



Elm Terrace (former Children's Hospital)

Portland, Maine

Historic Rehabilitation

The rehabilitation project converted the vacant Children's Hospital building into low-income housing in downtown Portland. SCC worked with the developer, Community Housing of Maine and CWS Architects to ensure the retention of the historic significance of the building while creating 35 units of housing in both the historic building and a compatible new addition. SCC prepared the historic tax credit application and wrote the National Register nomination for the building.

The Children's Hospital was constructed in 1909 in the Colonial Revival Style by Maine architect Frederick A. Tompson. The hospital provided free care to patients who

could not afford treatment until it closed in 1948.

The rehabilitation included restoration of many original elements including the terrazzo flooring on all floors and repainting the exterior brick as it had been originally. When built in 1909, the Children's Hospital was a Colonial Revival style addition to the 1801 Mussey Mansion. The mansion was demolished in 1962. For this project, a large new addition was constructed on the site of the Mussey Mansion, restoring the street wall with a compatible but differentiated design allowing for additional housing units and below grade parking.

