

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from electronic originals  
(may include minor formatting differences from printed original)



# HERITAGE FOR THE FUTURE

**2016 - 2021 Edition**

---

***MAINE'S STATEWIDE HISTORIC  
PRESERVATION PLAN***

**State Historic Preservation Office**

**Maine Historic Preservation Commission**

**October 2015**



*Prepared by the*  
Maine Historic Preservation Commission  
55 Capitol Street  
State House Station 65  
Augusta, Maine 04333-0065  
(207) 287-2132  
[www.maine.gov/mhpc](http://www.maine.gov/mhpc)  
October 3, 2015

*Photographic credits. Cover: Tubbs Reed House on Swan Island, Lisa Kane, Maine Department of Inland Fish and Wildlife; pages 4, 6, 9: MHPC; page 7: Dumaresq House on Swan Island, Lisa Kane, Maine Department of Inland Fish and Wildlife; page 14: Victoria Mansion, courtesy of Maine Community Foundation; page 15: Sagadahoc Preservation, Inc.; page 21: Jane Hall, Save the Depot, Greenville; page 23: MHPC, 2015 CLG Workshop; page 31: Fort Knox, MHBR #84.*

# HERITAGE FOR THE FUTURE

## 2016 Edition

---

INTRODUCTION	3
EVALUATING EXISTING CONDITIONS	4
VALUES AND VISION	8
OPPORTUNITIES AND CONSTRAINTS	10
PRIORITIES, GOALS AND STRATEGIES	14
IMPLEMENTATION	16
BIBLIOGRAPHY	16
APPENDIX I: Incentives and Funding Sources	17
APPENDIX II: Local Preservation Planning	22
APPENDIX III: Preservation Partners	24

## INTRODUCTION

The Maine Historic Preservation Commission, which serves as the State Historic Preservation Office (SHPO) in Maine, is responsible for developing a Comprehensive Statewide Historic Preservation Planning process. As stated in the National Park Service's Historic Preservation Fund Grants Manual "The State Plan is used by the State Historic Preservation Office and others throughout the State for guiding effective decision-making on a general level, for coordinating Statewide preservation activities, and for communicating Statewide preservation policy, goals, and values to the preservation constituency, decision-makers, and interested and affected parties across the State. As such, the State Plan is not an office management plan for the SHPO office. The State Plan provides direction and guidance for general-level decision-making, rather than serving as a detailed blueprint for making place-specific or resource-specific decisions."

In putting this plan together we started by evaluating existing conditions and considering what Mainers valued about their state and how they envision the future of preservation. Then we asked them to identify the opportunities they see for preservation and the obstacles that exist. The public was then asked to suggest goals for the future and strategies for obtaining these goals.



## I. EVALUATING EXISTING CONDITIONS

The Maine Historic Preservation Commission (MHPC) is the largest repository for information about historic buildings, sites, structures, objects and districts in the State of Maine. By its nature as the State Historic Preservation Office it has a statewide mandate and its collections represent the entire state. The following section, identifying existing conditions for historic preservation and discussing our knowledge base and data gaps reflects primarily, but not exclusively the status of information at the MHPC.

The identification, documentation and preservation of these historic resources are ongoing efforts, with participation from a wide cross section of professionals, volunteers, non-profit organizations, and governmental agencies throughout the State of Maine. A partial list of these Preservation Partners is provided on page 7 and details are provided in Appendix III. The activities of these groups include identification and documentation of historic resources followed by physical preservation, research, community planning, adaptive reuse, and public education.



### IDENTIFICATION or, *What Do We Know?*

The identification of historic resources is essential to preservation activities statewide. The information is contributed by archaeologists and architectural historians, professional consultants, students and interns, local municipalities, federal and state agencies, historic preservation organizations and volunteers. In some cases the information is retained at the local level to assist with municipal planning; in others it is integrated into state-wide databases maintained by the MHPC. Since the creation of the Maine Historic Resources Inventory (MHRI) in the early 1970s, MHPC staff, consultants, federal and state agencies, municipalities, and volunteers have surveyed over 52,496 above ground resources. Nearly half of these are available for public access through the CARMA map viewer on the MHPC website.

The MHRI also contains records for 4,601 historic archaeological sites and 6,373 prehistoric (Native American) sites that, along with printed reports, can be accessed by approved archaeologists and those with a valid research interest reviewed by MHPC staff.



As of April 27, 2015 there have been 179 historic districts and over 1,400 individual properties in Maine listed in the National Register of Historic Places. These figures include 44 National Historic Landmarks, 18 vessels, 15 historic archaeological sites and 113 pre-historic archaeological sites, as well as a diverse range of property types from smoke houses to industrial landscapes. Local communities in the state, including the ten recognized by the National Park Service as Certified Local Governments, have designated dozens more historic districts and/or landmarks and close to 100 additional buildings, sites, structures or objects.

Cultural resource surveys have been driven by a variety of subject-based themes, studies of specific municipalities and geographic regions, and resource types. Examples of thematic surveys include shoe shops, textile mills, designed landscapes, historic highway bridges and railroad buildings. Town-based architectural and to a lesser extent archaeological surveys have succeeded in identifying large numbers of resources, while intertidal, coastal and riverine surveys have been especially important in the identification of prehistoric and historic archaeological resources including shipwrecks. Statewide review of federal and state projects has consistently added to the resource inventory on a yearly basis and this is enhanced by occasional surveys of private properties.

Significant numbers of surveys have been conducted in conjunction with the Maine Department of Transportation or as a result of other undertakings overseen by Federal agencies. In recent years wind farm projects have been responsible for large surveys of rural and remote parts of the state, greatly increasing our understanding of several under-recorded areas. Highlighting the collaborative nature of identification and documentation, Federal agencies have worked with public and

### Working Together in South Portland, Maine

In 2014, Greater Portland Landmarks (Landmarks) partnered with the South Portland Historical Society (SPHS) to undertake a pilot community survey program initiative, targeting the Willard Beach area, one of South Portland's seven traditional neighborhoods – and one most subject to rapid and accelerating change. South Portland is the only community in the Greater Portland Region which had never undertaken a comprehensive architectural resources survey of its historic assets. For this reason, Landmarks named the entire city a Place in Peril in 2013. Further supporting the need for survey in South Portland was the release of the 2012 Comprehensive Master Plan, which contained a preservation chapter and policy language mandating the SPHS to commence a survey program, among other directives. With the leadership of Executive Director Hilary Bassett, Landmarks secured a grant from the Horizon Foundation in June 2014 enabling the Willard Survey project to get underway. Kathryn DiPhilippo, Executive director of SPHS, brought 17 citizen volunteers and the organization's archival resources and expert local knowledge of South Portland history to this partnership. Christopher W. Closs, former Preservation Services Advisor at Landmarks, helped train the volunteers, supervised field survey and photography work, and with DiPhilippo, prepared an illustrated presentation for the South Portland City Council and the recently-commissioned Arts and Historic Preservation Committee. The team completed its work in late December 2014 which included preparing survey forms and photographs for 336 properties in the Willard Neighborhood. Christi Mitchell, National Register Coordinator at the MHPC, provided data entry training for four of South Portland's volunteers, who uploaded the survey forms into the Maine's Cultural and Architectural Resource Management Archive (CARMA). This project is an excellent model of how local preservation organizations, historical societies, and governments can partner to fund and staff a survey effort, leveraging the skills and resources of local, regional and state organizations to achieve preservation policy goals.

private interests to develop several National Register nominations and multiple property contexts for properties in Maine, including Border and Inspection Stations, the Appalachian Trail, and properties in Acadia National Park. On the local level, Mainers continue to identify important, but often obscure or little known, historic properties and participate in the research and writing of the resulting National Register nominations. In some cases private land owners have sponsored archaeological surveys on their properties.

In geographical terms some level of above ground survey has been undertaken in 540 of the 597 organized cities, towns and plantations in the state, and in 62 of the 425 sparsely populated townships and unorganized territories. The archaeological site survey covers the entire State, but focuses on natural features such as the coast, rivers and other water body shorelines, and along road corridors that were developed before the Civil War. Taken together the identification of historic resources over the last 40 years has greatly enhanced our understanding of the history and peoples of Maine.

### **Historic Context, or How do we know what we know and what we don't know?**

To help evaluate and assess the significance and National Register eligibility of Maine's cultural heritage, a number of tools have been developed that take into consideration characteristics unique to each type of resource. These characteristics include age or association with a particular period or cultural affiliation; the location within a specific municipality, county or environmental or geographic region; the physical characteristics of the property or group of properties; or the association with a particular theme or context. Only by establishing a resource's context is it possible to understand its historic significance. The identification of contexts is often the result of studying distinct property types and historic trends or resources in a specific geographic area. Some of the above-ground contexts have been incorporated into multiple property documentation forms, while others are found in reports or on-going research, and they are used in the evaluation and registration of properties.

The assessment of significance within archeological contexts focuses on known sites grouped by geography, function, or time period and published in formal context statements. These documents provide a comparative study focus for related groups of archaeological sites. Prehistoric sites are grouped into eleven time periods; European-American sites are generally grouped by topic or site type and the time period, such as 19<sup>th</sup>-century Farmsteads. These archaeological contexts list the attributes of the sites that are National Register eligible. Whether defining a temporal period, cultural or ethnic group or property type the use of contextual information also provides a means of evaluating present knowledge, missing knowledge, and future research needs and goals.



Context development is on-going - especially for above ground and historic archaeological properties. The resources supporting context development come from many places and partners throughout Maine. Special collections housed in universities, colleges and historical societies, the research of avocational organizations and professional guilds, and the support of the evolving place-based development community all hold information pertinent to identification, evaluation and registration. Large archival, material-culture, and reference collections in state agencies compliment the research files constantly maintained by the MHPC. At the core of the MHPC's in-house holdings is an extensive visual reference collection documenting the state's historic built environment.



## Preservation Partners

The number of entities in the state involved with historic preservation at all levels of engagement is both diverse and extensive. They include the owners of historic properties; developers; realtors; professional architects, engineers and planners; contractors and tradesmen; non-profit organizations; and units of municipal, state and federal government. The following is a list of a number of those institutional partners. More information is included in Appendix III.

Maine Historic Preservation Commission (State Historic Preservation Office)	The National Trust for Historic Preservation
Tribal Historic Preservation Offices	Sagadahoc Preservation, Inc.
Federal and State Agencies	Historic New England
Maine Preservation	Row House, Inc.
Greater Portland Landmarks	Maine Downtown Center
Maine Archaeological Society	Maine Community Foundation
Maine Bureau of Parks and Lands Maine Department of Inland Fish and Wildlife.	Certified Local Governments: Bangor, Castine, Gardiner, Hampden, Kennebunk, Lewiston, Portland, Saco, Topsham, & York.
American Lighthouse Foundation	Maine Archives and Museums and its member organizations



## II. VALUES AND VISION

### *WHAT DO MAINERS VALUE? WHAT DO THEY WANT TO SEE FOR THE FUTURE OF HISTORIC PRESERVATION?*

In order to identify statewide values and future conditions it was first important to develop a strategy to engage the public in all steps of the planning process. This became a three-part-process consisting of an initial public survey and discussions with targeted preservation partners, followed by the circulation of the draft plan, followed finally by review and approval by the State Review Board of the final plan.

The feedback from these sources was used to inform all aspects of this plan, including planning opportunities, statewide constraints, identification of priorities and the development of strategies and implementation options.

**The suggestions and statements on the next page, listed in no particular order, were extracted from responses to the Statewide Preservation Survey.**

#### The PLAN for the PLAN

Historic preservation in Maine is the responsibility of many private individuals and various types of organizations and government agencies. In developing the statewide historic preservation plan, the MHPC solicited input from these constituents in addition to members of the general public who may not have previously demonstrated an interest in historic preservation.

To maximize outreach and response throughout the state the MHPC sought public participation in the development of the plan through an online survey using SurveyMonkey. Notification of the planning process and a link to the survey was widely circulated through distribution lists maintained by our preservation partners as well as other types of associated organizations. Legal notices were published in the state's five largest newspapers advising readers of the survey, and an announcement of the survey was posted on the MHPC's website. The survey was open beginning in late June and was closed on August 3. A total of 285 respondents participated in the survey.

In addition to the public survey, early in the planning process staff reached out directly to Maine's ten Certified Local Governments (CLGs), as well as Maine Preservation, Greater Portland Landmarks and the membership of the Maine Archaeological Society to obtain their initial input. An overview of the planning requirements and status reports were also provided to the appointed members of the MHPC at their quarterly meetings.

The draft plan was completed in early September, and was circulated to those members of the public who expressed an interest in receiving it during the survey, as well as to the CLGs, state and federal agencies, and other preservation partners. In addition, the draft plan's availability and a link to it were announced on the MHPC's website.

### What do Mainers Value? *They value...*

Maintaining roots while supporting progress;

Energy efficiency for everyone;

The continued use of historic buildings;

Information and accessibility to information;

Maintaining rural character and the fabric of small towns;

A sense of place;

Historic preservation as a tool that makes environmental and economic sense;

Less red tape and fewer regulations in general; and

Placing important buildings, landscapes and environments into the public trust.

*“Caring for a historic property should be viewed as a privilege, a responsibility to future generations...”*

### How do Mainers envision the future? *They look for Maine to be a place where...*

History is vital;

Information on grants and funding, best practices, and the location of historic resources will be easily accessible to both towns and individuals;

There will be sufficient funding mechanisms for the support of historic preservation;

There will be programs offering preservation trades training and historic preservation education;

Small towns and rural communities will understand the value of the historic resources in their communities and will have the tools they need to pursue preservation;

Historic housing stock will be more energy efficient;

Historic resources will be more visible, literally or virtually, and information about them readily accessible through signage or apps;

And Maine will be known for its statewide preservation ethic.

### Who are “WE”?

Participants in the online survey were given a number of options to describe themselves, and their responses show that 22% own an historic property, nearly 40% are affiliated with a historic preservation organization or historical society, 24% are professionals, nearly 28% are municipal or county officials or staff, about 5% are employed by state and federal agencies, and 34% are interested members of the public. Nearly one-half of the respondents characterized their community as a small town, whereas 17% described it as rural and 19% as a city.

### III. IDENTIFY OPPORTUNITIES AND CONSTRAINTS

Historic preservation in Maine is influenced by many factors and activities that range from macro scale impacts such as those caused by climate change to the micro scale decisions of individual stewards of historic properties. Economic, geographic, social, technological, cultural, and political trends and realities, among others, play a role in shaping both the opportunities for advancing the goals of historic preservation, as well as the constraints under which those goals are pursued and to what level they are ultimately achieved. The following tables describe some of the most significant opportunities and constraints affecting historic resources that were identified during the development of the statewide historic preservation plan.

#### Trends that present opportunities to advance Historic Preservation

<b>Maine's quality of life is one of the state's greatest assets.</b>	Historic preservation has an important role to play in creating and sustaining the quality of life and sense of place that residents of and visitors to Maine value. As noted in the Maine Arts Commission's forthcoming cultural plan "Quality of life and community well-being are fundamental principles embraced by Maine's local and state governments, as well as leaders in business, economic, and community development. 'Achieving a higher quality of life for all Maine residents requires a vibrant and sustainable economy supported by vital communities and a healthy environment.' " (Maine Arts Commission, p. 7.)
<b>Attention to downtown development has increased in this century.</b>	The Federal and State historic rehabilitation tax credit programs will continue to spur investment in Maine's income-producing historic buildings, and increase the local tax base. When such investment occurs in formerly underutilized or vacant buildings, the benefits to the community are often magnified.
	Historic preservation concepts are integrated into the programs of the Maine Downtown Center: Main Street Maine, the Maine Downtown Network and the Downtown Institute, and other programs that reach significant numbers of owners of historic properties.
	Professional planners working on developing municipal plans have become aware of the value of establishing historic districts as tools for economic growth and have become important preservation partners.
<b>Maine has a solid base of professional preservation practitioners.</b>	Maine is fortunate to have highly skilled and knowledgeable professionals in every aspect of preservation including construction/restoration trades, preservation consultants, conservators, engineers and architects, and developers who are familiar with historic preservation philosophy and

	best practices. Others are becoming more familiar with the <i>Secretary of the Interior's Standards</i> and best practices for historic material as more projects are funded by grants and the tax credit programs. Many of these individuals work to help educate the public and their employees regarding the application of historic preservation practice to their specific fields.
<b>Maine's population is aging.</b>	Maine has the oldest median age in the country, and the growing number of retirees is a source of human capital that may be tapped by non-profit organizations and governmental entities to advance historic preservation goals. In a 2013 report titled <i>Maine's Population Outlook to 2030</i> , the State Economist wrote that "many retirees in good health seek out additional recreational and cultural experiences and may have more time for volunteering." (Rector, p. 3)
<b>Internet access is improving throughout the state.</b>	This offers new opportunities for broad outreach and interaction. Social media, web-based conferencing and training sessions, and GIS applications all have the potential to increase the ability of preservationists to connect with a broader and more diverse demographic. A casual question posed in a search engine has the ability to yield information on a specific property, the history of a community, how to repair a gutter or the announcement of the next event planned by the local timber-framers guild. These communication platforms are having a profound effect on the dissemination of knowledge and the preservation community in Maine should make better use of them.
	Easier access to information about grant programs by the general public, and particularly by stewards of historic buildings, has brought funding to properties in economically challenged parts of the state.
<b>Maine has a healthy population of institutions dedicated to social, cultural and ethnic history.</b>	In order to more fully understand the full spectrum of Maine's history and built environment preservation practitioners might work toward strengthening relationships with research institutions that focus on the history of one or more of Maine's distinct ethnic groups. Examples include the Acadian Archives at the University of Maine, Fort Kent, the Franco-American Centre and the Maine Folklife Center at the University of Maine, Orono, the Maine Swedish Colony, the Finnish Heritage House, and the web-based organization Documenting Maine Jewry. Additional institutional relationships could be developed with organizations that document particular aspects of Maine's history, such as the Museum L-A in Lewiston (shoe manufacturing), Maine Paper and Heritage Museum in Livermore Falls or the Southern Aroostook (County) Agricultural Museum.
<b>The National Register of Historic Places will be 50 years old in 2016.</b>	The fiftieth anniversary of the National Register of Historic Places provides an opportunity to highlight Maine's historic resources that have been listed in the Register, and to explain the central role that the program fulfills in achieving preservation goals.



<b>Maine will celebrate its Bicentennial in 2020.</b>	The Maine State Cultural Affairs Council (of which the MHPC is a member) and others are beginning to plan for the celebration of the state's bicentennial. This offers an opportunity to spotlight Maine's history as reflected in its historic properties, and to call attention to the need for resources to ensure that they are preserved for future generations.
<b>Towns, cities and plantations are becoming more aware of the presence and significance of local historic resources.</b>	Maine's Growth Management Act contains ten planning goals including "preserving the state's historic and archaeological resources" and the associated goals of maintaining rural character, providing affordable housing and preserving agricultural resources.

### **Trends that constrain the advancement of Historic Preservation**

<b>Mainers are geographically dispersed.</b>	It can be difficult to find qualified preservation professionals in some parts of the state.
	Travel and work costs for projects increase away from the population centers in Southern and Central Maine.
	Numerous historic resources are located on islands, which substantially increases rehabilitation or restoration project expenses.
	The state's size and population distribution poses a challenge to preservation advocacy and to the delivery of preservation resources to some areas.
<b>Financial assistance for historic preservation continues to be limited.</b>	Maine is not a wealthy state and governmental budgets at all levels are constrained.
	There are virtually no historic preservation financial resources available to historic homeowners, who own a substantial number of the historic buildings in Maine.
<b>Flood insurance premium increases for non-residential/business buildings.</b>	Federal flood insurance subsidies are being reduced for historic structures that are considered non-residential/business buildings or secondary homes. While the recent insurance legislations in 2012 and 2014 do not specifically reference historic structures, flood insurance premiums increases have recently gone up 18% and will likely continue to see annual increases. Federal floodplain designations and regulations can be an obstacle to the rehabilitation of some historic buildings that are located within such areas. If a lender is providing a loan to rehabilitate a historic structure located in a Special Flood

	Hazard Area, it often is mandatory that the building have a flood insurance policy in place as required by lender law. So flood insurance premiums should be considered in any cost-benefit analysis when planning a rehabilitation project involving a historic building. Many of Maine's historic downtowns are located within floodplains.
<b>Global climate change.</b>	Effects of climate change that manifest themselves in more severe weather events and rising sea levels will threaten historic properties and archaeological sites.
<b>Economic growth is slow.</b>	In <i>Charting Maine's Future: Making Headway</i> , GrowSmart Maine stated that "economic growth has continued, albeit at a slower pace, over the last several years. Still, we have lagged behind New England and the nation as a whole. Per capita personal income in Maine is low relative to New England, and national averages and Maine's poverty rates are relatively high and appear to be getting worse." (GrowSmart Maine, p. 5.)
<b>Maine's population is aging</b>	Older owners of historic properties often have fewer resources for maintaining their buildings.
<b>Limited academic or vocational programs for historic preservation.</b>	There are no post-secondary programs in the state that focus on the education of preservation professionals other than for pre-historic archaeology. Only occasionally has a general course in historic preservation been offered through the state's public and private colleges.
	There are no educational programs in the state that offer courses in field survey or documentation, or that train tradespeople in historic material repair and restoration.
	Opportunities in the state for internships in historic preservation or the restoration trades have been scarce.
<b>Insufficient storage space for the curation of archaeological collections</b>	Few institutions in Maine meet federal repository requirements, and those that do are approaching capacity or have stopped accepting collections unless they possess great scientific importance. As a result, federal agencies operating in Maine are unable to meet the intent of 36 CFR 79 and are looking to repositories in other states to satisfy this mandate. Removing archaeological collections from Maine will be an impediment to future research efforts to understand archaeological contexts within the state.

## IV. PRIORITIES, GOALS and STRATEGIES

The goals and strategies outlined below were developed with input from the historic preservation community in Maine. Their purpose is to give direction to preservation planning and decision making at all levels of government, among private and non-profit entities, and to individual members of the public who have an interest in historic preservation. It will be up to each entity to pursue these goals in the manner that is most appropriate for them. In the course of doing so, it is anticipated that new ideas may emerge and that some of the strategies described here will need to be adjusted to meet evolving conditions.

### A. GOAL: *Educate the public*

#### STRATEGIES:

The strategies for this goal have been broken into three categories: face-to-face interactions, broad outreach, and targeted outreach.

#### *Face-to-Face Interactions*

1. Hold workshops, lectures, and regional meetings.
2. Establish a regular schedule of meetings among the state's principal preservation partners.
3. Extend the outreach of field service representatives.

#### *Broad Outreach*

1. Effectively utilize social media platforms to highlight current and on-going programs and activities, especially "success stories".

2. Update and expand the MHPC website.
3. Utilize traditional media to highlight current and on-going programs and activities, especially "success stories".
4. Continue to promote the benefits of historic preservation as an engine for economic vitality and sustainability.
5. Provide guidance to help people successfully integrate efficiency upgrades within historic properties.

#### *Targeted Outreach*

1. Start to investigate how to establish building trades training at high schools, community college

- or through continuing education programs.
2. Seek to partner with professional organizations to provide preservation education to town officials, realtors, insurance agents and developers.
3. Establish better connections with local historical societies and municipal offices.
4. Develop heritage education lesson plans for elementary, junior and high schools that connect local historic buildings and places to broader patterns of history.
5. Work to develop in-state professional programs in the fields of historic preservation and historic archaeology.
6. Develop new repositories for storage of archaeological materials that meet federal requirements.

**B. GOAL: Establish new financial incentives to support historic preservation, and augment existing ones.**  
(See Appendix I for current funding opportunities.)

**STRATEGIES:**

1. Seek broader private funding support for all types of preservation activities.
2. Encourage state officials to provide additional funding for the New Century Community Program through the Maine State Cultural Affairs Council.
3. Continue to promote the federal and state historic rehabilitation tax credit programs.
4. Restore funding for the Revolving Loan Fund program.
5. Explore the feasibility of a low interest loan program or property tax relief for historic homeowners.

**C. GOAL: Provide additional technical assistance for preservation planning.**  
(See Appendix II for information on current preservation planning in Maine.)

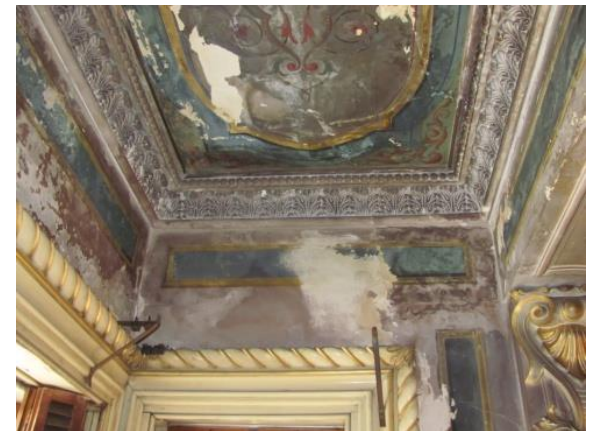
**STRATEGIES:**

1. Work with a broad spectrum of agencies and partners to identify and document resources that are threatened by climate change.
2. Develop additional guidance to assist communities in addressing the State planning goal to protect historic and archaeological resources.
3. Proactively consult with state and federal agencies to advocate for historic properties in their planning processes.
4. Promote the need for cultural resource disaster planning in collaboration with CERC: MAINE.
5. Investigate partnering with the Maine Municipal Association to offer classes for municipal officials to learn about preservation resources and how to apply building codes with historic buildings and structures.

**D. GOAL: Expand the Maine Historic Resources Inventory and make it more accessible.**

**STRATEGIES:**

1. Identify resources associated with under-represented themes in Maine history and prehistory.
2. Revise older National Register nominations to make them more useful as planning tools.
3. Improve access to National Register nominations, surveys, and research collections.
4. Focus survey activities in geographic and demographic areas currently under-represented in the Inventory.





## V. IMPLEMENT PLAN

This edition of the statewide historic preservation plan has a five-year life span. However, it should be consulted by the preservation community on an annual basis to determine if tasks have been achieved and if established priorities have changed. Any priority changes for the MHPC should be noted in the plan at that time. As circumstances and resources dictate, tasks may be either added to or deleted from the Plan on a regular basis. The annual evaluation of MHPC program areas will determine whether conditions have changed sufficiently to warrant major revisions to the plan. This evaluation should be carried out by MHPC members, staff members, and by the general public who will be invited to participate in this process. The annual evaluation of the plan should include suggestions for major revisions to be undertaken in 2020.

As GrowSmart Maine observed in its 2012 progress report on *Charting Maine's Future* "The measure of success should not be, 'Have we achieved all the goals in just six years?' but rather, 'Are we headed in the right direction?'" (GrowSmart Maine, p. 8.) The report encouraged its users to "Be patient and consistent and celebrate our successes."

## BIBLIOGRAPHY

*Charting Maine's Future: Making Headway.* GrowSmart Maine, Fall 2012.

*Fortifying Maine's Creativity & Culture: A Five-Year Cultural Plan: 2015-2020.* Maine Arts Commission, Augusta, Maine. 2015.

Maine Office of Tourism Five-Year Strategic Plan 2014-2019.

Rector, Amanda. Maine Population Outlook to 2030. Governor's Office of Policy and Management. February 2013.

Per Capita Personal Income by State. Accessed on 8/13/2015 at <https://bber.unm.edu/econ/us-pci.htm>



## APPENDIX I

### INCENTIVES AND FUNDING SOURCES

#### **Historic Rehabilitation Tax Credits**

With the passage of legislation in 2008 that created Maine's State Historic Tax Credit, and the passage of legislation in 2011 that extended the credit at least until 2023, there has been a sustained and unprecedented flow of investment into historic properties throughout the state. In the past seven years, 60 historic properties in 13 counties have been rehabilitated through the historic tax credit program, representing investments of over \$290,000,000. Many of the buildings benefitting from this investment were previously vacant and a few were likely to be demolished in the near future. Aside from some of the excellent rehabilitation work that has occurred, these buildings have also been brought up to modern code requirements to continue to be functioning community assets well into the future. This work has generally included installation of sprinkler systems and/or egress improvements, ADA accessibility, energy efficient HVAC system upgrades, insulation and tightening up of building envelopes, and

abatement of lead, asbestos and other hazardous materials. Rehabilitation has taken place on historic mills and schools, as well as downtown commercial buildings, churches, convents, fire stations, residences, hotels and inns, a library, a former children's hospital, and a waterfront storage building.

#### **Protect & Sell Program**

Maine Preservation's Protect & Sell Program for historic properties (formerly known as the Revolving Fund Program), matches owners interested in rehabilitating historic buildings with unique properties across Maine. Protect & Sell works with buildings at least 50 years old, many of which are not well suited for the conventional real estate market due to their distressed condition or significant historic features which require careful preservation. The Protect & Sell Program provides a means for individuals to sell their historic properties while safeguarding their building's future.

The program seeks to acquire property, generally through a year-long option-to-purchase agreement, which is executed at the time of closing with a new purchaser. The price of the property in the option is based on market rate, though properties can be offered to Maine Preservation at a discount or can be donated.

Maine Preservation retains preservation easements on Protect & Sell properties to help guide their rehabilitation and to ensure their preservation in perpetuity. The easement properties are inspected at least annually and any proposed changes are reviewed. To cover these and any legal expenses a one-time Easement Stewardship Contribution is required.

The Protect & Sell Program allows Maine Preservation to directly enter into real estate transactions and to partner with homeowners, commercial property owners, historical societies, land trusts, environmental and agricultural organizations and municipalities to help save buildings. Maine Preservation can

also work with estates and families that have owned or inherited a treasured resource through multiple generations and wish to sell the historic property. This innovative program is operating statewide.

### **Historic Preservation Revolving Loan Fund**

The Historic Preservation Revolving Loan Fund is a State program that was established to provide funds to qualified nonprofit historic preservation organizations in Maine for the purpose of acquiring endangered historic properties of local, state or national significance, as determined by the MHPC. The properties are to be resold to new owners who agree to preserve, rehabilitate or restore the properties as necessary, subject to preservation easements or covenants held by the qualified organization. Proceeds from the sale, minus allowable costs, are returned to the Revolving Loan Fund.

### **Grants**

Over the past five years several grant programs have aided in the preservation

and restoration of historic properties owned by non-profit organizations, municipalities and historic sites owned by the state.

### **Historic Preservation Fund Grants**

The National Historic Preservation Act of 1966 authorizes the National Park Service to grant funds allocated by Congress from the Historic Preservation Fund (HPF) to States for historic preservation activities. In turn, the States may subgrant funds to eligible recipients in order for other agencies or institutions to conduct allowable activities on its behalf. These pass-through grants are awarded and administered by the MHPC when funding is available.

### **Certified Local Government (CLG) Development Grants**

The MHPC is required by the National Historic Preservation Act to annually award 10% of its Federal funding to Maine municipalities that are designated as Certified Local Governments (CLG). CLG grants may be used to pay for professionally developed assessments, plans and specifications, as well as materials and labor in support of

preservation, restoration, and rehabilitation activities that meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. CLG grants may also be used for survey and inventory, planning, public education, and the preparation of National Register nominations.

### **National Maritime Heritage Grants**

This nationwide grant program is administered by the National Maritime Heritage Program (NMHP) of the National Park Service in partnership with the Maritime Administration (MarAd). It provides funding for education and preservation projects designed to preserve historic maritime resources and to increase public awareness and appreciation for the maritime heritage of the United States. The grant program is funded through a percentage of the proceeds from the sale or scrapping of obsolete vessels of the National Defense Reserve Fleet (NDRF). All grants are awarded on a 1-to-1 match basis with non-Federal assets. This program was re-introduced in 2014 after it was discontinued in 1998. Two projects in

Maine were awarded funding through this program in 2014.

**Maine Department of Transportation - Small Harbor Improvement Program (SHIP)**

The Small Harbor Improvement Program promotes economic development, public access, improved commercial fishing opportunities and works to preserve and create infrastructure at facilities in tidewater and coastal municipalities. The SHIP program assists municipalities in improving or creating facilities, such as public wharves, piers, landings and boat ramps. There is a required 50% local share under this program. The SHIP program has provided funding for historic light station restoration activities in the past due to their continued function as aids to navigation. One such project funded by this program is the abatement of hazardous materials in the Burnt Coat Light Station's masonry tower (lead paint) and wood framed keeper's house (lead paint, asbestos, mold, and PCBs).

**Maine Community Foundation**

The Maine Community Foundation (MCF) administers two historic preservation related grant programs: the Belvedere Historic Preservation Grant Program (Belvedere) and the Maine Steeples Project.

*The Belvedere Program* operates in partnership with the Maine State Cultural Affairs Council's New Century Community Program. The MHPC assists the MCF in administering these grant funded projects, and holds term preservation easements on the properties. Typical awards are in a range of \$2,500 to \$25,000. While the awards may be relatively small, they are offered on an annual basis and often provide gap and match funding for larger projects. Additionally, they provide funding to projects throughout the state and that are often in economically challenged regions. Projects awarded funding through the Belvedere program may address needs from the replacement of a roof to the complexity of restoring decorative plaster and tromp l'oeil finishes. This program also requires successful applicants to sign 5 or 10-year agreements, depending on

the amount of the award, that require approval from the MHPC prior to any alterations to the property during that period.

*The Maine Steeples Project*, which is administered in collaboration with Maine Preservation, has also been important in preserving many of the iconic church steeples in Maine. The program requires and provides funding for applicants to undertake a thorough structural assessment of their steeples, and also provides funding to undertake the work prescribed. As congregations throughout the state have shrunk, funding from sources such as the Maine Steeples Project has become critical to the preservation of church steeples, which are expensive to maintain and restore.

*Grants to Green* is another collaborative program administered by the Maine Community Foundation, the Maine Development Foundation's Maine Downtown Center, and Efficiency Maine. Other organizations that serve on an ongoing advisory committee include the MHPC, Maine Preservation, and Coastal Enterprises, Inc. This is projected to be a



three-year program, that began in 2014, and provides funding and technical assistance to Maine nonprofit organizations to undertake energy audits and make efficiency investments in owned or operated historic downtown buildings that are venues for cultural, civic, educational, or residential activities. This program offers up to \$2,000 Assessment Grants for energy audits and Implementation Grants of between \$10,000 and \$100,000 to carry out the recommendations of qualified experts.

#### **Stephen & Tabitha King Foundation**

The Stephen and Tabitha King Foundation was created in 1986 to provide support for Maine communities. It is a family foundation that addresses the underlying causes of social and environmental problems, as well as the consequences. The foundation has a strong interest in literacy, community services and the arts, and is particularly interested in organizations and projects that will affect or serve the most members of a community.

This foundation has been particularly generous in funding maintenance,

restoration and rehabilitation activities in support of community libraries and other historic buildings throughout the state.

#### **Davis Family Foundation**

The Davis Family Foundation is a public charitable foundation established by Phyllis C. Davis and H. Halsey Davis of Falmouth, Maine, to support educational, medical and cultural/arts organizations located primarily in Maine. The foundation was established following Mr. Davis's retirement as President and Chairman of Shaw's Supermarkets, Inc. Their overriding goal for the foundation was simple and straightforward: "to make grants where they will do the most good and where our gifts make a real difference."

In addition to educational and medical organizations, this foundation has contributed to a vast array of cultural/arts organizations and has supported the preservation and restoration of historic properties throughout Maine, including historic forts, light stations, libraries, churches and meeting houses.

#### **Quimby Family Foundation**

The mission of the Quimby Family Foundation is to encourage vibrant sustainable Maine communities by promoting health and wellbeing, advancing opportunities for outdoor recreation, protecting and restoring our environment, and supporting local access to the arts for all Maine people.

In addition to providing operational support to a number of organizations that are stewards of historic buildings, the foundation has provided funding for a number of projects for the express purpose of historic preservation and restoration.

#### **Federal and State Agencies**

##### **U.S. Department of Agriculture**

Four of the department's agencies, Rural Development (USDA RD), Farm Service Agency (FSA), Natural Resources Conservation Service (USDA NRCS) and Forest Service (USDA FS), work closely with other federal, state, and local groups to enhance the quality of life in rural Maine. See Appendix III for more information about each agency.

### **U.S. Department of Housing and Urban Development/Maine DECD**

The U.S. Department of Housing and Urban Development (HUD) passes considerable funding through the Maine Department of Economic and Community Development's Office of Community Development (DECD) and Maine's HUD entitlement communities in the form of Community Development Block Grants (CDBG). This HUD program, in particular, has helped to preserve numerous National Register listed and eligible

historic resources, including but not limited to, town halls and meeting houses, granges, schoolhouses, fire stations, libraries, churches, theaters, opera houses, community recreation centers, and private homes.

### **U.S. Environmental Protection Area/Maine DEP/Maine DECD**

The U. S. Environmental Protection Agency (EPA) funds the Brownfields Revolving Loan Fund, which is utilized for brownfields cleanup and redevelopment

and which may involve historic mill and associated sites. This program is administered by Maine DECD and the Maine Department of Environmental Protection.

### **U.S. FEMA**

The U.S. Federal Emergency Management Agency (FEMA) funding has assisted with building restoration work and shoreline stabilization at state historic sites, such as Admiral Peary's Eagle Island and Fort Kent State Historic Site.



## APPENDIX II

### LOCAL PRESERVATION PLANNING IN MAINE

The comprehensive effort to promote preservation at the local level in Maine began in 1988 with the enactment of the Growth Management Act (Title 30-A, Chapter 187: Planning And Land Use Regulation) (aka the Act) requiring each town in Maine to develop a comprehensive plan that addresses ten statewide goals. One of the goals is “To preserve the state’s historic and archaeological resources,” while goal 1 (rural character), goal 4 (affordable housing), and goal 8 (preserving agricultural resources) may also have direct applicability to preservation planning.

Although the mandated requirement for communities to complete a comprehensive plan was eliminated in 1992, approximately 207 plans have currently been found by the State’s Municipal Planning Assistance Program to be consistent with the Act. Due to legislative changes adopted in 2007, an additional 119 plans have expired consistency findings. It is not known how

many of these plans provide the basis for local ordinances.

However, municipalities that enact local zoning (except shoreland zoning) are required to base their zoning on a comprehensive plan that is consistent with the Act. Towns that do not enact local zoning have no comprehensive planning obligation.

From the inception of the program, MHPC has provided historic and archaeological resource data and other technical assistance to municipalities engaged in the planning process. This information includes maps that show areas of archaeological sensitivity or archaeological site potential for prehistoric resources. Some towns have also been mapped for historic archaeological sensitivity. In these cases, old historic maps have been researched and areas of occupation or industry have been recorded on the current planning map.

In addition to the provisions of the Act, the only comprehensive protection for historic properties is through local land use ordinances. Maine’s Home Rule provides municipalities with a great deal of latitude in how they may implement such ordinances for the protection of cultural resources. In Maine, ordinances currently range widely and may require either voluntary or mandatory participation by property owners. Towns have created historic preservation committees that simply advise the local planning board within a particular historic district, and they have created commissions that make final decisions as to whether building permits are issued within a district. Examples of ordinances which provide protection for historic properties include stand-alone historic preservation ordinances, chapters or sections of zoning or general resource protection ordinances, or demolition delay ordinances. Maine’s CLG Program may provide the widest protection for locally designated historic properties.

Municipalities are also empowered to adopt ordinances to provide reimbursement for property taxes on real property if the owner agrees to maintain the historic integrity of an important historic structure or provide a protected scenic view. This non-regulatory bill, known as the Local Option Property Tax Reimbursement (Sec. 1. 30-A MRSA '5730), allows communities to decide for themselves how best to structure their own historic preservation incentive program. At this time, it appears that only one community has taken advantage of this program.

In addition to the CLG Program, MHPC is aware of several other municipalities with historic preservation ordinances, historic preservation commissions, design review boards, or local ordinances with provisions for historic preservation.

Maine's ten Main Street communities are aware of historic properties in their downtown communities. The Main Street program advocates for historic preservation as part of its preservation-based community revitalization and economic development program.

Identifying and evaluating important local historic resources is the first essential step in local preservation planning. In order to protect historic properties for future generations, the creation of local comprehensive plans and local historic preservation ordinances should be considered as these tools offer some protection for a community's historic resources. The entire community benefits when local landmark buildings are retained and cared for. Local historic resources play an important role in defining each community's distinct and unique character defining features and assist in enriching a place's quality of life.





## Appendix III

### PRESERVATION PARTNERS

#### **Maine Historic Preservation Commission**

Established through a legislative act in 1971, the Maine Historic Preservation Commission (MHPC) is the state agency that functions as the State Historic Preservation Office in Maine. The MHPC nominates properties to the National Register of Historic Places; reviews and comments on the effect of federal undertakings on historic properties; assists owners of income producing properties to obtain federal and state rehabilitation tax credits; oversees the identification and evaluation of archaeological sites as well as historic buildings, objects and districts; and promotes historic preservation through planning and public education.

The MHPC consists of eleven members made up as follows: The Commissioner of Transportation or a representative of the Department of Transportation, and the Commissioner of Agriculture, Conservation and Forestry or a representative of the Department of

Agriculture, Conservation and Forestry to serve ex officio; and 9 representatives from among the citizens of the state who are known for their competence, experience and interest in historic preservation, including at least one prehistoric archaeologist, one historic archaeologist, one historian, one architectural historian and one architect, to be appointed by the Governor. The MHPC meets on a quarterly basis to review and approve nominations of historic properties to the National Register of Historic Places, the agency's annual operating budget, and to make grant awards for historic preservation projects.

The MHPC is one of the seven member agencies and organizations of the Maine State Cultural Affairs Council (CAC), which was established by the Legislature in 1991. The CAC also includes the Maine State Library, the Maine Arts Commission, the Maine State Museum, the Maine State Archives, the Maine Historical Society, and the Maine Humanities

Council. It is charged with coordinating budget requests, providing a forum for interagency planning, and acting as a liaison for interactions with other state agencies.

#### **Maine's Tribal Historic Preservation Offices**

Revisions to the National Historic Preservation Act of 1966 formalized a role for Native American tribes regarding archaeology and historic preservation. There are four tribes in Maine with Tribal Historic Preservation Offices (THPO): the two Passamaquoddy tribes (with one joint THPO), the Penobscot Nation, and the Aroostook Band of Micmacs.

#### **Maine Preservation**

Founded in 1972, Maine Preservation is a 501(c)(3) nonprofit member-based statewide historic preservation organization. The mission of Maine Preservation is to promote and preserve historic places, buildings, downtowns and neighborhoods, strengthening the cultural

and economic vitality of Maine communities.

Over 1,000 individuals, businesses and organizations are members of Maine Preservation, and it has a growing statewide constituency. The organization's programs and activities include:

- Providing field service preservation assistance to communities to preserve endangered or deteriorated historic properties;
- Providing start-up assistance, tracking existing projects, compiling economic impacts, advocating, and serving as partners for historic tax credit projects;
- Acquiring historic properties and reselling to new owners who agree to rehabilitate and maintain them through its Protect & Sell program;
- Protecting significant historic properties with preservation easements;
- Advocating for public policy to protect historic resources and

prioritize historic preservation incentives and funding;

- Conferring Honor Awards to recognize quality preservation projects, organizations and individuals;
- Releasing an annual list of Most Endangered Historic Places;
- Educating public officials, community volunteers, developers, downtown managers and homeowners on the benefits and techniques of historic preservation;
- Sponsoring conferences, workshops and events;
- Connecting people with professional resources and technical assistance; and
- Publishing *Maine Preservation* magazine and other publications.

#### **Greater Portland Landmarks.**

Greater Portland Landmarks (GPL) promotes preservation and revitalization of historic buildings, neighborhoods, and landscapes and encourages high-quality new architecture to enhance the livability and economic vitality of Portland and surrounding communities. GPL was founded in 1964 in response to the Urban

Renewal movement and the demolition of Portland's historic Union Station (1888). GPL works to increase the public's connection to greater Portland's remarkable historic built environment by providing leadership, advocacy, educational publications, programs and resources, and by acting as steward of the Portland Observatory (1807) for future generations.

#### **Sagadahoc Preservation, Inc. (Bath)**

Sagadahoc Preservation Inc. (SPI) is a non-profit organization dedicated to the awareness and preservation of the historic architecture of Bath and Sagadahoc County through education, advocacy, promotion of stewardship, and the use of protective covenants.

Founded in 1971 to save the Winter Street Church (1843), long overlooking the Bath City Park, from scheduled demolition, SPI now owns and operates the building, renamed Winter Street Center, as its headquarters as well as a venue for a wide variety of community events. SPI also was instrumental in preserving the "Chocolate Church," a Gothic Revival structure now housing the

Center for the Arts, and was a major player in the restoration of the 19<sup>th</sup> century downtown Bath business district. In addition, SPI completed an architectural survey of all buildings built in Bath before 1920, and helped to create two federally designated historic districts and a local historic district within the City.

An important component of SPI is educational programming on architectural heritage and therefore they present a 4<sup>th</sup> grade classroom program on *Five Styles of Architecture* to schools throughout Sagadahoc County. They also offer an annual lecture series, produce publications and architectural tour maps, organize an Annual Historic House and Garden Tour, and conduct historic house research in conjunction with its House Plaque Program.

#### **The Row House, Inc. (Hallowell)**

The Row House, Inc. was incorporated in July 1969 by a small group of civic minded citizens who were determined to preserve Hallowell's rich history as told through its buildings.

#### **Certified Local Governments in Maine**

The CLG Program was created in 1980 by

an amendment to the *National Historic Preservation Act*. The program is designed to promote preservation planning and cultural resource protection efforts at the local level that are consistent with state and Federal standards and guidelines. A fundamental requirement for participation is the adoption of a historic preservation ordinance that, in accordance with the program's guidelines, creates a local historic preservation commission and implements a formal review process. Certified Local Governments are eligible to apply to the MHPC for annual grant funds that are specifically dedicated to the program. Projects that are eligible for funding include, but are not limited to, architectural and archaeological surveys, preparation of National Register nominations, public education programs, preservation, rehabilitation and restoration projects, activities related to comprehensive planning, and the development of community specific design review manuals. Additionally, the MHPC has initiated, sponsored, and presented, along with host CLGs, Maine Preservation, and the National Alliance of Preservation

Commissions, annual training workshops for CLGs, historic preservation commission members, planners, elected officials, and other preservationists. Annual workshops continue to be developed based upon the needs of the CLG program and local commission members. The MHPC also provides assistance to individual CLGs on relevant topics and issues as requested. There are currently ten CLGs in Maine: Bangor, York, Topsham, Kennebunk, Hampden, Lewiston, Saco, Castine, Portland, and Gardiner. In addition to the CLGs, the MHPC is aware of several other municipalities with historic preservation ordinances, historic preservation commissions or local ordinances with provisions for historic preservation.

#### **Other Non-profit Historic Preservation Organizations in Maine**

Several organizations, including the Old York Historical Society, Norlands, and Historic New England (formerly the Society for the Preservation of New England Antiquities [SPNEA]) own historic properties in the state and are directly involved in their management, maintenance, and interpretation.

### Maine Downtown Center

The MHPC and Maine Preservation are represented on the Advisory Council to the Maine Downtown Center, a program of the Maine Development Foundation. Established in 1999, the Maine Downtown Center serves as the state coordinator for the National Trust for Historic Preservation's Main Street Program. This program is based on economic development through historic preservation and uses proven Main Street methods to make downtowns culturally, socially and economically viable. Recognizing the economic and social benefits, many Maine towns are currently working to revitalize their downtowns. Many have asked for help. The Maine Downtown Center serves towns by acting as a downtown resource hub, it offers training and workshops, and it convenes an annual statewide conference. At this time, ten towns (Augusta, Bath, Belfast, Biddeford, Brunswick, Gardiner, Rockland, Saco, Skowhegan, and Waterville) are designated Main Street Maine (MSM) communities. These towns have demonstrated a willingness and ability to

improve their downtowns by raising local funds to hire a downtown manager, and adopting the National Main Street Center's Four-Point-Approach to downtown revitalization. The Downtown Center assists these towns on design issues, organizational development, downtown promotion, and economic restructuring.

In 2009, the Maine Downtown Center launched the Maine Downtown Network (MDN), a sister-program to Main Street Maine using the same Four Points but at a lighter, less rigorous pace. The MDN is ideal for communities in the early stages of downtown revitalization as well as for those communities working toward achieving "Main Street" designation. MDN communities are not authorized to use the Main Street trademarked name, nor are they required to have paid staff. There are currently nineteen MDN communities: Bar Harbor, Bucksport, Calais, Camden, Castine, Eastport, Damariscotta, Dover-Foxcroft, Houlton, Kennebunk, Kingfield, Lisbon, Machias, Madawaska, Norway, Presque Isle, Rumford, Stonington, and Westbrook.

### The Maine Community Foundation

Established in 1983, the Maine Community Foundation (MCF) assists individuals, families, businesses and organizations in the management of charitable funds. MCF grants cover the full range of nonprofit undertakings, with a special focus in the areas of education, the environment, arts and humanities, and social and community services. The foundation administers two historic preservation programs:

- The Belvedere Historic Preservation Grant Program, which supports the preservation or restoration of historic buildings in rural Maine communities; and
- The Maine Steeples Project, which funds the preservation of church steeples of historic, cultural, and community significance.

### National Alliance for Preservation Commissions

Another important national non-profit group, the National Alliance for Preservation Commission (NAPC), "is the only organization devoted solely to representing the nation's preservation

design review commissions. NAPC provides technical support and manages an information network to help local commissions accomplish their preservation objectives. The Alliance also serves as an advocate at federal, state and local levels of government to promote policies and programs that support preservation commission efforts.” (Profile courtesy of the NAPC website.)

The MHPC has invited the NAPC to sponsor their informative Commission Assistance and Mentoring Program (CAMP) training workshop for Maine’s CLGs and local historic preservation commissions.

### **Archaeological Organizations**

The MHPC has worked closely with the Maine Archaeological Society (MAS) on prehistoric and historic archaeological survey and public education projects for over two decades.

### **Local and Regional Land Trusts**

Regional and local land trusts own or hold conservation easements on undeveloped land that is used primarily for outdoor recreation. MHPC archaeological staff

members have worked closely with these and many other land trusts in completing archaeological surveys and in planning access improvements to avoid archaeological sites. Existing archaeological site information is often used by land trusts as a “value” to help make land acquisition decisions.

### **American Lighthouse Foundation (ALF)**

The American Lighthouse Foundation is a 501(c)(3) nonprofit organization, founded in 1994. ALF and its dedicated chapters are currently stewards to 9 historic light stations in Maine. ALF has been an invaluable partner in the preservation of Maine’s historic light stations on a number of fronts including fundraising for preservation and restoration of the structures that make up these iconic properties, coordinating projects to ensure maintenance and restoration work is completed in accordance with the *Secretary of the Interior’s Standards*, and organizing volunteers for the never ending maintenance and oversight necessary to keep these properties open, safe and accessible to the public, and public education.

## **FEDERAL AGENCIES AND PROGRAMS**

### **U.S.D.A. Rural Development, U.S.D.A. Farm Service Agency, U.S.D.A. Natural Resource Conservation Service, and U.S.D.A. Forest Service.**

Several Federal and state agencies offer financial assistance to communities and individuals for construction projects that involve historic buildings. The U.S. Department of Agriculture’s Rural Development (USDA RD) Agency has three program areas (the utilities programs, business-cooperative programs, and housing and community facilities) that work closely with other federal, state, and local groups to enhance the quality of life in rural Maine. Historic rehabilitation construction projects, including but not limited to, train stations, churches, mill buildings, and private homes, have been able to rely on the USDA RD to fund significant portions of project budgets. USDA Farm Service Agency programs include conservation, disaster assistance, and farm loans for working farms, including rehabilitation of all buildings on a property. USDA Natural Resources Conservation Service programs include agricultural management assistance,



conservation innovation grants, conservation stewardship, environmental quality incentives, emergency watershed protection, healthy forests reserve program, and agricultural conservation easements. The Agricultural Land Easement program provides financial and technical assistance to protect working agricultural lands, including those with National Register listed or eligible farmsteads and their barns, outbuildings, and landscapes. USDA Forest Service protects the White Mountain National Forest in Maine by planting trees, improving trails, and educating the public.

#### **U.S. Department of Housing and Urban Development**

The U.S. Department of Housing and Urban Development (HUD) passes considerable funding through the Maine Department of Economic and Community Development's Office of Community Development and Maine's HUD entitlement communities in the form of Community Development Block Grants. This HUD program, in particular, has helped to preserve numerous National Register listed and eligible historic

resources, including but not limited to, town halls and meeting houses, granges, schoolhouses, fire stations, libraries, churches, theaters, opera houses, community recreation centers, and private homes.

#### **United States Navy**

The Navy is the steward of a diverse inventory of historic properties in Maine, ranging from 19<sup>th</sup> and 20<sup>th</sup> century industrial buildings and structures at the Portsmouth Naval Shipyard in Kittery, to advanced communication facilities in Cutler that were initially developed during the Cold War. Recognizing both its responsibility to be a steward of these resources and the complexity of maintaining and/or adapting them to meet the needs of a 21<sup>st</sup> century mission, in 2011 the Navy hired a full-time Cultural Resources Manager who is based in Kittery. The CRM at the Portsmouth Naval Shipyard is the only dedicated installation-level CRM within the NAVFAC MIDLANT Area of Responsibility (recently expanded to include North Carolina to the south, Maine to the north, Oklahoma in the southwest to North Dakota in the

northwest) who meets the *Secretary of the Interior's Professional Qualifications*.

#### **National Park Service**

The National Park Service not only provides a substantial portion of the MHPC's annual operating budget, but it develops and offers a range of technical guidance through publications that are available on-line. In 2014, its Maritime Heritage Program announced the re-establishment of a grant program to support maritime education and preservation projects. Two Maine projects were awarded funding in the first grant cycle. In addition, Acadia National Park contains a large number of important cultural resources, including historic motor roads, carriage paths, and hiking trails.

#### **U.S. Federal Emergency Management Agency**

The U.S. Federal Emergency Management Agency funding has assisted with building restoration work and shoreline stabilization at state historic sites, such as Admiral Peary's Eagle Island and Fort Kent State Historic Site.

### **The Preserve America Initiative**

Preserve America is a federal initiative that encourages and supports community efforts to preserve and enjoy our cultural and natural heritage. The goals of the program include a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's cultural and natural heritage assets, and support for the economic vitality of our communities. Since the program's inception in 2003, the First Lady of the United States has been involved in supporting and promoting Preserve America. Permanent authorizing legislation for the program was passed by Congress and signed by President Obama in March, 2009. There are currently twelve communities designated in Maine: Bath, Biddeford, Camden, Dover-Foxcroft, Farmington, Gardiner, Lewiston, Portland, Rockland, Saco, Sanford and Skowhegan.

### **MDOT/FHWA/FTA**

The Maine Department of Transportation (MDOT), the U.S. Federal Highway Administration and the U.S. Federal Transit Administration have been steadily working on preserving historic resources

in Maine by avoiding, minimizing or mitigating adverse effects that proposed undertakings may have on historic properties. In 2004, the MHPC signed a statewide programmatic agreement with those three agencies and the Advisory Council on Historic Preservation in order to assist in streamlining the Section 106 regulatory review process due to MDOT's considerable workload. Recently, the MDOT has generously developed and underwritten the MHPC's new on-line Cultural Architectural Resource Management Archive (CARMA) direct data entry system. CARMA is accessible to the public via the MHPC website for researching surveyed properties and identifying properties which have been evaluated for listing in the National Register of Historic Places.

### **STATE AGENCIES AND PROGRAMS**

#### **The Land for Maine's Future Program**

This program, which was established to help secure the future economic and social well-being of the citizens of Maine by maintaining the quality and availability of productive lands and natural areas including recreation, working farms and

forests, hunting, fishing, conservation, wildlife habitat, vital ecological functions, and scenic beauty. In 2007 the legislature authorized the LMF Board to consider the protection of "significant, undeveloped archaeological sites". Working in partnership with the MHPC, The Archaeological Conservancy and the Friends of Merrymeeting Bay, **The Dresden Falls Archaic Site** is the first significant undeveloped archaeological site to be protected with LMF support (March 2011).

#### **Maine State Museum**

The Maine State Museum and several campuses of the University of Maine (University of Southern Maine, the main campus in Orono, and Presque Isle) run archaeological survey projects, most often with student labor. Archaeological survey results from these efforts are reported and integrated into the overall MHPC database on an irregular basis.

#### **Maine Bureau of Parks and Public Lands**

As stated on the Bureau's website: Maine's State Historic Sites are managed just like its state parks but with some additional rules relating to the historic

nature of each site. In managing these sites, the bureau staff:

- Preserve the historic structures, artifacts and archaeological resources.
- Interpret the significance of each

historic site through signage, museum exhibits, tours and other methods.

- Care for more than 100,000 historic artifacts.
- Manage five state-owned museums at various sites.

- Continually conduct historical research about each site and its importance.
- Maintain files and Web sites for each historic site with research and interpretive material.



