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ELM TERRACE WINS PRESTIGIOUS NATIONAL AWARD FOR HISTORIC REHABILITATION
Elm Terrace in Portland Receives the 2013 J. Timothy Anderson Award for
Best Historic Rehabilitation Project Involving New Construction



*Photo Credit: Jennifer Capriola,
East Shore Photography*

Portland, ME – On November 14th, 2013, Elm Terrace apartments, developed by Community Housing of Maine (CHOM), received a prestigious national award. The National Housing & Rehabilitation Association judges selected Elm Terrace as the winner of the 2013 “Timmy Award” for Excellence in Historic Rehabilitation - Best Historic Rehabilitation Project Involving New Construction. The J. Timothy Anderson Awards, better known as the “Timmy Awards,” honor outstanding rehabilitation and preservation projects. Elm Terrace was the only project in New England to win a Timmy this year.

The National Housing & Rehabilitation Association (NH&RA) created the “Timmy Awards” in 2006 as a tribute to Boston architect and preservation advocate J. Timothy Anderson.

NH&RA is a national, professional association of similarly minded, successful, and motivated individuals who are involved in affordable housing, historic rehabilitation, and New Markets Tax Credit development. The Timmy Awards are national and competitive, judged by a highly respected panel of experts.



Photo Credit: NH&RA

According to NH&RA, “Winners were selected based on overall design and quality, interpretation and respect of historic elements, innovative approach to construction and use of building materials, impact on the community, financial and market success of the project, and sustainability. Elm Terrace stood out as a particularly exceptional

development, gaining full support from our esteemed panel of judges to be selected as a category winner.” Elm Terrace was the only project in New England to receive a Timmy Award in 2013, and is the first project in Maine to be awarded throughout the competition’s history. CHOM staff along with project partners accepted the award at the J. Timothy Anderson Awards Ceremony held at the Langham Hotel in Boston, as part of the NH&RA 2013 Fall Developers Conference.

Located near the Victoria Mansion, Elm Terrace creates affordable housing for individuals and families near the heart of downtown. The rehabilitation and new construction project at Elm Terrace has been certified by the U.S. Green Building Council (USGBC) and achieved Leadership in Energy and Environmental Design (LEED) Platinum Certification.

Construction was completed in January 2013 and the apartments leased up quickly, underscoring a strong need identified by the City of Portland and MaineHousing for additional affordable housing.

The complex has 6 efficiency apartments, 22 one-bedroom apartments, 10 two-bedroom apartments, a community room, elevator, office, laundry room, ample open space, and views of Casco Bay. Applicants must income-qualify for occupancy. The complex is professionally managed from an on-site office by Preservation Management, Inc. of South Portland.

Elm Terrace is the historic rehabilitation and repurposing of an important historic building rich with history, in a gateway location for Portland. Redeveloping this property has meant that this history is preserved, while the toxic materials that were there, including lead paint and asbestos, have been removed and abated. The project includes an addition designed to complement the historic structure, located on the approximate footprint of the Mussey

Mansion that stood on the site from 1801 to 1962.

The historic building at 68 High Street was originally erected as an ell to the Mussey Mansion and served as the Children’s Hospital from 1909 to 1948 for the treatment of children with scoliosis. It was later used as the Maine School of Law, and recently several USM Centers and administrative offices were located in the building. CHOM converted it to apartments reaching a total of 38 units when combined with the new construction addition structure, which includes below grade parking.

The Certified Historic Restoration project was designed by Ben Walter of CWS Architects with guidance from Sutherland Conservation and Consulting, and Thornton Thomasetti. The building meets MaineHousing’s Green Building Standards, as well as LEED standards established by the USGBC, which ensure good indoor air quality and energy efficiency, among other things. The construction was completed by Portland-based Wright-Ryan Construction. During design and construction, the project employed as many as 399 workers.

Mercy Healthcare System has located its McAuley Residence within the property. The McAuley Residence is a 25-year old unique and comprehensive supportive program for 15 vulnerable individuals (and their children) who have faced significant challenges. This program was founded by the Sisters of Mercy and is privately funded.

MaineHousing, Boston Capital, the City of Portland, and TD Bank provided construction and permanent financing for the project.

“We are extremely proud of this project,” said Cullen Ryan, Executive Director of CHOM. “It is a gorgeous building, inside and out. But beneath the beautiful architecture, equally positive things are happening for the people who proudly call this their home. It is a great addition to this wonderful community.”

CHOM is a 501(c)(3) non-profit charitable organization that as its core mission provides advocacy, supportive housing, community inclusion, and stability for homeless and special needs populations across the state. CHOM also provides workforce housing – Elm Terrace as an example – for people who otherwise could not afford to live near their work. CHOM is celebrating its 20th year of housing Maine's most vulnerable populations. Find out more about CHOM at: www.chomhousing.org

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