



# 21 West Street

Portland, Maine

# A NOTE FROM THE OWNER

The home is a historic, full size three-story, brick townhouse with black shutters very similar to the historic properties on Beacon Hill & other historic neighborhoods in Boston, Georgetown, or Washington DC.

It has a commanding view of the street and a first floor that sits four feet higher than the sidewalk level. It is a corner unit with windows on three sides and has a skylight that allows light to shine down the main staircase into the home. The house enjoys great natural light as a result, and also faces south which provides even more sun exposure.

The home also does not have any properties in close proximity to it, giving an airy feel to the surroundings, and this is despite it being in a historic, downtown neighborhood.

The structure of the home is rock solid. It has some of the first steel beam construction in Portland.

I love its peaceful & pretty back patio area that can also be accessed from the outside of the home. I also enjoy the home's location on the quiet, historic West End, but it is also in close proximity to the downtown restaurant & arts district of Portland.

I'm going to miss this beautiful, historic and solid home for all the above reasons. It has easily and comfortably accommodated my young family over this past decade.

- Rob Orlandi





## HISTORY

21-27 West Street was built by the Portland firm of J. B. Brown and Sons in 1910. Founded by legendary entrepreneur John Bundy Brown in 1828, J. B. Brown & Son started in sugar manufacturing, food retailing and hotels. J. B. Brown was once the third-largest sugar company in the United States. With substantial land holdings and properties in all sectors of the Portland real estate market, Brown eventually developed much of Congress Street, the waterfront, and the West End. Brown and his successors have owned, developed and managed a range of properties since 1828.

21 West Street was occupied by a number of well-to-do tenants in the early-20th century. The first resident was Carroll Brown, a grandson of J. B. Brown, who called himself an “insurance agent” and also served as treasurer of several companies. He lived at 21 West with his wife Amanda, their children Pattie and John, and two live-in servants. Later residents included Sewall T. Strout, a lawyer, and Edward S. Anthoine, who was also a lawyer.

21WESTST.COM



## EXTERIOR AND SITE

Built in 1910, 21 West Street retains many charming period details. A flight of granite steps leads to the front door, sheltered by a bold pediment on heavy brackets. The Flemish-bond brickwork is accented with belt courses and jack arches at the door and window openings. Window openings retain original, eight-over-two wood sash. At the roof, a delicate cornice with Federal-style brackets wraps the building. The exterior is freshly painted.

### END UNIT WITH LOTS OF NATURAL LIGHT

- Off-street parking for three cars
- Exterior is in wonderful condition: pointing, original windows, newer storms, roof, etc.
- New, high-end rear entry door and storm
- Entry from rear yard to basement also serves as a storage unit.

The expansive rear yard is screened by a tall privacy fence. A large patio area is finished with pavers. The patio is bordered with lush, low-maintenance plantings and shaded by ornamental trees. A shed stores bikes and off-season items.



# INTERIOR

The interior also retains many historic finishes and details. Updates have been made using timeless elements that complement the building's history. Floors throughout are hardwood and tile. Period doors, moldings, plasterwork, and windows have been retained and restored. Many original and period-appropriate light fixtures illuminate the home.

**Basement:** Large and dry. Ideal for storage now and future expansion later. Laundry room with large slate sink.

## FIRST FLOOR

**Vestibule:** Transom windows, sidelights at both doors. Custom, marbledized paint finish on walls.

**Formal Entry Hall:** Original, formal front staircase with turned balusters. Coat closet.

**Front Parlor:** (13' - 6" by 16' - 0") Crown molding. Ornate, original fireplace mantel with columns. New enameled, natural gas parlor stove.

**Dining Room:** (13' - 0" by 16' - 0") Crown molding, chair rail. Bay window. Great natural light from side yard.





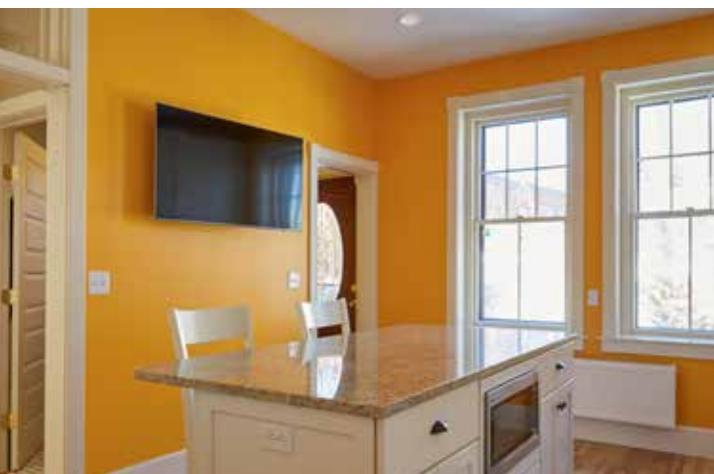
## KITCHEN (12' - 6" by 11' - 6")

- Beadboard wainscoting on walls.
- Granite countertops
- Island with storage, additional counter space
- Traditional porcelain sink with replica faucet and garbage disposal
- Full set of new Fisher Paykel stainless steel appliances: five burner gas cooktop and gas-fired oven; double-drawer dishwasher; French door refrigerator
- Custom, high-capacity copper vent hood
- Door to private and spacious back yard oasis

**Two Pantries:** Both have a blend of original and new cabinetry, provide great storage and additional counter space. Butler pass-through. Prep/beverage sink.

**Three-Quarter Bath:** Newly renovated. Custom marble tile floor. Custom lavatory. Corner shower with glass and chrome enclosure

**Back Hall:** Original rear stairwell to second floor. Stair to basement.



## SECOND FLOOR

Hardwood floors throughout. Hall is flooded with natural light from skylight above. Doors to bedrooms have five-panels and transom windows. Linen closet with built-in drawers.

**Master bedroom:** (12' - 6" by 20' - 0") Quiet space at rear of house. Picture rail at ceiling. Built-in shelving. Two closets.

**Second Floor Family Room:** (20' - 0" by 15' - 0") Front family/media room (current use) or bedroom. Crown molding. Original, ornate fireplace mantel. Enamel-finish, pellet insert for fireplace. Many windows. Two closets, both generously sized.

**Bedroom Two:** (13' - 0" by 11' - 0") Bay window. Closet.

**Shared Bath:** Is fully updated, yet traditional and timeless in feel. Carrara marble tile floor w/ glass accent tiles, and herringbone marble tile tub surround. Vintage-style lavatory has marble counter on chrome legs





## THIRD FLOOR

**Bedroom Three:** (13' - 6" by 11' - 0") Picture rail. Bay window. One closet. Door leads to full bath.

**Bedroom Four:** (19' - 6" by 13' - 0") Quiet location at back of house. Picture rail. Mantel shelf. Closet.

**Shared Bath:** Jack & Jill, custom tile wainscot, tub surround with accent border. Pedestal sink.

**Bedroom Five:** (20' - 0" by 15' - 0") Picture rail at ceiling, crown molding. Two closets, one is walk-in currently being used as media room.



## UTILITIES & SYSTEMS

- Entire house has been rewired
- Wired for cable and wifi
- Security system
- Newer natural gas heating
- Separate natural gas hot water heater
- Natural gas to all appliances: kitchen range and oven, parlor stoves



# UPDATES & IMPROVEMENTS

## 2006

- Repair of all plaster walls & door sills, including removal of wallpaper in many rooms
- New Boiler and Hot Water Heater
- Kitchen update including installation of granite countertops
- Added 3/4 bathroom to first floor
- Renovation of 2nd & 3rd floor bathrooms
- New storm windows to entire home
- Buff & wax of all hardwood floors throughout entire house.
- Repair & repaint of outside of house, including shutters
- Added coaxial cable wiring to most rooms of house.

## 2007

- Redesigned back patio and garden area

## 2008

- Installed chimney liners

## 2009

- Built new, larger bulkhead with rubber roof
- Full renovation of 3rd floor bathroom, including glass brick for window sill

## 2010

- Installation of alarm system
- Full renovation of first floor bathroom
- Added pantry to kitchen

## 2011

- Full renovation to 2nd floor bathroom, including glass brick for window sill
- Replacement of plaster ceiling to 2nd floor children's bedroom

## 2012

- Renovation to secondary staircase

## 2013

- Repair of master bedroom & rear 3rd floor bedroom ceilings

## 2014

- Repair & renovation to outdoor shutters
- Repair & refresh of first floor plaster walls.
- Repair & refresh of first floor & 3rd floor plaster ceilings

## 2015

- High end appliances added to kitchen

## 2017

- Brand new & expanded gourmet kitchen - cabinets, island, counter tops, appliances, Flooring, plumbing, media
- New expanded bathrooms
- New expanded bedroom suites
- State-of-the-art European heating system - top energy rated Bosch boiler, Penzatti radiators, multi-zone
- High end hot water system
- Gas fireplace conversion
- Fully insulated basement area
- Fully insulated attic space
- New plumbing throughout - basement to top floor
- New electrical throughout - basement to top floor
- Upgraded laundry area
- Artistic, frosted & etched glass front door
- Insulated, steel bulkhead door
- Storm dasement windows
- Flooring, wall, ceiling refreshed throughout entire home
- 3rd floor bathroom now "Jack & Jill" style with added door

“Best Towns.”  
**Outside**

“Foodiest Small  
Town in America.”  
**bon appétit**

“Healthiest Cities  
for Women.”  
**Women’sHealth**

“Best Places to  
Raise Your Kids.”  
**Parents**



## PORTLAND

It shows up on many lists, confirming what we locals already know. Portland is a great city where people of all ages can afford an active, healthy lifestyle and enjoy a wide range of cultural and outdoor activities in a scenic environment.

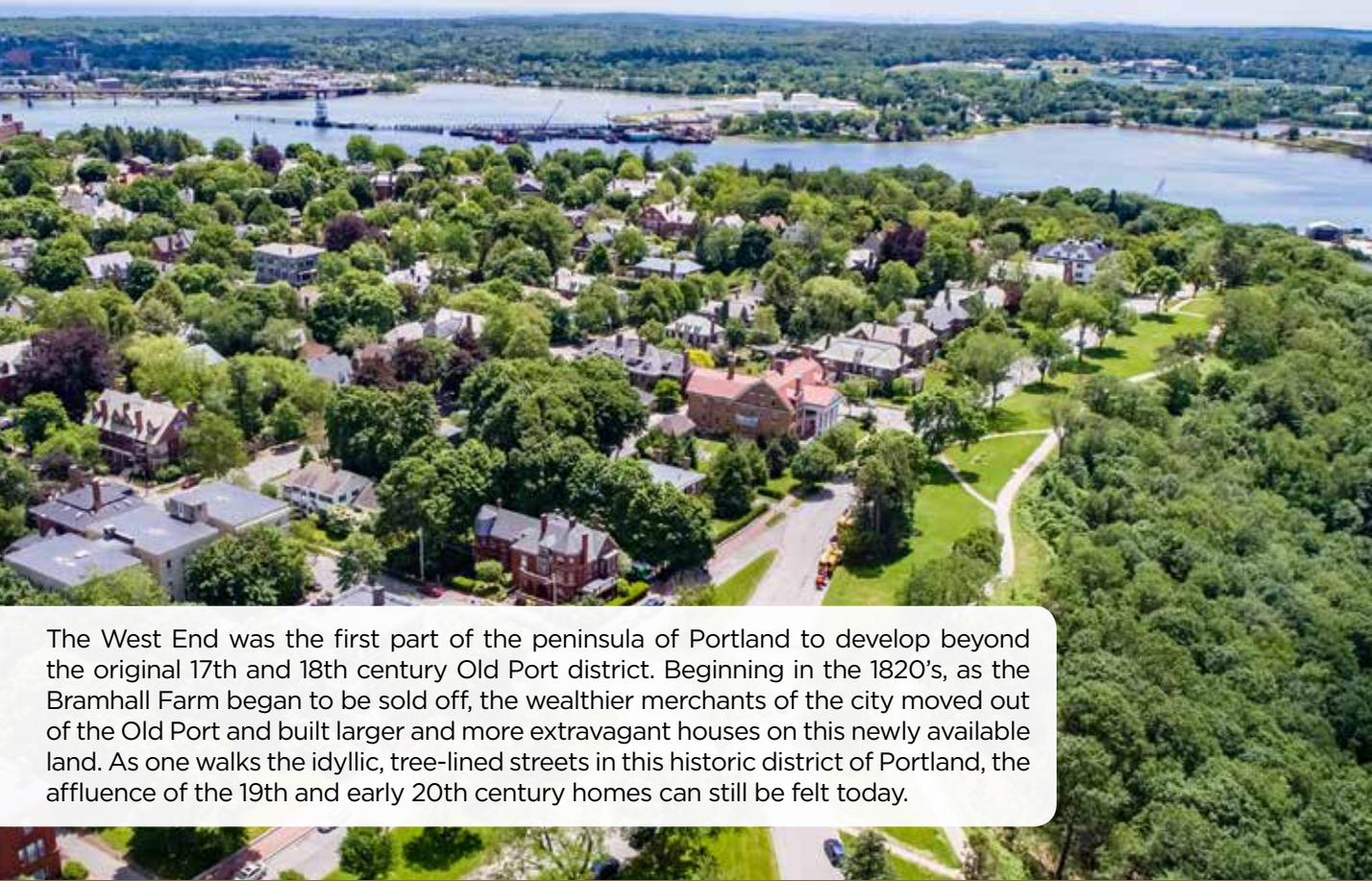
Portland is a beautiful city situated on Casco Bay. Its many distinct neighborhoods have unique personalities. Commercial Street and the Old Port are the historic waterfront and commercial heart of the city. Their many warehouses attest to a trading past. The West End is full of large, historic brick and stone homes on quiet, tree-lined streets. Congress Street and the arts districts were once the retail downtown and today offer a mix of shopping, art and cultural destinations, professional space, and many restaurants. In Portland, beautiful outdoor spaces and parks are never far.

Portland’s high-quality dining destinations have been featured in many publications including the *Washington Post*, the *New York Times*, and the *Boston Globe*. From the gourmet offerings of our numerous James Beard Award nominees and winners to fresh lobsters and clams at an ocean front shack, you’ll love discovering the full range of dining opportunities. For those who prefer to do their own cooking, twice-weekly farmer’s markets and a wide range of ethnic food stores provide both the supplies and the inspiration.



## REGIONAL ATTRACTIONS

- Sebago Lake, Maine: 30 minutes
- Kennebunk, Maine: 40 minutes
- Portsmouth, New Hampshire: 50 minutes
- Newburyport, Massachusetts: 1 hour 10 minutes
- North Conway, New Hampshire: 1 hour 30 minutes
- Sunday River, Maine: 1 hour 40 minutes
- Camden, Maine: 1 hour 40 minutes
- Boston, Massachusetts: 1 hour 50 minutes
- Sugarloaf, Maine: 2 hours 30 minutes
- Burlington, Vermont: 4 hours
- Montreal, Quebec: 5 hours
- New York City: 5 hours 20 minutes



The West End was the first part of the peninsula of Portland to develop beyond the original 17th and 18th century Old Port district. Beginning in the 1820's, as the Bramhall Farm began to be sold off, the wealthier merchants of the city moved out of the Old Port and built larger and more extravagant houses on this newly available land. As one walks the idyllic, tree-lined streets in this historic district of Portland, the affluence of the 19th and early 20th century homes can still be felt today.

## BRAMHALL HILL / THE WEST END

The West End is generally considered to be bounded by the Western Promenade to the west, and State Street to the east. Like Portland's Eastern Promenade, the Western Promenade was designed by noted landscape architect Frederick Law Olmsted. With restaurants and coffee shops on many corners, the West End is a wonderful neighborhood to live in. The district's schools, churches, and synagogues are all within a few minutes walk or drive. Two community gardens - Clark Street and Valley Street- offer garden plots for raising fresh herbs and vegetables.



### A RICH HISTORY

Bramhall Hill is noted for its architecture and history. The neighborhood is home to a large number of historic homes and parks and it has been called "one of the best preserved Victorian neighborhoods in the country." The Western Promenade, a park laid out in 1836, overlooks the Libbytown and Stroudwater neighborhoods of Portland and beyond. Other historic structures include **68 High Street**, **The Gothic House**, **Brown House**, **Butler House**, **Ingraham House**, **Morrill Mansion** and the **Minott House**.



## WEST END'S WIDE RANGE OF OPTIONS

**Walk Score: 91** Walker's Paradise - Daily errands do not require a car.

**Bike Score: 69** Bikeable - Flat as a pancake, minimal bike lanes. ([walkscore.com](https://www.walkscore.com))

The West End's dining and shopping offerings are many and wide-ranging. Locals love to sample the unique take on Asian cooking at hip newcomer **Bao Bao Dumpling**, and **Ohno Café** serves up nationally recognized breakfast sandwiches. It's a quick stroll to **Aurora Provisions** for gourmet-to-go and baked treats, to **Bonobo** for a pizza, or to **Rosemont Market** for organic produce and a bottle of wine. So many choices - but if you need still more, the Old Port is also within walking distance.



**BENCHMARK**  
Residential & Investment Real Estate  
BenchmarkMaine.com



Tom Landry  
72 Pine Street #16  
Portland, Maine 04102  
207-775-0248  
landryteam@benchmarkmaine.com

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.