



# HERITAGE FOR THE FUTURE

## 2021 - 2026 Edition

*MAINE'S STATEWIDE HISTORIC PRESERVATION PLAN*

Compiled by  
State Historic Preservation Office  
Maine Historic Preservation Commission  
October 2021

## A SPECIAL THANKS

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A very special thanks to those who partnered with the Maine Historic Preservation Commission to lead public listening sessions and to those who participated in the 2021 State Plan online survey.

*Cover photo caption: The Tides Institute & Museum of Art, Eastport*

# **Heritage for the Future**

## **2021– 2026 Edition**

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## INTRODUCTION

The purpose of this Statewide Historic Preservation Plan is to guide effective decision making on a general level; to coordinate preservation activities; and to communicate preservation policy, goals and values to the preservation constituency, decision-makers, and interested and affected parties throughout Maine. It provides general direction and guidance, rather than serving as a detailed blueprint for making place-specific or resource-specific decisions.

The Maine Historic Preservation Commission, which is the State Historic Preservation Office in Maine, is responsible for developing and updating the plan. However, the plan does not serve as an internal office work plan. This plan reflects the diverse perspectives offered by affiliated programs and the general public and is a plan for everyone. Review and updating of the Statewide Historic Preservation Plan occurs at five-year intervals.

The plan opens with an explanation of how information was collected for this

update, followed by a description of what is currently known about Maine's cultural resources. The Values and Vision section summarizes what Mainers value about these resources and how they aspire to care for them moving forward. The Opportunities and Constraints section assesses nine trends that are currently impacting historic preservation in Maine. The Goals, Objectives and Actions section provides

a framework for addressing those trends. The document concludes with an explanation of how the plan's vision will be implemented, shared and refreshed in the coming years.



*Temple Interval School, Temple*

## I. THE PLAN FOR THE PLAN

Many people, organizations, and agencies care for and enjoy Maine's historic properties and archaeological sites, but the National Park Service assigns the task of compiling Maine's Statewide Historic Preservation Plan on their behalf to the Maine Historic Preservation Commission, which is also the State Historic Preservation Office.

Preparation of *Heritage for the Future, 2021-2026* began several years ago with conversations between Commission staff and colleagues in the preservation field about the 2016 -2021 statewide plan, its



Barn, Grand Isle

successes, and ideas about updating the plan for the next five years.

The Commission then asked a number of agencies, organizations, and communities with an interest in preservation to join a steering committee to advise the plan's development (see page 2 for members and their professional affiliations). The committee's guidance and assistance were invaluable in shaping the plan's content and for promoting an online survey, public listening sessions, and other meetings.

The advent of the COVID-19 pandemic midway through the plan's preparation necessitated changes to data gathering. All public engagement shifted to online formats, and the response period for the online survey was extended. Quotes used throughout this plan are drawn from this online public engagement.

### Online Survey

The survey, which opened in April 2020, posed 15 questions aimed at understanding what respondents valued about Maine's historic resources, what

their concerns were, and what they thought was working well. Basic demographic data was also collected (see Appendix I for survey details).

Another goal of the survey was to gather an updated list of contacts interested in historic preservation. Given the goal of hearing from a broad and diverse group of Mainers, respondents were encouraged to forward the survey link to others, and plan steering committee member organizations distributed the link to their constituencies. A total of 211 people responded to the survey, contributing their ideas, success stories, and concerns.

### Social Media Outreach

In weekly posts from March to December 2020, the Commission's newly launched Facebook page distributed information about statewide historic preservation plans and encouraged survey participation.

To extend public engagement, a Facebook contest during Preservation Month in May offered everyone who commented on posts the chance to win books on Maine history and historic places (winners were

randomly chosen). In the summer and fall, a series of posts on popular topics — lighthouses, summertime in Maine, and sporting camps — promoted the survey and recruited more followers to the Facebook page, @MaineSHPO.

## Listening Sessions

The switch from in-person meetings organized by location to online engagement for the listening sessions enabled a new approach, targeting audiences by their roles and relationships to preservation activity and Maine. This created common ground and focus during many of the session discussions.

Four sessions, promoted on social media, in press releases, in emails, at a Maine Archives and Museums conference, and by plan steering committee organizations, targeted these four audiences:

- Staff and volunteers from local and county governments
- People who work in professions that often partner on preservation projects
- Staff or volunteers in non-profit organizations that preserve heritage and historic places, and

- The general public.

The themes emerging in the ongoing survey provided a framework for breakout room discussions in each session:

- Identifying and designating historic places
- Preserving and rehabilitating historic properties
- Supporting and expanding Maine's preservation community, and
- Resilience and climate change.

Approximately 100 people registered for the listening sessions, representing a wide range of preservation activities and interests throughout the state. Their thoughtful opinions, ideas and concerns are reflected in the Opportunities and Concerns section that begins on page 18 and the Goals, Objectives and Actions section beginning on page 25. More detailed summaries of the listening sessions appear in Appendix II.

## Agency and THPO Meetings

Plan outreach concluded with two additional Zoom meetings. One, with Tribal Historic Preservation Officers

(THPO) from Maine's federally recognized Tribes, focused on their concerns for increasing protections of culturally significant properties, the need for additional resources for monitoring and identifying archaeological sites, and improving federal regulatory processes.

The other Zoom meeting asked staff from state and federal agencies to share their perspectives and experience in managing historic properties and lands containing archaeological sites, in planning for the protection of historic resources, and in considering the effects of projects their agencies fund, license, or permit on historic places.

More details on both the THPO and agency meetings can also be found in Appendix II.

Preparation of *Heritage for the Future, 2021-2026* concluded by circulating drafts for comment by the Commission, the THPOs, the steering committee, and the public, followed by review and approval by the Maine Historic Preservation Commissioners prior to the plan's submission to the National Park Service.

## PRESERVATION PARTNERS

### Tribal Historic Preservation Offices

Penobscot Indian Nation  
[www.penobscotnation.org](http://www.penobscotnation.org)

Passamaquoddy Tribe at Pleasant Point  
[www.wabanaki.com](http://www.wabanaki.com)

Passamaquoddy Tribe at Indian Township  
[www.passamaquoddy.com](http://www.passamaquoddy.com)

Aroostook Band of Micmacs  
<http://micmac-nsn.gov>

Houlton Band of Maliseet Indians  
<http://www.maliseets.com>

### Federal

National Park Service  
[www.nps.gov](http://www.nps.gov)

U.S. Navy, Public Works Department—Maine  
<https://www.navsea.navy.mil/Home/Shipyards/Portsmouth/>

U.S. Department of Agriculture  
<https://www.rd.usda.gov/me>  
<https://www.nrcs.usda.gov/wps/portal/nrcs/site/me/home/>  
<https://www.fsa.usda.gov/state-offices/Maine/index>  
<https://www.fs.usda.gov/>

U.S. Department of Housing and Urban Development  
<https://www.hud.gov/states/maine>

Federal Emergency Management Agency  
<https://www.fema.gov/about/organization/region-1>

### State

Maine Historic Preservation Commission  
[www.maine.gov/mhpc/](http://www.maine.gov/mhpc/)

Maine Department of Transportation, Environmental Office  
<https://www.maine.gov/mdot/env/>

Maine Bureau of General Services  
<https://www.maine.gov/dafs/bgs/home>

Maine Bureau of Parks and Lands  
<https://www.maine.gov/dacf/parks/>

Land for Maine's Future Program  
<https://www.maine.gov/dacf/lmfl/>

Maine Department of Environmental Protection  
<https://www.maine.gov/dep/>

Maine Department of Inland Fisheries and Wildlife  
<https://www.maine.gov/ifw/>

Maine Department of Economic and Community Development  
<https://www.maine.gov/decld/home>

Maine Emergency Management Agency  
<https://www.maine.gov/mema/>

Maine State Museum  
<https://mainestatemuseum.org/>

### Local and Regional

Certified Local Governments: Augusta, Bangor, Castine, Gardiner, Kennebunk, Lewiston, Portland, Saco, Topsham, York

Regional Planning Organizations  
[https://www.maine.gov/dacf/municipalplanning/technical/regional\\_council.shtml](https://www.maine.gov/dacf/municipalplanning/technical/regional_council.shtml)

### Non-Profits

Maine Preservation  
<https://www.mainepreservation.org/>

Maine Downtown Center  
[www.mdf.org](http://www.mdf.org)

Maine Community Foundation  
<https://www.maineclf.org/>

American Lighthouse Foundation  
[www.lighthousefoundation.org](http://www.lighthousefoundation.org)

Maine Archaeological Society  
[www.mainearchsociety.org](http://www.mainearchsociety.org)

Maine Archives and Museums  
[www.mainemuseums.org](http://www.mainemuseums.org)

Greater Portland Landmarks  
[https://www.portlandlandmarks.org/](http://www.portlandlandmarks.org/)

Row House, Inc.  
<https://rowhouseinc.net/>

Old York Historical Society  
<https://oldyork.org/>

Old Fort Western  
<http://www.oldfortwestern.org/>

Norlands  
<https://norlands.org/>

Sagadahoc Preservation, Inc.  
<https://sagadahocpreservation.org/>

Historic New England  
<https://www.historicnewengland.org/>

National Alliance of Preservation Commissions  
<https://napcommissions.org>

National Trust for Historic Preservation  
[www.savingplaces.org](http://www.savingplaces.org)

## Preservation Perspective: Yarmouth

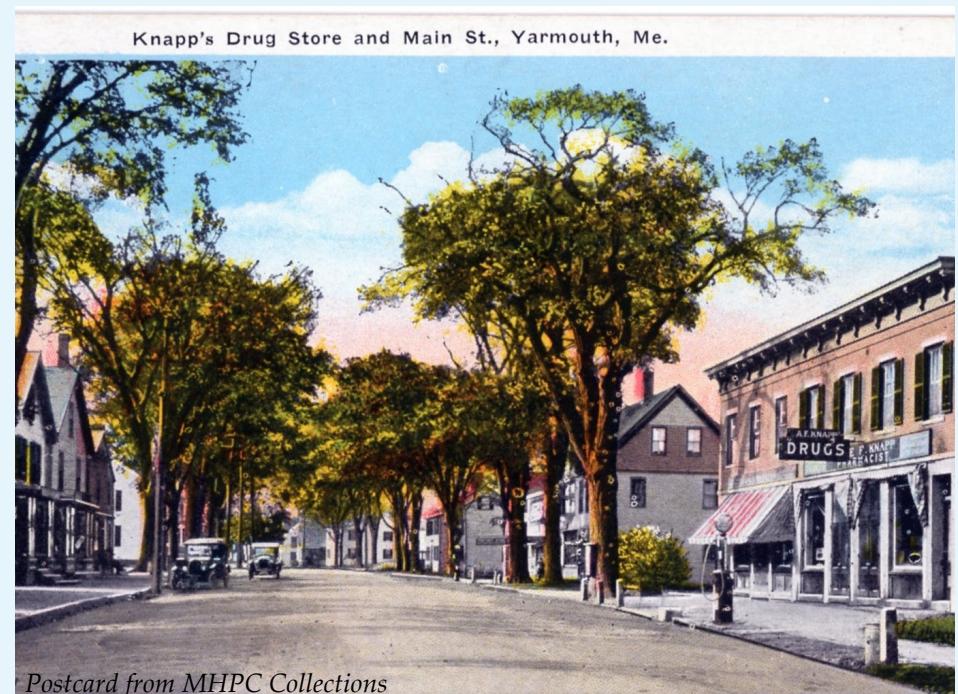
Contributed by Yarmouth Historic Resources Steering Committee and MHPG

Step by step, Yarmouth has been stocking the town's historic preservation toolbox. At each step of the process, the town has worked to lay the groundwork for the next stage. In 2010, the town's local comprehensive plan identified "historic character" as one of five key topics facing the community. The plan recommended developing "policies and strategies to ensure that buildings of historic significance will be maintained while allowing the buildings to be improved, modernized and expanded." As a next step, the Historic Resource Steering Committee (HRSC) was formed to identify, analyze and plan for the protection of historic resources, while supporting an economically and socially vibrant downtown.

In 2017, the Maine Historic Preservation Commission awarded the town a Historic Preservation Fund Grant (HPF) to complete an architectural survey of the historic village core. Partners also included the Yarmouth Historical Society, the Village Improvement Society, and 25 local volunteers. The project surveyed 784 acres in the village core, documenting more than 750 resources. Additional research and a historic context statement served as the basis for determining the historic significance, integrity and eligibility for the National Register of Historic Places of each property surveyed. The survey identified three historic districts and 46 individual properties that could be listed in the National Register. Public meetings shared results, discussed next steps, and received public comments.

After identifying and evaluating historic resources, the town moved on to plan for their preservation. In April of 2018, the town passed a local demolition delay ordinance covering the properties identified by the survey as eligible for the National Register. In 2019, the planning department received a second HPF grant to hire a historic preservation consultant and attorney to work with the HRSC and develop a historic preservation plan and draft ordinance. The draft ordinance was shared with the public in 2020 through a series of public meetings; the town council referred it to the planning board for further evaluation and recommendation. The planning board has held workshops and a public hearing and is now considering next steps.

While the future of the ordinance has not yet been decided, the collaborative process of identification, evaluation and preservation planning has laid the groundwork for maintaining the historic character of the town.



## II. EVALUATING EXISTING CONDITIONS

The identification, documentation and preservation of historic resources are ongoing efforts, with participation from a wide cross section of professionals, volunteers, non-profit organizations, and governmental agencies throughout Maine. A partial list of these preservation partners is provided on page 8. The activities of these groups include identification and documentation of historic resources followed by physical preservation, research, community planning, adaptive reuse, and public education.



Route 4 Archaeology Site, Strong

The Maine Historic Preservation Commission (Commission) is the largest repository for information about historic buildings, sites, structures, objects and districts in the state. By its nature as the State Historic Preservation Office it has a statewide mandate and its collections derive from the entire state. At the core of the Commission's in-house holdings is an extensive visual reference collection documenting the state's historic built environment. The following sections summarize the Commission's present knowledge about historic properties, as well as the gaps in our data.

### **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 or regional

planning; in others it is integrated into statewide databases maintained by the Commission. Since the creation of the Maine Historic Resources Inventory (MHRI) in the early 1970s, Commission staff, consultants, federal and state agencies, municipalities, and volunteers have surveyed over 62,240 above ground

### **DO YOU KNOW....**

As of December 31, 2020, there have been 190 historic districts and over 1,475 individual properties in Maine listed in the National Register of Historic Places.

These figures include 44 National Historic Landmarks, 20 Vessels, 128 archaeological sites, as well as a diverse range of property types from smokehouses to industrial landscapes. See the back cover for a breakdown of National Register listings by county.

Local towns and cities across the state, from Brewer to Camden to Norridgewock, have historic building recognition programs; often indicating properties of historic interest with signs, markers or plaques. Do you know what is historic in your town?

resources. Over 55% of these are available for public access through the Cultural & Architectural Resource Management Archive Map Viewer (CARMA) on the Commission's website, <https://www.maine.gov/mhpc/quick-links/carma>.

The MHRI also contains records for 11,259 archaeological sites that, along with printed reports, can be accessed by approved archaeologists and those with a valid research interest reviewed by Commission staff.

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 wooden shoe factories and shoe



Dresden Falls Archaeological Site

shops, post-World War II architecture, 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 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.

The Commission recently reviewed National Register listed and surveyed Maine properties to review distribution by geographic location, cultural/ethnic groups, time periods, and area of significance in order to identify underrepresented resources. More than 1,475 individual properties and 190 historic districts are listed on the National Register in the state. Specific geographic areas found to be underrepresented include some smaller towns in Waldo, Knox and



Fort Edgecomb, Edgecomb

Androscoggin counties; logging, fishing, and mining related properties; and modern, non-residential architecture from 1945 to 1975 including Urban Renewal-related properties. The review also found that there are no properties listed in the National Register specifically for their economic or philosophical significance, and that properties associated with underrepresented communities are very limited. Priorities for increasing representation of these property types should also be based on threat levels from environmental forces and development. As a result, coastal fishing-related or modern architectural summer homes threatened by sea level rise or

redevelopment pressures are a priority to identify and document. Finally, some listed properties like the Chester Greenwood House in Farmington need to be updated to include additional areas of significance. Chester's wife Isabel was prominent in Maine's suffrage movement, but she is not even mentioned in the nomination for her home. Identifying omissions and amending existing listings is one strategy being used to broaden representation.

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 or transmission line 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 private interests to develop several National Register nominations and multiple property contexts for properties in Maine, such as

Timber Point, Little Mark Island Monument, Stage Island Monument and the Mount Desert Island Hiking Trail System nominations. On the state and local level, Mainers continue to identify important historic properties and participate in the research and writing of the resulting National Register nominations. Some nominations result from partnerships at multiple levels. The Boarding House and Store House at Churchill Depot in the Allagash Wilderness Waterway is state owned, but the Friends of Allagash Wilderness Waterway lobbied for and facilitated



listing; while local residents and the State cooperated in order to list the Mt. Battie Tower in Camden Hills State Park.

In geographical terms some level of above ground survey has been undertaken in 458 of the 497 organized cities, towns and plantations in the state, and in 76 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 shorelines, and along road corridors that were developed before the Civil War. Taken together the identification of historic resources over the last 45 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 historic properties, a number of tools have been developed that take into consideration attributes unique to each type of resource. These include age

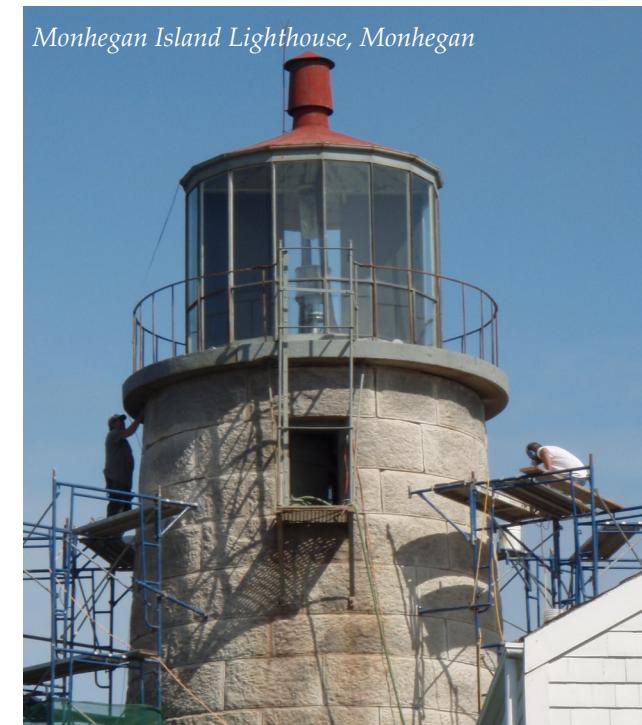
or association with a particular period or cultural affiliation; location within a specific municipality, county or environmental or geographic region; the physical nature of the property or group of properties; association with a particular theme; and the connection of the resource with local, regional and national history. These characteristics together form the basis of a 'context' for historic properties or types of cultural resources. Assessment of the significance of archaeological sites, for example, is often based on formal context statements that provide a range of characteristics to be considered and an overview of what is known about a period or site type. By establishing a resource's context it is possible to understand its historic significance. The identification of contextual components is often the result of studying distinct property types, historic trends, or resources in a specific geographic area. This information also derives from reports and ongoing research.

Context statements have been created for Native American archaeological sites organized by temporal period and cultural

affiliation. Eleven context statements cover the period of time from Paleoindian (13,000 –11,000 years ago) to contact with Europeans. Context statements for the post-European contact sites are organized by site type or function, and are being prepared for farmsteads and mills with other site types to follow.

The development of contexts also provides a means of evaluating present knowledge, identifying site types that are poorly represented or absent from the state inventory, as well as future research needs. Current gaps in the archaeological inventory are resources associated with post-European contact Native American domestic sites, African-American sites, and early French and German sites. A current issue is that intensive level survey of coastal shell midden sites is inadequate to prioritize and make decisions for dealing with the effects of coastal erosion, and information from these sites is being lost. Rectifying these gaps will help to illuminate Maine's multifaceted heritage. 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 evolving place-based development community all hold information pertinent to identification, evaluation, and registration efforts. Large archival, material-culture, and reference collections in state agencies compliment the research files constantly maintained by the Commission.



## Preservation Perspective: Renys

Contributed by Bob and Mary Kate Reny

Renys is a 70 year old retail store with a long history of providing quality merchandise at great prices. Although we have some larger stores in shopping centers throughout Maine, our heart and soul is in the downtowns where we started. There is a responsibility for us to be good stewards as owners of the beautifully built buildings we occupy in these small towns. They deserve our respect for having stood for 70 to 140 years, and we take great pride in renovating these buildings, so that they are structurally sound and rehabilitated with historic preservation as a guide.

Renys has worked with the Maine and federal historic preservation folks since 2009. By leveraging the costs of renovations with historic preservation tax credits, we have substantially rehabilitated three beautiful buildings. We have also improved all three with structural upgrades, such as new sprinkler systems and elevators, HVAC upgrades, egress and accessibility improvements.

In 2009, our first preservation project was the Music Hall in Farmington, Maine, a stately brick building, built in 1882, with a lovely theater on the top floor (now our Ladies' Department!). Prompted by the Fire Marshall to increase the head room in the basement, we had no choice but to restore the entire building. It now is not only one of the most beautiful and historic buildings in downtown Farmington, but it has been preserved to last another 140 years.

In 2015, we renovated the Professional Building in downtown Damariscotta. Built in 1948, it originally housed a grocery store, pharmacy, post office and bowling alley. Over the years, the bowling alley, grocery store and most recently, the pharmacy, have gone out of business. Renys first occupied this space with the Renys Underground – the name of our store when it only occupied the previous bowling alley space in the basement; we expanded to the upstairs years ago. During the renovation in 2015, it was decided to keep – and renovate – the 1948 soda fountain that was in the pharmacy (Lime Rickey, anyone?).

In 2020, we began renovations of the Percy Building in Bath. This beautiful brick building, with high tin ceilings, has many original features. Our masonry contractor is finishing up, bringing this magnificent building back to life. This may be our best project so far! It has been both an effective and easy partnership with the Maine Historic Preservation Commission and the National Park Service, which we hope to continue with future projects.



### III. VALUES AND VISION

Participants in the online survey, listening sessions, and meetings for *Heritage for the Future, 2021-2026* described a wealth of ideas about historic preservation in Maine. Although differing opinions are expected in any statewide canvass, participants consistently voiced many common ideas regarding what they value most about Maine and its historic properties and archaeological sites. These values, summarized below, inform the discussion of current opportunities and constraints that follows on page 18. They also contribute to the vision, goals, and objectives for the future of historic preservation in Maine.

#### What do Mainers Value?

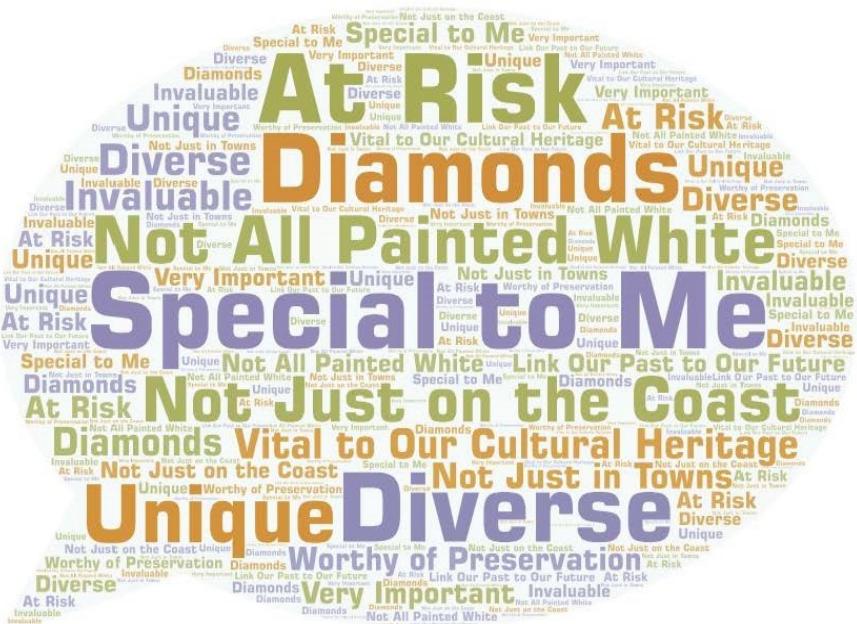
- Mainers love their state, its historic and natural resources, and the authentic quality of its towns, landscapes, and people.
- They have a deep sense of place, history, and tradition, and are proud of their Maine heritage.
- They value the diversity of the state's 13,000 year history.
- They value the wealth of historic resources remaining in the state – whether in rural areas or towns or cities – and the contributions these resources make to Maine's "brand."
- They value Yankee thriftiness and practicality, recognizing its good fit with reusing historic properties.
- They value partnerships, collaboration, and cooperation.
- They value the dedication, knowledge and support of local historical societies, preservation professionals and organiza-

tions, and community leaders.

- They value educational opportunities and are eager for more information, programs, workshops, hands-on help, and coaching.
- They value the economic benefits of preservation and its ties to tourism, community revitalization, and good paying jobs.

#### A Vision for Maine's Past and Its Future

Participants in the plan listening sessions, meetings, and online survey also laid out an ambitious vision of how they would like the future to look for Maine's historic and archaeological resources, as well as for those who steward them. This vision addresses four overarching categories:



Listening session participants define what makes Maine's historic places special

## **People**

- People working to preserve and promote historic places and archaeological sites will have the guidance and support they need to get the job done.
- All Mainers will feel welcome as members of the state's preservation network and will know how to engage.
- Everyone will recognize not only their own past and stories in historic places, but also the past and stories of others.

## **Community**

- Communities will have the information and resources they need to create policies and make decisions that consider historic properties and archaeological sites.
- Regular communication among advocates, commissions, organizations, and regulators will build collaborative and productive working relationships.
- Historic places will serve as community anchors in growing numbers, welcoming and accommodating varied gatherings and events.

## **Investment**

- Private and public investors throughout the state will take action based on the economic and quality of life benefits of historic preservation activity.
- Sufficient funding and incentives will be available for deserving historic preservation projects.
- Anyone interested in historic preservation will have access to information about funding and incentives, regardless of their

location or experience.

## **Protection**

- Comprehensive inventory and designation efforts throughout the state will inform and add value to regulatory actions.
- Local, state, and federal review processes will be clearly understood and consistently implemented.
- The challenge of protecting historic and archaeological resources from the effects of climate change will be addressed.
- Historic properties and archaeological sites under public stewardship will be valued, well-managed, and accessible.

***What is the biggest strength of the preservation movement in Maine?***

*"Maine's sense of place. We love this place and often when we learn more about its history, we love it even more!"*

*"We are lucky that Yankee thriftiness fits well with preservation/reuse. Our traditional villages, neighborhoods, and lakeshores are attractive and a strong brand to attract investment."*

## **Preservation Perspective: Katahdin Woods and Waters National Monument**

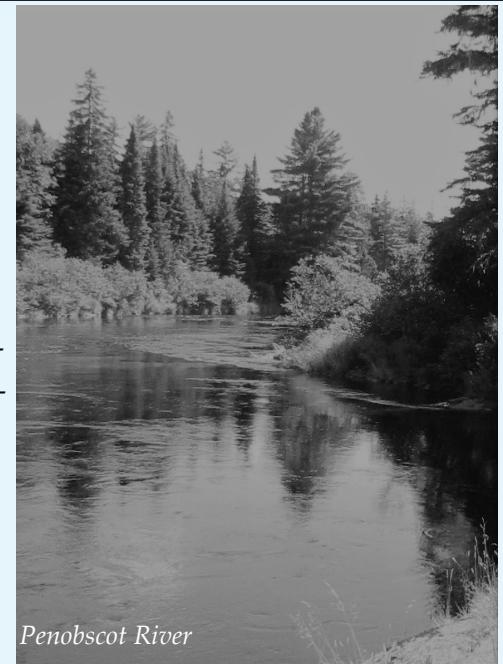
*Contributed by James Nyman*

In 2016, Katahdin Woods & Waters National Monument (NM) was established by Presidential Proclamation (81 FR 59121) under the Antiquities Act of 1906. Katahdin Woods & Waters NM not only preserves the nationally significant natural and cultural resources amid the north Maine woods, but also facilitates shared stewardship of the resources and landscapes that contribute to the identities of the Indigenous people in this region, including the Penobscot Nation and other nations in the Wabanaki Confederacy, the Abenaki, Micmac, Maliseet and Passamaquoddy. Management of the resources requires a strong tribal-federal partnership between the park and its tribal partners, who maintain a unique and spiritual relationship to the lands, waters, and resources across this region.

Since the beginning, Katahdin Woods & Waters NM Superintendent Tim Hudson recognized the importance of establishing partnerships with the Wabanaki and sharing the decision-making process surrounding efforts to expand public access across the park. Since 2017, the Katahdin Woods & Waters NM, along with support staff from the National Park Service's Northeast Archeological Resources Program (NARP), partnered with cultural resources staff from the Penobscot Nation's Office of Cultural and Historic Preservation to share resource stewardship responsibilities. This work includes partnering on a long-term comprehensive archeological inventory project to identify significant archeological sites and to expand public and tribal training in cultural resource stewardship.

Numerous lithic (stone) sources are present within Katahdin Woods & Waters NM, and artifacts found so far represent the diversity of lithic resources available to the Wabanaki ancestors. It also speaks to how Maine's Indigenous peoples travelled across the landscape, both in and beyond the park's boundaries. NARP and the Penobscot will soon initiate a lithic sourcing study. This work will provide Indigenous youth with hands-on professional developmental opportunities while engaging with the resources and their cultural heritage within Katahdin Woods & Waters NM.

Archeological work facilitated through this partnership has already demonstrated the power of connecting people and cultural resources. In 2020, Tribal Historic Preservation Officer Chris Sockalexis of the Penobscot Nation supported Katahdin Woods & Waters NM and NARP with archeological training for an Ancestral Lands Trails Crew comprised of Wabanaki youth. Chris provided the training while also identifying several previously unidentified sites. Among the resources identified was a Munsungan Chert scraper. On the banks of the East Branch of the Penobscot River, within the traditional territory of the Penobscot Nation, Chris passed the scraper around for each of the tribal youth to hold. In this moment, the scraper, made and used by their ancestors, served as a physical symbol of the connection between the past and present.



*Penobscot River*

## IV. OPPORTUNITIES AND CONSTRAINTS

Throughout the information gathering process for *Heritage for the Future, 2021–2026*, it became clear that a variety of demographic, economic, social, and political contexts shape the opportunities for advancing historic preservation goals in Maine, and that there are constraints under which those goals are pursued and achieved. This section summarizes preservation-related opportunities and concerns raised during plan listening sessions, meetings, and in the online plan survey. They relate to and potentially affect everyone—people, organizations, public agencies, and more—with an interest in historic preservation. It is also important to note that at the time of this plan’s preparation, responding to and recovering from the COVID-19 pandemic overshadowed almost all planning efforts in Maine, creating new challenges – and perhaps new opportunities – for historic preservation in what will continue to be an evolving time.



*Peavey Memorial Library, Eastport*

### Project Funding

Over the last five years, several new grant programs have assisted preservation projects in Maine, thanks to the efforts of the Maine Development Foundation’s Maine Downtown Center, Maine Historic Preservation Commission, Maine Preservation, and others. These include the REvitalizeME Grant Program, The 1772 Foundation, and the Northeast Heritage Economy Program.

These augment existing programs, including the Belvedere Fund, the Maine Steeples Fund, the New Century Community Program, Historic

Preservation Fund, and Certified Local Government grants.

Despite this financial support, people responding to the plan outreach continue to feel that insufficient funding and financial incentives are in place to help preserve important historic properties. More than 70% of survey respondents believe that increasing funding opportunities and expanding the capacity of potential users to take advantage of them should be the number one priority over the next five years.

Consistent funding for existing grant programs, the availability of assistance to address the learning curve for applicants and awardees to successfully utilize funding, and the resources needed to implement new or one-time grant programs provide additional challenges.

### Preservation Tax Incentives

In Maine, federal and state preservation tax incentive programs encourage the rehabilitation and reuse of historic properties. These projects also provide economic benefits, including job creation and increasing state and local tax

revenues.

The National Park Service and the Maine Historic Preservation Commission annually report on the use of both programs. Both are well-utilized; as of September 2020, 55 projects in Maine were in the historic tax credit application process, and 109 projects have been completed and certified since the revision of the state historic tax incentive in 2008. These projects span 45 towns in 14 counties across the state. The state tax credit program also meets several statewide goals in the *Maine Economic Development Strategy 2020-2029*.

A long-term challenge to the Maine State



80 Exchange Street, Portland (Before)

Historic Rehabilitation Tax Credit program is its permanent authorization by the Maine Legislature prior to its expiration in 2025.

Additionally, the federal and state rehabilitation tax incentives are currently available only for income-producing historic properties. Creation of a tax incentive program for historic homeowners was a common request during this plan's preparation.

### Sustaining Historic Downtowns and Village Centers

When plan survey respondents were asked to identify which historic properties most "define" Maine, downtowns and village centers were the clear favorites. Additionally, historic downtowns and villages were also in the top three of historic property types considered the most threatened, along with historic farms and homes.

Vacancies and a lack of maintenance and/or investment, particularly in small or rural communities, are among constraints mentioned. Communities with thriving downtowns face the



80 Exchange Street, Portland (After)

challenge of balancing new development and potential gentrification with preserving local and unique historic character, particularly in municipalities without designated local historic districts.

In 2021, concerns about the prolonged effects of the COVID-19 pandemic also threaten the economic viability of downtowns and village centers. Closely related are its effects on the state's many non-profit cultural organizations, which are often downtown anchor institutions. Organizations such as Maine Development Foundation's Maine Downtown Center and the newly-formed Cultural Alliance of Maine are among the

many entities now addressing community-based pandemic response and recovery.

## Telling the Complete Story

While the postcard image of a Maine village with white clapboarded buildings along a scenic and rugged coast is a sentimental favorite, the state's history and the places that illustrate it are far more diverse. Many participating in this plan's preparation called for an increased emphasis on diversity and inclusion, both to represent everyone's experiences and to connect with broader constituencies and partnerships.

Recording and promoting the places and experiences of Native Americans, African Americans, immigrant groups, and the LGBTQ+ community were all noted as priorities. Another objective was greater emphasis on historic properties associated with the recent past and rural Maine, including working and cultural landscapes, agricultural properties, and historic archaeological sites. Some felt these were sometimes considered "off the radar" when talking about historic preservation in the past.

Some efforts aimed at diversity and inclusion are already underway. The City of Bangor, with the assistance of a Historic Preservation Fund grant, is updating its 1980s inventory of historic properties and will add structures built from the 1930s to 1970. Advocates in Portland are working to recognize and protect the significance of Munjoy Hill, the city's most densely populated and ethnically diverse neighborhood. Moving forward, many more opportunities remain to bring new voices and places to the preservation table.

***What is the biggest strength of the preservation movement in Maine?***

*"The recent acknowledgement of how fast Maine is changing; in population, climate and development, I think motivates Mainers to pay more attention to what we have to lose."*

## Effects of Climate Change on Archaeological Resources

The eroding action of floods, storm surge, and sea level rise is one of the most visible impacts of a changing climate in a state with 3,478 miles of tidal coastline, 3,166 off-shore islands, 32,000 miles of rivers and streams, and 6,000 lakes and ponds.

The natural resources available at Maine's waterfront locations have attracted humans for millennia, leaving an archaeological record that spans 13,000 years from the Paleoindian period to more recent sites associated with Maine's maritime industries. Difficult decisions lay ahead for stewarding these sites.

Coastal shell middens are one example of an endangered coastal property type. Composed of layers of shells, faunal and botanical remains, and small amounts of stone tools, tool fragments and pieces of pottery, middens were created by Native Americans over thousands of years. The middens have archaeological and cultural significance, and groups such as Native American Tribes, Maine Midden Minders, local land trusts, and the Maine Historic Preservation Commission are monitoring



Abyssinian Meeting House, Portland

the effects of climate change on them.

Unfortunately, existing archaeological survey methods are proving inadequate given the pace of climate change and its effects on these fragile resources. More resources and new methods are needed to revisit threatened archaeological sites, complete updated condition assessments, and undertake emergency data recovery.

## Preservation and Sustainability

Rehabilitating historic buildings can be challenging. Applying modern building and life safety codes, securing funding, and addressing the effects of time and weather are among the reasons why.

Adding to these challenges are current efforts to increase the energy efficiency of

the thousands of older and historic buildings in Maine. Approaches for making existing buildings more sustainable can fall into two camps, with little common ground between.

One approach promotes deep energy retrofits, which reduce the energy expended by building users but also may require the demolition of large amounts of historic building materials and features. The other uses a lifecycle assessment approach. This approach quantifies the energy expended originally constructing a building and maintaining it through time, and then adds the energy costs of demolition (either parts of or an entire building) and replacement with potentially shorter-lived, less local, and less carbon neutral new materials.

One opportunity lies in refining the modeling used to study and quantify the energy value of reusing existing buildings and the embodied carbon content of their existing materials. Although in use elsewhere in the country, in 2021 lifecycle assessment modeling is not widely understood in

Maine and more resources are needed to make its use more prevalent. With comprehensive and accurate data available, the state's iconic wood-frame buildings – many built hundreds of years ago from Maine's old-growth forests – can be rehabilitated in ways that contribute both to the state's energy goals and its preservation goals.

Other opportunities include promoting relatively inexpensive measures that can make substantial and beneficial changes in energy performance while also maintaining historic features, as well as

### ***Question from a Listening Session Participant:***

*How do you take the independent spirit of Mainers, their desire to do good and their love of history (but maybe not the money to do it) and convince people that it's not just about the rich people on a certain street but that it really benefits a wider community?*

information about how many historic designs dealt with heating, cooling, and proximity to water sources in passive and energy efficient ways.

## Protecting Properties of Cultural Significance

Native Americans have been part of Maine's past for thousands of years, since retreating glaciers from the last ice age left a landscape that could support human habitation. Today, many of the efforts to preserve Native American culture and heritage are led by members of the state's four federally-recognized Tribes: the Aroostook Band of Micmacs, the Houlton Band of Maliseet Indians, the Passamaquoddy Tribe, and the Penobscot Nation.

Additionally, archaeologists have identified and recorded many (6,500) Native American sites in Maine, including places where people lived, hunted, fished, and camped. Native Americans also left behind pictographs and petroglyphs – images painted on or incised in stone – often along the state's many waterways. These sites are culturally significant, but

### DO YOU KNOW....

Each of Maine's federally recognized Native American Tribes has a Tribal Historic Preservation Officer who leads efforts to preserve the Tribe's historic properties and cultural traditions. Web links on page 8 provide more information.

they are also subject to recorded cases of vandalism and the eroding effects of weather and water.

Protecting culturally-significant resources is challenging. Well-intentioned educational efforts have sometimes led to additional vandalism. Expanding development can bring more human activity to a site or alter its larger context. Laws and regulations protecting resources may not be helpful or well understood. Factors as diverse as increasingly severe weather events and public agency goals for managing dams may cause damage.

Moving forward, more effective outreach efforts and regulatory processes are

needed to protect these irreplaceable and culturally significant resources.

### Implementing Regulatory Protections

Outreach meetings for this plan highlighted successes in historic preservation regulatory review processes over the last five years. Examples include the use of digital tools such as CARMA, increased resource identification, the use of Section 106 programmatic agreements to streamline reviews, and the implementation of mitigation measures that align with statewide plan goals and objectives.

Managing historic properties under their care and adapting them to new uses remains a perennial challenge for state and federal agencies in Maine.

Incorporating mandates such as energy upgrades, flood response, and anti-terrorism requirements are part of the challenge, as are changing agency missions and technology. There have been successes, however, including the sympathetic adaptive reuse of the 1859 Administrative Building at the Portsmouth Naval Shipyard in Kittery,

expected to be complete in late 2021. Participants in listening sessions also voiced concerns about coordination among regulatory agencies reviewing projects that affect cultural resources, as well as the status of project reviews. More staff training and networking for state and federal agencies across Maine were suggested as solutions, as was cultivating collaborative review processes for often-related resources, such as scenic and agricultural properties.

At the local level, many Maine communities reported success in establishing new historic district ordinances, in adopting local comprehensive plans that recognize the value of historic and archaeological resources, and in working with supportive staff such as code enforcement officials.

Town or city staff with historic preservation and/or grant management experience, a strong local historical society, and the resources available through the Commission's Certified Local Government Program were noted as keys to a community's preservation successes.

Conversely, more rural communities – including Maine's 425 sparsely populated townships and unorganized territories – are dependent on volunteers and have far fewer resources to build community interest in historic preservation.

### **Expanding Education and Outreach**

Mainers with an interest in historic preservation are eager for more information. Survey respondents noted that increasing and promoting educational and training opportunities is the second most important way to ensure preservation successes over the next five years, only behind increasing funding opportunities.

The increasing recent use of online platforms presents a promising opportunity to offer educational programming to audiences throughout the state, regardless of location.

Although internet delivery remains more limited in rural areas, improving service has been driven by the COVID-19 pandemic.

Suggested topics for education and

outreach vary, from Maine archaeology to heritage tourism, and researching historic properties. Many hope that incorporating more place-based and heritage curricula into schools will help create the next generation of Mainers interested in historic preservation. Establishing preservation-oriented building trades training remains a priority. Others point to the need for more assistance for owners of historic houses, particularly given current pressures on Maine's real estate market.

All agree that additional educational outreach that promotes preservation as a key to sustainable economic development, tourism, and quality of life will go far in decreasing indifference and dispelling common myths. Getting information into the hands of people who may be unaware of the value of preservation is essential.

## **Preservation Perspective: Rangeley Inn**

*Contributed by Travis Ferland*

The Rangeley Inn, built in 1907, stands in the center of Rangeley at the heart of Maine's lakes and mountains. Over the years it has welcomed thousands of visitors seeking year-round outdoor adventure and relaxation. Our guests frequent shops, restaurants, galleries, and other establishments throughout the region. Since 2013 the Inn has seen extensive updates to guest rooms, but it was still in need of some structural work. Most importantly, the aging roofs needed new sheathing and shingles. This was going to be a costly project that we were not prepared for. Since we had recently been added to the National Register of Historic Places, I decided to apply for a small projects rehabilitation tax credit to help defray the cost of the project.

I was not familiar with the application process for a rehabilitation tax credit, so I felt comfortable applying for a relatively straightforward project like a roof repair. I submitted a basic explanation of the project, my budget, some photos of the existing conditions, and information on the materials that would be used in the repairs. I took photos documenting the progress of the work through its completion and submitted the final expense report. It ended up being simpler than I had expected. Now that I am familiar with the application and approval process for a rehabilitation tax credit, I would consider applying again in the future for more substantial work.



*Rangeley Inn, Rangeley*

## VI. GOALS, OBJECTIVES, AND ACTIONS

*Heritage for the Future, 2021-2026* seeks to inspire Mainers to expand on their efforts to preserve the state's diverse historic and archaeological resources by providing a framework of action for the next five years. The many people, communities, organizations, and agencies that preserve, reuse, and promote Maine's historic places are encouraged to use this framework in a manner that works best given their specific missions, projects, and available resources.

Many of the objectives and suggested actions in this plan – such as identifying historic properties or sponsoring educational programs – will never be fully completed; they have been part of the work of preservation for decades and will always be keys to success. Other objectives and actions are more urgent or timely, including those that address the threat of climate change or the vandalism of culturally-significant properties. These goals, objectives, and suggested actions were developed from information gathered from listening sessions, meetings, and the online plan survey. Most importantly, working together will be essential for success; no one person or group can achieve all of these suggested actions alone.

### Goal One— Supporting and Expanding Maine's Preservation Network

#### Why is this important?

Preservation is not just about historic buildings, neighborhoods, landscapes, and archaeological sites; it is also about the people working to care for them. Many responding to the plan outreach talked about the need for more information, more assistance, and more support. Providing people with the tools and information they need and broadening the state's preservation network are essential to preserving Maine's past for the future.

#### Goal One Objectives

1. Create a stronger and more active statewide preservation constituency.

##### *Suggested Actions*

- Explore opportunities for additional statewide convenings, workshops, and outreach.

- Nurture partnerships with fields that often share preservation interests, including planning, tourism, real estate, construction, land trusts/conservation groups, and community development.
- Recruit preservation expertise from less-expected sources, including retired professionals, local historical societies, railroad clubs, and social organizations.
- Utilize social media and other outlets to reach those with an interest in preservation statewide.

2. Create a more diverse and welcoming preservation network that represents everyone's history in Maine.

##### *Suggested Actions*

- Encourage preservation entities to regularly assess how their board, staff, programs, and policies relate to diversity, equity, and inclusion.
- Focus conversations about equity, diversity and inclusion to ensure that services and programs reach

- all audiences and are responsive to their needs and goals.
- Lessen common misconceptions about preservation through more user-friendly and responsive outreach, publications, and programming.
  - Expand discussions about the importance of a historic property to include everyone's history and experiences with the property through time.
3. Encourage and support preservation efforts in rural and smaller communities that have not yet taken advantage of preservation programs and services.
- Suggested Actions*
- Recognize and promote conservation and agricultural projects that also preserve cultural landscapes and Maine's strong sense of place.
  - Focus initial efforts on user-friendly steps that strengthen a general appreciation for historic preservation, such as sharing the history of local places, oral history projects, and building consensus on shared community goals.
  - Promote preservation successes in rural communities and build a more formal network of contacts willing to share expertise and experience.
  - Utilize the expertise of Regional Planning Organizations and Councils of Government to provide preservation technical assistance to smaller communities.
4. Increase the amount and availability of preservation related educational programming and publications in a variety of content and formats.

*Suggested Actions*

- Work with preservation partners, potential audiences, and others to further develop, fund, and implement responsive and efficient outreach programs.
- Create clear and concise guidance for beginners that answers key basic questions such as "How do I get started?" or "Who do I talk with first?" or "How can preservation help my community?"
- Partner with local educators to develop place-based or heritage curricula that also meets required educational standards.
- Continue to explore the establishment of historic building trades training at the high school or community college levels or through continuing education programs.
- Increase internship opportunities in diverse preservation organizations and agencies and determine an efficient promotional mechanism.

**What is the biggest strength of the preservation movement in Maine?**

*"Many of the buildings that reflect our economic heritage and the experience of our poorest citizens still exist to be documented and successfully adapted."*

*"The efforts being undertaken to understand and plan for preservation in response to climate change."*

## Goal Two – Protecting Historic Properties and Revitalizing Communities

### Why is this important?

Many property stewards – from individual homeowners to large-scale developers to public agencies – are working to rehabilitate under-utilized historic buildings. Many feel that Maine is fortunate to have such a large supply of older historic buildings. This rehabilitation work encourages local pride, spurs heritage tourism, and increases community investment, among other benefits. There are great opportunities here, but also significant challenges.

### Goal Two Objectives

1. Provide additional information and guidance about rehabilitating and reusing historic properties.

#### *Suggested Actions*

- Expand opportunities for coaching and mentoring, particularly in the pre-development phase of a project.
- Provide access to easy-to-understand guidance that clearly explains the many benefits of adaptively reusing historic buildings and common approaches for doing so.
- In various formats, promote preservation project successes, ranging in scale from homeowner success stories to large-scale commercial redevelopments.

2. Expand the availability of funding and incentives by maintaining and augmenting existing opportunities, locating new sources, and providing clear guidance for first-time users.

#### *Suggested Actions*

- Prior to 2025 expand and support the coalition of advocates working to make the Maine State Historic Rehabilitation Tax permanent.
- Ensure that existing preservation-related grant and incentive programs are maintained and available to all potential users.
- Explore the reasons why some sources of preservation-related funding and incentives are under-utilized.
- Identify, describe, and provide examples of how other funding sources can leverage and be leveraged by historic preservation funding.
- Incorporate historic properties into Hazard Mitigation Plans at the state, regional, and/or municipal level.

3. Increase the number of successful projects by focusing on ways to remove barriers and counter misconceptions about historic preservation.

#### *Suggested Actions*

- Promote the benefits of historic preservation as an engine for sustainable and incremental development, a draw for heritage tourism, and a way to protect Maine's authentic brand.
- Continue to work with municipal, building, and life safety code officials to find and promote creative solutions to common code issues.
- Provide a stronger network of support and information for towns and cities adopting and effectively using historic preservation tools.

4. Support the preservation efforts of non-profit organizations, Certified Local Governments, municipalities, state agencies and individuals.

### *Suggested Actions*

- Provide funding for development and pre-development restoration and preservation projects throughout the state.
- Support preservation planning projects at all levels.
- Provide technical assistance to all.

### **What is the biggest strength of the preservation movement in Maine?**

1. *That we actually have a significant survival of historic resources to preserve.*
2. *Depth of professional knowledge in state.*
3. *Developers who have become attuned to tax incentives for preservation”*

### **Goal Three– Recognizing, Documenting, and Promoting Historic Places**

#### **Why is this important?**

Many property owners and local advocates are interested in identifying and documenting historic properties. Some plan on doing this because they are interested in listing a property in the National Register of Historic Places or in pursuing preservation grants and incentives. Others will use the information in other ways, including for a public program or a walking tour, for community planning purposes, or as part of a project review. Mainers have been identifying and designating historic properties for many years, but much more can be accomplished.

#### **Goal Three Objectives**

1. Provide a firm foundation of data for preservation programs and activities by expanding the identification and analysis of historic properties throughout the state.

### *Suggested Actions*

- Conduct new resource surveys and update existing surveys, revisiting survey methods and updating guidance as needed.
- Develop local designation programs recognizing historic properties and design survey projects that involve a wide array of community members.
- Explore the applicability of new or additional mapping and documentation technologies to identify resources more accurately and efficiently, and to increase public access to records, while also protecting sensitive location and resource information.
- Continue efforts to revise older National Register nominations, increasing their usefulness as planning tools.

2. Broaden the perspectives and property types represented in the Maine Historic Resources Inventory and in National Register of Historic Places listings to ensure that the programs illustrate everyone's past in Maine.

*Suggested Actions*

- Regularly analyze the content of completed surveys, local designations, and National Register nominations, and identify current gaps in representation.
- Focus funding and outreach on less-commonly represented locations and on properties that illustrate underrepresented or less understood themes in Maine's past.
- Partner with advocates and property owners to ensure accurate identification efforts and to promote a complete and diverse history of Maine.
- Investigate whether new or revised survey procedures and guidance would improve the documentation of underrepresented properties and areas.

3. Align inventory, documentation, and designation data with public programming to increase participation and appreciation for both programs and historic places.

*Suggested Actions*

- Continue to improve public access to National Register nominations, surveys, and research collections and develop access to municipal, county, or regional designation and research programs.
- Share information on the value of resource identification and the benefits of National Register listing in a variety of approachable formats to alleviate concerns and barriers to participation.
- Sponsor and promote public outreach based on

property identification and designation with an emphasis on less widely-understood resources, including landscapes, cellar holes, and properties associated with underrepresented populations and the more recent past.

**The Plan Survey Says ...**

**To be more successful, what should the preservation community be focused on over the next five years?**

**74%** Increasing funding for preservation projects and expanding the capacity of potential users.

**58%** Increasing and promoting educational and training opportunities.

**47%** Publishing information on best practices for updating historic buildings.

**47%** Strengthening state and local regulatory protections for important historic places.

**47%** Building stronger relationships with aligned public planning processes.

## Goal Four – Safeguarding Historic and Archaeological Resources

### Why is this important?

Many people responding to the plan survey praised their town or city's strong sense of place. Historic places, objects, and artifacts illustrate a community's history and help preserve unique local character and identity. As the pace and scale of change increases, thoughtful preservation planning and review processes can help ensure the continued presence and use of historic places for the next generation of Mainers.

### Goal Four Objectives

1. Ensure that local ordinances and review processes pertaining to historic resources are consistent, effective, and understood by all users.

#### *Suggested Actions*

- Strengthen the network of local preservation commissions statewide by sponsoring joint training opportunities and information sharing.
- Explore alternative options for encouraging best practices for building projects, such as voluntary reviews, old house forums, and local architectural and history presentations.
- Empower people to be effective advocates in their communities by creating new tools and identifying keys to success.

2. Continue to improve the coordination of project reviews under federal and state preservation laws and regulations.

#### *Suggested Actions*

- Build on the success of existing digital tools and

explore the use of other online review processes.

- Monitor the implementation of Section 106 programmatic agreements and expand their use, as appropriate.
- Assess and improve, as needed, the effectiveness of information sharing between state and federal agencies and regulated stakeholders.

3. Expand educational opportunities focused on the value and outcomes of historic preservation regulatory processes.

#### *Suggested Actions*

- Increase information sharing, networking, and collaboration among federal, state, regional, and local government agencies and entities charged with managing historic properties statewide.
- Focus programming and information sharing on topics such as:
  - \* Laws and regulations protecting Maine's historic and archaeological resources
  - \* The irreplaceable nature of Maine's culturally significant properties and the laws and regulations protecting them, and
  - \* Municipal preservation tools and effective processes for adopting and implementing them.
- Highlight preservation success stories or public components of mitigation efforts in print and online publications or social media.

4. Recognize the value of documentary collections held by history museums, archives and local historical societies to historic preservation.

### *Suggested Actions*

- Develop sufficient in-state archaeological artifact storage that is consistent with federal standards of 36 CFR 79.
- Support the work of organizations and governmental agencies to catalogue, digitize, and protect their collections.
- Secure additional funding to expand the digital capacities of organizations and governmental agencies.

### **What is the biggest strength of the preservation movement in Maine?**

*"Preserving the history of Maine and its small communities through oral histories and physical artifacts gives a tangible connection between the current generation to generations past. Without this connection, young generations now and going forward will lose a sense of who we are as a people and what our ancestors struggled through to create our great state of Maine. Every region of Maine has its own stories to tell and lessons to pass on, from the largest cities to the smallest settlements."*

### **Goal Five– Resiliency and the Effects of Climate Change**

#### **Why is this important?**

Maine's warming climate and the need to be resilient in a changing world were mentioned by many people responding to the plan survey, in listening sessions, and meetings. Of particular concern are the increasing number and severity of flood events, changing water levels, storm surge, and other natural disasters that damage and even destroy historic properties. Increased stewardship and new approaches are needed to preserve them in the 21<sup>st</sup> century and beyond.

#### **Goal Five Objectives**

1. Strengthen and expand common ground between historic preservation advocates and the many other entities addressing the effects of climate change in Maine.

### *Suggested Actions*

- Collaborate with the Governor's Office of Policy, Innovation, and the Future, the Maine Climate Council, environmental and land trust groups, and regional and municipal planning professionals to discuss the importance of historic resources and the impacts of climate change on them.
- Work with partners in the natural resources field to discover shared solutions for stewarding resources such as cultural landscapes, archaeological sites, and farms.
- Expand the climate change / historic resources conversation from one that focuses only on protections needed to address climate change to one that also presents historic buildings as part of the solution.

- Work with organizations and agencies such as the Federal Emergency Management Agency and the Maine Emergency Management Agency to access funding for historic resources/climate change response and planning.
2. Better quantify and promote the role of re-using older buildings to help meet the state's climate action goals.

*Suggested Actions*

- Work with partners in the climate change field to solve the challenge of modeling the energy value of reusing existing buildings and their construction materials.
  - Promote successful projects that reduce the energy footprint of older buildings, while enhancing human comfort and preserving historic character and features.
  - Effectively make the case that historic preservation is climate friendly by using lifecycle assessment factors such as the durability and repairability of historic materials and the energy costs of demolition and non-local replacement materials.
3. Provide greater protections for particularly vulnerable resources, including archaeological sites and maritime properties.

*Suggested Actions*

- Promote the use of *Weathering Maine: Mapping Threats to Maine's Historic and Cultural Resources* as a tool for planning for the effects of sea-level rise; expand and update the data sets as sea-level rise scenarios are revised.
- Provide communities with the historic resource information residents and decision-makers need to

assess steps moving forward.

- Couple resource inventory information with emerging discussions of resilience and adaptation.
- Explore methods to speed up inventorying at-risk resources, using tools such as LIDAR, GPS, 3D scans, citizen science efforts, and alternative survey methods.
- Assess the effects of extreme weather events and what types of adaption measures are appropriate for historic properties.
- Develop a funding mechanism, team, and protocols for data collection in emergencies.
- Work with planning professionals to ensure historic resources are visible and included in all planning projects.
- With partners, develop programs, and find funding for professionally-lead data recovery from eroding archaeological sites to include volunteer opportunities and place-based heritage curricula as appropriate.



## Preservation Perspective: Maine Downtown Center

Contributed by Anne Ball

Picture lively, dynamic, and walkable historic downtowns, with fully utilized well-preserved buildings, stable and strong commercial economies, and thriving social, cultural and residential communities. These are among the Maine Downtown Center's goals.

Main Street America is an independent subsidiary of the National Trust for Historic Preservation working nationwide with a network of coordinating programs and local communities; it has helped over 2,000 communities across the country. The Maine Downtown Center (MDC), a program of the Maine Development Foundation, began in 2000, and serves as the state coordinator for Main Street America, assisting ten Nationally Accredited Main Streets and 15 Downtown Affiliates in Maine. This historic preservation-based economic development approach helps communities develop vibrant downtowns, while celebrating their historic character.

Our Accredited Main Streets and Downtown Affiliate Programs engage in historic preservation every day. For example, the Heart of Ellsworth has a newsletter feature with the local historical society called "Jump in the Time Machine" where they highlight the history of downtown buildings. A number of communities have downtown *Museum in the Streets* installations that showcase historic preservation and local history. The director of Saco Main Street sits on the local Historic Preservation Commission, which is a visible and important position and frames historic preservation through an economic development lens. Woodford's Corner, our only Neighborhood Affiliate, works with Greater Portland Landmarks to present an annual historic preservation lecture.

MDC works to educate and encourage our local participants to use traditional preservation tools such as listings in the National Register of Historic Places, historic preservation tax credits, the Certified Local Government program, and façade improvement programs. Financial support through the MDC includes a new Historic Commercial District Revolving Fund (underwritten by The 1772 Foundation) and the REvitalizeME Grant program, in partnership with the National Park Service and the Maine Historic Preservation Commission, which has funded six historic preservation projects that will drive economic development. By driving economic development and downtown revitalization through historic preservation, the Maine Downtown Center is making a difference in preserving Maine's downtowns.



Main Street, Gardiner

## VII. IMPLEMENTATION

### Working Together

Ultimately, implementation of *Heritage for the Future, 2021–2026* depends upon the participation and sustained effort of all partners across the state. If the people of Maine are successful, we will achieve the shared vision that the history and contributions of all Maine people are acknowledged in the historic places that we recognize, and that the preservation of those places helps to create and sustain strong communities.

What can you do to implement this plan? That is a question for all who read

*Heritage for the Future, 2021-2026* to consider.

- *Can you...join a historic preservation group? Or form one in your Community?*
- *Can you...advocate for increased funding, educational programs, or local ordinances?*
- *Can you...volunteer to help with a community preservation project or serve on a preservation commission?*
- *Can you...promote and help to coordinate surveys in your communities?*
- *Can you...share this plan with your board of directors, your local preservation commission, or your elected officials and planning board?*
- *Can you...stay up-to-date on activities in the state by following and contributing to Preservation Posts on Facebook?*
- *Can you...tell everyone about your accomplishments and successes?*
- *Can you...check in with the statewide preservation plan on an annual basis and share when you've achieved suggested actions?*

It will be up to each entity to pursue this plan in the manner that is most appropriate. 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.

### Sharing Accomplishments

Historic preservation is undertaken at many levels, on projects large and small, by individuals, organizations, professionals, and governmental offices throughout the state. To keep everyone informed and to provide a place for people to promote their events and share their successes, the Commission will work with preservation partners to develop an online forum using a social media platform that is open to everyone. This will allow for real time insights into activities and programs throughout the state, as well as provide a place for contributors to discuss new or ongoing issues relevant to historic preservation.

### Distributing the Plan

In order to reach a broad audience, this



plan will be posted on the Maine Historic Preservation Commission's website at <https://www.maine.gov/mhpc/about-us/state-preservation-plan>. Facebook posts, a press release and direct emails to participants in the planning process will announce the plan's availability.

Printed copies of the plan will be distributed to public libraries throughout the state and provided to the Commissioners, the Joint Standing Committee on Education and Cultural Affairs, regional planning organizations, preservation partners, and Tribal Historic Preservation Officers. Copies of the plan can be requested by contacting the Commission (see page 4 for contact information).

## Refreshing the 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 Commission 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. This evaluation should be carried out by Commission members, staff members, and by the general public who are invited to participate in this process. The evaluation of the plan should include suggestions for revisions to be undertaken in 2026.



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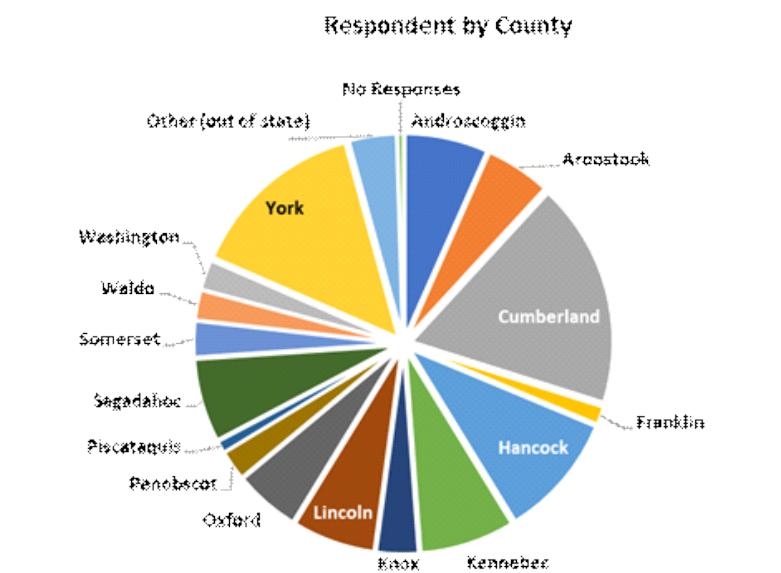
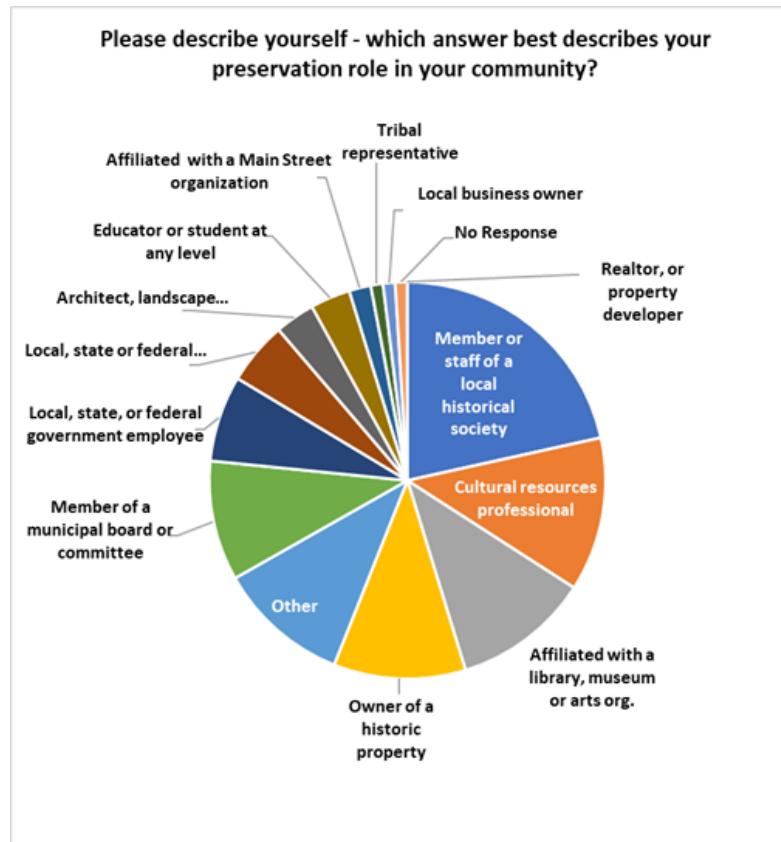
Bailey Island Bridge, Harpswell

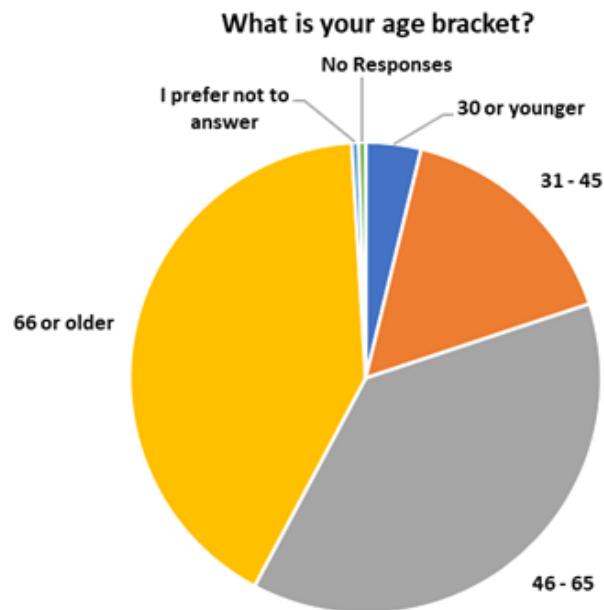
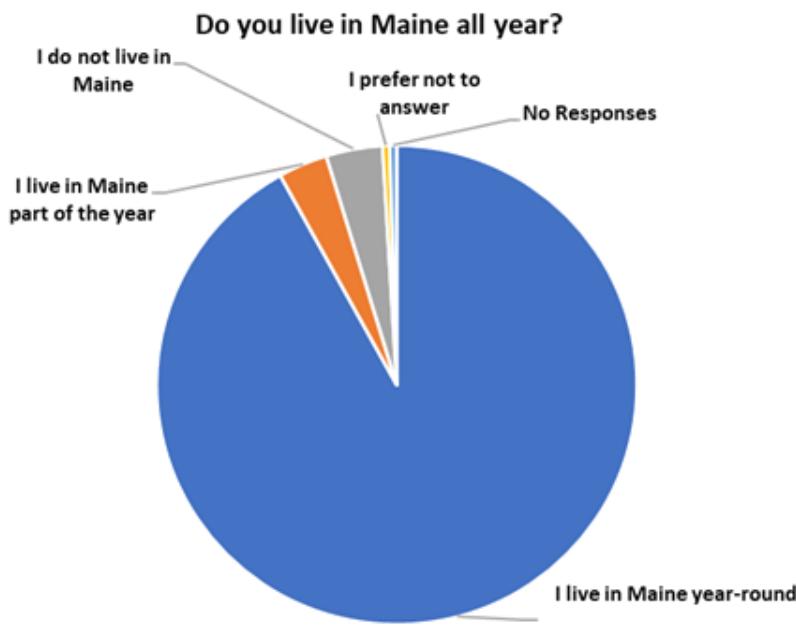
## APPENDIX I: STATE PLAN SURVEY

The online plan survey, open from April to December 2020, was an important tool for gathering information from a broad base of people, organizations, municipalities and agencies with an interest in preservation in Maine. The survey opened with a few demographic questions, followed by eleven questions about preservation, historic properties, and archaeological resources.

Responses to these questions are shown in the following charts. They are also reflected in Opportunities and Constraints section on pages 18-24 and in the Goals, Objectives and Actions on pages 25-33.

Selected highlights show that respondents feel historic downtowns and villages are the types of properties that most define "Maine," followed by historic homes, light-houses, farms, and mills. They also worry that historic downtowns, homes and farms are the most threatened resources in the state. Finally, a strong majority feel that insufficient funding and financial incentives are in place to help property owners and communities preserve important historic places.



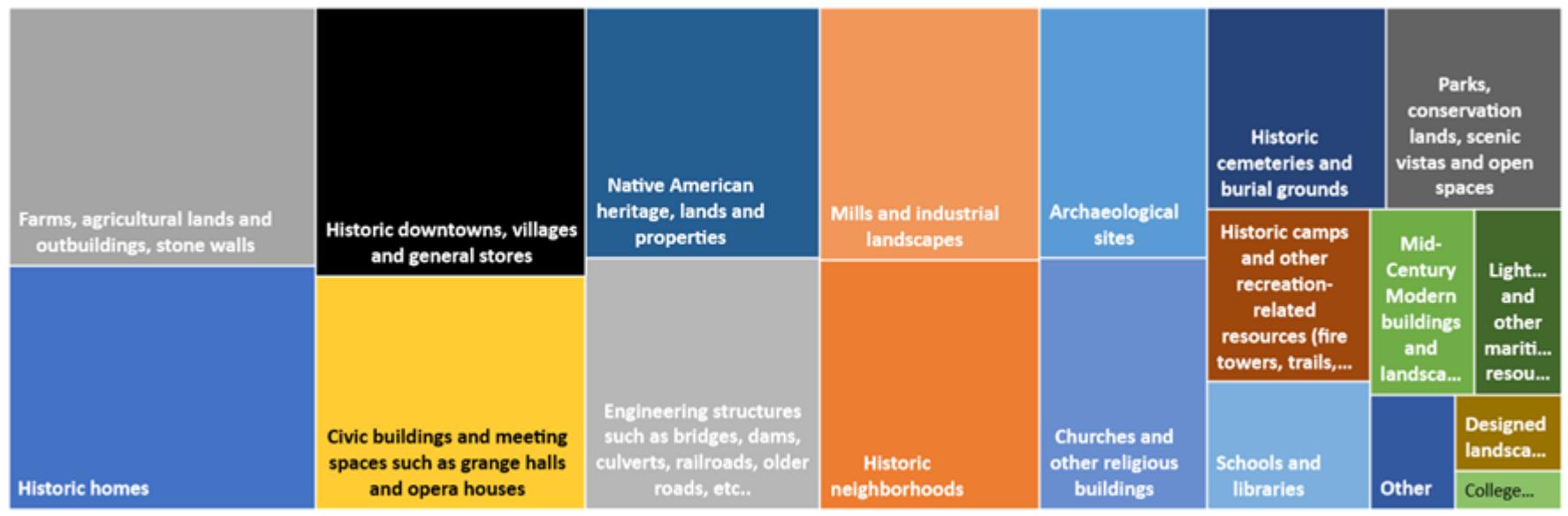


■ Strongly Agree ■ Agree ■ Somewhat Agree ■ Do Not Agree ■ No opinion

## WHICH TYPES OF HISTORIC PROPERTIES MOST DEFINE "MAINE" TO YOU?



## WHAT TYPES OF HISTORIC PROPERTIES IN MAINE ARE CURRENTLY THE MOST THREATENED?



■ College and educational campuses

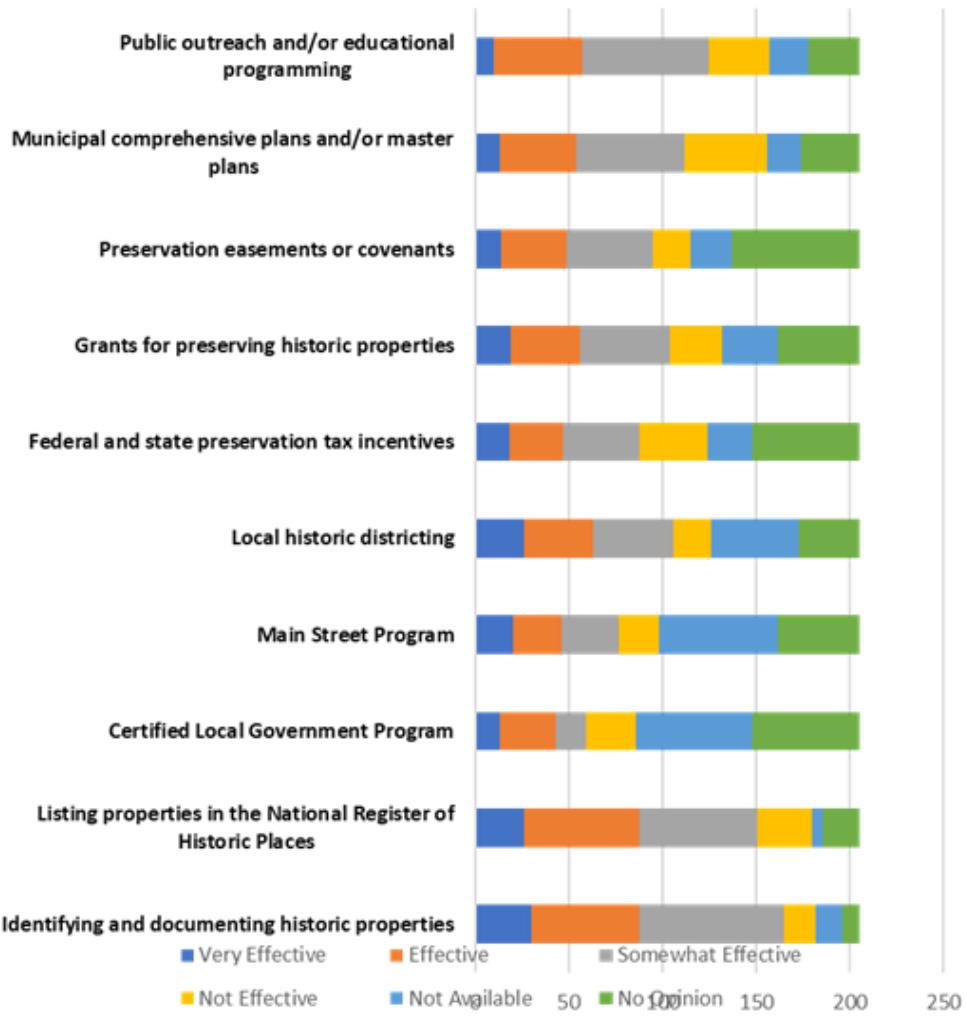
**IN YOUR COMMUNITY, WHICH OF THE FOLLOWING ENHANCE ITS HISTORIC CHARACTER?**

Historic properties and archaeological sites have been identified and documented.	The public has easy access to information about the community's historic places.	Successful local projects demonstrate the economic benefits of preserving and reusing historic buildings		
	Educational offerings about historic places are available for students and others.	An appropriate level of local regulation is in place to protect historic properties.		New construction projects are usually compatible with nearby historic...
My community's strong sense of place attracts heritage tourists and boosts business opportunities.	Municipal planning efforts incorporate historic properties and archaeological sites.	Helpful information about preservation tools and...	Other	

**FROM YOUR PERSPECTIVE, WHAT IS NEGATIVELY AFFECTING THE HISTORIC CHARACTER OF YOUR COMMUNITY?**

Lack of funding	Lack of public interest in preserving historic places	Lack of preservation-oriented professional assistance		
	Developmental pressures, such as sprawl or new large-scale projects	Environmental issues such as lead paint, asbestos or mold		Lack of capacity
Lack of maintenance, demolition by neglect and/or vandalism	Building codes that conflict with the goal of preserving historic buildings	Too little regulation	The threat of natural disasters and climate...	Other
			Too much...	

**How effective are these preservation tools in your community?**



**IN ORDER TO BE MORE SUCCESSFUL, WHAT SHOULD THE  
PRESERVATION COMMUNITY IN MAINE BE FOCUSED ON OVER THE  
NEXT FIVE YEARS?**

Increasing funding opportunities for preservation projects and expanding the capacity of potential users to take advantage of them.	Strengthening state and local regulatory protections for important historic places	Publishing and distributing information on best practices for updating historic buildings...	Building stronger relationships with aligned public planning processes, such as transportation energy, land use and natural resource protection
	Increasing preservation advocacy efforts geared to leaders and decision-makers at the local, state and federal levels	Completing more historic property inventories and sharing that information with the public	Increasing networking and training opportunities for history-oriented organizations and preservation professionals
Increasing and promoting educational and training opportunities for people interested in preserving historic places and archaeological sites	Encouraging and expanding building materials and preservation training for the next generation of preservation tradespeople	Completing analyses of threats and response/recovery plans for historic places potentially...	Listing more historic properties and archaeological sites in the...

**WHERE DO YOU ACCESS INFORMATION ABOUT HERITAGE AND HISTORIC PRESERVATION TOPICS?**

Local historical society or other membership groups (online, programs or print)	General online search for information	Town or city staff, websites or other types of contact	School or library	Friends, colleagues, neighbors or family members
Local historical society or other membership groups (online, programs or print)	General online search for information	Town or city staff, websites or other types of contact	School or library	Friends, colleagues, neighbors or family members
State or federal staff, websites or other types of contact	Newspapers (online or print)	All of the above	Social media	Other

**WHICH OF THE FOLLOWING PROGRAM OR WORKSHOP TOPICS INTEREST YOU?**

Maine architectural history	Funding opportunities and other financial incentives for preserving historic properties	Researching historic properties	Heritage tourism	Energy conservation and sustainability for historic buildings	Historic downtowns and the Main Street Program	Local historic districting and local design guidelines	Grant writing and administration	Listing properties in the National Register of Historic Places	Section 106 of the National Historic Preservation Act and...
	Repairing and caring for historic properties	The economic benefits of historic preservation	Maine archaeology	Code compliance for historic buildings	Local Preservation Commission training	Preservation easements	Cultural resources consultation training	Other	

## APPENDIX II: LISTENING SESSIONS AND THPO/AGENCY MEETINGS

As described on pages 6 and 7, four public listening sessions and meetings with Maine's Tribal Historic Preservation Officers and with staff from state and federal agencies generated a great deal of data for this plan. This data, coupled with information provided by participants in the online plan survey, form the basis for the Opportunities and Constraints discussed on pages 18-24 and the statewide Goals, Objectives and Actions for the next five years on pages 25-33. This appendix provides more details as to who attended these gatherings and major discussion points.

### Listening Sessions

Participants in the public listening sessions had the option of choosing one of four sessions, each targeting a group with a potentially different role or relationship to preservation activity in Maine. The goal was to create common ground and focus during session discussions.

- Staff and volunteers from local and county governments
- People who work in professions that often partner on preservation projects

- Staff or volunteers in non-profit organizations that preserve heritage and historic places, and
- The general public.

Each session expanded on broad categories of concern emerging from the concurrent online plan survey. Led by facilitators, breakout groups considered issues, successes and prospects for the future in these four categories:

- Identifying and designating historic places
- Preserving and rehabilitating historic properties
- Supporting and expanding Maine's preservation community, and
- Resilience and climate change

Primarily municipal planners attended the first listening session. Among the topics discussed were community resistance to new or innovative zoning ordinances and the benefits of using success stories and educational programming to alleviate public concerns about preservation activity. The need for additional planning staff and preservation-

oriented training were common discussion points.

A diverse group of preservation professionals working for non-profit organizations and in local, state and federal agencies, as well as a cultural resources consultant and an interested reporter joined the second listening session.

Cellar holes and other archaeological resources, cultural landscapes, and agricultural properties were all noted as resources that are often overlooked as potentially historic properties. Easily understood guidance and using local stories and properties were suggested as ways to engage the public. Partnerships and collaboration were common themes, particularly for addressing the threat of a changing climate to Maine's historic and archaeological resources.

Members of local and regional historical societies and museums mainly attended the third listening session. Breakout discussions focused on the challenge of bringing historic buildings up to code, meeting energy efficiency needs in a sen-

sitive manner, and finding a different use for historic properties than the museum model. Examples of coastal flooding and increasing storm intensity were also discussed. More direct and timely access to preservation expertise in all of these areas was cited as a possible solution.

The final listening session – for the general public – again drew a group of people with varied preservation-oriented interests and affiliations. Several working on local inventory and ordinance efforts discussed the value of education and outreach as tools to ensure success, particularly in small communities. Local indifference to the value of preservation and historic places is another challenge. The “Museum in the Streets” model, implemented in a number of Maine communities, was touted as a popular way to increase public interest in local stories and historic places. The group again voiced concerns about the effects of climate change on historic and archaeological resources, as well as frustration that the case for the “climate-friendly” nature of historic preservation has not been widely made

or acknowledged in the state.

## THPO and Agency Meetings

Plan outreach with representatives from Maine’s federally-recognized Tribes and with staff from state and federal agencies with preservation-related responsibilities utilized different formats than the public listening sessions. The meetings also served as an opportunity to introduce many attendees to the statewide plan and its purposes.

In the state and federal agency meeting, about 20 staffers focused on the ways their agencies most commonly intersect with historic preservation: managing resources under their care and planning for their protection, as well as considering the effects of agency-related projects on historic and archaeological resources.

In the breakout session on managing resources, much of the discussion revolved around the challenge of keeping historic buildings functional, particularly in the face of changing agency missions. In Maine, guard stations along the northern Canadian border are an example. Agen-

cy requirements related to energy upgrades, flood mapping and events, increasingly resilient infrastructure, and anti-terrorism measures also add additional pressures.

Much of the discussion in the planning breakout session focused on historical collections and archaeological resources. A lack of appropriate storage space for both types of resources was cited as an issue, as was the need for increased digitization efforts and online public access. The group also noted the importance of consulting with Native Americans when identifying resources and planning for their protection.

The third breakout group, on regulatory actions, had high praise for the use of online communications and tools now in place in Maine and voiced hope that additional online mapping tools could be developed to both protect archaeological resources and streamline their review.

All three breakout groups listed additional training, networking, funding, and inter-agency partnerships as important

tools for meeting agency objectives while preserving the state's historic properties and archaeological resources.

In the meeting with Maine's Tribal Historic Preservation Officers, the cultural resources mostly often discussed were petroglyphs, pictographs, shell mounds and middens, and culturally-significant landscapes and water bodies. Vandalism, looting, agricultural practices, impoundment and river management and other types of flooding are common threats.

Although existing educational programming and regulatory protection sometimes address these threats, each attendee noted cases where enforcement efforts were lacking or ineffective. Participants also shared a number of concerns that illustrated the need for improved regulatory procedures and communication.

Attendees also shared some of their current efforts and future goals to preserve their Tribe's heritage. These include additional research and inventory efforts to more fully document and share the state's Native American history, particularly in

northern Maine and on its many coastal islands. Broader research – beyond the state's borders – is also underway, as are increased efforts to recover culturally significant objects.



*Fox Farm, Lincoln Maine*

## APPENDIX III: INCENTIVES AND FUNDING SOURCES

### Historic Preservation Fund Grants

The State, Tribal, Local, Plans & Grants Division (STLPG) of the National Park Service manages several grant programs to assist with a variety of historic preservation and community projects focused on heritage preservation. The funding for all grants, regardless of program, comes from the Historic Preservation Fund (HPF). The types of projects supported by the HPF may change during this plan's five-year span, and readers are encouraged to periodically review online information.

<https://www.nps.gov/subjects/historicpreservationfund/project-grants.htm>

The Commission receives annual funding from the HPF to support the state preservation program. A minimum of ten percent of this amount is awarded to Certified Local Governments to support historic preservation related activities in those communities. For the past several years, the Commission has also been able to make HPF-funded preservation grants for historic preservation related projects to

qualified entities that are not Certified Local Governments.

**The National Maritime Heritage Grants Program**, which is administered by the National Park Service, 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 is funded through a percentage of the proceeds from the sale or scrapping of obsolete vessels of the National Defense Reserve Fleet. All grants awarded must be matched on a 1-to-1 basis with non-federal assets.

<https://www.nps.gov/subjects/maritimeheritage/maritime-heritage-grants.htm>

### Federal Historic Rehabilitation Tax Incentive Program

Income tax incentives for the rehabilitation of historic structures are important tools for historic preservation and economic development throughout the United States and have been used in Maine for over four decades. A federal income tax credit for the rehabilitation of historic structures first appeared in 1976 and today consists of a 20% credit for the certified rehabilitation of certified historic structures. For more information, please see the National Park website at <https://www.nps.gov/tps/tax-incentives.htm>

## Maine's State Historic Rehabilitation Tax Incentive Program

There are two aspects to Maine's State Historic Rehabilitation Tax Incentive Program, the Substantial Rehabilitation Credit and the Small Project Rehabilitation Credit.

**Maine's Substantial Rehabilitation Credit** is a 25% state credit for any rehabilitation that also qualifies for the Federal Tax Incentive Program. This credit is so named because a rehabilitation under the federal program is required to meet the "substantial rehabilitation" threshold, meaning the rehabilitation expenditures must exceed the adjusted basis of the property or \$5,000, whichever is greater. The Substantial Rehabilitation Credit is a "piggyback" onto the federal credit, does not require a separate State application, and cannot be claimed unless the Federal credit is also claimed.

The **Small Project Rehabilitation Credit** is a 25% state credit for a certified rehabilitation that incurs qualified rehabilitation expenditures of between

\$50,000 and \$250,000. This credit does not require the applicant to meet the Federal "substantial rehabilitation" threshold, and therefore cannot be claimed with the Federal credit. <https://www.maine.gov/mhpc/programs/tax-incentives>

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

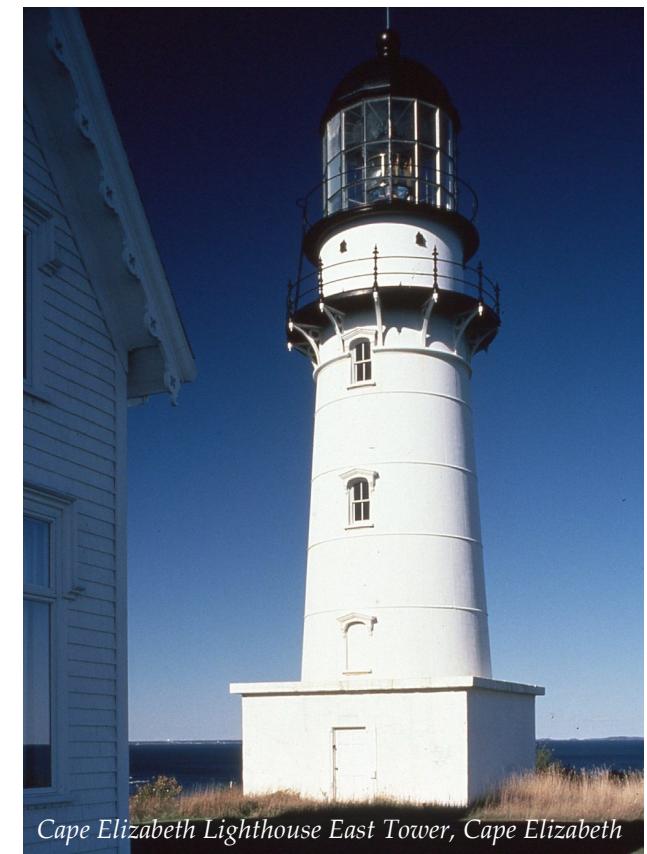
The U.S. Department of Housing and Urban Development (HUD) passes considerable funding through the Maine Department of Economic and Community Development's Office of Community Development and Maine's HUD entitlement communities in the form of Community Development Block Grants. This HUD program has helped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

<https://www.maine.gov/decd/community-development>

## U.S. FEMA and Maine Emergency Management Agency

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. The Maine Emergency Management Agency administers three FEMA Mitigation Grant Programs to reduce or eliminate the risk of damage from various environmental threats and disasters. <https://www.maine.gov/mema/grants/mitigation-grants>



Cape Elizabeth Lighthouse East Tower, Cape Elizabeth

## **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 Commission. 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.

## **National Trust for Historic Preservation**

Funding from the National Trust is awarded to nonprofit organizations and public agencies, and the majority of the funding is awarded for planning and education projects through the National Trust Preservation Funds grant program.

<https://savingplaces.org/grants#.YBBvuhKgdU>

## **United States Lighthouse Society**

The U.S. Lighthouse Society has launched a new competitive grants program to help lighthouse preservation groups across the country save the iconic coastal landmarks that help define the nation's rich maritime history and legacy. The first nationwide preservation grants program of its kind, the Society's Lighthouse Preservation Fund and grant program has been set up to support a variety of lighthouse projects and will award a series of grants each year. As the Lighthouse Society's preservation fund increases over time, so will the number of grants that will be awarded. <https://uslhs.org/about/preservation-grants-program>

## **Protect & Sell Program**

Maine Preservation's Protect & Sell Program for historic properties matches owners interested in rehabilitating historic buildings with unique properties across Maine. Protect & Sell works with

buildings that are 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 the 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 annually, and any proposed changes are reviewed to ensure that they conform to the easement's requirements. 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 also works 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 operates statewide. <https://www.mainepreservation.org/>



Gerald Hotel Ballroom, Fairfield

### **The 1772 Foundation/Maine Preservation Historic Preservation Subgrants**

Beginning in 2020, The 1772 Foundation has provided Maine Preservation \$100,000 annually for 1:1 matching subgrants of up to \$10,000 each to nonprofit organizations for shovel-ready historic preservation projects.

Governments, schools, and places of worship are not eligible. Eligible projects include exterior painting, finishes, and surface restoration; chimney and masonry repointing; structural foundation and sill work; porch, roof, and window projects; and installation of or upgrades to fire detection, lightning protection, and security systems; or development of condition assessments. <https://www.mainepreservation.org/>

### **Maine Community Foundation**

The Maine Community Foundation (MCF) administers one historic preservation related grant program: the **Belvedere Historic Preservation and Energy Efficiency Grant Program** (Belvedere). The Commission assists the

MCF in administering the Belvedere program with two staff representatives on the volunteer grant review committee. In addition, applicants and grantees are referred to Commission staff for technical advice and direction about their specific projects to ensure compliance with preservation standards. The Maine Downtown Center, a program at the Maine Development Foundation, also provides technical assistance to applicants and grantees specifically for energy efficiency projects funded through the program.

**The Maine Steeples Fund**, 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 Fund has become critical to the preservation of

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church steeples, which are expensive to maintain and restore.

The Maine Community Foundation manages 27 additional grant programs which may provide additional support to organizations stewarding historic buildings. Other grant programs that may support this work include the Community Building Grant Program and the Maine Expansion Arts Grant Program. The MCF also offers a variety of resources to support organizations including investment support through non-profit agency funds.

<https://www.maineacf.org/apply-for-a-grant/available-grants-deadlines/>  
[www.maineacf.org/support-start-a-fund/nonprofit-agency-funds/](https://www.maineacf.org/support-start-a-fund/nonprofit-agency-funds/)

## **Maine Downtown Center**

The Maine Downtown Center shares information, tools, and grant opportunities for communities engaged in downtown revitalization. For Main Street and Affiliate Communities, the Maine Downtown Center regularly seeks funding that will benefit those communities whether it be for historic preservation, training, technical assistance

to small downtown businesses, or many other opportunities as they arise. In some cases, the Maine Downtown Center serves as a sub-granting entity.

<https://www.mdf.org/program-partnerships/maine-downtown-center/>

## **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."

<https://www.davisfoundations.org/dff/>

## **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.

<https://www.stkfoundation.org/Home.aspx>

## **Morton-Kelly Charitable Trust**

The Morton-Kelly Charitable Trust was established in 1988 by Joan Morton Kelly and her mother, Mildred Duncan Morton, to facilitate their philanthropic activities. The Trust funds Maine-based projects in culture, education, the environment, and preservation. Grants average around \$10,000 and are distributed throughout Maine. With the exception of a group of organizations with which Dr. Morton Kelly had a long-term relationship, the Trust does not normally fund applicants for more than two consecutive years or make grants of more than \$20,000.

<https://www.morton-kelly.org/about/>

## Elsie & William Viles Foundation

The Elsie & William Viles Foundation is a private foundation established in 1990 by Elsie Pike Viles. In keeping with the generosity and legacy created during their lifetimes, the Elsie & William Viles Foundation is committed to supporting charitable organizations with preference given to organizations in Maine and the Capital Region. Grants are made to non-profit charitable, scientific, literary or educational organizations for project that Preserve open spaces and conservation of forest lands., care for and protect animals, support children and education, and promote and preserve Maine history and culture.

[https://](https://www.elsieandwilliamvilesfoundation.org/)

[www.elsieandwilliamvilesfoundation.org/](https://www.elsieandwilliamvilesfoundation.org/)



*Musée Culturel du Mont-Carmel, Lille, Grand Isle*

## APPENDIX IV: STATE HISTORIC PRESERVATION OFFICE PROGRAMS

The Maine Historic Preservation Commission is a state agency in the executive branch of government and is the State Historic Preservation Office for Maine. The Commission is comprised of eleven members who meet 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.

Staff of the Commission administer the



*John Hancock Warehouse, York*

historic preservation program areas identified by the National Historic Preservation Act of 1966. These programs involve partnerships with a wide range of preservation professionals, non-profit organizations, state and federal agencies, developers, municipal officials and homeowners, among others. A brief overview of each program area is summarized below.

### **Survey and Inventory**

<https://www.maine.gov/mhpc/programs/survey>

The identification of historic resources is essential to preservation. Surveys document at a variety of levels the historic human-made environment of our communities. Since the creation of the Maine Historic Resources Inventory in the early 1970s MHPC staff, consultants, federal and state agencies, municipalities and volunteers have surveyed and recorded over 62,000 above ground resources and identified over 11,000 archaeological sites. Data is

gathered through cultural resource surveys required under Section 106 of the National Historic Preservation Act of 1966, from grant-funded surveys, surveys initiated by towns, or organizations, contracts with preservation professional as well as from discoveries brought to our attention by the general public or partners in the preservation field. The information collected during architectural and archaeological survey forms the basis for determining the eligibility of resources for listing in the National Register of Historic Places.

### **National Register of Historic Places**

<https://www.maine.gov/mhpc/programs/national-register-of-historic-places>

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. It was established under the National Historic Preservation Act of 1966. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history,

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architecture, archeology, engineering, and culture. The National Register is maintained by the National Park Service, which is part of the U.S. Department of the Interior.

All properties listed in the National Register must meet the criteria established by the National Park Service. This criteria is applied nationwide, and seeks to ensure that all listed properties are both significant within the areas of architecture, archaeology, engineering, culture or history, and that they retain their integrity of historic design, materials, workmanship, location, association, setting, feeling, and sense of time and place.

The Commission oversees the administration of the National Register program in the State of Maine, including the nomination of properties and the provision of information and technical assistance about the program to federal and state agencies, as well as municipalities and the public. Nominations are prepared by Commission staff at the request of

property owners or by consultants in connection with state or federal rehabilitation tax credit projects. In recent years several older nominations have been revised with complete inventories or new periods or areas of significance. Priorities for new nominations include properties associated with ethnic, racial and Native American populations, industrial activities, economic diversity and geographic area and threatened by environmental and development pressures.

### **Preservation Planning**

<https://www.maine.gov/mhpc/programs/protection-and-community-resources/preservation-planning>

One of the roles of the Maine Historic Preservation Commission is to take the lead in developing the Statewide Historic Preservation Planning process, resulting in a Statewide Historic Preservation Plan. This plan serves to coordinate preservation activities throughout the state, and to communicate preservation

policy, goals and values to policy makers, the preservation community and the general public. This process is completed every five years.

The Maine Historic Preservation Commission assists municipalities in protecting their cultural resources by providing information on archaeological and architectural resources, networking with other historic preservation organizations and municipalities, and reviewing and commenting on draft local legislation. While the Commission does not proactively promote historic preservation in individual municipalities, it is available as a resource for citizens, public officials and organizations interested in identifying and protecting cultural resources.

### **Certified Local Government**

<https://www.maine.gov/mhpc/programs/protection-and-community-resources/certified-local-government-program>

The purposes of the Certified Local Government Program (CLG) are to ensure the broadest possible participation

of local governments in the national historic preservation program while maintaining standards consistent with the National Historic Preservation Act (Act), and the Secretary of the Interior's "Standards and Guidelines for Archeology and Historic Preservation." The CLG program is designed to enrich, develop, and help maintain the preservation of structures, objects, buildings, districts and archaeological sites; to help establish and maintain local historic preservation programs in partnership with the Maine Historic Preservation Commission; and to provide financial and technical assistance to further these purposes. The partnerships between CLG designated communities and the Commission help to assure that historic preservation issues are understood and addressed at the local level and integrated into the local planning and decision-making processes at the earliest possible opportunity. All CLG communities are responsible for surveying the historic resources in their municipalities and have an advisory role

in the National Register of Historic Places (National Register) nomination review process for properties within their jurisdiction. Each year the CLG communities in Maine have the opportunity to apply for CLG grants in order to support local historic preservation activities. By participating in this program municipalities make a written commitment to their own citizens and the citizens of Maine that their local heritage is important and worth protecting. At present there are ten designated Certified Local Governments in Maine: Augusta,

Bangor, Castine, Gardiner, Kennebunk, Lewiston, Portland, Saco, Topsham, and York.

## **Rehabilitation Tax Credits**

<https://www.maine.gov/mhpc/programs/tax-incentives>

The Commission manages the Federal 20% Historic Rehabilitation Tax Credit and the State Historic Rehabilitation Tax Credit programs in Maine.

Income tax incentives for the rehabilitation of historic structures are important tools for historic preservation and economic development throughout the United States. A federal income tax credit for the rehabilitation of historic structures first appeared in 1976 and today consists of a 20% credit for the certified rehabilitation of certified historic structures. In addition, there are two state tax credit options: one is a 25% credit for any project that receives the federal credit, while the other option is for smaller projects that do not receive the federal credit. Both of these options provide a 25% credit against state taxes,



an amount that can increase between 5% and 10% if the project creates affordable housing. The Commission's staff provides technical assistance to the public about the federal and state historic rehabilitation tax credit programs, and reviews and comments on all applications submitted for one or both credits. Staff also prepare an annual report to the Maine Legislature about the level of activity of the programs in Maine.

## Grants

<https://www.maine.gov/mhpc/programs/grants>

The Commission offers grant assistance for historic preservation activities when funding permits and assists with administering other grants on behalf of the National Park Service. The federal Historic Preservation Fund (HPF) Grants are one-to-one matching grants for architectural or archaeological survey or development or pre-development projects. Eligible properties must be listed in the National Register of Historic Places and eligible applicants are limited to state



*CLG Grant Project, Castine*

agencies, county governments, municipal governments, educational institutions, and private non-profit institutions as defined by the Internal Revenue Service. Certified Local Government (CLG) grants are also funded by the Federal HPF and carry many of the same requirements as the HPF grants with two important distinctions: eligible applicants are limited to the CLG certified communities in Maine and a 40% match is required rather than a 50% match. When state program funds are available, the

Commission makes New Century Community Program matching grants to eligible non-profit and community-based organizations for the restoration or preservation of historic properties listed in the Register. In addition to these programs, Commission staff also assist with administering Save America's Treasures grants, Maritime Heritage grants, and REvitalizeME grants.

## Easements

<https://www.maine.gov/mhpc/programs/protection-and-community-resources/easements>

The Commission holds and monitors historic preservation easements throughout the state. Any grant that funds a development (bricks and mortar) project will include a term preservation agreement or stewardship agreement. These preservation easements are voluntary legal agreements that protect a significant historic, archaeological, or cultural resource. It gives the holder of the preservation interest the authority to review and approve physical

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improvements to the property to ensure that modifications are compatible with the preservation of the historic resource and, in the case of archaeological sites, the ability to protect them from unauthorized disturbance.

Preservation interests held by the federal government and the Commission are executed in exchange for financial compensation such as a federal or state funded historic preservation grant or in response to a federal or state undertaking that affects an historic property.

## **Review and Compliance**

<https://www.maine.gov/mhpc/programs/project-review>

Section 106 of the National Historic Preservation Act of 1966, as amended, requires federal agencies to take into account the effect of their undertakings on historic properties. In addition, they must seek ways to avoid or reduce adverse effects to historic properties. As part of this process the Commission has the opportunity to comment on the project's effect on historic resources. It is the

Commission's goal, through the project review process, to protect historic properties in the State of Maine while striking a balance between the public interest in historic preservation and governmental, commercial, and private interests in various initiatives.

## **Public Education Programs and Other Activities**

<https://www.maine.gov/mhpc/programs/education>

The Commission staff participates in a variety of public programs related to archaeology and historic preservation through lectures and presentations, publications, media and social media, and special projects. However, the Commission does not engage in lobbying that affects public policy, this activity is the purview of non-profit advocacy organization and the private sector. However, it does provide technical assistance and relevant information to elected officials as requested.

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## APPENDIX V: LAWS AND REGULATIONS

There are federal and state laws, as well as various regulations and agreements emanating from them, that govern the treatment of historic and archaeological resources in Maine or govern the programs of the Maine Historic Preservation Commission. Such laws are generally restricted to protecting cultural resources that may be threatened by federal and/or state funded or permitted projects.

Section 106 of the National Historic Preservation Act of 1966 is the most well-known of these laws.

For more information on cultural resource laws, please see the links and PDFs below.

### Federal Laws and Regulations

*Federal Historic Preservation Laws: The Official Compilation of U.S. Cultural Heritage Statutes, 2018 Edition.* <https://www.nps.gov/subjects/historicpreservation/laws.htm>

This online publication contains the text of 28 federal laws and portions of laws that pertain to the preservation of the cultural heritage in the United States. An appendix lists selected regulations and standards from the Code of Federal Regulations related to historic preservation (available at [www.ecfr.gov](http://www.ecfr.gov)). Among the most frequently-used federal preservation laws in Maine are:

- Rehabilitation Tax Credit, 26 U.S.C. 27
- Native American Graves Protection and Repatriation Act, 25 U.S.C. 3001 et seq.
- National Historic Preservation Act of 1966, as amended, 54 U.S.C. 100101 et seq., see especially:
  - National Register of Historic Places, 54 U.S.C. 3021
  - State historic preservation programs, 54 U.S.C. 3023
  - Tribal historic preservation program, 54 U.S.C. 3027
  - Federal agency historic preservation programs, 54 U.S.C. 3061
  - Comment on effect of federal agency undertakings on historic property, 54 U.S.C. 306108 (also known as Section 106 of NHPA)

In addition, "Federal Preservation Legislation and Executive Orders," a web resource prepared by the Advisory Council on Historic Preservation, describes several Executive Orders that address historic preservation, <https://www.achp.gov/preservation-legislation>.

### State Laws and Regulations

Maine Antiquities Law 27 M.R.S. 13 <https://www.maine.gov/mhpc/sites/mainegov.mhpc/files/inline-files/Maine%20Antiquities%20Law.pdf>

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Burial Sites 13 M.R.S. 83 §1371-A. Limitations on construction and excavation near burial sites.

<http://legislature.maine.gov/statutes/13/title13sec1371-a.html>

Maine Historic Preservation Commission 27 M.R.S. 17

<http://legislature.maine.gov/statutes/27/title27ch17sec0.html>

Credit for rehabilitation of historic properties after 2007 36 M.R.S. §5219-BB

<http://legislature.maine.gov/legis/statutes/36/title36sec5219-BB.html>

Historic and Scenic Preservation. 30-A M.R.S. 223 §5730 <https://legislature.maine.gov/statutes/30-A/title30-Asec5730.html>

Ordinance Power (Home Rule). 30-A M.R.S. 141 §3001.

<https://www.maine.gov/mhpc/sites/maine.gov.mhpc/files/inline-files/Mane%20Home%20Rule.pdf>

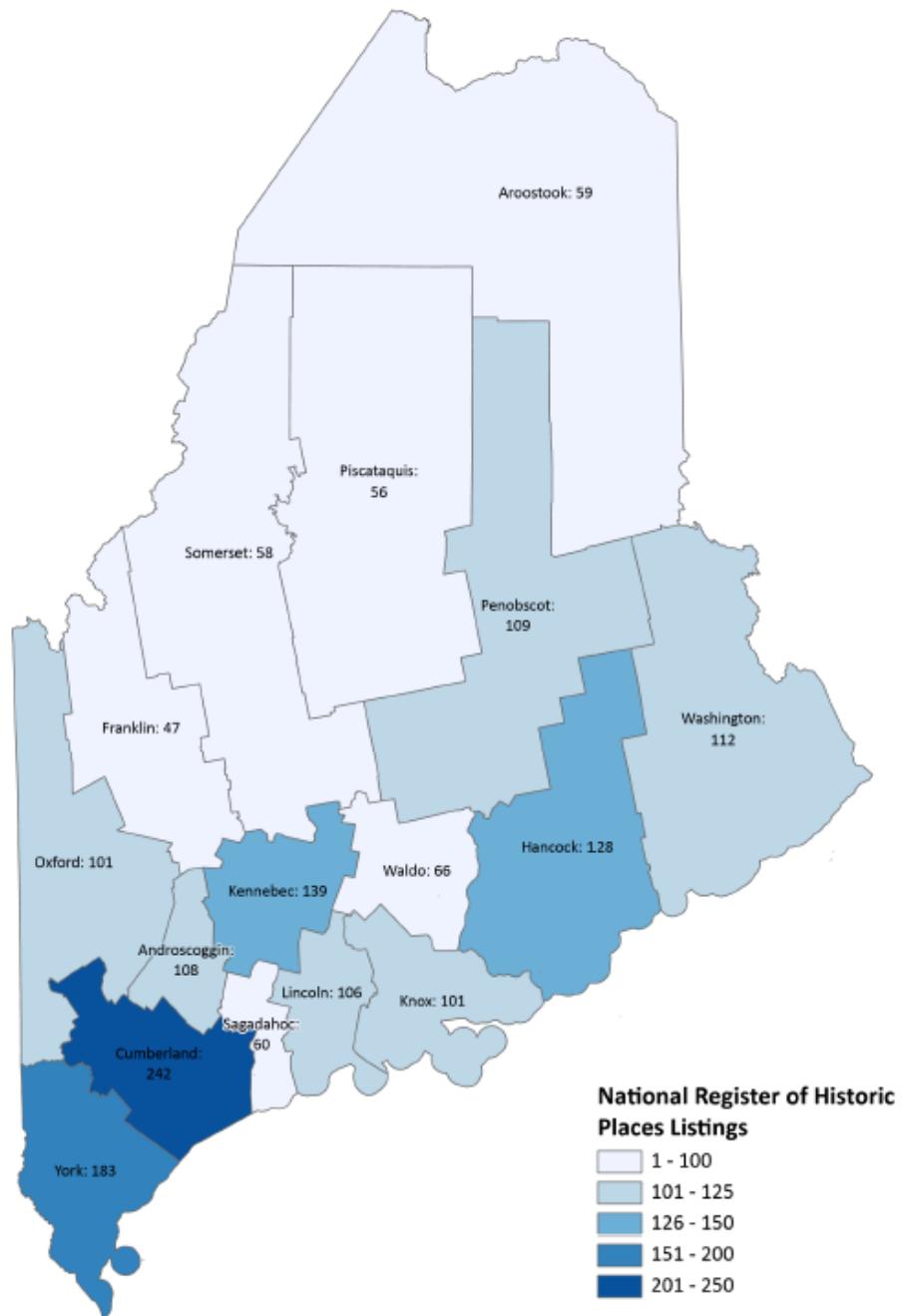
Department of Environmental Protection Site Location of Development Law 38 M.R.S. 3 §481-490 <https://www.maine.gov/dep/land/sitelaw/index.html>

Land Use Planning Commission Laws and Rules [https://www.maine.gov/dacf/lupc/laws\\_rules/index.shtml](https://www.maine.gov/dacf/lupc/laws_rules/index.shtml)

Code of Maine Regulations <https://www.maine.gov/sos/cec/rules/90/chaps90-.htm>

- Chapter 100- Rules for Implementing an Act to Preserve Maine's Archaeological Heritage
- Chapter 810 - Maine Historic Restoration Standards
- Chapter 811 - Historic Buildings Restoration Grants
- Chapter 812- State Historic Preservation Officer's Standards for Archaeological Work in Maine
- Chapter 813- Maine State Rehabilitation Tax Credit Rules (PDF)
- Chapter 815- Historic Preservation Revolving Loan Fund

### **Responses from participants in the Listening Sessions to the phrase: *Maine's historic places are...*"**



National Register of Historic  
Places Listings

- 1 - 100
- 101 - 125
- 126 - 150
- 151 - 200
- 201 - 250

Map by Emily Pettit, GIS Coordinator, State of Maine Office of GIS.