



Gerald Hotel

Fairfield, Maine

Historic Rehabilitation

The Gerald Hotel was built by Amos F. Gerald in 1899-1900 to architectural drawings prepared by noted Maine architect William R. Miller. The building included retail spaces on the first floor with the hotel on the three floors above. The Kennebec Valley Community Action Program (KVCAP) saw an opportunity to convert the building into affordable housing in Fairfield.

The rehabilitation project created 28 units of affordable housing within the building. The units were designed to fit the historic spaces while being sensitive to the character of the building. Extensive work was undertaken to ensure the decorative molding and plaster work was retained.

The grand dining room on the second floor was restored to original colors through paint analysis research conducted by SCC and restoration by Tony Castro & Company. In addition to the residential units, a retail space on the first floor was rehabilitated for new occupancy.

Sutherland Conservation & Consulting was the historic consultant on the certified rehabilitation of the Gerald Hotel in Fairfield, Maine. The completed project was certified by the National Park Service in January 2014 and was awarded the Maine Preservation Honor Award for Rehabilitation in 2014.

