



22 Turner Street

PORTLAND, MAINE

22Turner.com

Luxury fit, finish & amenities perfectly paired with historic charm & complete updates.

When does a property transcend bricks and board and bedrooms and baths to become something more? Something akin to a feeling, a statement, or maybe something beyond words? Welcome to our latest inspiration! Over the last year, Tom Landry and his team of master craftsmen at CornerStone Building & Restoration have reimagined, restored, and renovated the George H. Chapman House; circa 1914. The result is a home that honors its historic past while offering a curated modern experience. Nearly 3,000sf of warm and worry-free living; 3.5 baths; 4 generous bedrooms; 2 master suites with spa baths on the 2nd and 3rd levels; chef inspired kitchen; formal dining; expansive living room with period built-ins; paneled study; finished basement; low maintenance city lot with private patio; 2-car deeded parking; water views; and one of the most coveted locations in Portland. **Enjoy!**

 -Tom Landry

EXTERIOR

A simplified Craftsman style, 22 Turner retains much of its original architecture. The exterior is nearly identical to how it appeared over 100 years ago with a deep overhanging roof and a mix of clapboards and shingles. Over the last year, the home has been completely updated – from new lower siding and roof shingles to window replacements and fresh paint. The landscaping has been reimagined to make it easy to care for and is surprisingly private given the home's urban setting. Two-car deed parking is accessed from Morning St.

FIRST LEVEL

The entry provides a preview of that home that awaits. It is both historic and modern and formal yet approachable. Immediately outside of the vestibule you enter a remarkable living room complete with coffered ceilings, bench seats and a wood burning fireplace. The elegant yet simple lines of this arts and crafts home are displayed in the rare wood paneled study. Next enter the chef inspired, eat-in kitchen with a full suite of high-end appliances, generous cabinetry, radiant heat and breakfast nook. The first level is rounded out with a dining and powder room.





LOWER LEVEL

Not really a 'basement', this is more an extension of the home. The uses are up to you and your needs and imagination. From family room and home theater to home office or gym, this is a lovely blank slate. Top of the line Viessmann boiler with basement zone and paneled radiators, egress window, lots of light, and just the right amount of unfinished space for storage.



SECOND LEVEL

As you climb the substantial stairwell you realize this is a home of significant proportions. The landing opens to three bedrooms (one with an ensuite bath). All have significant closets and access to additional bath and laundry area.



THIRD LEVEL

A This master suite level is bathed in natural light and relaxed elegance. Warm and rustic pine floors offer an approachable and organic environment. The sitting area with its Velux Cabrio Balcony Window and water and mountain views promises the perfect respite. The spa worthy bath with soaking tub, double bowl sink, custom shower and radiant tile floor is an oasis within an oasis. The suite is completed with a walk-in closet / changing room and bedroom area with skylight.

NEIGHBORS/PARKING

20 Turner Street

- Existing 3 unit property
- Owner occupied
- Not part of this development
- No parking, access or easements over property of 22 Turner or other

22 Turner Street

- 40% of cost to maintain and remove snow/ice
- 26 Turner Street front & rear
- Sold 2/14/2019
- Architect is from New York City
- Full-gut rehab
- Projected finish: Winter 2019-2020
- Parking for these properties is behind 22 Turner; the 2 spaces closest to 26 Turner Street rear
- Residents on these units can walk along the sidewalk between the properties and have access and driveway easement across lot of 130 Morning Street
- 20% of cost to maintain and remove snow/ice

130 Morning Street

- Planning board approved 9 unit condo building
- Garage parking in rear of property
- Shared drive with 22 and 26 Turner Street
- Projected completion: Summer/Fall 2020
- 40% of cost to maintain and remove snow/ice

Note: Until January 2021, parking for 22 and 26 Turner Street can be temporarily relocated, limited or prohibited during periods of construction.



HISTORY

22 Turner Street was built by George H. Chapman in 1914. Chapman purchased the lot in April, 1914 and the City engineer's plan notes the house was connected to the City's sewer system in June of that year. The house was built in a simplified version of the Craftsman Style, an unusual choice in Portland. A 1924 photograph shows the house had many Craftsman details including a deep, overhanging, roof, supported on brackets; a second floor that extended beyond the first; small paned windows; and a projecting bay in the gable end, also on brackets. The contrasting siding materials – clapboards at the first floor, shingles at the second - were painted in different colors.

When he built the house in 1914, Chapman was a draftsman at the Chapman Electric Neutralizer Co. In case you are wondering, an "Electric Neutralizer" was a machine guaranteed to remove static electricity created by cotton, silk, wool and paper mill machinery. By 1936, his wife Mildred had moved to the suburbs of Deering. It appears Chapman rented the property for several years before selling it to Richard and Margaret McCallum in 1945.



1924 Tax Photo – City of Portland, ME Planning & Development

NEIGHBORHOOD

Eastern Promenade is a quiet block in Portland's East End, also known as Munjoy Hill. "The Hill" is one of Portland's most vibrant neighborhoods. Quiet blocks lined with historic houses, typically wood-framed, extend from either side of bustling Congress Street. Within a short stroll of Promenade East are restaurants such as the Front Room, Blue Spoon and Lolita; plays and concerts at St. Lawrence Arts; coffee shops, and galleries. Local favorites Hilltop Superette and Rosemont Market offer groceries and freshly baked bread. On a clear day, you'll be able to see Mt. Washington from the top of the Observatory, a National Historic Landmark.

The neighborhood sits high on a peninsula above Casco Bay, and the water is never far. The Eastern Promenade is one of Portland's largest and most scenic parks, with water views in every direction. There is a two-mile trail for walkers and you can launch your boat or kayak at the East End Boat launch. In the summer, you'll have the best view of Portland's spectacular July 4th fireworks. Even closer to home, Adams Park is just up the block and offers green space and a playground.

2018-2019 RENOVATION

The home was completely renovated by Tom Landry and his company of local builders at CornerStone Building and Restoration. The initial concept for the house was proposed as a custom home opportunity by the design team in 2018 and was completed in the fall of 2019 with the final design mixing modern, industrial design with the charm of the historic post and beam structure.

CornerStone Building and Restoration
cornerstonebr.com

SUMMARY OF UPDATES

- Wiring
- Plumbing
- Central heating
- Air conditioning
- Radiant heat
- Insulation
- Windows
- Exterior door (rear)
- Roof
- Siding (lower level)
- Repair & re-pointing of brick
- Exterior paint
- Kitchen
- Baths
- Sheetrock
- Plaster repairs
- Flooring (re-finished, new)
- Interior doors (restored, new)
- Trim (restored, new)
- Closets
- Lighting
- Parimeter drain



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Note (please read): Measurements, dates, distances, manufactures & other details contained in this document or related documents or websites are rounded and/or approximates based on client input and/or agent observation (from a walk-through and not an investigative/exhaustive study or inspection). It is highly probable that there are inaccuracies in this document; buyers are strongly encouraged to do their full due diligence and not rely on this information. This document is meant to be a marketing piece and in no way replace the 'Seller Property Disclosure' or related disclosure documents. Buyers, buyer brokers or their representatives agree to hold Tom Landry, Benchmark Real Estate and its employees, sub-contractors, associates or other harmless for any loss as a result of the information contained in this document or related materials. All content and information contained in this document, related documents and websites are the sole property of Tom Landry and cannot be disseminated, duplicated or used in any way without prior written authorization from Tom Landry.