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MAINE HOME + DESIGN

JUNE 2025

2025 AIA MAINE DESIGN AWARDS:

19 WINNING PROJECTS THROUGH
THE EYES OF ARCHITECTS

THE MODERN REVIVAL OF
A JOHN CALVIN STEVENS
MASTERPIECE IN PORTLAND



HOW PLUNGE POOLS
BLEND EFFICIENCY
AND WELLNESS



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Through These Architects' Eyes

The 2025 AIA Maine Design Awards

Each year, the Maine chapter of the American Institute of Architects (AIA Maine) shines a spotlight on the best architectural work from our state's design community. From reimagined historical structures to brand-new builds that push the boundaries of sustainable living, the AIA Maine Design Awards program celebrates projects that exemplify thoughtful design, technical rigor, and a commitment to shaping a better built environment.

For the 2025 program, jurors from eastern New York brought their diverse perspectives to the judging table. The Design Awards jury included Beth Lacey of Lacey Architecture, Arien Cartrette of architecture+, Karin Kilgore-Green of JMZ Architects and Planners, and Michael Phinney of Phinney Design Group. For the Architrave Award—created to recognize excellence in traditional design—a separate jury was assembled, including Ira Grandberg of Grandberg and Associates Architects, Michael Tuck of Balzer and Tuck Architecture, and Scott Wallant of Wallant Architecture.

A distinguishing feature of the 2025 awards is the continued emphasis on the AIA's Framework for Design Excellence, a national initiative that calls on architects to lead the way toward a zero-carbon, equitable, resilient, and healthy built environment. This year's applicants were offered two submission paths: answering streamlined yes-or-no questions related to the framework's core principles or submitting the Common App for Design Excellence, a visual and data-driven tool that maps project performance against the framework's ten measures.

"Every year, the AIA Maine Design Awards program celebrates the best work of Maine-based architects. The 2025 program, like those before, is a testament to our architectural community's deep commitment to creating beautiful, thoughtful spaces that honor the people and places they serve. Their work not only elevates the profession and enriches communities but also inspires us all to bring more care and intention to the spaces we occupy," says Jeannette Schram, outgoing executive director of AIA Maine.

While the tools and criteria may evolve, the mission remains constant: to elevate Maine's architectural excellence. The awards program highlights a wide range of work: a currently enrolled architecture student's unbuilt project, a Maine firm's unbuilt project, and commercial, residential, renovation, and adaptive reuse projects designed both in and beyond state lines by AIA Maine members. Whether built or on the boards, honored or not, each submission adds to the broader conversation about what design can—and should—do.

MH+D is proud to present the winners of the 2025 AIA Maine Design Awards.



Photo: Trent Bell

Winners at a Glance

Honor Awards

Ferland Engineering Education & Design Center

The Honeymoon Cottage

The Narrows

East View

Subterranean Car Barn

Merit Awards

Paul J. Schupf Art Center

Sweetwater Residence

Green Haven

The Outpost

Computational Craftsmanship

Citation Awards

The Smith Center for Education & Research

Woodhull Headquarters

Fern House

Notch House

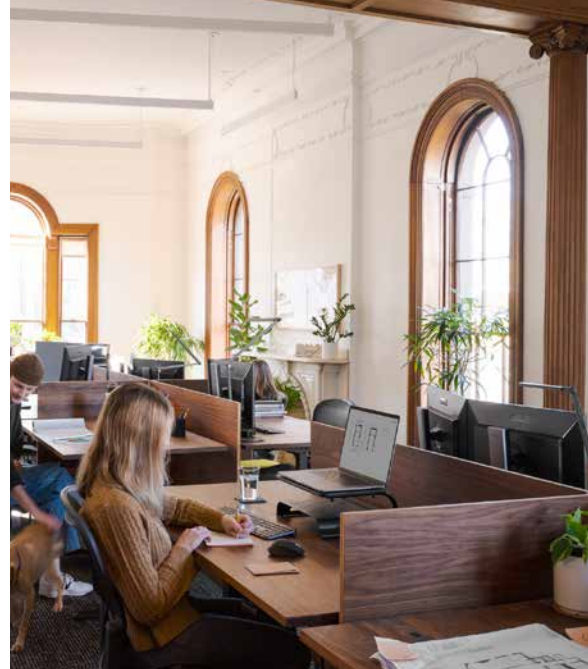
Squid Cove

Tidehead Woods House

West End Garden House

The Architrave Award

Falls Pasture



Woodhull Headquarters, Portland Woodhull

Citation Award for Excellence in Architecture

Principal Architects: Caleb Johnson, AIA, Patrick Boothe, AIA, David Morris, AIA

Project Architect: Anna Pajulo

Interiors Architect: Stacey Woodworth, AIA

Landscape Architect: Soren deNiord
Design Studio

Mechanical Design/Build: Mash Mechanical

Carpentry & Millwork: Woodhull

Electrical Contractor: JM Electric

Historic Building Consultant:

Margaret Gaertner

Lighting: Reflex Lighting

General Contractor: Woodhull

Construction Team: Michael Cleary, Nate Barrett, Mike Weston, Jason Dill

Photography: Trent Bell

From the Jury:

Not only did this adaptive reuse project painstakingly restore existing elements, but the newly added details (glass partitions, lighting, kitchen cabinets, and bathroom finishes) tastefully respect the original character of the building. The architects also managed to accommodate quite a number of workstations without significantly altering the flow.

From the Architect:

Woodhull transformed the 1858 Safford House into a modern office while prioritizing historic preservation. The intent was to create a workspace reflecting Woodhull's growth while honoring the building's architectural legacy and adhering to National Park Service guidelines for historic rehabilitation.

Programming requirements included all aspects to introduce modern office functionality within the historic structure. The design integrated restored original features, like the grand staircase and arched doorways, with contemporary elements such as custom walnut or ash millwork, modern LED lighting, in-floor power for workstations, and contemporary furniture. Challenges, including unexpected existing mechanical system failures at the start of construction, were overcome through careful budget management and creative problem-solving. The execution of the project through the collaboration of the architects, construction and millwork build team, financial partners, subcontractors, and consultants was an exercise of patience and humility for all parties.

The project's impact extends beyond Woodhull, benefiting the community through job creation, rotating art exhibitions, and the preservation of a historic landmark. The building's unique brownstone exterior, a rarity in Maine, as well as its connection to Portland's maritime history distinguish this project.

By choosing renovation over new construction, Woodhull prioritized sustainability, upgrading to energy-efficient systems and preparing for EV charging. The project's success demonstrates the power of thoughtful design to bridge the past and future, creating a vibrant and functional space for Woodhull and a valuable asset for the community.