, man doors, and garage door(s).
- **Bathroom Building:** The Bathroom Building will be roughly 160 square feet (~10'x16') and will be constructed to minimize any permanent impact on the site. The structure will be located on the eastern side of the island between the pier and the Northern property line. The building will house composting toilet(s) and associated equipment. The foundation will consist of piers anchored to subsurface granite ledge. Excavation of granite ledge and shoring may be required below some or all of the bathroom footprint for installation of composting toilets. The building will be a 1 story shed roof wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt roof shingles. Fenestration will be double hung windows, and man doors.

- **Campsite Structures - Fort Scammel Sites:** The structures within the footprint of the Fort are to be constructed on top of the existing granite and concrete gun foundations. On top of the existing, unmodified gun foundation, a wood deck will be built using low impact connection details. On top of the deck a temporary, timber canvas hybrid structure roughly 200 square feet in size will be attached. Railings and stairs and/or ramps will be installed on a site specific basis.
 - **Campsite Structures – Wilderness Sites:** The structures on the Wilderness Sites are to be located on the granite bluff North of and adjacent to the Fort. The structures are to be built on wooden decks anchored to existing granite bedrock using piers. On top of the deck a temporary, timber canvas hybrid structure roughly 200 square feet is to be attached. Railings and stairs and/or ramps will be installed on a site specific basis.
 - **Installation of Solar Collectors:** Solar collectors are proposed to be located within the footprint of the parade grounds mounted to the face of the earthen berms. Location of the panels will be selected to maximize system efficiency and minimize visual impact.
- **Signage and Exterior Utilities**
 - **Signage:** Signage will be constructed using materials, colors and sizes that are in harmony with the site and environment. Signage will be used for the following purposes:
 - Pedestrian navigation and direction
 - Safety
 - Informational Kiosks
 - **Exterior Lighting:** Exterior lighting will be used to provide safe illumination of walkways, common areas, signage and structures in accordance with applicable building codes. Lighting will be designed to avoid or minimize lighting impact.
 - **Site Alterations**
 - **Fencing:** Fencing will be installed as needed to control pedestrian access. The fencing will be minimal using a mixture of wood, metal and rope.
 - **Retaining Walls:** The location of the proposed septic site is such that a retaining wall on the downhill side of the field would substantially reduce its footprint. This site is outside of the Fort's footprint along the existing gravel road leaving the parade ground to the North.
 - **Moving and Demolition**

- **Wooden Deck on Pier:** It is proposed that salvageable wood from the existing wood deck will be reused where appropriate on site.
- **Retaining Wall:** It is proposed that the retaining wall for the septic field be constructed using granite rocks that are located adjacent to the septic field site.

Fortland

Fort Scammel- Portland, Maine

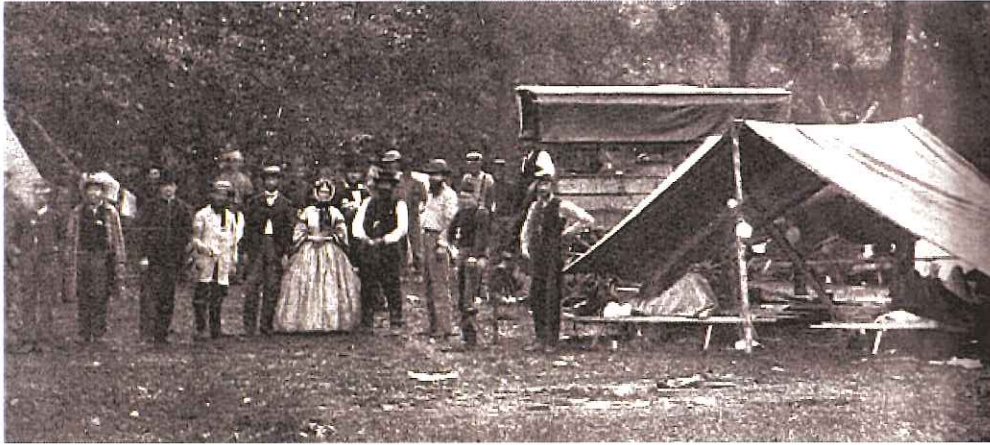


~1900-1905

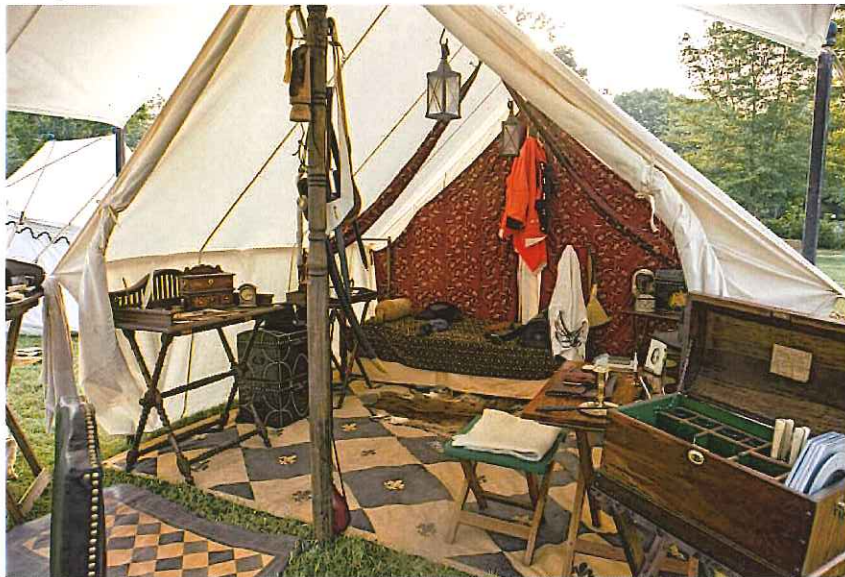


Today
2017

Historical Tents and Structures



Gettysburg 1863



Civil War Re-enactment

Classic Bell Tent



Military Tents and Structures



Civil War Era Tents



British Indian 1920 - Tent



World War II 1945
"Pyramid" Style Canvas Tent

Timber and Canvass Tents and Structures



Timber Frame
Canvas Tent

Pole Timber and Canvass Tent

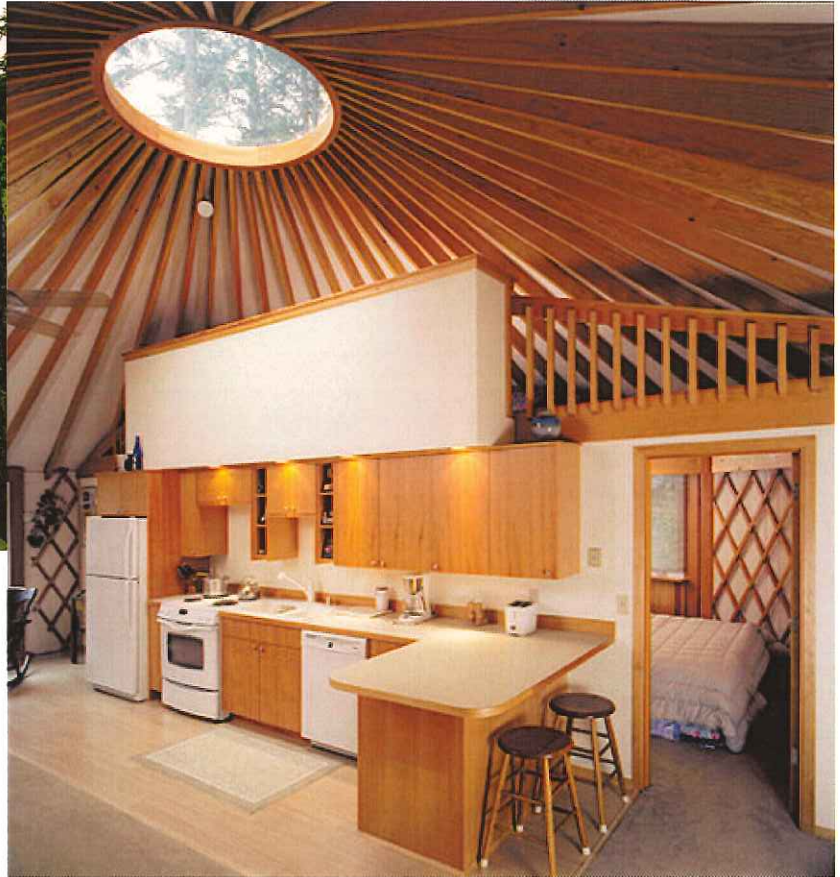


Canvass Tent

Canvas Yurts and Canvass Cottages



Yurt with deck exterior
view and interior of
canvass yurt



Canvass cottages
Exterior and interior



Other Examples of Tents and Structures



Lotus Belle Tent



Timber Canvas Hybrid Tent



Canvass Cylinder with extended awnings



Paws-Up Resort - Montana
Timber and Canvass Hybrid

Other Historic Structures and Tents



Green Canvass Military
Tent

Maine Coastal Block House – Fort Edgecomb



Fort Edgecomb – 1808-1809
Similar to 1809 Fort Scammel Block
House





FORTLAND
@ Fort Scammel
House Island, Portland ME

WITH ///
LLC

418 Woodford St.
Portland, ME 04103
207-272-3898

FORTLAND - House Island, Portland ME

REVISIONS

	MM/DD/YY	REMARKS
1	6 /5 /17	For Comment
2	7/17 /17	Historical Workshop
3	-- /-- /--	...
4	-- /-- /--	...
5	-- /-- /--	...

Site
Plan

SITE KEYPLAN	SYMBOL
Property Line	- - - - -
Normal High Tide Mark	—
250" Shoreland Setback	- · - · - · -
Drainage for artesian well	— (blue)
Road	- · - · - · - (red)
Trail	- · - · - · - (yellow)
Fort Scammel	—
Tunnel	▭ (white)
Campsite	▭ (yellow)
Temporary Structure	⊙ (circle with cross)
Accessory Structure	▭ (grey)



SITE	TYPE	SIZE
#1	East Bastion	5,469 ft^2
#2	Gun Emplacement	5,059 ft^2
#3	Gun Emplacement	5,968 ft^2
#4	Gun Emplacement	5,457 ft^2
#5	West Bastion	6,358 ft^2
#6	Gun Emplacement	5,270 ft^2
#7	Gun Emplacement	5,690 ft^2
#8	Gun Emplacement	5,319 ft^2
#9	Gun Emplacement	5,598 ft^2
#10	Wilderness	10,402 ft^2
#11	Wilderness	10,782 ft^2
#12	Wilderness	11,136 ft^2
#13	Wilderness	11,709 ft^2
#14	Wilderness	11,488 ft^2
#15	Wilderness	10,125 ft^2
#16	Wilderness	9,241 ft^2
#17	Wilderness Family	1,013 ft^2
#18	Wilderness Family	1,001 ft^2
#19	Wilderness Family	1,000 ft^2
#20	Wilderness	10,771 ft^2
#21	Wilderness	8,923 ft^2

SITE PLAN - Conceptual

WITH LLC

418 Woodford St.
Portland, ME 04103
207-272-3898

FORTLAND - House Island, Portland ME

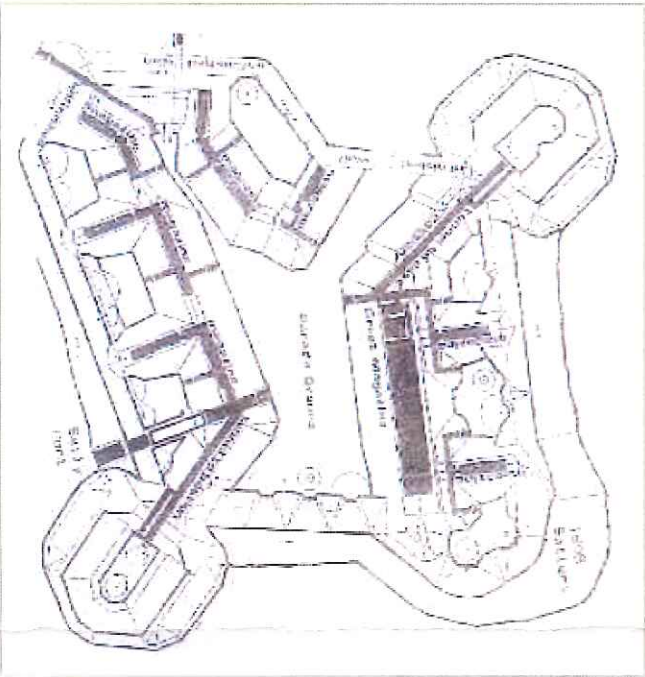
REVISIONS		
	MM/DD/YY	REMARKS
1	6/5/17	For Comment
2	7/17/17	Historical Workshop
3	-/-/-	...
4	-/-/-	...
5	-/-/-	...

Site Plan 02

House Island

Historic Resources Map

With inset map of Fort Scammell



- A House Island Light
- B Starling/Trefethen Wharf Foundation
- C Small Detention Barracks
- D Foundations of Large Detention Barracks
- E Wharf Foundation
- F Well Head
- G Dock
- H Public Health Officer's Residence
- I Quarantine Hospital
- J Lobster Pound Cove
- K Foundations of Lobster Pound
- L Cemetery
- M Old Wharf/Stone Cribbing
- N Granite Cutting Area
- O Granite Wharf
- P Site of Portland Inspection Station
- Q Sally Port
- R Parade Ground
- S South Battery
- T West Battery
- U East Battery
- V Great Magazine
- W Fort Scammell Light
- X Earthen Walls
- Y Concrete mixer, foundation & rails



House Island, Portland, ME

Analysis of Eligibility as a Local Historic District

By ttl-architects, LLC

30 July 2014

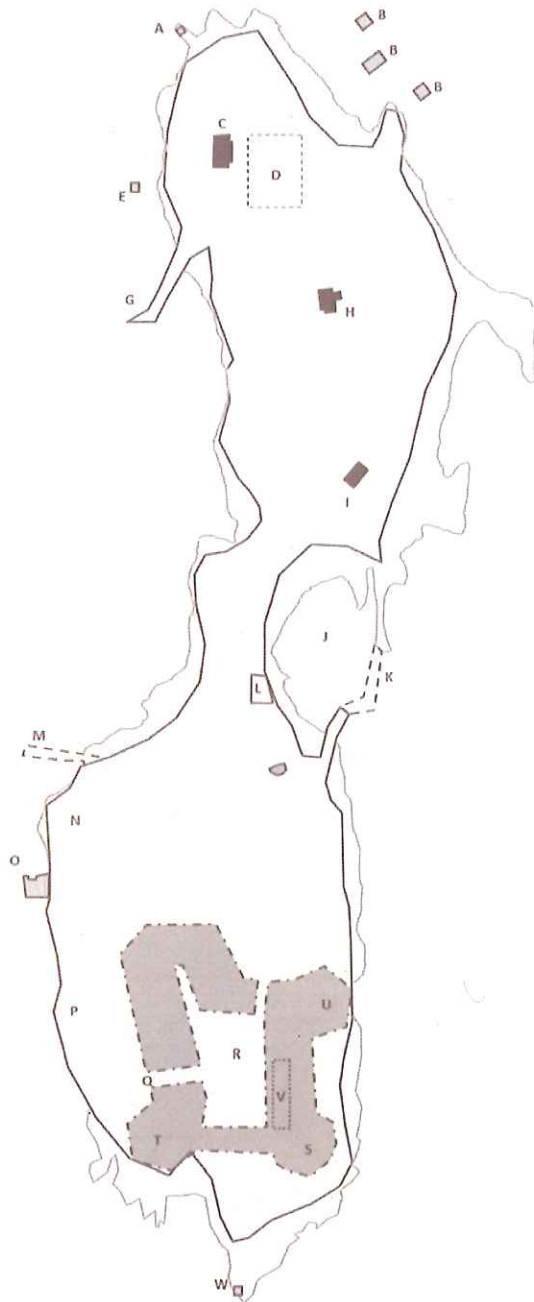


TABLE OF CONTENTS

Summary Description of a Potential House Island Historic District	1
Summary Statements Addressing the City of Portland's Minimum Criteria Standards for Designation as a Local Historic District.....	2
Historic Context	
Native American Occupation	5
Early European Settlement, c1600-1675.....	5
Indian Wars, 1676-1715	6
Resettlement Period, 1715-1750	6
19 th Century Fish Curing Yard and Lobster Pound	7
Military Ownership, 1808 to World War II	8
Quarantine Stations & Immigration, 1892-1937	11
Navigation.....	14
Private Ownership, 1950-present.....	14
Architectural Descriptions.....	15
Index of Resources.....	22
Bibliography	23
 Appendix A – <i>House Island Historic Resources Map</i>	
Appendix B – <i>Historic Images</i>	
Appendix C – <i>Extant Images</i>	

SUMMARY DESCRIPTION OF A POTENTIAL HOUSE ISLAND HISTORIC DISTRICT

House Island is a 24 acre island just off the coast of Portland on the north side of the entrance to Portland Harbor between Cushing Island and Fort Gorges. The potential House Island Historic District includes Fort Scammell, three 1907 buildings and a pump station associated with the US Hospital, Quarantine and Immigration Station, cut granite wharves, the remains of a late 19th century lobster pound, a cemetery, the site of the City of Portland's Inspection Station, and two United States Coast Guard markers. Fort Scammell on House Island has been identified as eligible for listing on the National Register of Historic Places by the City of Portland.

House Island has a long history of use as a center for fishing, for military fortifications and as a site for processing immigrants into the United States in the late nineteenth and early 20th centuries. After the United States government's sale of the island following World War II, the island has been privately owned by one family until its sale in 2014.



SUMMARY STATEMENTS ADDRESSING THE CITY OF PORTLAND'S MINIMUM CRITERIA STANDARDS FOR DESIGNATION AS A LOCAL HISTORIC DISTRICT

House Island meets the minimum criteria standards for designation as a local historic district as defined in Sec. 14-610 of the City of Portland's Historic Preservation Ordinance and summarized below:

Sec. 14-610.a.1 - 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.

The potential historic district provides a unique state and local example of the social history surrounding immigration in the United States in the late 19th and early 20th centuries, particularly the public health laws for immigrants from foreign ports and the immigration laws of the early 20th century which established quotas for entry into the United States. The extant United States Hospital, Quarantine and Immigration Station facilities on the north half of House Island assumed the functions previously administered at the City of Portland's Inspection Station located on the Fort Scammell military reservation. The site and extant above ground resources are significant at the local, state, and national level for their association with United States immigration policy and processing operations.

The potential historic district is also significant in the area of maritime history and commerce as it is a district that represents the local economic, cultural and social importance of fishing on Maine's islands. Although few remains of its fishing past are located on the island, just offshore on the northeast end of the island are the remains of three early 19th early century wharves used by the island's fish curing businesses. The wharves and the remains of the c1889 lobster pound in Lobster Pound Cove provide evidence of the island's importance in the local fishing economy.

Fort Scammell is significant as one of the major fortifications of the Federal strategy to protect coastal cities leading up to the War of 1812 and again during the Civil War. Because of its location, Fort Scammell, along with Fort Gorges and Fort Preble, was a critical element in the defense of the entrance to Portland Harbor. Built in 1808 as a second system fort with a blockhouse, the extant fort structures are the result of a redesign of the fort from 1862-1870 to conform to national third system fortification designs. The site and extant above ground resources are significant at the local, state, and national level for their role in the United States' design and strategy for coastal defenses.

Although no professional archeological investigations have been undertaken on House Island, other islands in Casco Bay have yielded artifacts 2000-4000 years old, evidence of Native American use of the islands for hunting, fishing, and gathering and House Island may have the potential to yield information on its use by native Americans. In addition, there is potential to yield information on the historic use of the island during the period 1623-1808 when the island was used primarily for fishing and farming. The island is locally and regionally significant for its potential ability to expand the archeological database for the late Ceramic period in Casco

Bay, and to develop a more comprehensive understanding of island life from pre-contact into the early 19th century.

Sec. 14-610.a.2 - 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 structures on the property.

The potential district has been the site of events that have had an important impact on the region as a whole from the mid nineteenth century through the early twentieth century. The remaining resources associated with the United States Hospital, Quarantine, and Immigration Station provide a unique national, state and local example of immigration processing operations.

Additionally, the potential historic district is also significant in the area of maritime history and commerce as an example of the local economic, cultural and social importance of fishing on Maine's islands. The early nineteenth century granite wharves and the remains of the c1889 lobster pound provide evidence of the island's importance in the local fishing economy. The lobster pound provides evidence of the ingenuity of Maine's lobster merchants to regulate supply and pricing for their product, a site significant to the lobster fishery's rise to prominence in Maine, and is an early example of this type of enclosure in Maine.

Sec. 14-610.a.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.

As the site of Portland's Inspection and Quarantine Station, House Island served as a port of entry for European immigrants arriving in New England in the late 19th century to work in area mills, to immigrate to the western states, or to immigrate north into Canada via the St. Lawrence and Atlantic Railroad. In the 20th century the United States Hospital, Quarantine and Immigration Station on House Island served as an alternative quarantine and inspection station to heavily used federal facilities in Boston and New York. The site and extant above ground resources are significant at the local, state, and national level for their association with European immigration to the United States in the late 19th and early 20th centuries.

In addition, Fort Scammell is significant for its association with Army Engineer Thomas Lincoln Casey (1831-1896). Casey oversaw construction on coastal fortifications in Maine, including Fort Knox, Fort Preble, Fort Scammell, and Fort Gorges. He oversaw the Washington Monument construction 1879-1888, was the engineer of the Thomas Jefferson Building at the Library of Congress, and served as the Chief of Engineers for the United States Army Corps of Engineers from 1888-1895.

Sec. 14-610.a.4 - Exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design detail, materials or craftsmanship.

Fort Scammell is significant as one of the major fortifications of the Federal strategy to protect coastal cities from 1807-1918 and as example of a mid-nineteenth century fortification known for its design and engineering. Begun in 1808, the second system fortifications were altered and the block house removed to conform to national third system fortification designs 1862-1870. The fort was also slightly altered again in the 1890s during a massive construction and modernization program with a focus on concrete fortifications, the installation of large caliber breech loading artillery, and the installation of mine fields, with smaller guns employed to protect mine fields from mine sweeping vessels. During this period Fort Scammell's East Battery was equipped to control a minefield in Whitehead Passage and the fort was upgraded with 15-inch Rodman cannons. During World War One concrete bases for three-inch anti-aircraft guns were built on the South and East Batteries, but no guns were installed.

In addition the Acadian Revival style of the Small Detention Barracks and the Quarantine Hospital are locally unique examples of this style of architecture.

Sec. 14-610.a.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, State of Maine, New England region, or the United States.

Fort Scammell is significant for its association with Army Engineer Thomas Lincoln Casey (1831-1896). Casey oversaw construction on coastal fortifications in Maine, including Fort Knox, Fort Preble, Fort Scammell, and Fort Gorges. He oversaw the Washington Monument construction 1879-1888, was the engineer of the Thomas Jefferson Building at the Library of Congress, and served as the Chief of Engineers for the United States Army Corps of Engineers from 1888-1895.

Sec. 14-610.a.6 - Representation of a significant example of the cultural, historic, architectural, archaeological or related theme expressed through distinctive areas, sites, structures, or objects.

The potential district is significant in the area of Military History. Fort Scammell is significant as one of the major fortifications of the Federal strategy to protect coastal cities from 1807-1918. Because of its location, Fort Scammell, along with Fort Gorges and Fort Preble, was a critical element in the defense of the entrance to Portland Harbor in the 19th century and early 20th century. Fort Scammell was determined eligible for listing on the National Register of Historic Places by the City of Portland. Fort Gorges was listed on the National Register of Historic Places in 1973 and is a city designated landmark.

Although no professional archeological investigations have been undertaken on House Island, other islands in Casco Bay have yielded artifacts 2000-4000 years old,

evidence of Native American use of the islands for hunting, fishing, and gathering. The island has a strong likelihood to yield important information about Native American lifeways over a broad period, the early settlement of the island, and use of the island for marine trade. During the period 1623-1808 when the island was used primarily for fishing and farming there were numerous fish houses, flakes¹, outbuildings, and two dwellings on the island as well as the extant remains of the wharves on the northeast end of the island and the lobster pound in the cove on the east side of the island. The island is locally and regionally significant for its potential as a source for artifacts and information to expand the archeological database for the late Ceramic period in Casco Bay, and to develop a more comprehensive understanding of island life from pre-contact into the early 19th century.

HISTORIC CONTEXT

Native American Occupation

Native American occupation of Casco Bay likely began 12,000 years ago, although sea level changes are believed to have washed away evidence of early human presence. There have been no archeological investigations of House Island, although other islands in Casco Bay have yielded artifacts 2000-4000 years old, evidence of Native American use of the Casco Bay islands for hunting, fishing, and gathering. A potential House Island Historic District has a strong likelihood to yield important information about Native American use over a broad period.²

Early European Settlement, c1600-1675

House Island may have been occupied by European settlers as early as 1623 when Christopher Leavitt was granted six thousand acres including the islands of Casco Bay by King Charles I of England. Although Leavitt and his men may have established a trading center on House Island for commerce with the Wabanaki,³ the earliest documented structure on the island is a house transferred in a 1661 deed from Nicholas White to John Breme, along with a right for White's fish business. In the first few decades of European settlement the island was inhabited principally by fisherman, with some subsistence farming, and was the site of active fish curing, and possibly fish trading, businesses.

¹Wood framed structures for drying fish.

² An undated article clipping in the files at Greater Portland Landmarks indicates that in 1845, during construction on Fort Scammell, a Native American gravesite was discovered, although there is no indication what happen to the remains that were uncovered.

³Conforti, Joseph A. ed. "Creating Portland: A History and Place in Northern New England. Lebanon, NH: University Press of New England, 2005.

Indian Wars, 1676-1715

The French and Indian Wars were a series of conflicts that were part of a larger colonial struggle between France and England that lasted three quarters of a century. The settlement on the Portland peninsula, then known as Casco, was destroyed in 1676 during King Phillips War or the First Indian War (1675-1678). After the Treaty of Casco in April of 1678, Portland was resettled.

In September of 1689, during a conflict known as King William's War (1689-1697), 200 Norridgewock, Penobscot, and Canadian Indians gathered on Peaks Island and attacked European settlements in Back Cove. While the September attackers were driven off, a second attack in the spring of 1690 forced the surrender of Fort Loyal near the foot of India Street. The settlement at Portland was burned and European settlers were killed or taken prisoner. Although there was some resettlement in Casco Bay, principally at Spring Point in South Portland, these settlers were driven out after an attack in August of 1703⁴. The area was not substantially resettled until the close of Queen Anne's War (1702-1713) after the 1713 Treaty of Portsmouth ended hostilities between England and France. By 1715 Portland, then known as Falmouth, was resettled. House Island, like most of the area, was mostly unsettled from 1676-1715.

During this turbulent period, House Island was owned by George Munjoy, owner of the eastern end of the Portland peninsula and Peaks Island, and his family. Munjoy acquired a fourth interest in House Island in 1663 and eventually acquired the rights to the whole island. His garrisoned dwelling at the corner of Fore and Mountfort Streets on the peninsula was demolished in 1676. Deeds indicate there were two houses, an old house and a new house, on the island at this time, although they were likely demolished or deteriorated substantially during the period of abandonment. After his death in 1680, his ownership of the island was affirmed by the provincial authorities and deeded to his widow, although she seems to have resided in Boston during the conflicts.

Resettlement Period, 1715-1750

As the Casco Bay area was resettled after the cessation of hostilities, House Island was owned in part by various fisherman, farmers, and businessmen; no one owner possessed a right to the entire island. For most of this period of European resettlement the island was the site of fish curing businesses. There are no known remains of this period of resettlement on House Island. Archeological investigations might yield information on island life in the 18th century as deeds indicate dwellings were present on the island during this time.

⁴Goold, Nathan. *A History of Peaks Island and Its People: Also a Short History of House Island*. Portland, ME: Lakeside Press, 1897.

Nineteenth Century Fish Curing Yard and Lobster Pound

In 1801 the island was acquired by John Walden Green of Salem, a fisherman and farmer. He built a dwelling upon the island, no longer extant. He sold the southern half of the island, twenty-acres, to the US Government in 1808.

For most of the 19th century the northern portion of the island was owned by members of the Trefethen and Starling families. In 1822 John Starling [Sterling] (1785-1870) acquired one half of the north part of the island and moved to the island with his wife Patience Bowe [Browne]. In 1823 his cousin Henry Trefethen III (1797-1880) acquired title to the other half of the north end of the island, and moved to the island from Monhegan. The two families lived on the island in a two family house (See images). The Starling and Trefethen families fished and cured their catches in large flake yards.⁵ (See images).

Besides the two-family dwelling house the Starling and Trefethen families had fishing sheds and piers on the eastern side of the island. Although the wooden outbuildings are no longer extant, three large stone piers of cut granite that formed the bases of the wharves are extant. The families also laid out a cemetery near the middle of the island overlooking Lobster Pound Cove. The cemetery's oldest grave is William Hogart (c1777-1822).

Information from the Cushing family, owners of the island in the second half of the 20th century, dates the use of the cove on the east side of the island as a lobster pound to the 1850s. *Maine's Sea Fisheries* and the history of lobster pounds in Maine indicate the establishment of the lobster pound was probably closer to 1889 when Howard H. Trefethen established his wholesale lobster business.

Prior to 1880 lobstering in Maine was largely irrelevant to Maine's economy, ranking sixth in pounds landed behind cod, herring, mackerel, hake, and haddock. In the 1880s lobsters quickly became the most valuable catch in Maine's fisheries driven in part by the rise of Maine as a tourist destination and the ability to transport fresh lobster to urban markets. The lobster catch in Maine grew from 14 million pounds in 1880 to 25 million pounds in 1889. The value of the catch increased from \$269,000 in 1880 to \$574,000 in 1889. By 1900 the lobsters were Maine's most valuable catch worth approximately \$1 million dollars. As the value of the catch and demand for lobsters increased the number of lobsterman increased as well from less than 200 in 1876 to 3,304 in 1898. Lobster for delivery out of state was initially canned locally,

⁵ The *Maine Register or State Year-book and Legislative Manual* of 1889 indicates that Alpheus G. Sterling and Charles & Henry Trefethen were fish curers and fish wholesalers on House Island. Alpheus, the youngest son of John Starling, inherited the Starling family share of the island. In 1888 deeds indicate Alpheus sold the Trefethens the right to use the water in the eastern cove for a lobster pound. Other fisherman from the island include Henry Trefethen III's nephew George Trefethen, Jr. who sold dry, smoked and pickled fish at 6 Commercial Wharf. George's brother John Waterman Trefethen was a wholesale and retail dealer in fresh and pickled fish on the east end of Commercial Wharf in Portland.

but was quickly replaced by fresh shipment after 1885 with the development of lobster pounds along the coast.⁶

Lobstering in Maine was a seasonal business, with trapping occurring in March-July and October-December. The steady demand and seasonal supply resulted in low prices when lobsters were readily available and high prices when there were fewer lobsters available for market. In an effort to hold lobsters captive for sale out of season, a lobster pound was created in 1875 by Johnson & Young of Boston in a nine-acre bay along the coast of Vinalhaven, using a natural shoal with a wire fence across the top. By 1890, there were three lobster pounds in Maine, including the lobster pound on House Island. By 1898, the House Island lobster pound was one of nine pounds along the Maine Coast.

In 1889 Howard H. Trefethen, grandson of Henry Trefethen III, entered the wholesale lobster business becoming one of three principals in Holbrook, Trefethen & Harvey, wholesalers in live, boiled and pickled lobster on Long Wharf. A business journal notes in 1891 Holbrook, Trefethen & Harvey had a pound on the island. The pound was located in a cove on the east side of the island, now known as Lobster Pound Cove (See images). Two natural rock ledges were extended by a granite wall topped with a short weir to enclose the cove and create a containment pond for the lobsters. Historic photographs show a small gable building at the northern end of the wall. The fish house was likely used for the storage of lobster feed, for packing the lobsters, and for the storage of gear, usually nets or seines, used to harvest the lobsters from the pound. In the 19th century, Howard's cousin, Newell Fales Trefethen, continued the family's involvement with wholesale lobstering, operating a lobster business in Portland. He moved his lobster house, N.F. Trefethen Co. from Portland Pier to Customs House Wharf, building a two story lobster house.⁷ He also operated a lobster pound in South Bristol, Maine. His uncle, George Trefethen Jr worked with him at N.F. Trefethen Co.

Military Ownership, 1808-World War II

Second Systems Forts and the War of 1812

In 1807 the English ban on US trade with France and concerns in the United States over British aggression toward the country's coastal cities and sailing vessels prompted President Jefferson to renew the country's fortification program. Forts built during this period were known as second system forts. Second system forts were built with engineers from the US Military Academy at West Point, a corps program established in 1802 to cut the country's reliance on foreign engineering. Second system forts in Maine include: Fort Sullivan in Eastport (1808), Fort at Machias in Machiasport (1808), Fort Penobscot (1808), Fort at Castine (1808), Fort at Fort Island⁸ in Boothbay (1808), Fort Edgecomb (1808), Fort at Kennebec in Georgetown

⁶ O'Leary, Wayne. *Maine's Sea Fisheries: The Rise and Fall of a Native Industry, 1830-1890*. Boston: Northeastern University Press, 1996. Page 258.

⁷ See 1924 tax photo, Item No 86340.

⁸ Also known as Damariscotta Battery. The island is also known as Webber Island.

(1808), Fort at St. George (1808), Fort Scammell (1808), Fort Preble in South Portland (1808), and Fort McClary at Kittery Point (1808). In addition Fort Sumner in Portland (1794) was altered in 1808 with the addition of a brick gun house and water battery.

Fort Scammell was named in honor of Alexander Scammell (1747-1781), adjutant general of the Continental Army in the Revolutionary War. He was killed in action during the Battle of Yorktown. Construction of the fort was overseen by Henry Alexander Scammell Dearborn (1783-1851) a Portland lawyer and son of Major General Henry Dearborn. General Dearborn was a former Secretary of War and served in Alexander Scammell's regiment. Henry Dearborn acting as the Agent of Fortifications also oversaw construction in 1808 of Fort Preble across the harbor entrance in South Portland.

Fort Scammell initially consisted of a semi-circular fort. The fort overlooked the harbor entrance and was built of stone, brick, and sod a portion of the brick has been exposed (Image). In the center of the fort was the Powder Magazine. To the north of the magazine was an octagonal blockhouse. The block house had six guns located on the upper floor. The building was also used as a barracks. To the east of the blockhouse was a Brick Furnace to heat the shot before loading into the cannons. The fort was equipped with eleven 24 and 32-pounder mounted cannons. The rear (north) wall of the fort was a wooden stockade that bisected the wooden blockhouse.

In June of 1812 the United States declared war on England. Fort Scammell was garrisoned during the War of 1812 (1812-1814), but the fort's guns only fired once in August of 1813 on a British Privateer beyond Whitehead Passage. A month later in September 1813 a British Flag of Truce party landed at the Fort to negotiate for the release of British prisoners from the *HBM Brig Boxer* captured after a battle with the *US Brig Enterprize* off Pemaquid Point on 5 September 1813.

Near the end of the war in October of 1814 an exterior battery was completed on the north end of fort. The exterior battery was designed and engineered by Major Daniel Lane of the 33rd Regiment Infantry of Maine.⁹ The detached gun battery overlooked the northern end of the island and protected the rear of the fort from a landward attack.

Third Systems Forts

In 1816 Congress appropriated \$800K to improve the country's seacoast defensive system. Without the threat of war, construction projects moved slowly. Fort Preble and Fort Scammell were the only two Maine second system forts altered in the 1840s and 1850s. Fort Scammell was altered in the 1840s when earthen walls were extended east and west of the semi-circular fort for gun mounts. The walls were extended in the 1850s to encompass the gun battery. Forts built or altered after the War of 1812 are known as Third System forts. Third System forts are large brick or stone forts with multiple tiers of gun batteries built on promontories or on islands at choke points to important harbor entrances with earth covered batteries open to the

⁹ Information courtesy of Kenneth E Thompson, Jr.

rear and concrete magazines to store powder and ammunition. Third System forts in Maine include: Fort Knox in Prospect (1844-1869), Fort Popham in Phippsburg (1862-1870), Fort Gorges in Portland (1861-1870), New Fort Scammell (1862-1870), New Fort Preble in South Portland (1863-1870), and New Fort McClary in Kittery Point (1863-1870).

Thomas Lincoln Casey (1831-1896) was a West Point graduate, Class of 1852. He was assigned to the Corps of Engineers and taught engineering at West Point 1854-1859. In the 1860s he was assigned to Maine to oversee construction of Fort Knox, Fort Gorges, New Fort Scammell, and New Fort Preble. After the Civil War he was assigned to oversee construction on the Washington Monument 1879-1888. He served as the Chief of Engineers for the US Army Corps of Engineers 1888-1895 and was the engineer for the Library of Congress' Thomas Jefferson Building (1890-1897).

During the 1862 construction at Fort Scammell, a two-story granite bastion was built on the east side of the 1850s earthen walls and a one-story granite bastion was built on the west side near the end of the 1840s earthen wall extension. The enclosed bastions were equipped with 10-inch guns.¹⁰ Tunnels from the parade ground provide access the enclosed interior. A proposed granite bastion to the north was not built, although the tunnel from the parade ground was constructed. Typical of 19th century fortifications, each bastion was planned to have multiple tiers of casemates and a barbette tier on the top.

The granite for Fort Scammell was quarried on Mount Waldo and brought by stone sloops to the island. Wharves on the west side of the island were constructed for the off-loading of the granite, as was a stone cutting shed. Granite was unloaded and moved using block and tackle. Not only was the granite for Fort Scammell prepared on House Island, but also the granite for Fort Gorges and Fort Preble. A field of cut and uncut granite is extant just to the north of the stone wharf. A second field of granite is located the fort north of the east bastion. The granite blocks were moved from the cutting area by the wharf to the east bastion by way of a short narrow gauge railroad. A small area of narrow gauge tracks leading to the mixer have been uncovered.¹¹ A mound near the center of the parade ground is the remains of the foundation of a large concrete mixer. The mixer took 26 men to operate. Concrete was also brought onto the island in barrels. "A solidified chunk of concrete with the marking of wood barrel staves that have rotted away is located in the gallery of the East Battery."¹²

¹⁰ Although Third System forts generally have batteries open to the rear, similar to Fort Gorges and Fort Popham, Fort Scammell's batteries are enclosed. At Fort Scammell, tunnels were constructed to connect the interior of each battery to the parade ground in the center of the fort. Smoke produced by the firing cannons was vented through flues built into the walls.

¹¹ A group including members of the Coast Defense Study Group, Portland Harbor Museum, and Kenneth E Thompson, Jr. undertook to clear some of the overgrowth within and around the fort and uncovered a section of the tracks.

¹² From the Fort Scammell Tour published by Portland Discovery Land and Sea Tours, 2012.

By 1870 the fort was modified to accept 13-inch guns on barbette emplacements as well as at the top of the two granite bastions. In the mid 1860s the wooden blockhouse was removed and a large gunpowder magazine built near the tunnel entrance to the east bastion. Work on the fort was halted by a federal funding freeze on coastal defense projects in the late 1870s. With the abandonment of the construction of the North Bastion, construction at Fort Scammell relatively complete.

Endicott Period/ Board of Fortification: 1890-1910

In 1885 President Cleveland appointed a joint military and civilian board led by William Crowninshield Endicott, then Secretary of War, to assess the country's coastal defenses. The Board of Fortifications recommended a massive construction and modernization program with a focus on concrete fortifications and installation of large caliber breech loading artillery and mortar batteries with open topped concrete walls protected by earthworks. The program also included the use of mine fields, with smaller guns employed to protect the mine fields from mine sweeping vessels.

Spanish-American War

In 1890 Fort Scammell was altered to accommodate the larger 15-inch Rodman cannons and the east battery was used to control a minefield established in Whitehead Passage. In 1898 as a temporary measure, two old rebored 15-inch Rodman cannons were mounted on Fort Scammell on the east side of the fort. Despite this small improvement, Fort Scammell's days were drawing to a close. In 1903 the fort was listed as without armament and was not garrisoned. Although concrete bases for three-inch anti-aircraft guns were built on south and east batteries during World War One in 1918, no guns were installed.

Quarantine Stations& Immigration, 1892-1937

In the eighteenth and nineteenth centuries in order to prevent the entry and spread of infectious diseases, vessels suspected of having contagious diseases could be stopped and quarantined. Initially, this was done on a port by port basis, with no national control or oversight. New York's first quarantine station was built in 1758 on Bedloe's [Liberty] Island. In 1832, Little Hardwood Island, a small two-acre island in Passamaquoddy Bay was utilized to isolate ship passengers infected with cholera who were arriving at St. Andrews for settlement in Canada and northern New England. The island became known as Quarantine Island and Hospital Island. Hospital Island was used through the period of Irish immigration during the Potato Famine 1845-1852 and closed in 1865. The hospital and other buildings were destroyed by a storm in 1869. In 1879, the first nationally funded and operated United States Quarantine Station was built on Ship Island, Mississippi for the Port of New Orleans. The same year the Ship Island Quarantine Station was established, a second act established a National Board of Health to coordinate with local and state wide systems of quarantine.

In Maine in 1884, 15-acre Widow's Island off North Haven in Penobscot Bay became the site of a US Navy hospital for yellow fever patients. The hospital was functional 1885-1904, but never had a yellow fever patient. In 1904 after ownership was

acquired by the State of Maine, it was used by patients from Augusta Mental Health Institute and Bangor Mental Health Institute for recreation and was known as the Chase Island Convalescent Hospital.

At the end of the nineteenth century in Maine, smaller ports often had no quarantine anchorage, quarantine facility, or even quarantine laws or regulations. In 1896 there were no inspection stations in Castine, Eastport, Ellsworth, Waldoboro, Belfast, Rockland, Wiscasset, York and Kennebunkport.¹³ Larger ports like Bath and Bangor, had designated anchorages in the river for vessels suspected of possibly carrying infectious diseases and local laws outlining the procedures for inspecting vessels from foreign ports. A small vessel carrying the local health officer would board and inspect ships at anchorage. In Portland, like Bangor and Bath, a vessel would anchor in the harbor and the Public Health Officer would inspect the ships' crews and passengers for disease. Portland unlike other ports also had a quarantine facility.

The facility was built on land owned by the Federal Government on House Island that was part of the Fort Scammell Military Reservation and licensed to the Portland Board of Health in 1892 to use for quarantine purposes.¹⁴ The City of Portland built a one-and-a-half story cottage with a steam disinfecting chamber, a 30' x36' coal shed, two steam boilers in a boiler house, and a pier on wood pilings. The wood framed cottage was 36' x 78' with a monitor roof and two cupolas. Inside there were two 10'x48' corridors for packing and unpacking baggage. There were six 10' x8' rooms with bathtubs and attached dressing rooms. Water came from a small pond on the hill behind the station and was fed by gravity into a cistern. During inspection, immigrants were stripped and their clothes run through the steam room to disinfect while they bathed. As part of the steam process, heat from the steam was vented to dry the clothing before it was returned to the newly bathed immigrants. Persons that needed to be retained were housed in an old house on the island or in the ordinance building inside the fort. A watchman lived on the island, but the Public Health Officer would be brought out to the island by steamer. In 1895, 415 immigrants passed through the inspection and quarantine station.¹⁵

In 1896 at the urging of western states, particularly Michigan, and with the approval of the City of Portland, Congress authorized the takeover of the Portland Inspection and Quarantine Station at Fort Scammell. They appropriated \$12,000 for its purchase and maintenance that year, although records indicate they may not have

¹³ _____. *Report of the Federal Security Agency: Public Health Service*. Washington, DC: US Government Printing Office, 1896.

¹⁴ _____. *United States Military Reservations, National Cemeteries, and Military Parks*. United States Army, office of the Judge Advocate General, Charles Edward Hay Jr. US Government Printing Office, 1904. Deed from John Green Walden (c1758-1822) and wife to the United States dated February 29, 1808, conveying 12 acres of land. Deed recorded Book 53, Page 531 in the Cumberland County Registry of Deeds.

¹⁵ _____. *"Portland" Annual Report of the Supervising Surgeon General of the Marine Hospital Services*. Washington, DC:US Government Printing Office, 1896.

assumed full control of the inspection station until January of 1902.¹⁶ In 1904 one hundred steamers with 1,342 passengers were inspected. In an article in the *Journal of Medicine and Science*, the medical officer in command of the United States Hospital, Quarantine and Immigration Station at Portland, P.C. Kalloch, described the need for a barracks capable of holding 150-200 immigrants, a small hospital, and a residence for doctors and staff on House Island. Until 1905, the north end of the island had been in continuous use for fishing and fish curing. The north end of the island was purchased by the United States from the Sterling and Trefethen heirs. In 1907 the small wood framed barracks for about 50 people, the Public Health Officer's Residence and the Quarantine Hospital were completed. A beehive pump station over a 270-foot deep well to supply water to the barracks was also completed during this period of construction. The pump was powered by a windmill that was removed in the 1970s.

In 1913 a federal subcommittee of the House Appropriations Committee heard testimony for the need of a "fire proof" building for detaining 500 immigrants at the US Hospital, Quarantine and Immigration Station on House Island. The need for expansion of the US Hospital, Quarantine and Immigration Station on House Island to increase detention capacity was in part affected by early 20th century immigration laws. Congress passed the 1917 Immigration Act on 5 February 1917 to restrict the immigration of undesirable immigrants from other countries, including any persons with tuberculosis, any form of contagious disease, a disability restricting them from earning a living in the United States or any "idiot, imbecile, epileptics, alcoholics, poor, criminal, beggars, polygamist, or anarchist."¹⁷ The act established a literacy test for immigrants and the requirement for medical examinations before entering the country. In 1920 a second Detention Barracks was built to the east of the Small Barracks. It had a capacity for 592 people.¹⁸ It was torn down in 1962, although the remains of the foundation are still visible.

The Emergency Quota Act 1921 was passed by Congress to temporarily limit the number of immigrants into the United States. The law imposed quotas based on the country of birth. Allowable quotas for each country were calculated at three percent of the total number of foreign-born persons from that country recorded in the 1910 United States census.¹⁹ The Act was superseded in 1924 by the Johnson-Reed Act which limited the number of immigrants allowed into the United States to two percent of the total number of people of each nationality living in the United States as of the 1890 national census.

¹⁶ _____. *Report of the Federal Security Agency: Public Health Service*. Washington, DC: US Government Printing Office, 1904.

¹⁷ Tucker, Davis and Jessi Creller. "Summary of the 1917 Immigration Act" The University of Washington-Bothell Library website.
http://library.uwb.edu/guides/usimmigration/1917_immigration_act.html

¹⁸ _____. *Fort Scammell Tour*. Portland: Portland Discovery Land & Sea Tours, 2012.

¹⁹ Barrientes, Brenda "Summary of the 1921 Emergency Quota law; An Act to limit the immigration of Aliens into the United States" The University of Washington-Bothell Library website. http://library.uwb.edu/guides/usimmigration/1921_emergency_quota_law.html

In the 1920s, the Portland station was largely used as an overflow station for the ports of Boston and New York. In November of 1923 the ships *President Polk* and *George Washington* were diverted to Portland from New York and 218 immigrants from those ships were quarantined at the station. The station was abandoned in the winter of 1923. In 1937 the US Hospital, Quarantine and Immigration Station on House Island was officially closed and offered for sale.

Navigation

In the early 20th century, a shoal about 60 yards off the north end of the island was marked by House Island Light.²⁰ A shoal with 14-17 feet of water over it extends from House Island into Diamond Island Roads, the anchorage for vessels waiting for inspection. In 1906, at the time of development of the island by the United States government, a black spar buoy off the north end of the island at the easterly entrance to Diamond Island Roads anchorage was added.²¹ Known as House Island Buoy 1, it was discontinued in 1982.²² In 1914 lights were added to the navigational markers on the island.

The south end of the island is now marked by Fort Scammel Point Light 2, a 35' high triangular red daymark on a skeleton tower. On the north end of the island is House Island Light 3 with a square green daymark on a skeleton tower 20' above water and a House Island Buoy, a green can buoy, at N 43°39' 22.408" and W 70°12'20.221".²³

Private Ownership, 1950-present

At the end of World War II Fort Scammell was sold to Navy Captain Lincoln King, ret. for \$1200 in 1948. King wanted to sell the fort's granite to the US Army Corps of Engineers for a planned breakwater from the shore of South Portland to Spring Point Light. Hilda Cushing of South Portland wanted to see the fort preserved and was quoted as saying, "You can't have tomorrow without today."²⁴ She purchased the southern half of the island from King in 1954. In 1955 she purchased the remainder of the island which was then owned by Stanley Pettengill. Her family owned the island until 2014.

²⁰ United States Coast Pilot: The Atlantic Coast. US Coast & Geodetic Survey. US Government Printing Office, 1911.

²¹ "Maine-Portland Harbor Buoyage" *The Canada Gazette*. Ottawa. Saturday August 25, 1906. Page 435.

²² _____. "150 Bouys in use along Maine Coast to be discontinued by Coast Guard". *Bangor Daily News*. April 1, 1982

²³ _____. *Light List, Volume 1 Atlantic Coast: St Croix River, Maine to Shrewsbury River, New Jersey*. US Department of Homeland Security, United States Coast Guard. US Government Printing Office, 2014.

²⁴ Gratwick, Harry. *The Forts of Maine: Silent Sentinels of the Pine Tree State*. Charleston, SC: The History Press, 2013. P.55

ARCHITECTURAL DESCRIPTIONS

House Island is an hourglass shaped island, with the north and south ends of the island connected by a narrow ridge dropping off to semicircular beaches on the east and west sides of the island. The island is characterized by a zone of exposed bedrock around the shoreline with sand beaches on either side of the narrow ridge connecting the two halves of the island, a small sandy beach to the east of the Public Health Officer's Residence and by the former Starling and Trefethen Wharves on the north east side of the island. Like most small coastal islands, the surface of the island has a thin layer of topsoil with bedrock either bare or close to the surface. Exposed bedrock is particularly predominate on the south half of the island. The south half of the island is dominated by Fort Scammell. The cut granite exteriors of the east and west battery are connected by the earth covered magazines and exterior walls of the south battery and unfinished site of the north battery. The fort is centered around a roughly rectangular parade ground that is entered through a sally port on the west side of the island. To the west of the fort is a stone wharf, the remains of a second wharf, the site of the 1892 Portland Inspection Station, and the remains of the stone cutting yard and the partial foundations of the stone work house. On the north end of the island are three wood framed structures associated with the former United States Hospital, Quarantine and Immigration Station, used as seasonal residences and for private functions in the second half of the twentieth century. Primary access is via a dock on the west side of the island. The various resources on the island are connected by mown trails.

Small Detention Barracks (1907)

Map Location C, contributing

Located at the north end of the island is the small detention barracks constructed in 1907. The one-and-one-half story, rectangular shaped wood-frame building was constructed in the Acadian Revival style. The barracks is eight bays wide and two bays deep and is capped by a hipped roof featuring a flared eave projecting out over the facade and each elevation. The flared eave is a character-defining feature of the Acadian Revival style as is the raised foundation and steeply pitched hipped roof. The soffit is open with decorative rafters exposed. The roof is sheathed with asphalt shingles. The barracks is constructed on a rough-cut, un-coursed granite foundation. A wood water table caps the foundation. The walls of the barracks are clad with wood shingles.

The principal southeast facade features a slightly projecting center gable over a four-bay wide by one-bay deep entry bay. The southeast facade of the entry bay features four tall window openings, reading from south to north (left to right) the southernmost opening is infilled by a stacked three-light window, the next opening features a nine-over-nine double-hung wood sash, next is a six-over-six double-hung wood sash window with a three-light transom and the last opening is a six-over-six double-hung wood sash window with a three-light transom as well; however the muntins and frame of the last transom are considerable lighter than that to the south. A single multi-light wood entry door is located on the north and south elevations of the entry bay. A band of three one-over-one double-hung sash replacement windows are located in the gable above. Two six-over-six double-hung wood sash windows are located to the north and south of the entry bay. A simple wood surround highlights each door and window opening. Each window has a slightly projecting wood sill. A brick chimney pierces the southwest roof plane to each side of the central gable.

The north and south elevations feature two six-over-six double-hung wood sash windows with a single-light foundation opening below each window. Like the windows on the facade, the openings feature a simple wood surround with a slightly projecting wood sill. Centered above on the plane of the roof is a single hipped roof dormer. The dormer features a flared eave and exposed rafters like the principal hip. A six-over-six double-hung wood sash window provides light to the interior.

The rear (northwest) elevation features a centrally located sliding glass door with a ten-light transom above and three, six-over-six double-hung wood sash windows to each side. Two, hipped roof dormers are located on the roof plane above. Each dormer features an overhanging flared eave and exposed rafters as well as a six-over-six double-hung wood sash window. A slender brick chimney pierces the roof plane to the south of the south dormer. Historic images of the island show that a chimney was located to the north of the north dormer. A full-width wood deck is located along the northwest elevation. A central wood stair provides access to the deck. A simple wood balustrade wraps the deck above and wood lattice is located below.

Large Detention Barracks (1920) ruins only

Map Location D, contributing

Located east of the small detention barracks are the deteriorated and partial remnants of the one-story large barracks constructed in 1920. The barracks was constructed of brick laid in a six-course common bond on a poured concrete foundation. The barracks was razed in 1962.

Public Health Officer's Residence (1907)

Map Location H, contributing

Located to the southeast of the small detention barracks is the public health officer's quarters constructed in 1907. The one-and-one-half story, t-shaped wood-frame building was constructed in Dutch Colonial Revival style with Acadian Revival style influences. The residence is three bays wide and two bays deep and is capped by a side gable gambrel roof featuring a flared eave projecting out over the facade and each elevation. The upper plane of the roof is sheathed with asphalt while the lower plane is sheathed with wood shingles. The residence is constructed on a rough-cut, un-coursed granite foundation. A wood water table caps the foundation. The walls of the residence above are clad with pebbled dash.

The principal west facade features a projecting one-story entry porch centered on the facade. The roof of the porch is supported by classically inspired wood columns resting on wood plinths. Wood steps provide access to the porch. Access is gained through a multi-light wood door flanked by eight-light sidelights. A single 6/6 double-hung wood sash window is located to each side of the entry porch. The windows feature a simple wood surround and slightly projecting wood sill. Historic images of the quarters show the sash were originally six-over-two. A four-light foundation window is centered below each of the first floor windows. A nearly full-width shed roof dormer is located across the lower roof plane on the facade. The dormer features a centered paired six-over-six double-hung wood sash with a single six-over-six double-hung wood sash located to each side. Historic images of the quarters show the paired sash of the dormer were originally a multi-light diamond patterned sash over two-lights and like the first floor, the single six-over-six were historically six-over-two-lights. An interior brick chimney pierces the ridge of the roof to the north of center and an exposed exterior end-wall chimney is located on the south elevation.

A raised one-story wrap-around porch is located at the southeast corner of the south elevation and continues down along the east (rear) elevation. The flat roof of the porch is supported by classically inspired wood columns resting on wood plinths. Wood steps provide access to the porch at the southeast corner of the porch. A paired multi-light French door at the east end of the south elevation provides secondary entrance to the building. The exposed brick chimney stack is located to the west and a single six-over-six double-hung wood sash window is located at the west end of the foundation. A six-over-six double-hung wood sash window is located to each side of the chimney stack in the gable above.

The north elevation features two six-over-six double-hung wood sash windows on the first floor with a window stacked above each opening in the gable. A semi-circular window is located above near the gable peak.

The rear (west) elevation features a two-story centrally located projecting gable with a shed roof dormer to each side. Additionally, a one-and-one-half story rear-ell projects out to the east. An advertisement in 1915 requested services to construct a boiler room and laundry, although no building is mentioned, it appears as though the one-and-one-half story ell may have been added on after the initial construction in 1907. The ell is two-bays wide and one bay deep and is capped by a gable roof featuring a flared eave. The plane of the roof is sheathed with asphalt while the gable end is clad with wood shingles. The ell is constructed on a rough-cut, un-coursed granite foundation with a wood water table capping the foundation. The walls of the ell, like the residence, are clad with pebbled dash. An inset entry is located at the northeast corner of the ell. The windows of the ell are smaller in scale than the principal block.

Quarantine Hospital(1907)

Map Location I, Contributing

Located south of the Public Health Officers Quarters, the Quarantine Hospital was constructed in 1907 in the Acadian Revival style. The hospital is a four bay wide and two bay deep, one-story rectangular shaped wood-frame dwelling which is capped by a hipped roof featuring a flared eave projecting out over the facade and each elevation. The flared eave is a character-defining feature of the Acadian Revival style. The soffit is open with rafters exposed. The roof is sheathed with asphalt shingles. The hospital is constructed on a rough-cut, un-coursed granite foundation. A wood water table caps the foundation. The walls of the hospital are clad with wood shingles.

The principal north facade features a central entry flanked by six-over-six double-hung wood sash windows with a secondary entrance located to the west. Both openings features a single-light and wood panel entry door with a transom above and a wood screen door. A single light wood transom is located over the central entry and a three-light transom is located over the entry to the west. A simple wood surround highlights each door and window opening. Each window has a slightly projecting crown and wood sill. A slender brick chimney rises from the east end of the roof. Two slender metal vents pierce the north roof plane to the north and west of the chimney. A set of wood stairs and a wood deck provides access to both entries. A simple wood railing wraps the deck.

The west elevation features two six-over-six double-hung wood sash windows with a single-light foundation opening below each window. Like the windows on the facade, the west

elevation openings feature a simple wood surround with a slightly projecting crown and wood sill. Wood flower boxes are located below the sill.

The rear (south) elevation features four six-over-six double-hung wood sash windows symmetrically aligned across the elevation. A small wood frame opening (boarded over) is located between the two western most window openings. The sill of the small opening is level with the meeting rail of the primary windows. A slender brick chimney pierces the roof at the west end of the roof.

Starling/Trefethen's Wharves, (c1823)

Map Location B, Contributing

Three foundations of the former wharves used by the Starling and Trefethen families are located just off the northeastern shore of the island. The rectangular wharf bases are comprised of small cut and uncut stones. Historically the wharves were extended by wood pilings and wood framed piers. One and two story wood framed fish houses were located on the wharves for the processing of fish.

Old Wharf(1862)

Map Location E, Contributing

The foundations of an old wharf are located just off shore to the west of the Small Detention Barracks. The wharf base is composed of uncut stones.

Beehive Well Head(1907)

Map Location F, Contributing

To the west of the Public Health Officer's House is a domed brick structure covered in concrete parging. The domed structure covers a fresh water well.

Dock(early 20th century, improvements 1950s)

Map Location G, Contributing

The actively used dock is largely comprised of wood pilings supporting a long wood wharf with floating docks on the northwestern end for loading and unloading vessels. At the shore end of the dock, stone cribbing is located between the pilings. To the south of the dock is a flat sandy beach for barge landings.

Lobster Pound Cove and Foundation of Lobster Pound (1889)

Map Locations J & K, contributing

To the east side of the narrowest point of land between the south and north ends of the island lies Lobster Pound Cove. The semicircular shaped cove has a sandy beach that resolves into rock ledges at the outermost edges of the cove. A natural barrier of ledge extends from the northern edge of the cove into the water. A barrier of cut granite stones connects the ledge barrier to the ledge on the south side of the cove. The stone fill is visible at low tide, but submerged at high tide. The barrier stones are the remains of Trefethen's lobster pound. The stone barrier and ledges were topped by a wood weir. Historic photos indicate a one-story gable roof fish house was located the north end of the enclosure, although no remains of the fish house are apparent in aerial images.

Cemetery (1822)

Map Location L, Contributing

A small cemetery is located at the north eastern end of the south section of the island overlooking Lobster Pound Cove. The cemetery is bounded in part by a low wall and picket fence. The cemetery has a few stones. Approximately twenty-two burials are located in the cemetery.

Old Wharf/Stone Cribbing (1850s)

Map Location M, contributing

A natural ledge on the west side of the island is topped by the remains of an old wharf with rough and cut stones. The remaining stones are largely below the water at high tide. To the south of the remains of the old wharf are piles of cut granite stones scattered across the rocky shore.

Site of Stone Cutting Shed and Granite cutting area (1850s)

Map Location N, Landmark

Between the remains of the old wharf and a wharf of cut granite stones lies an area composed of piles of stacked rough cut granite, finished granite stones, and cast-off waste stones. At the south end of the area is a stacked granite foundation, possibly the foundation of the former Stone Cutting Shed.

Granite 'Engineer's' Wharf (1850s)

Map Location O, Landmark

The wharf structure on the west shore of the fort is composed of blocks of large cut granite. The granite perimeter stones curve out from the juncture with the shore and a recessed cut is located on the north side of the wharf. The interior of the wharf is paved with small granite pavers. The pavers have deteriorated with the growth of organic materials between the stones. The western end of the wharf has a deteriorated raised wooden platform and is used for the storage of lobster traps. Large wood bumper pilings are located along the perimeter of the water side of the wharf.

Site of Portland Inspection Station (1892)

Map Location P, Contributing

The site of the former 1892 inspection station is located between the entrance to the fort and the granite wharf. The area is overgrown, except for the mown path with outcroppings of ledge.

Fort Scammell

Fort Scammell was originally built as a semi-circular stone, brick and sod fortification facing Casco Bay and the entrance to Portland Harbor in 1808. In 1814 a single exterior battery was built to the rear of the fort overlooking the north end of the island. In the 1840s and 1850s semi-circular fortification was extended by earthen walls on the right and left flanks and finally to the rear to incorporate the exterior battery and enclose a much larger area. During the Civil War and shortly thereafter, the fort was expanded and rebuilt. The major changes of the new construction include the two granite block bastions (east bastion and west bastion) on the east and west sides of the island, the parade ground, and the great magazine. A planned north bastion was never completed.

Sally Port (1850s)

Map Location Q, Landmark

Fort Scammell, like most nineteenth century forts, is entered through a sally port. The segmentally arched and vaulted passage originally contained heavily timbered doors which were held by the large iron pins on the outside of the archway. The sally port is flanked on both sides by earthen bomb proofs. A band of square granite pavers is located at the outermost opening in the sally port.

Parade Ground (1850s, altered 1862)

Map Location R, Landmark

Fort Scammell includes a centrally located parade ground. A mound near the center of the parade ground is the remains of the foundation of a large concrete mixer. The parade ground was larger before the fort was expanded and rebuilt in the 1860s and 1870s. Openings around the parade ground lead via tunnels to powder magazines and the gun emplacements.

1808 Fort aka South Bastion (1808, altered 1862)

Map Location S, Landmark

The earthen walls of the South Bastion have been partially excavated to reveal a section of the stone and brick walls of the south battery constructed in 1808. Approximately 80% of the 150-foot brick wall has been exposed to reveal 25 courses of tapered and curving brick atop a fieldstone foundation secured to a granite outcropping. The exposed brick walls of the fort were whitewashed. The walls were whitewashed to make it evident to enemy vessels that the harbor was defended. A World War I anti-aircraft gun emplacement is located on top of the South Bastion.

1814 Exterior Battery (1814)

Built to defend the rear (north) of the 1808 fort from a land invasion on the north end of the island. A portion of the battery has been incorporated into the 1840s and 1850s expansion of the fort and survives.

West Bastion (1862)

Map Location T, Landmark

A one-story granite block bastion was constructed in 1862 along with the two-story granite block east bastion. The granite casemates of both bastions face Casco Bay. The west bastion was originally designed to have two levels of casemates while the east bastion was designed for three; however, the west bastion was only completed to the first level of casemates and the east bastion was completed to the second level. Each bastion contains a series of arched and enclosed casemates with heavily vaulted ceilings to support the gun platforms above. The barquette tier (top) parapets were added in the late 1860s.

East Bastion (1862)

Map Location U, Landmark

A two-story granite block bastion was constructed in 1862 along with the one-story granite block west bastion. The granite casemates of both bastions face Casco Bay. The east bastion was designed to have three levels of casemates while the west bastion was designed with two; however, the east bastion was only completed to the second level of casemates and the west bastion was completed to the first. Each bastion contains a series

of arched and enclosed casemates with heavily vaulted ceilings to support the gun platforms above. The barbette tier (top) parapets were added in the late 1860s.

Great Magazine (1870s)

Map Location V, Landmark

Along the southeast side of the parade ground and over the site of the 1808 blockhouse a large central magazine or Great Magazine was built in 1870. The magazine was used as the central storeroom for ammunition.

House Island Light 3 (late 20th century)

Map Location A, non-contributing

House Island Light 3 is located on the north end of the island. A square green day mark is mounted 20 feet above the water on a skeleton tower resting on a concrete base fixed to a rocky ledge.

Fort Scammel Point Light 2 (late 20th century)

Map Location W, non-contributing

Fort Scammel Point Light 2 is located on the south end of the island. A triangular red day mark is mounted 35 feet above the water on a skeleton tower resting on a concrete base fixed to a rocky ledge.²⁵

Flagpoles

A flagpole is located atop the western battery. A second flagpole is located outside the Public Health Officer's Residence. Additional smaller flag poles are located on the dock and on the deck of the Quarantine Hospital.

²⁵<http://me.usarbors.com/harbor-guide/portland-harbor#sthash.F8IKC8ke.dpuf>

INDEX OF RESOURCES

Map ID	Resource Name	AYB	Level of Significance
A	House Island Light 3	Late 20 th Century	Non-Contributing
B	Starling/Trefethen Wharf 1	Circa 1823	Contributing
	Starling/Trefethen Wharf 2	Circa 1823	Contributing
	Starling/Trefethen Wharf 3	Circa 1823	Contributing
C	Small Detention Barracks	1907	Contributing
D	Large Detention Barracks	1920	Contributing
E	Old Wharf	unknown	Contributing
F	Well Head	1907	Contributing
G	Dock	Early 20 th Century	Contributing
H	Public Health Officer's Residence	1907	Contributing
I	Quarantine Hospital	1907	Contributing
J	Lobster Pound Cove	Circa 1889	Contributing
K	Lobster Pound Foundations	Circa 1889	Contributing
L	Cemetery	1822-2008	Contributing
M	Old Wharf/Stone Cribbing	1850s	Contributing
N	Site of Stone Cutting Shed	1850s	Landmark
O	Granite "Engineer's" Wharf	1850s	Landmark
P	Site of Portland Inspection Station	1892	Contributing
Q	Sally Port	1850s	Landmark
R	Parade Ground	1850s (1862)	Landmark
S	South Bastion & Site of 1808 Fort/ <u>exposed wall</u>	1808 (1862)	Landmark
T	<u>West Bastion</u>	1862	Landmark
U	<u>East Bastion</u>	1862	Landmark
V	Great Magazine	1870	Landmark
W	Fort Scammell Light 2	Late 20 th Century	Non-Contributing
X	<u>Earthen Walls</u>	<u>1840s-</u> <u>1850s</u>	<u>Landmark</u>
Y	<u>Concrete mixer, granite foundation stones & narrow gauge rails</u>	<u>1850s-</u> <u>1860s</u>	<u>Landmark</u>

BIBLIOGRAPHY

_____. *Annual Report of the Surgeon General*. Washington, DC: US Government Printing Office, 1896.

_____. *Annual Report of the Surgeon General*. Washington, DC: US Government Printing Office, 1902.

Bacon, George Fox. *Portland [ME] Its Representative Businessmen and Its Points of Interest*. Newark, NJ: Glenwood Publishing Co., 1891.

Band, Benjamin. *Portland Jewry, Its Growth and Development*. NP: Jewish Historical Society, 1955.

Bibber, Joyce K. and Earle G Shettleworth Jr. *Portland*. Charleston, SC: Arcadia Publishing, 2007.

_____. *City of Portland: Board of Health Reports*. Portland, ME: City of Portland, 1887, 1889-1896, 1906, 1912-1917, & 1920-1923.

Cobb, John Nathan. *The Lobster Fishery of Maine*. Washington, DC: US Government Printing Office, 1900.

Conforti, Joseph A., ed. *Creating Portland: A History and Place in Northern New England*. Lebanon, NH: University Press of New England, 2005.

Goode, George Brown. *US Bureau of Fisheries: The Fisheries and Fishing Industries of the United States*. Washington, DC: US Government Printing Office, 1887.

Gratwick, Harry. *The Forts of Maine: Silent Sentinels of the Pine Tree State*. Charleston, SC: The History Press, 2013.

Goold, Nathan. *A History of Peaks Island and its People: Also a Short History of House Island*. Portland, ME: Lakeside Press, 1897.

_____. *Journal of Medicine and Sciences*. Volume 10. Washington, DC: US Government Printing Office, 1904.

MacIsaac, Kimberly. *The Casco Bay Islands: 1850-2000*. Charleston, SC: Arcadia Publishing, 2004.

_____. *The Maine Register or State Yearbook and Legislative Manual of 1889*. Augusta: ND.

_____. *The Metal Worker, Plumbfitter, and Steam Fitter*. Vol. 83. NP: D. Williams Co., 1915.

_____. *The New England Magazine: An Illustrated Monthly*. Volume 14. Boston: The Pinkham Press, 1896.

O'Leary, Wayne. *Maine's Sea Fisheries: The Rise and Fall of a Native Industry, 1830-1890*. Boston: Northeastern University Press, 1996.

_____. "Portland Harbor". *United States Harbors*. Accessed 15 July 2014.
<http://me.usharbors.com/harbor-guide/portland-harbor#sthash.F8IKC8ke.dpuf>

_____. *Report of the Federal Security Agency: Public Health Service*. Washington, DC: US Government Printing Office, 1904.

Sargent, Ruth S. *The Casco Bay Islands*. Charleston, SC: Arcadia Publishing, 1995.

Schulz, Eric B. and Michael J Tougias. *King Philip's War: The History and Legacy of America's Forgotten Conflict*. Woodstock, VT: The Countryman Press, 2000.

Sheaff, Roberta Randall. *Experiences of My Early Life on House Island on Casco Bay*. Portland, ME: Self published by author, 1983.

United States Army, Office of the Judge Advocate General, Charles Edward Hay Jr. *United States Military Reservations, National Cemeteries, and Military Parks*. Washington, DC: US Government Printing Office, 1904.

US Coast & Geodetic Survey. *United States Coast Pilot: The Atlantic Coast*. Washington, DC: US Government Printing Office, 1911.

Willis, William. *History of Portland from 1632 to 1864*, 2nd edition. Portland, ME: Bailey & Noyes, 1865.

Maps and Plans:

Cushing, Hal. *Map of House Island, Portland, Maine*. undated.

_____. *Fort Scammell Tour*. Portland, ME: Portland Discovery Land & Sea Tours, 2012.

_____. "Map of Portland". *Atlas of Cumberland County*. New York: FW Beers, 1871.

US Army Corps of Engineers. *Plan of Fort Scammel, House Island, Portland Harbor, ME*. Washington, DC: National Archives, 1900.

Cumberland County Registry of Deeds:

Deed from John Green Walden and wife to the United States. Book 53, Page 531. 1808.

Deed from George Trefethen to United States of America. Book 747, Page 293. 1904.

Deed from George Trefethen and others to United States of America. Book 748, Page 247. 1904.

Deed from the United States of America to Lincoln King. Book 1916, Page 458. 1948.

Deed from the War Assets Administration to Stanley Pettengill. Book 2182, Page 53. 1954.

Deed from the Lincoln King to Hilda Cushing. Book 2210, Page 416. 1954.

Deed from Stanley Pettengill to Hilda Cushing. Book 2231, Page 415. 1955.

House Island, Portland, ME
Analysis of Eligibility as a
Local Historic District
Revised 6 October 2014

Other Collections:

1924 City of Portland Tax Photos. Available on-line in the Maine Memory Network database.

Indian Graves, Burying Ground that Was Discovered on House Island. Files at Greater Portland Landmarks. Undated.

NOAA's Historic Fisheries Collection.

**House Island, Portland, ME
Analysis of Eligibility as a
Local Historic District**

Appendix C - Extant Images



2012 photo by Max Yeston, Greater Portland Landmarks

Small Detention Barracks (1907) *Map Location C, Contributing*



2013 photo, Greater Portland Landmarks

Remains of the Large Detention Barracks (1920) *Map Location D, Contributing*



2012 photo by Max Yeston, Greater Portland Landmarks

Public Health Officer's Residence (1907) *Map Location H, Contributing*



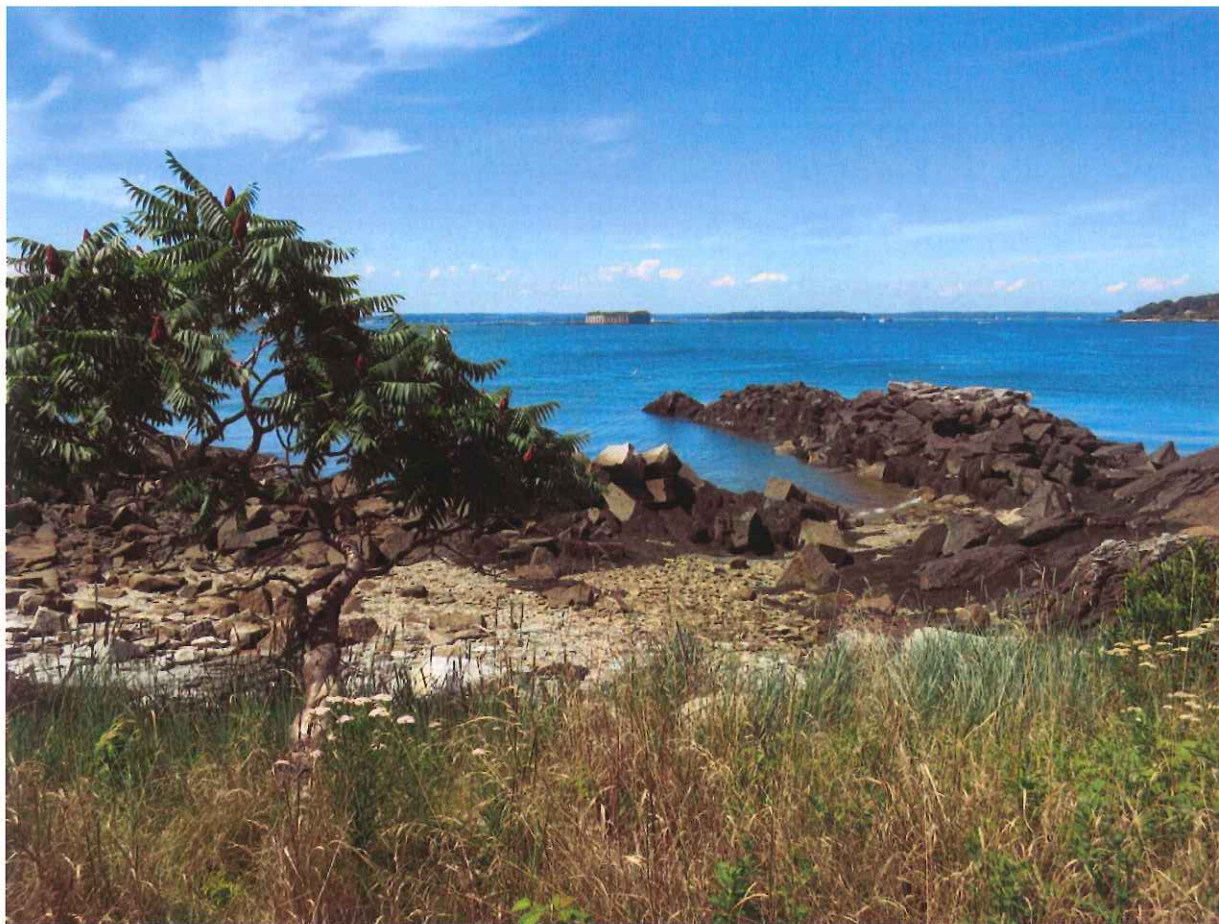
2012 photo by Max Yeston, Greater Portland Landmarks

Quarantine Hospital (1907) *Map Location I, Contributing*



2013 photo, Greater Portland Landmarks

Lobster Cove (c1889) *Map Location J, Contributing*



2013 photo, Greater Portland Landmarks

Old Wharf/Stone cribbing and Remains of Granite Stones (1850s) *Map Location M, Contributing*



2013 photo, Greater Portland Landmarks

Granite "Engineer's" Wharf (1850s) *Map Location O, Landmark*



2013 photo, Greater Portland Landmarks

Sally Port (1850s) *Map Location Q, Landmark*



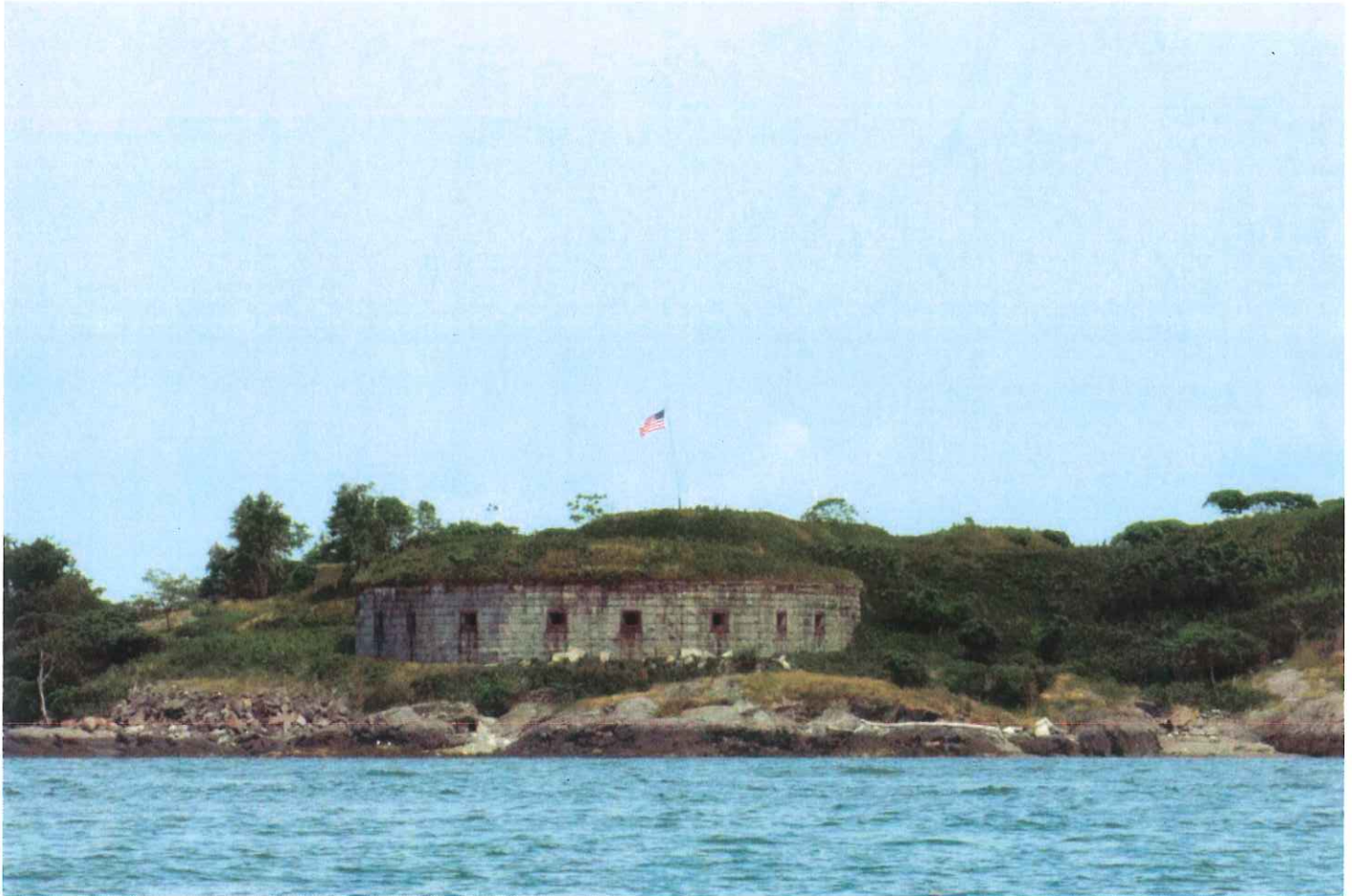
2013 photo, Greater Portland Landmarks

Parade Ground Looking North (1850s, 1862) *Map Location R, Landmark*



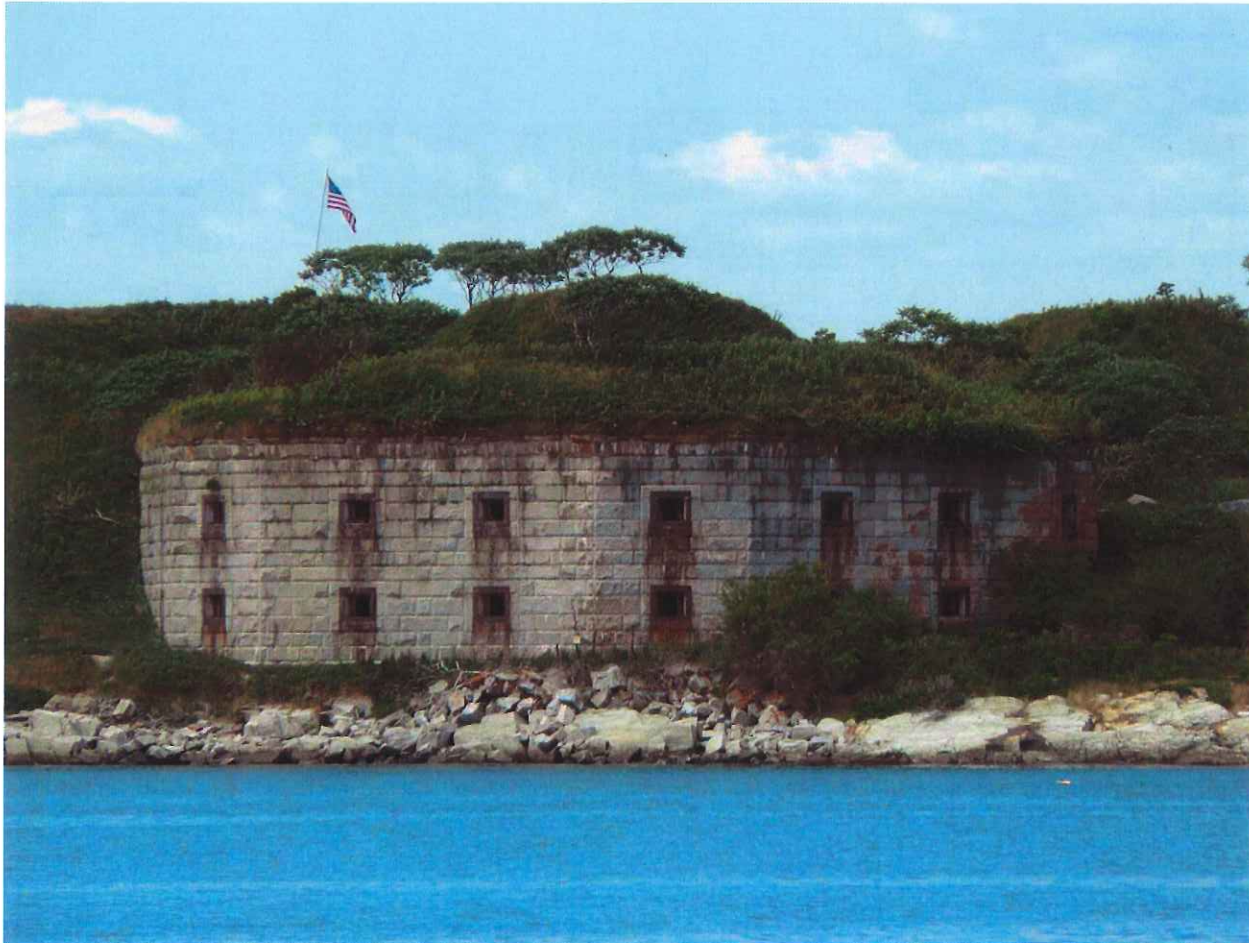
2013 photo, Greater Portland Landmarks

1808 Wall, South Battery (1808, 1862) *Map Location S, Landmark*



2012 photo by Max Yeston, Greater Portland Landmarks

West Bastion (1862) *Map Location T, Landmark*



2012 photo by Max Yeston, Greater Portland Landmarks

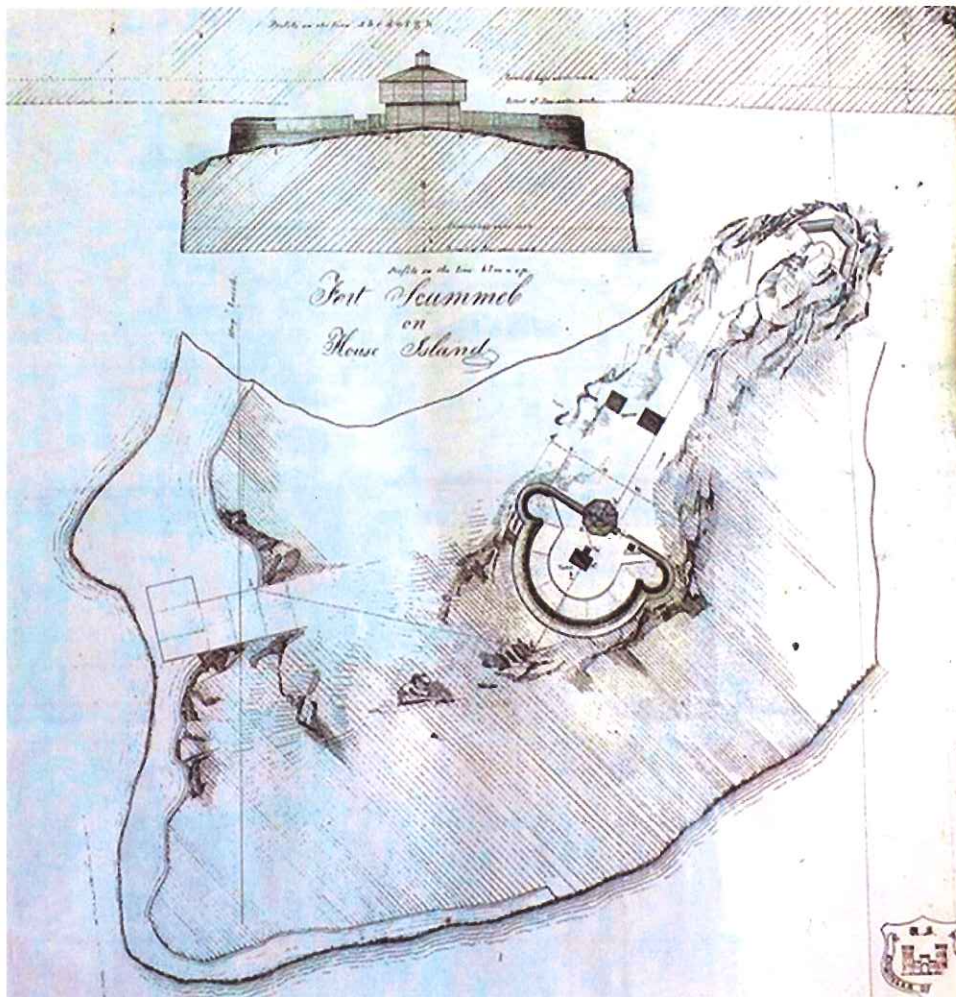
East Bastion (1862) *Map Location U, Landmark*



Image of partially exposed wall of the South Bastion. Courtesy of Kenneth E. Thompson, Jr.

**House Island, Portland, ME
Analysis of Eligibility as a
Local Historic District**

Appendix B - Historic Images



1808 Plan of Fort Scammel on House Island



House Island in the nineteenth century from *New England Magazine: An Illustrated Monthly*, Vol.14.



Dwelling on House Island from *The Casco Bay Islands, Maine* by Ruth S Sargent.



Fish Houses and wharves on House Island from *The Casco Bay Island: 1850-2000* by Kimberly E MacIsaac.



Splitting Hake on Trefethen's Wharf, House Island.
Image No.fish6813, NOAA's Historic Fisheries Collection.



Trefethen's Flake Yard [House Island].
Image No.fish6851, NOAA's Historic Fisheries Collection.



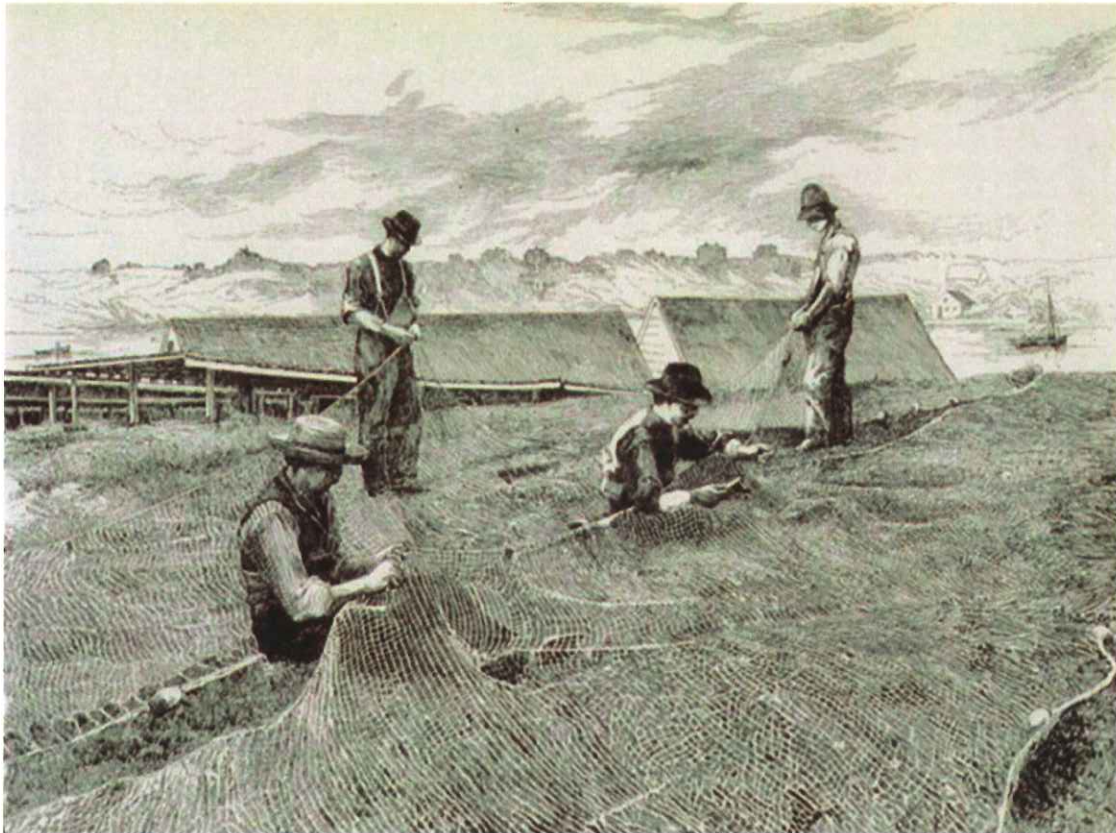
View of House Island fish flakes (drying racks) *From The Casco Bay Island: 1850-2000* by Kimberly E MacIsaac.



Trefethen's flake yard [House Island]
Image No.fish6850, NOAA's Historic Fisheries Collection.



Mending nets at Trefethen's flake yard [House Island].
Image No.fish6849, NOAA's Historic Fisheries Collection.



Fisherman mending herring gill-nets at House Island, Casco Bay, Maine.
Image No. Figb0121, NOAA's Historic Fisheries Collection.



Undated Image of House Island Lobster Pound from *New England Magazine: An Illustrated Monthly*, Vol.14.



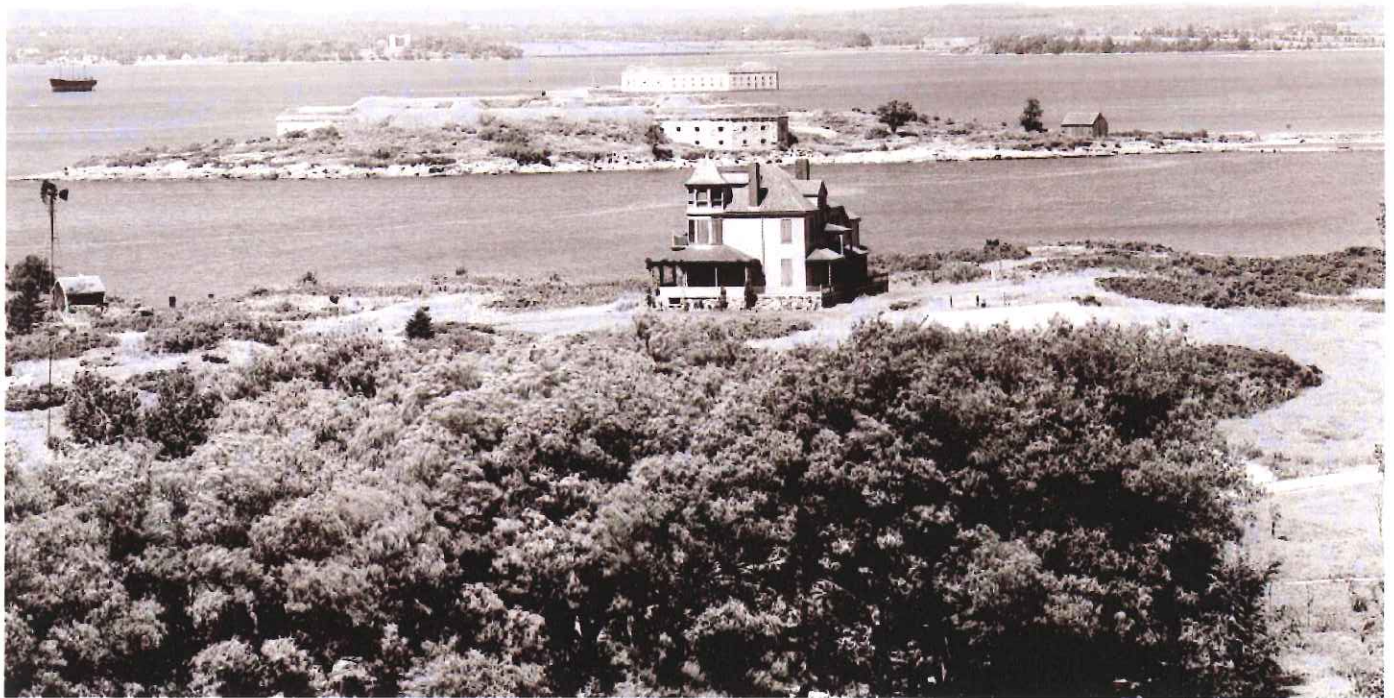
Image of the Lobster Pound. Courtesy of Kenneth E. Thompson, Jr.



Late 19th century image of House Island. Courtesy of Kenneth E. Thompson, Jr.



Image of a sloop near the Granite Cutting Shed (map location N) and the Old Wharf (M) a wood structure over stone cribbing.
Courtesy of Kenneth E. Thompson, Jr.



View of Fort Scammell (middle ground) and Fort Gorges (back ground). Courtesy of Kenneth E. Thompson, Jr.



Fort Scammell, House Island 1900-1906 from the collections of the Library of Congress

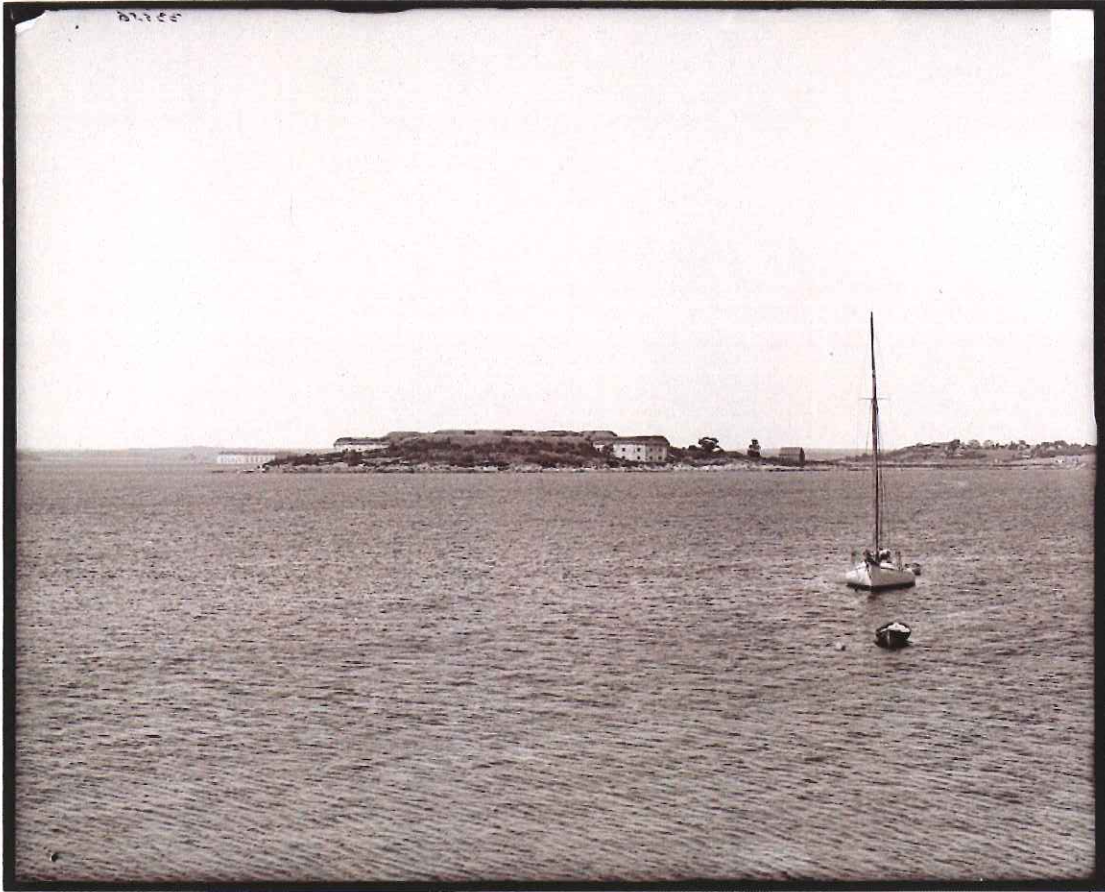


Image of Fort Scammell, House Island 1900-1910 from the collections of the Library of Congress



L to R the Public Health Officer's House, the Large Detention Barracks, and behind, the Small Detention Barracks *From The Casco Bay Island: 1850-2000* by Kimberly E MacIsaac.



Image of House Island May 1941 from the *National Archives*. Identifier No. 7318778.



Public Health Officer's House, House Island. Item 68410, Maine Memory Network.

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
27 HIGH STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: September 29, 2017

RE: October 4, 2017 **Workshop** – Preliminary Review of Proposed
Comprehensive Exterior Rehabilitation

Address: 27 High Street

Applicant: Vincent Veroneau, J.B. Brown & Sons

Architect: Joe Delaney, Whipple Callender Architects

Introduction

Architect Joe Delaney, and his client Vin Veroneau of J.B. Brown & Sons have requested a workshop to present preliminary plans for the comprehensive exterior rehabilitation of 27 High Street. This contributing, Greek Revival property was built between 1848 and 1852 for Franklin Hatch; later Italianate additions included a front, two story bay, a two story bay on the left side, and an entry hood. It currently contains two residential units. As the first property in the West End Historic District, travelling up the High Street hill from the new J.B. Brown development at the corner of York and High Streets, the property provides an important transition from the new four story complex just outside the district to the smaller residential scale buildings within the historic district.

The project calls for recreating most of the building's original features, based on the 1924 tax photo of the building. Because the building has been wrapped with vinyl siding and coil stock no one is certain yet what remains of the historic trim. Plans call for the replacement of vinyl windows and removal of an existing side deck attached to the rear ell, as well as removal of the rear, attached shed.

Site improvements on the right side of the building will directly face the fire lane that serves the York Street development next door. When the Board conducted an advisory review of the 101 York Street project in October, 2015, staff was tasked with overseeing site alterations to 27 High Street, but much of the site work on the 27 High property is now included with this comprehensive rehab plan, or begun in conjunction with the 101 York Street work.

Mr. Delaney has provided a package that includes a project description, plans and elevations, and photos of existing conditions. Also included is a rendering from the presentation of the 101 York Street proposal; note that it shows a wood fence bordering the south planting beds, instead of the currently proposed granite curbing.

Subject Structure

The Greek Revival form of this gable-to-the-street, two bay structure is still visible despite the Italianate additions and the modern, obscuring siding and trim coverings. It is evident from the 1924 tax photo how much trim detail has been covered or lost in the modern era, and only some demolition will reveal how much remains. Vinyl 1/1 windows and undersized, unconvincing shutters are a poor substitute for those visible in the 1924 photo. In 1924 the windows were 6/6, while the later bay windows were 1/1. Since the tax photo was taken, the size of one of the windows on the south side of the first floor has been reduced, and one of the two chimneys on the south roof has been removed. A chimney also remains on the north slope of the rear ell. A two story, modern deck partially obscures the rear ell on the south side of the building.

It appears that work on the granite-curbed planting beds on the south side of the property has been started in conjunction with work on the fire lane and landscaping for 101 York Street.

Proposed Scope of Work

The proposed exterior rehabilitation project is detailed in Mr. Delaney's project description – see Attachment 1 – so staff will not detail the scope of work here. Staff notes:

- In the front, main block of the house, Mr. Delaney has drawn 6/6 double hung windows with shutters (except in the bays,) consistent with the beginnings of the house, and with the 1924 conditions.
- Windows are proposed to be aluminum clad, with Simulated Divided Lights.
- The rear ell is drawn with 1/1 windows
- Mr. Delaney's elevations show painted wood trim that would quite faithfully reproduce the spirit of the historic appearance.
- The plans do not propose to recreate the lost brackets on the front or side bay windows.
- Existing door locations are not proposed to be moved; doors will be replaced but are not yet specified
- A new, covered exterior stair and deck to access the second floor rear apartment will be mostly hidden from High Street, at the back of the ell
- On the south side, covered entrance porches for the rear, first floor units are proposed under a simple, continuous shed roof that will be tucked in behind the main block of the house
- Planting beds with granite curbs are proposed on the south side, alongside the fire lane

Staff Comments

Mr. Veroneau and Mr. Delaney are seeking the Board's feedback on the general direction of the rehabilitation of 27 High Street, and staff believes there is little here to question. Setting

aside the fact that more detailed drawings and specifications will be needed for final review and approval, staff strongly supports the proposed rehabilitation project. The improvements will restore the original design intent of this mid-19th century building and signal the beginning of the West End Historic District to drivers and pedestrians on High Street.

Details yet to be specified and questions yet to be discussed include:

- Front steps and railings
- Door and window schedules and detailed specifications
- Trim details and dimensions – will not be known until remaining historic trim is exposed.
- Would it be reasonable for the Board to require painted wood windows on the front of the house, nearest the street, instead of clad windows? Staff notes that a high quality clad window with simulated divided lights would be a vast improvement over the existing vinyl, but in some similar circumstances elsewhere in the West End, wood windows have been required in openings closest to the street.

Applicable Review Standards

(1) Every reasonable effort shall be made to provide a compatible use for the 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.

(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.

(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.

(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.

(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.

(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 archeological 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.

Attachments

1. Project description
2. 1924 tax photo of subject property
3. Current photos
4. Elevations and floor plans
5. Rendering supplied by applicants showing 101 York Street & 27 High Street



WHIPPLE-CALLENDER ARCHITECTS

September 21, 2017

City of Portland
c/o/ Historic District Review Commission
389 Congress St.
Portland, Maine 04101

RE: 27 High Street

27 High Street is recognized as a contributing historic structure. Its characteristics are Greek Revival and may have later renovations with an Italianate style (front bay). The owners plan to renovate the exterior of the building based upon available 1920's photographic information. It has seen a familiar renovation package; replacement vinyl windows, vinyl siding and exposed pressure treated deck framing.

Demolition- We propose limited removal for now to see evidence of prior trim. Ultimately all the exterior vinyl siding and trim will be removed. At that time we can determine if any existing trim can remain or what sizes it may have been. Existing vinyl windows will be removed. The roof will be replaced. The small shed at the rear of the building will be removed. The existing doorway on High Street is intact and will be retained. The pressure treated deck assembly will be removed.

Site- The most significant southerly sides of the building will be bounded with new landscaping treatment related to the adjacent condominium development fire lane. Planted beds are planned at the base of the building and around new entrances to the apartments.

Windows and Doors- We propose replacing existing windows with an aluminum historic profile mullion window. Sizes will be based upon evidence and manufacturers standard window sizing. Existing exterior entry door locations will remain and the doors will be replaced.

Siding & Trim- We anticipate painting all exterior surfaces. Clapboards, corner trim, casing and eave trim will be primed and painted.

New Construction- We propose a new exterior stair to access the upper apartment. The stair will be covered. Parking for the apartments will be located at the rear of the building in the new parking lot.

Thanks for your review and please call with any questions-

Regards-

Joe Delaney, Registered Maine Architect

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3





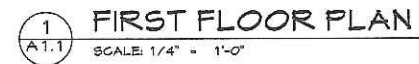




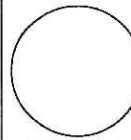




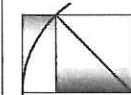




EXTERIOR RENOVATION OF 27
HIGH STREET
27 HIGH ST. PORTLAND, MAINE



WHIPPLE
CALLENDER
ARCHITECTS

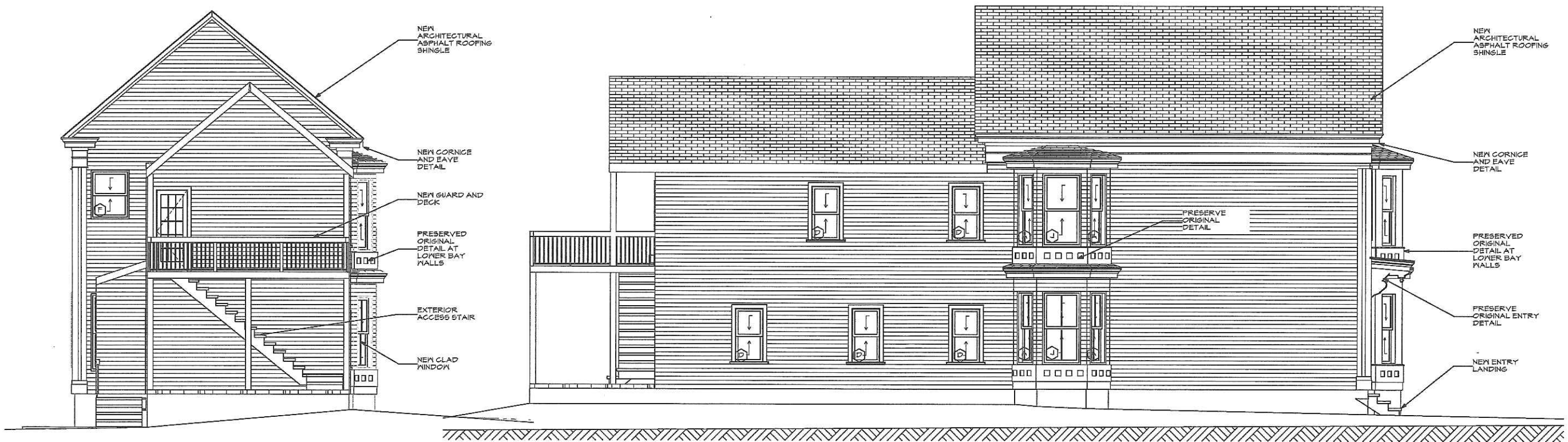
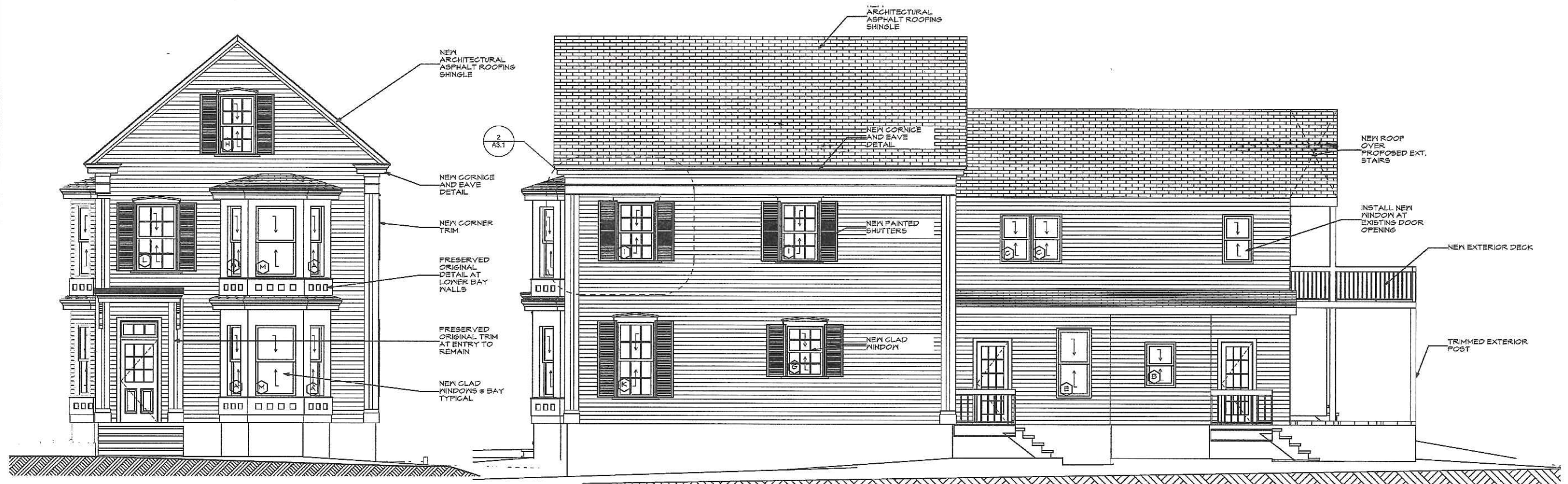


136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecalfender.com

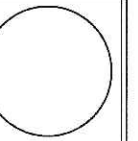
[illegible]

A1.1

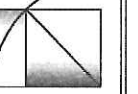
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS.
IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED



EXTERIOR RENOVATION OF 27
HIGH STREET
27 HIGH ST.
PORTLAND, MAINE



WHIPPLE
CALLENDER
ARCHITECTS



126 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2656
F 207.775.3631
www.whipplecallender.com

DESCRIPTION

DATE

MARK

DATE: 8/29/17

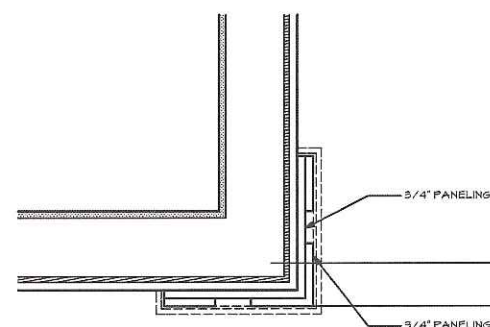
CHECKED BY: JAD

DRAWN BY: WCA/ Technician Full Name

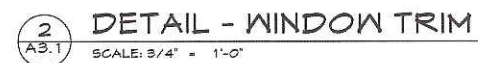
JOB: #P11

SHEET TITLE:

A2.1



A3.1 SCALE: 1 1/2" = 1'-0"



2
A3.1

DETAIL - WINDOW TRIM

SCALE: 3/4" = 1'-0"



4 ELEVATION - FRONT BAY
A3.1 SCALE: 3/4" = 1'-0"



8
A3.1

Detail - Rake

SCALE: 1 1/2" = 1'-0"



1
A3.1

DETAIL - EAVE

SCALE: 1 1/2" = 1'-0"



3
A3.1

ELEVATION - FRONT ENTRY

SCALE: 3/4" = 1'-0"



ATTACHMENT 5

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
76 INDIA STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: September 28, 2017

RE: October 4, 2017 **Public Hearing – Solar Panel Array and Heat
Pump Installation**

Address: 76 India Street

Applicant: Mary McIntyre

Contractor: Revision Energy

Introduction

On behalf of property owner Mary McIntyre, Brandon Bernard of Revision Energy has requested a public hearing on a Certificate of Appropriateness for a rooftop array of photovoltaic panels and a heat pump installation at 76 India Street. The brick, two-story residential building was constructed sometime between 1882 and 1886, and is a contributing property in the India Street Historic District. With its gable facing India Street, most of the south roof slope is visible from India Street, and the same is true from Newbury Street. Five skylights and two roof mounted vents constrain the layout of the array, complicating the search for an installation with minimal visual impact. In addition to the solar panels the applicants are seeking to install a heat pump compressor unit on a one-story, flat-roofed ell at the southwest corner of the main house block, where some line-set covers are proposed to be installed in visible locations on the walls.

According to permitting records, the Board has reviewed fewer than ten solar arrays in the past twelve years. Staff has issued administrative approvals for a number of other applications in situations where potential visibility was known to be minimal or non-existent. Board reviews have focused on various means of reducing visual impact, and on creating a regular geometric pattern that avoids a haphazard appearance. Faced with the challenge of balancing protection of the appearance of historic buildings with the growing popularity of rooftop solar panels and other sources of clean, renewable energy will be an ongoing dialogue for the Board, staff, property owners, and green energy promoters.

Mr. Bernard has prepared a package of roof diagrams and photographs, with a number of potential arrangements of ten to twelve panels. He has also provided a description of the heat pump installation on the rear corner of the property as well as photos of the location. Staff has added additional photos of the building and the context as well as a photo of a completed solar installation at 44 Winter Street.

Subject Property and Context

With its three bay gable end facing the street, 76 India Street is a fairly simple residential structure from the 1880's that now comprises three units. A modern gabled canopy over the front entrance and granite stairs is supported by modern wrought iron posts, with railings in the same style. Rectangular double hung windows are set in shallowly arched masonry openings. The 2/2 windows may be original; they have aging aluminum storm windows that the owner plans to replace with new, black storm windows.

Roofing is comprised of dark grey asphalt shingles, and the southeast-facing plane perpendicular to India Street has five skylights and two small vent hoods to provide light and ventilation for the third floor living unit. From some vantage points visibility of this roof is partially cut off by the large block of 139 Newbury Street on the corner, but from other points almost all of it is visible. There is a one story commercial structure housing two storefronts that fills in the space between 139 Newbury and 76 India Street, but this does not affect the visibility of the roof and proposed solar panels.

The rear of 76 India Street, including the main roof, is visible from Newbury Street, above a parking area next to 139 Newbury. Another parking lot to the west separates this property from the landmark former synagogue at 145 Newbury Street. At the southwest corner of the building a one story brick addition adjoins an addition on the back of the Newbury Street building. The 76 India Street addition is partially hidden from Newbury Street by the Newbury Street addition, and a wood railing and privacy screen on its flat roof.

Proposed Alterations

Revision Energy is proposing an array of ten to twelve all black panels, roughly 40" by 66", with five different layouts shown on the supplied diagrams. With the mounting frames that would be mostly invisible the surface of the panels would be about 6" off the roof, and parallel to the roof plane. Mr. Bernard has expressed a willingness to consider the Board's feedback on the most acceptable installation plan. It appears conduit is proposed to travel across the roof from the panels to the western edge of the roof, from where it will run as discretely as possible down the rake trim at the gable end to an entrance point into the house. (The length of the exterior run may depend on Board feedback, and the extent to which the Board insists on interior wiring in finished interior spaces, in order to avoid exterior conduit.)

The second part of Ms. McIntyre and Mr. Bernard's proposal is the installation of a mini-split air source heat pump on the roof of the one story rear ell. The approximately 41" high compressor unit would be set on a 20 - 24" high pedestal to guarantee minimum height above snow, so the unit would certainly be visible from Newbury Street, especially as one goes west toward the synagogue. The project description notes that

dark brown line set covers will hide piping and wiring, with the most visible sections running vertically or aligned with the roof slope, to follow building edges and roof lines.

Staff Comments

In the past Board and staff have attempted to find ways of accommodating the desire of applicants to incorporate green energy improvements in their historic properties, while making the change in appearance as compatible as possible. Given the fact that any alteration to the south roof will be visible from both Newbury and India Streets, Board and staff must grapple with the threshold question of whether additional changes to the roof are appropriate, and if so, the question of how the panels can be arranged most compatibly with the existing conditions. There have been circumstances in which the Board or staff has limited the number of panels or the locations where panels can be installed, but usually some way has been found to permit some panel installation.

When Mr. Bernard met with HP staff, the pros and cons of various layouts were discussed, in light of the visibility of the roof, the constraints posed by existing skylights, and the desire for geometric regularity. Based on that conversation and the experience gained when the Board considered the solar panel proposal for 44 Winter Street in January, 2015, Mr. Bernard has suggested five possible schemes. (Staff notes that the existing skylights and roof vents were not subject to historic preservation review because they were installed prior to the creation of the historic district in 2015.)

Should the Board find that the addition of solar panels to the south facing roof can be a compatible alteration to 76 India Street, a number of questions might help guide consideration of the panel layout:

- What orientation would be most suitable for the solar panels (portrait or landscape?)
- The skylights are all in a portrait orientation – would it look best to match that?
- Should all the panels be oriented in the same direction, or is a compact, mixed array such as Layout #5 worth consideration?
- Because of the skylights, locating the array high on the roof offers the clearest area for a simple geometric arrangement (see proposed layouts 1-4,) but should that location be avoided because of its visibility and the relatively unencumbered state of that roof section?
- The five proposed layouts offer a range of ten, eleven, or twelve panels; is the number of panels a critical factor, in terms of the total roof area required?
- Should fewer panels be approved, in order to minimize the visual impact?
- Is there another possible layout scheme that should be considered?
- Does the fact that the roof already has skylights on it make it easier to consider the addition of solar panels, as opposed to a clean, unencumbered roof?
- Is it possible to limit the amount of exposed conduit by finding alternate paths?
- Exposed conduit could be required to match the color of the roof or other background; the Board could also require that as much of the wiring as possible be run inside.

Some Board members will recall the consideration of the solar panel proposal for 44 Winter Street in January, 2015. Staff is providing a photograph of the completed installation since the buildings are somewhat similar, and offers the following observations:

- Both properties are brick, 19th Century buildings with their gable ends facing the street and the south facing roof visible because of an open lot next door
- Both properties have skylights that pose constraints on the layout of solar arrays; at Winter street the spacing is somewhat irregular but the skylights are all at the same level on the roof
- At Winter Street the Board approved a layout that arranged the skylights in a portrait position like the skylights, and aligned the top edges with the skylights and the street end of the array with the skylights, going no closer to the front edge of the roof than the first skylight
- Winter Street is a somewhat less prominent location than India Street, and it is the only street offering a view of the location, unlike the context at India and Newbury Streets.

In conclusion, the questions are simple, but arriving at the best possible layout for the solar panels may pose a challenge:

- Should solar panels be added to the roof?
- How many, and how should they be arranged? What should the priorities be in laying out a solar array at this location?

Proposals to install solar arrays on historic buildings will probably become increasingly common. Each application gives designers, applicants, and regulators the chance to refine an approach to making sure the array will be a modern improvement that does not unduly interfere with the historic appearance or with the character defining features of the property.

In considering the second part of the proposed alterations, the heat pump installation, staff suggests that the proposed outdoor compressor will definitely be visible at a distance from Newbury Street. (A preliminary suggested location would have placed the unit on the rear wall of the main house, below the level of the addition roof, but staff believes this location was abandoned because it was unworkable.) Some questions come to mind:

- Is another less visible location possible?
- Could the compressor unit be painted?
- Should a screen be required if it is to be installed in the proposed location or would that call more attention to the compressor?
- Are the distance from Newbury Street and the location at the rear of the property enough to make it acceptable in the proposed location?
- Can the proposed color and careful consideration of the locations of the line set covers make them compatible with the building?

Staff is attaching the Guidelines for Heat Pump Installations approved by the Board in February, 2017.

Applicable Review Standards

- (1) Every reasonable effort shall be made to provide a compatible use for the 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.

- (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.
- (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 archeological 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.
- (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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the October 4, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed solar panels and heat pump at 76 India Street **meet (fail to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Applicant's project descriptions
2. Photos of property provided by Revision Energy
3. Proposed solar array layouts provided by Revision Energy
4. Proposed heat pump location
5. Photo of a similar heat pump on a base, provided by Revision Energy
6. Photos of property and context provided by staff
7. Staff photo of solar installation at 44 Winter Street
8. Heat pump guidelines approved by Board in 2017



Date: 9/21/2017

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

76 India Street

CHART/BLOCK/LOT: _____ (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

Installation of 12 all-black solar panels on to the
southern roof of the building. The layout will be
determined based on the historic preservation
review meeting. The conduit will run along the
exterior western gable side of the building,
following the building lines.

ATTACHMENT 1



Date: 9/22/2017

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

76 India St

CHART/BLOCK/LOT: _____ (for staff use only)

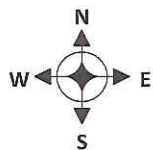
PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

Installation of an air source heat pump unit on
roof of the extension on the southern side of the
building. The piping and wiring connecting the
outdoor equipment to the 2 indoor units will be
concealed in a 3.5", dark brown sleeve (Line
Hide) that will be installed on the exterior to the
house. Every possible effort will made to install
any Line Hide that is visible from the street in
vertical fashion, following the architectural lines
of the building.



ATTACHMENT 2





3.66 kW_{DC} Photovoltaic System



142 Presumpscot St
Portland, ME 04103
(207) 221-6342

Client:

Molly McIntyre

Project Address:

76 India Street
Portland, ME 04101

System Type:

Photovoltaic Array

Not For
Construction

SYSTEM SUMMARY:

ITEM	DETAIL
DC SYSTEM SIZE:	3.66 kW _{DC}
AC SYSTEM SIZE:	3.8 kW _{AC}
MODULE TYPE:	(12) LG 305N1C-G4 NeON 2, 60-CELL, 305W
INVERTER:	(1) SolarEdge 3800H-US, 240/120V, 1 Phase
OPTIMIZER:	(12) SolarEdge P320
RACKING:	Roof Mount, Flush (6" max above roof surface)
ORIENTATION:	40° Tilt, 135° Azimuth

© 2017 Google

Designed by: GJD
Revision: 0
Print Size: 11" x 17"
Scale: NTS
Date: September 21, 2017

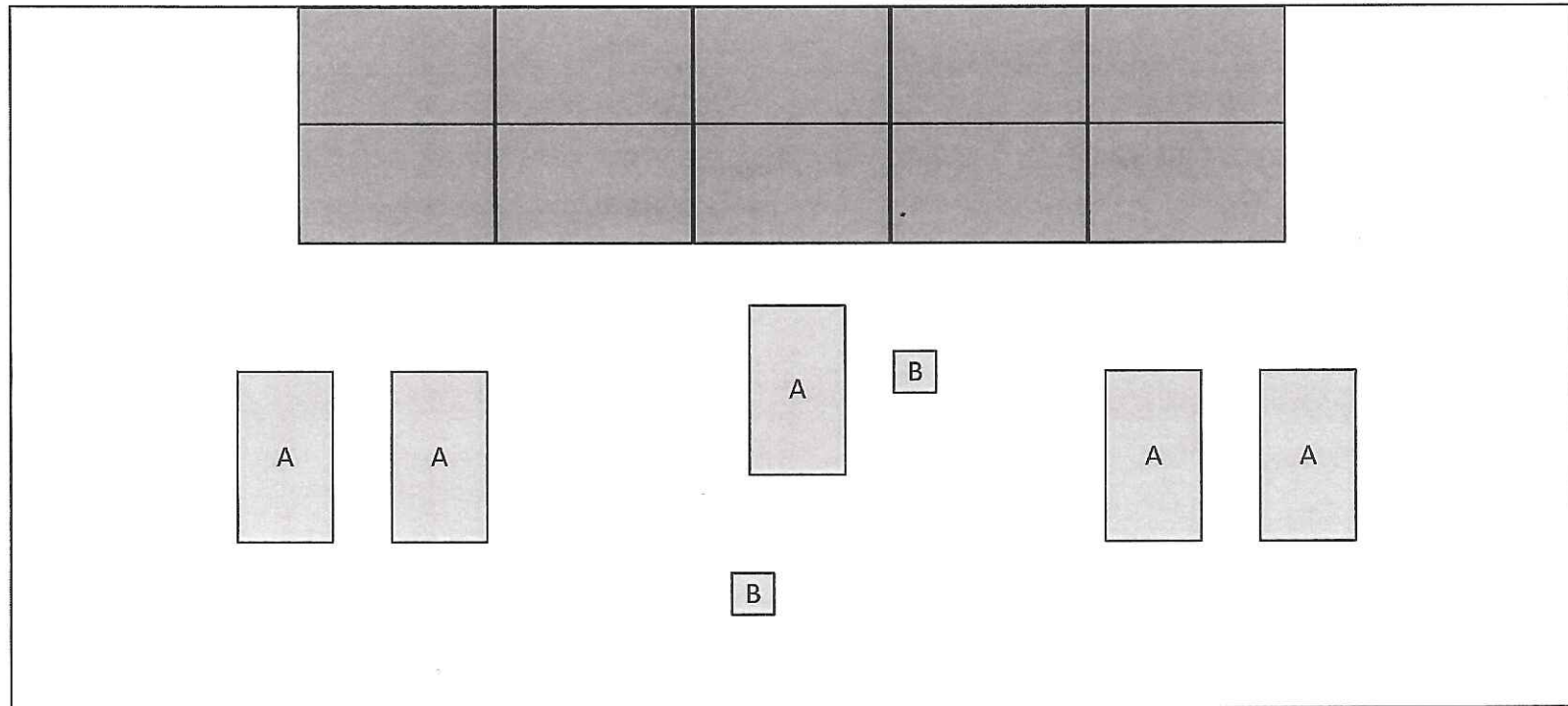
SITE PLAN

Sheet A01

© Copyright ReVision Energy

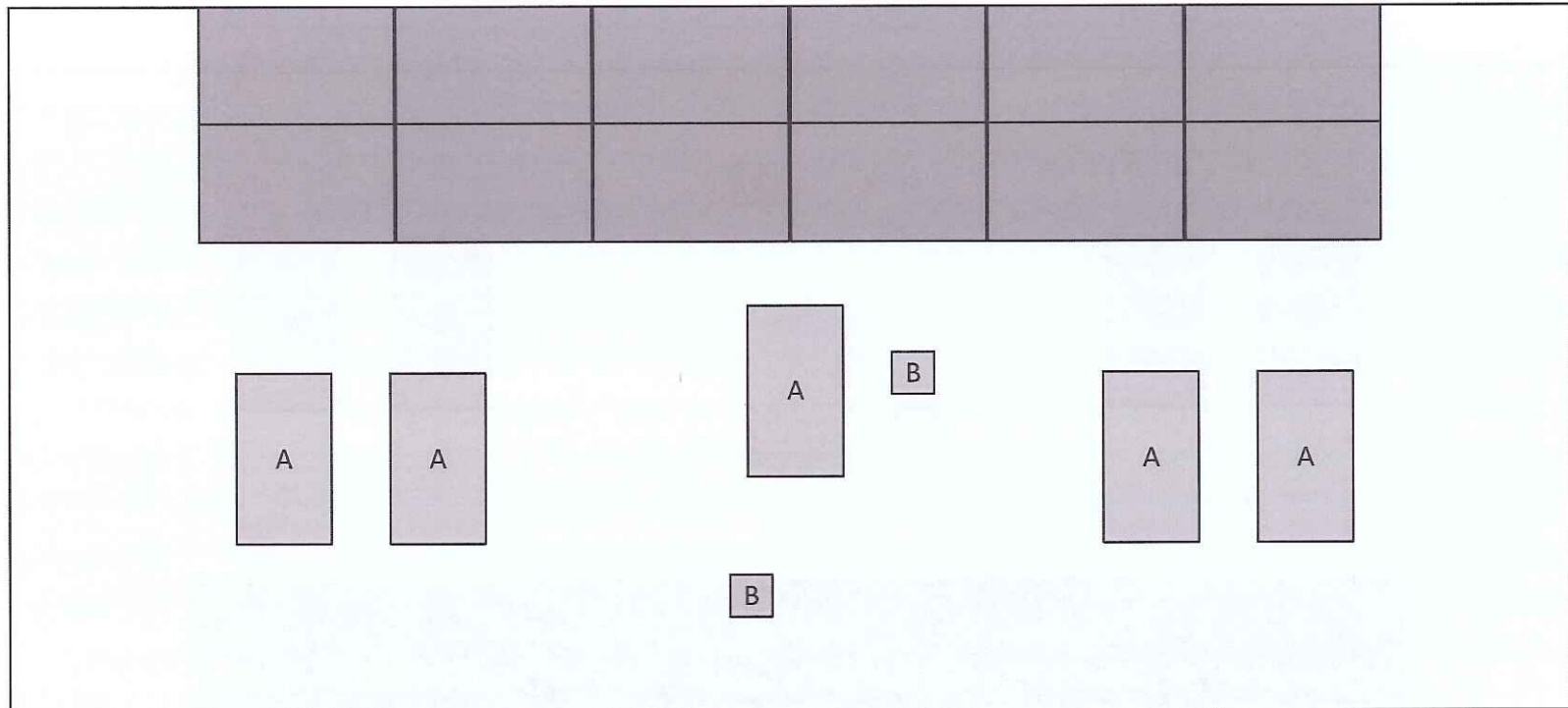
This diagram is provided as a service and is based on the understanding of the information supplied. It is subject to change based on actual conditions, applicable edition of the National Electric Code, and local governmental authorities.

Proposed Layout 1

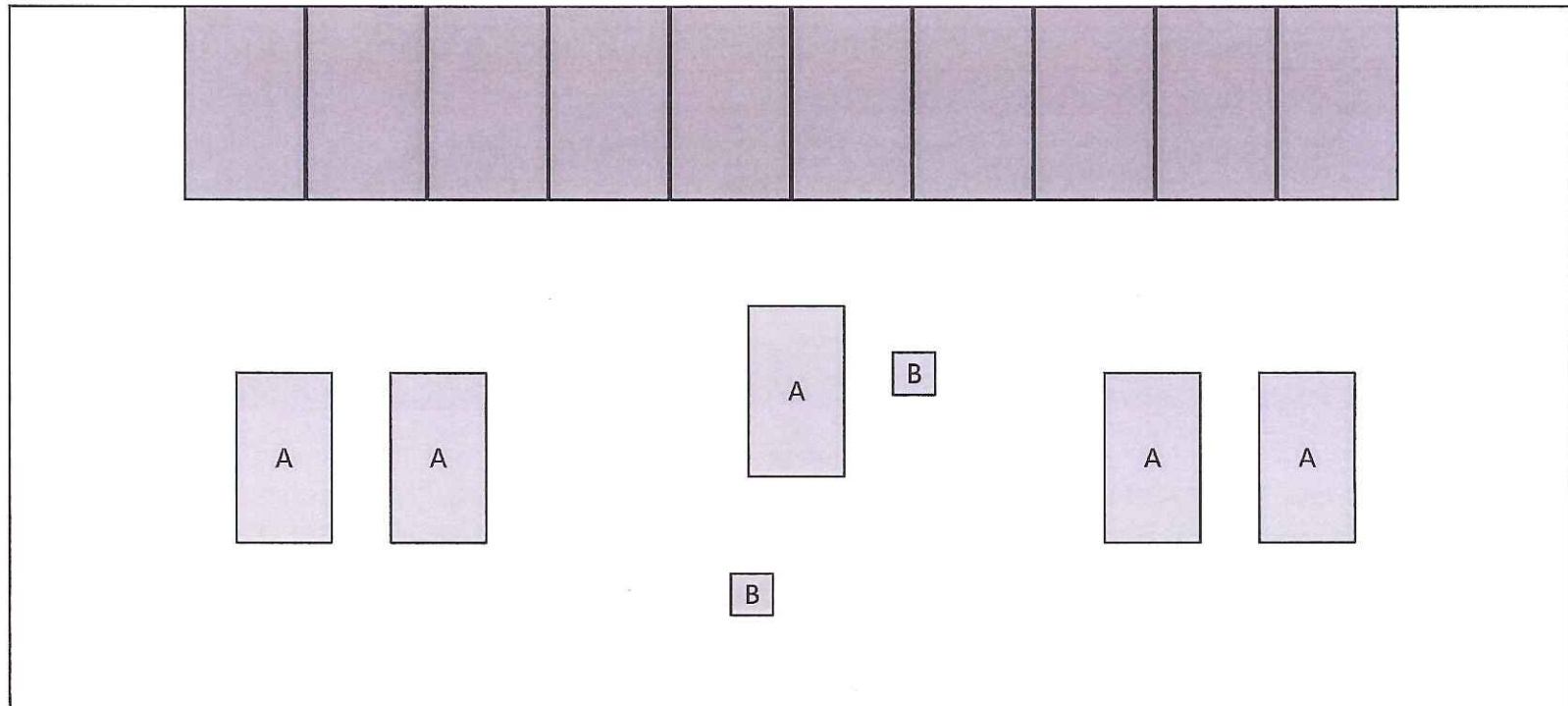


ATTACHMENT 3

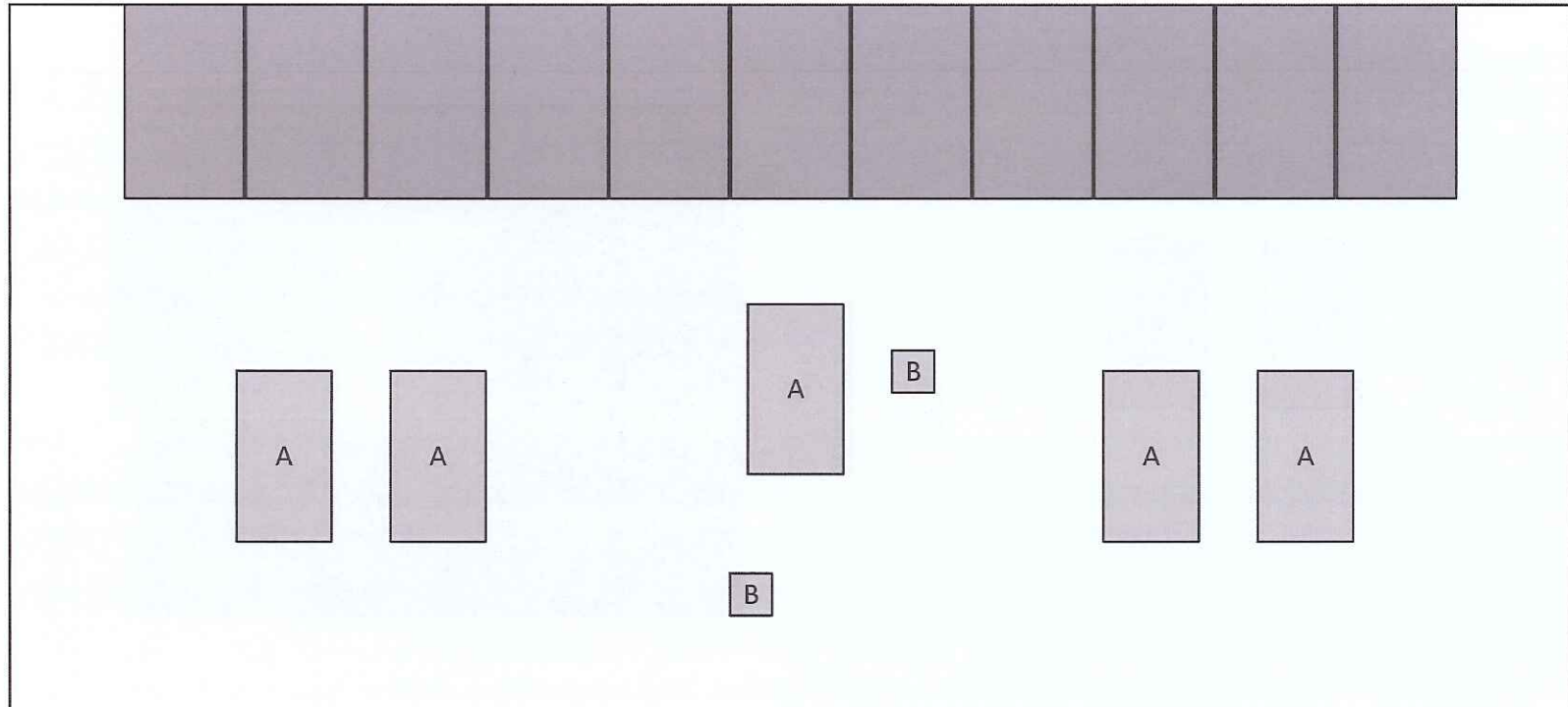
Proposed Layout 2



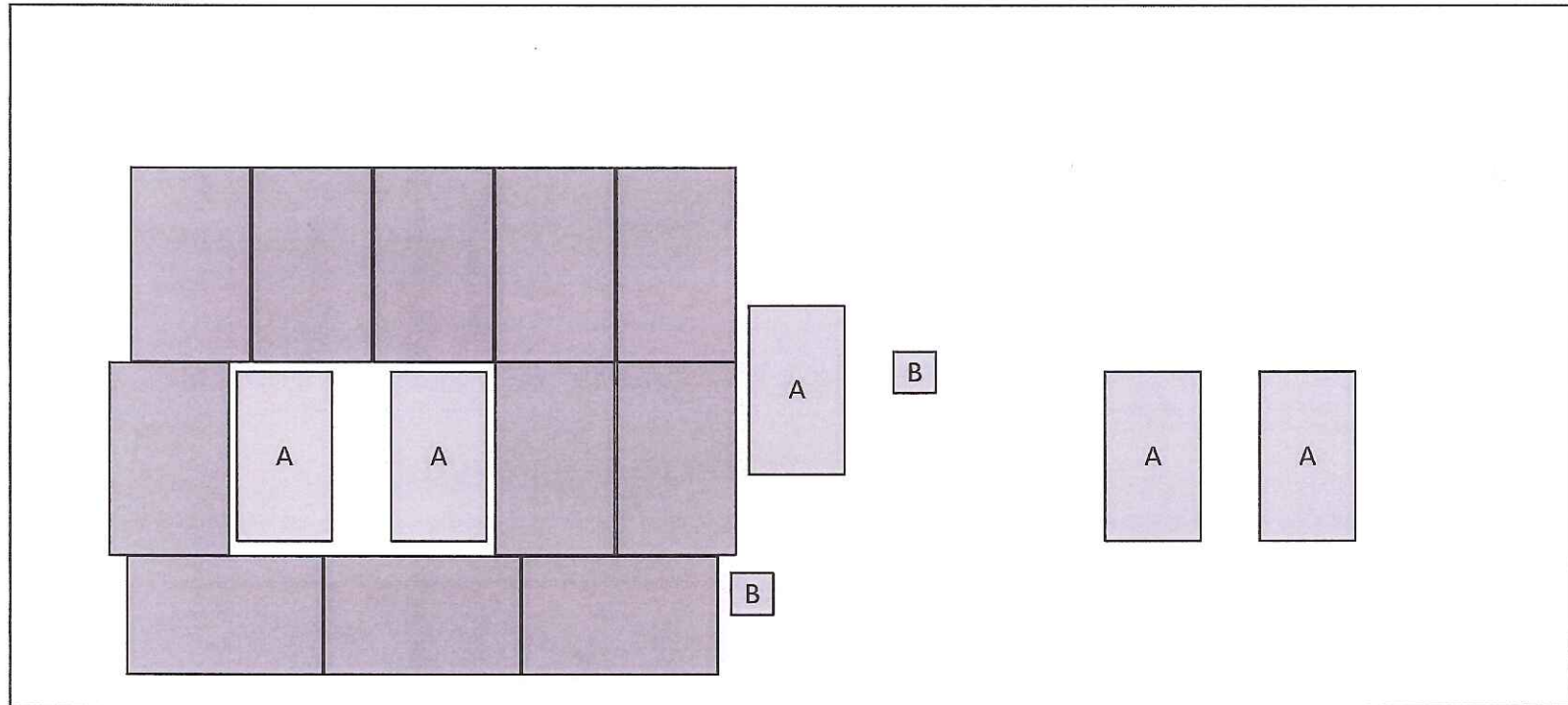
Proposed Layout 3



Proposed Layout 4

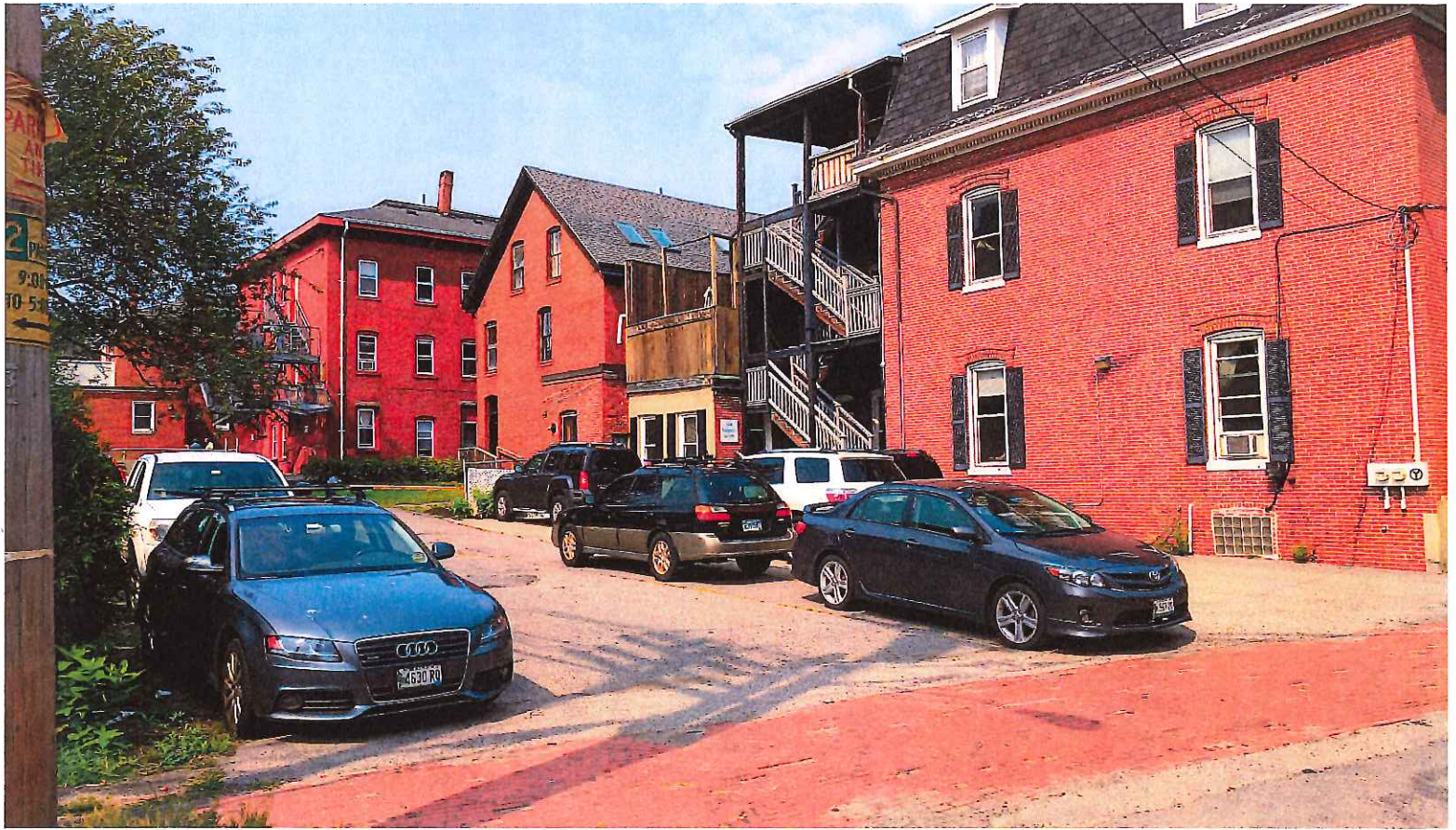


Proposed Layout 5

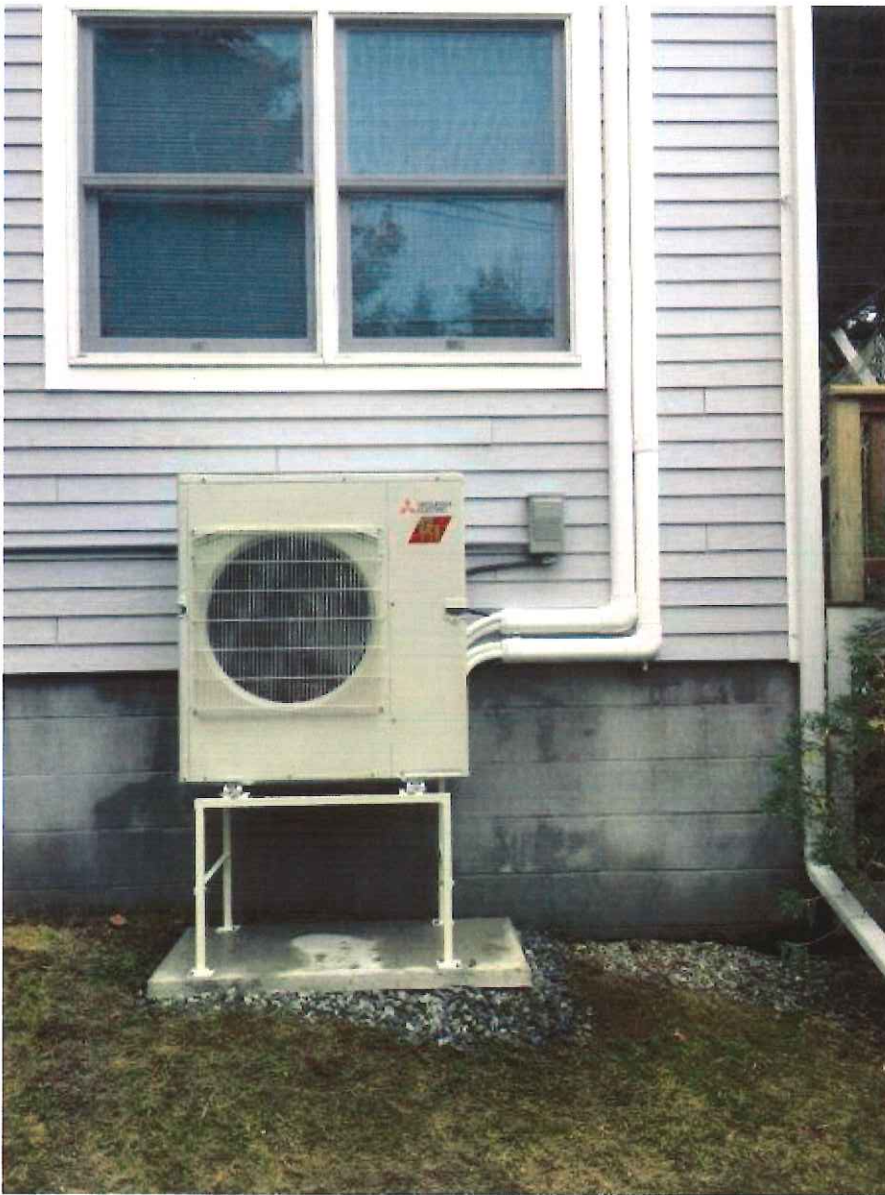




ATTACHMENT 4



AH.5



Map

ption for your map.

Legend

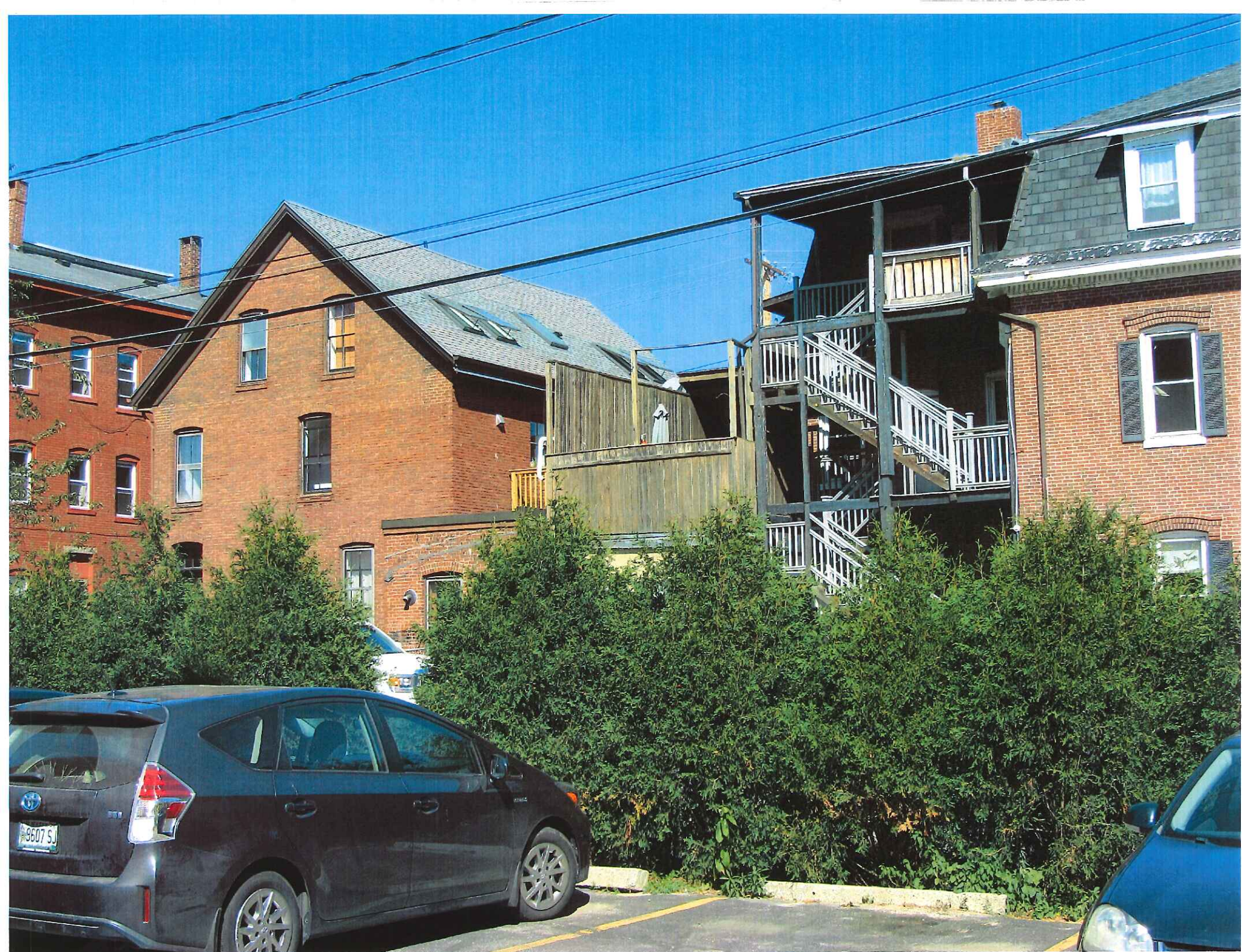
- 76 India St
- CycleMania
- Dion Mark
- Eastern Cemetery, Pi
- Feature 1
- Feature 2
- Feature 3

76 India St

ATTACHMENT 6

70 ft







ATTACHMENT #7

44 WINTER ST.

Guidelines for Installation of Heat Pumps, Compressors, and Associated Equipment in Portland's Historic Districts

Providing compatible uses for properties in historic districts often requires installation of modern heating and cooling equipment. Recent technological advances and marketing have resulted in an explosion in the number of permit applications for heat pumps and other energy efficient heating and cooling options. To be consistent with Standard 1 for Review of Alterations to Historic Buildings, installations should require "...minimal alteration to the character-defining features of the structure, object or site and its environment..." For staff and members of the Historic Preservation Board charged with reviewing heating and cooling compressors and associated piping and wiring, this standard generally means locating the equipment so that it cannot be seen from a public vantage point, or otherwise mitigating the visual impact on the appearance of the property. In addition, installation cannot be allowed to compromise the physical integrity or weather-tightness of the building.

The following guidelines are intended to help designers, building owners, and contractors plan ahead in order to minimize the physical and visual impact of mechanical equipment on buildings. Because particular factors such as visibility, context, historical significance, and existing building conditions can vary widely from building to building, these guidelines are intended to be interpreted and applied in solutions tailored for specific contexts and properties.

General Considerations

- For designated landmarks and all buildings in historic districts, HVAC equipment proposals must be reviewed and approved before installation.
- HVAC designs for existing and new buildings should be focused on hiding equipment from view to the greatest extent possible.

Location

- If a building has a space large enough, some compressor units may be able to be installed inside rather than on the exterior.
- Ground-mounted and wall-mounted compressor units should be on the rear (opposite the public face of the building) if possible, to make them invisible or difficult to see at a distance. For all properties but particularly corner lots, consult with HP staff to find the least visible location with the best opportunities for screening.
- If there is no viable means of locating a ground-mounted or wall-mounted unit at the rear and it must be on the side of a building, it should be located as far back from the street as

possible. The goal of reviewer will be to completely screen compressors with fencing, lattice, or plantings. Exposed line sets will be strongly discouraged by HP staff.

- Units are to be mounted as low as possible – on the ground is usually preferable to wall mounted units.
- Only under extraordinary circumstances and with complete screening will units be approved at the front of the property.
- Rooftop units should be avoided except on flat roofs, and total height must be kept as low as possible. On flat roofs compressor units should be as far as possible from the front, and some distance from all other edges of the roof as well. If part of a rooftop unit is visible from the street, screening may be required.

Piping, Line Sets, and Electrical Connections

- Should be run inside the building if at all possible, or on a face of the property with no visibility.
- Exposed exterior wiring, line set covers, and junction boxes should be discreetly located, and must be colored or painted to match the siding or wall finish on which it is mounted.

Screening Options

- Vegetative screening for ground-mounted units must be continuous, comprised of a sufficient number of shrubs with dense, year-round foliage. For some sites with an open landscape plan, screening with large shrubs may not be appropriate.
- Fencing or lattice work must be designed to be compatible with the existing features of the property, and must be reviewed by HP staff as with any site or building alteration. The screen is to be recessive, and to avoid calling attention to the unit that is being screened the design should not have the appearance of an awkward appendage.
- Compressor units and piping may be required to be painted, to be recessively colored or to blend with screening and background materials such as siding, trim or roofing.
- For rooftop units a parapet or balustrade may provide an effective screen, though the introduction of a new parapet or balustrade where one did not already exist would require sensitive design and a thorough review.