

Making Maine's Downtowns Work - June 10, 2011
Building Boom in a Recession: Historic Preservation is Hot!



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What is the



???

- is the **State Historic Preservation Office** for the State of Maine
- oversees the **identification and evaluation** of archaeological sites as well as historic buildings, objects and districts
- nominates properties to the **National Register of Historic Places**
- reviews and comments on the effect of **federal undertakings** on historic properties, **as well as some state and local undertakings**
- assists owners of income producing properties to obtain **federal and state rehabilitation tax credits**
- **promotes historic preservation through planning and public education.**

How does MHPC identify and evaluate historic resources?

- MHPC's **architectural survey** program began in 1972
- Includes properties that are 50 years or older
- **Reconnaissance level** (records property type, architectural data, age, and location)
- **Intensive level** (Reconnaissance level plus historical data)
- Federal project reviews, CLG grant funded surveys, Volunteer surveys etc.
- **Who can undertake survey – anyone in Maine!**
- Contact Christi Mitchell, MHPC's survey coordinator, to get started.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building Inventory Survey Form

1. PROPERTY NAME (HISTORIC) _____
 2. PROPERTY NAME (OTHER) _____
 3. STREET ADDRESS: 141 MILLIS AVE., WESTPORT, ME., 04091-0001, APT. 10
 4. TOWN: WINDSOR COUNTY: MAINE
 5. DATE RECORDED: 10/18/2011 6. ADDRESS: _____
 7. SURVEYOR: CHRIS MITCHELL

10. OWNER USE (PRESENT):
 SINGLE FAMILY AGRICULTURE COMMERCIAL/TRADE PARKWAY
 MULTIFAMILY GOVERNMENTAL EDUCATION HEALTH CARE
 INDUSTRY RESIDUAL HOTEL LANDSCAPE
 TRANSPORTATION OFFICE SUMMER COTTAGE/CAMP SOCIAL
 OTHER: _____
 OTHER: _____

11. CONDITION: GOOD FAIR POOR DESTROYED DATE: _____

ARCHITECTURAL DATA

12. PRIMARY STYLIC CATEGORY:
 GEORGIAN STYLIC STYLE 18TH C. REVIVAL MODERN/CONTEMPORARY
 FEDERAL QUINCY WAVE COMMERCIAL STYLE NEOL TRADITIONAL
 SHREVE REVIVAL SHINGLE STYLE CAPTIVATION RAUPEL
 SHREVE REVIVAL SHINGLE STYLE INTERNATIONAL INTER LEVEL
 TRAMMATE SHINGLE STYLE RED-CLASSICAL REV. VERNACULAR
 SECOND EMPIRE RENAISSANCE REV. OTHER: _____

13. SECONDARY STYLIC CATEGORY:
 GEORGIAN STYLIC STYLE 18TH C. REVIVAL MODERN/CONTEMPORARY
 FEDERAL QUINCY WAVE COMMERCIAL STYLE NEOL TRADITIONAL
 SHREVE REVIVAL SHINGLE STYLE CAPTIVATION RAUPEL
 SHREVE REVIVAL SHINGLE STYLE INTERNATIONAL INTER LEVEL
 TRAMMATE SHINGLE STYLE RED-CLASSICAL REV. VERNACULAR
 SECOND EMPIRE RENAISSANCE REV. OTHER: _____

14. HEIGHT: 1-STORY 1.5-STORY 2-STORY 2+ STORY 3-STORY 4-STORY
 5-STORY OVER 5 _____

15. PRIMARY FLOOR WITH MAIN BLOCK USE GROUND FLOOR:
 BAY BAY BAY 4 BAY 5 BAY MORE THAN 5 _____

16. APPENDAGES: SIDE ELL. REAR ELL. FRONT ACCESS STORIES BIRD
 PORCH TOWER CUPOLA BAY WINDOW

PHOTOGRAPHIC: _____



How does MHPC identify and evaluate historic resources?

- MHPC's **archaeological survey** program
- Contract survey work Phase 1, 2, 3
- **Who can undertake survey – only approved archaeologists in Maine.**
- Contact MHPC archaeologists: Art Spiess or Leith Smith



Fort Halifax, Winslow, historic archaeological survey, 1990.



- CARMA is a new, on-line architectural survey database for Maine’s historic above ground resources.
- Developed and underwritten by the Maine DOT
- Future CARMA platforms will be developed that will allow the public to search for surveyed properties and identify properties that have been evaluated for listing in the National Register of Historic Places.

CARMA

Building/Structure Form Step 2 of 3

Navigation: Dashboard, Projects, Users

Quick Links: Add New Project, View Pending Projects, View Archived Projects

Project ID: 27253.00

10. Primary Use (Present): SINGLE FAMILY

11. Condition: FAIR

Architectural Data

12. Primary Stylistic Category: VERNACULAR

13. Secondary Stylistic Category: ITALIANATE

14. Height (in stories): 1.5 Stories

15. Primary Facade Width (in bays): 4 Bays

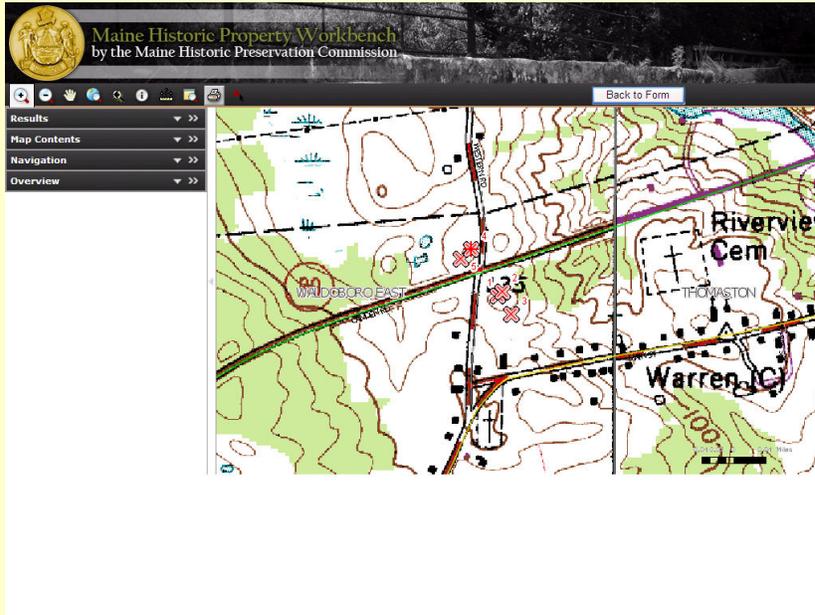
16. Appendages:

<input type="checkbox"/> CUPOLA	<input checked="" type="checkbox"/> PORCH
<input type="checkbox"/> ADDED STORIES	<input checked="" type="checkbox"/> REAR ELL
<input type="checkbox"/> BAY WINDOW	<input type="checkbox"/> SHED
<input checked="" type="checkbox"/> DORMERS	<input checked="" type="checkbox"/> SIDE ELL
<input type="checkbox"/> FRONT	<input type="checkbox"/> TOWER

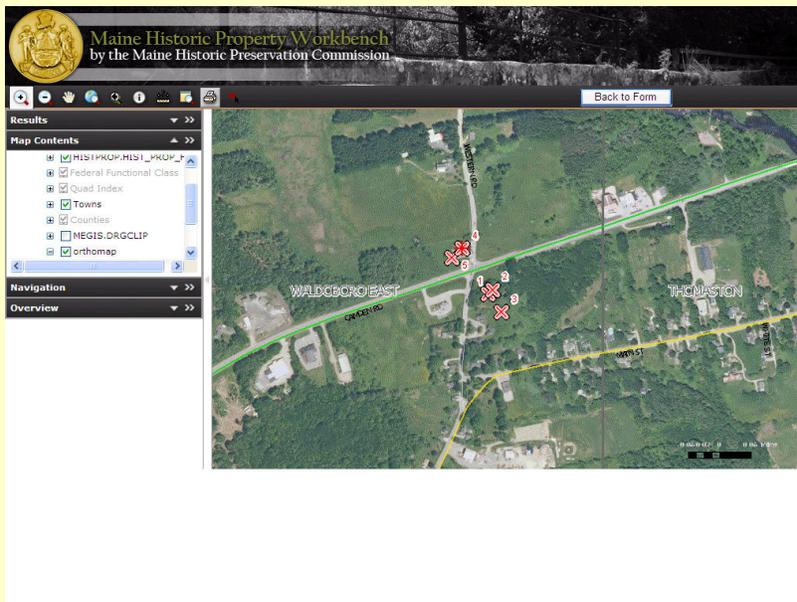
17. Porch:

<input checked="" type="checkbox"/> ATTACHED	<input type="checkbox"/> ONE STORY
<input type="checkbox"/> ENGAGED	<input type="checkbox"/> SECONDARY PORCH
<input type="checkbox"/> FULL WIDTH	<input type="checkbox"/> SLEEPING PORCH
<input type="checkbox"/> MORE THAN ONE STORY	<input type="checkbox"/> WRAPAROUND

CARMA



CARMA



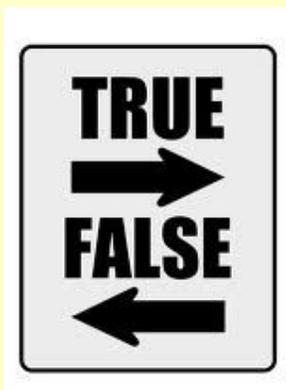
Benefits of National Register Listing



National Register listed
South Berwick
Historic District

- Recognition that a property is historically and culturally significant to the nation, the state or the community
- Afforded protection from adverse impact by federal undertakings
- Depreciable properties may be eligible for **federal and state historic tax credits**
- Qualify for other assistance when funds are available e.g. Maine's New Century Community Program grants; federal Save America's Treasures program etc.

Dispelling Common Myths about National Register Listing:



- There are no Federal designations that place Federal restrictions on private property owners.
- Listing or determined "eligible" for listing **does not restrict the rights of private property owners** in the use, development, or sale of private historic property.
- Demolition, rehabilitation etc. may occur privately at any time.
- Public visitation is not required of the owner.

National Register of Historic Places



Nominations are reviewed quarterly by MHPC in Augusta, then forwarded by staff to the Keeper of the Register in Washington, D.C.

Contact MHPC's National Register Coordinator, Christi Mitchell, at 287-2132 to get started

Significant Federal Cultural Resources Laws

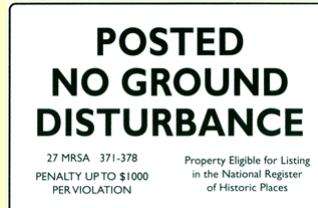
- National Historic Preservation Act of 1966
-Sections 101, **106**, 110, 111
- Department of Transportation Act
[Section 4(f)]
- National Environmental Policy Act (NEPA)
- Archaeological and Historic Preservation Act
- Archaeological Resources Protection Act
- American Indian Religious Freedom Act
- Native American Graves Protection and Repatriation Act.



National Register listed District #5 School, Alfred, constructed in 1872.

State of Maine Historic Preservation Regulations

- Maine DEP Site Location of Development Law
- Maine Land Use Regulation Commission
- Archaeological Site Protection – Maine’s Antiquities Law (Title 27 MRSA Chapter 13 Section 371-378)
- State regulations regarding burials and cemeteries
- Maine DEP Natural Resources Protection Act (MHPC review is only triggered by federal US Army Corps of Engineers’ permit)
- Other Maine DEP regulations – e.g. hydropower licensing etc.



What are The Secretary of the Interior’s Standards?

- **The Secretary of the Interior’s Standards for the Treatment of Historic Properties** (36 CFR Part 68)

This regulation is mandatory for Section 106 review, federal Historic Preservation Fund CLG grant projects etc. Includes 4 distinct approaches to the treatment of historic properties:

1. Preservation
2. Rehabilitation
3. Restoration
4. Reconstruction



NR listed Old Orchard Beach Cummings Boardinghouse

- **The Secretary of the Interior’s Standards for Rehabilitation** (36 CFR Part 67)

Focuses on “certified historic structures” and must be used for federal and state historic tax credit projects.

Maine Tax Incentives for Historic Preservation

- Federal Historic Preservation Tax Incentives
- State of Maine Historic Preservation Tax Incentives
- Local Option Property Tax Reimbursement
- Façade Easements
- Maine State Housing Authority
- Low Income Housing Tax Credit Program



Chestnut Street Church, Portland; 2009 certified federal and state rehabilitation tax credit project; church converted into a restaurant.

Contact Information for historic preservation tax incentives:

- **Mike Johnson**
Rehabilitation Tax Incentives Coordinator
Maine Historic Preservation Commission
287-2949
Mike.D.Johnson@maine.gov
For rules, instructions, forms etc:
http://www.maine.gov/mhpc/tax_incentives
- Regarding fiscal and tax aspects of the State credit:
Richard Truman
Maine Revenue Services
624-9547
Richard.E.Tuman@maine.gov



Fireplace Detail, Cushman House,
Auburn – Certified December, 2008

Local Preservation Planning

- MHPC offers technical assistance for local preservation planning
- MHPC hosts and participates in workshops for CLGs and others interested in historic preservation
- State Preservation Planning – “A Heritage for the Future: A Plan for Preserving Maine’s Historic and Archaeological Resources” (state plan updated every five years; 2010-2015 current plan)
- Comprehensive Plans – state legislation requires that each plan include a section on "historic and archaeological resources"



Local Historic Preservation Laws

- **The only comprehensive protection for historic properties is legislation at the local level.**
- Maine’s Home Rule
- Local zoning or land use ordinances
- National Register listed properties vs. locally designated properties



National Register listed Fiddler's Reach Fog Signal, Arrowsic, erected in 1914.

Types of local ordinance provisions for protection of historic properties in Maine

- Land use ordinance
- Shoreland zoning ordinance
- Design review board
- Planning board design review
- Demolition delay ordinance
- Formal historic preservation ordinance (either stand alone or within land use ordinance) with appointed historic preservation commission



National Register listed Fayette Kent Cemetery

Certified Local Government Program

- Allows for the participation of local governments in the national historic preservation program while maintaining consistent standards
- Administered by National Park Service & State Historic Preservation Officer (a.k.a. **Maine Historic Preservation Commission or MHPC**)
- MHPC provides technical and financial assistance
- CLGs are eligible to receive 10% of Maine's annual appropriation from the federal Historic Preservation Fund – available by 60/40 matching basis (federal/local)
- Currently 10 CLGs in Maine:
Bangor (12/02/85), **York** (01/07/86),
Topsham (06/22/88), **Kennebunk** (02/09/90),
Hampden (08/28/90), **Lewiston** (02/04/91),
Saco (10/23/91), **Castine** (11/24/94),
Portland (01/10/05) and **Gardiner** (05/25/10).

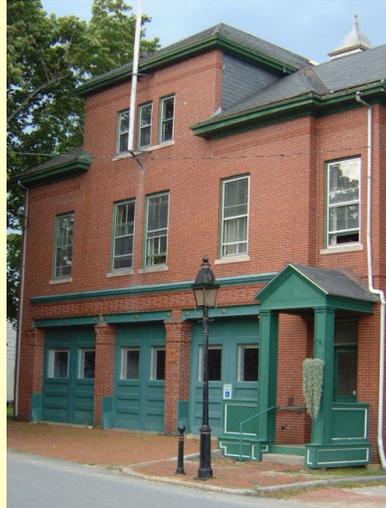


National Register listed Hampden Harmony Hall –
received FY2011 CLG grant for rehabilitation work

CLG Eligibility Criteria: Five broad standards

Pursuant to NHPA (16 U.S.C. 470), CLGs must:

1. **Enforce legislation** (a.k.a. historic preservation ordinance) **for the designation & protection of historic properties**
2. **Establish an adequate & qualified historic preservation review commission which implements a formal review process**
3. **Maintain a system for survey & inventory of historic properties**
4. **Provide for adequate public participation in the local historic preservation program**, including the process for evaluating properties for nomination to the National Register of Historic Places, which must include public participation
5. **Satisfactorily perform responsibilities delegated under the National Historic Preservation Act.**



National Register listed Portland Engine #9 House

Sources of funding for Historic Preservation projects

- Federal grants
 - Historic Preservation Fund grants (US DOI)
 - USDA
 - US Dept. of HUD
 - Preserve America & Save America's Treasures
 - Federal Surplus Property Program
- State grants
 - New Century Community Program grants
 - Maine DECD
 - Maine State Archives facilities grants
- National Trust for Historic Preservation
- Maine Preservation programs
- Maine Philanthropy Center
- Maine Community Foundation



Chinese export porcelain saucer and matching shard from Fort Halifax privy, Winslow, excavated 1995

What is the Value of Historic Preservation in Maine?

- **Historical, cultural, education, aesthetic, and social values** are widely recognized.
- Other important benefits of preservation:
 - **Economic development**
 - **Downtown revitalization and neighborhood stabilization**
 - **Affordable housing**
 - **Heritage tourism**
 - **Environmental conservation (“greening” of historic buildings)**
 - **Sustainable communities**
 - **Smart Growth**
 - **Job creation**
 - **Etc.**



National Register listed Corinth Town Hall

Web resources for assistance:

- **Maine Historic Preservation Commission**
www.maine.gov/mhpc
- **Maine Preservation**
www.maine Preservation.org
- **The Secretary of the Interior’s Standards**
www.nps.gov/history/hps/tps/standards_guidelines.htm
- **National Register of Historic Places**
www.nps.gov/history/nr
- **National Park Service Technical Preservation Services:**
www.nps.gov/history/hps/TPS/index.htm
- **National Alliance for Preservation Commissions (NAPC)**
www.uga.edu/napc

