

# **Maine Downtown Institute 2011**

## **Historic Preservation:** *How to Make it Work in Your Downtown*



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## What is the Maine Historic Preservation Commission?

- 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?

- Architectural survey
  - MHPC's 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 especially MDOT
  - CLG grant funded surveys
  - Volunteer surveys
  - Who can undertake survey – anyone in Maine!
  - Contact Christi Mitchell, MHPC's survey coordinator, to get started.
- Archaeological survey
  - Contract survey work Phase 1, 2, 3
  - Who can undertake survey – only approved archaeologists in Maine.

MBPC USE ONLY

INVENTORY NO.

SURVEY MAP NO. 6  
 SURVEY NAME Map 6  
 SURVEY ID 12233.06

**MAINE HISTORIC PRESERVATION COMMISSION**  
 Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): \_\_\_\_\_  
 2. PROPERTY NAME (OTHER): \_\_\_\_\_  
 3. STREET ADDRESS: 214 Western Ave., western corner of intersection w/Corner Hill St.  
 4. TOWN: Windsor 5. COUNTY: Walden  
 6. DATE RECORDED: 1/22/2008 7. SURVEYOR: Erica, Heidi  
 8. OWNER NAME: \_\_\_\_\_ 9. ADDRESS: \_\_\_\_\_

10. PRIMARY USE (PRESENT):  
 SINGLE FAMILY     AGRICULTURE     COMMERCIAL/TRADE     FUNERARY  
 MULTI-FAMILY     GOVERNMENTAL     EDUCATION     HEALTH CARE  
 INDUSTRY     RELIGIOUS     HOTEL     LANDSCAPE  
 TRANSPORTATION     DEFENSE     SUMMER COTTAGE/CAMP     SOCIAL  
 RECREATION/CULTURE     UNKNOWN  
 OTHER \_\_\_\_\_

11. CONDITION:  GOOD     FAIR     POOR     DESTROYED, DATE \_\_\_\_\_

**ARCHITECTURAL DATA**

12. PRIMARY STYLISTIC CATEGORY:  
 GEORGIAN     STICK STYLE     19<sup>th</sup>/20<sup>th</sup> C. REVIVAL     MODERN/CONTEMPORARY  
 FEDERAL     QUEEN ANNE     COMMERCIAL STYLE     MINIMAL TRADITIONAL  
 GREEK REVIVAL     SHINGLE STYLE     CRAFTSMAN     RANCH  
 GOTHIC REVIVAL     ROMANESQUE     ART DECO / MODERNE     SPLIT LEVEL  
 ITALIANATE     NEO-CLASSICAL REV     VERNACULAR  
 SECOND EMPIRE     RENAISSANCE REV     OTHER \_\_\_\_\_

13. SECONDARY STYLISTIC CATEGORY:  
 GEORGIAN     STICK STYLE     19<sup>th</sup>/20<sup>th</sup> C. REVIVAL     MODERN/CONTEMPORARY  
 FEDERAL     QUEEN ANNE     COMMERCIAL STYLE     MINIMAL TRADITIONAL  
 GREEK REVIVAL     SHINGLE STYLE     CRAFTSMAN     RANCH  
 GOTHIC REVIVAL     ROMANESQUE     ART DECO / MODERNE     SPLIT LEVEL  
 ITALIANATE     NEO-CLASSICAL REV     INTERNATIONAL     VERNACULAR  
 SECOND EMPIRE     RENAISSANCE REV     OTHER \_\_\_\_\_

14. HEIGHT:  1 STORY     1 1/2 STORY     2 STORY     2 1/2 STORY     3 STORY     4 STORY  
 5 STORY     OVER 5 (\_\_\_\_\_)

15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):  
 1 BAY     2 BAY     3 BAY     4 BAY     5 BAY     MORE THAN 5 (\_\_\_\_\_)

16. APPENDAGES:  SIDE ELL     REAR ELL     FRONT     ADDED STORIES  
 DORMERS     PORCH     TOWER     CLIPOLA     SHED     BAY WINDOW

**PHOTOGRAPH:**



17. PORCH:  ATTACHED     ENGAGED     ONE STORY     MORE THAN ONE STORY  
 FULL WIDTH     WRAPAROUND     SLEEPING PORCH     SECONDARY PORCH

18. PLAN OR FORM:  HALL AND PARLOR     1/2 CAPE     CAPE     CENTRAL HALL     3-STORY DOUBLE FILE  
 SIDE HALL     BACK HALL     IRREGULAR     FOUR SQUARE     SUNGALOW  
 MOBILE HOME     MODULAR     OTHER \_\_\_\_\_

19. PRIMARY STRUCTURAL SYSTEM:  
 TIMBER FRAME     BRACED FRAME     BRICK     STONE     BALLOON FRAME  
 CONCRETE     STEEL     LOG     PLANK WALL     PLATFORM FRAME  
 FRAME CONSTRUCTION - TYPE UNKNOWN     OTHER \_\_\_\_\_

20. CHIMNEY PLACEMENT:  
 INTERIOR     INTERIOR FRONT/REAR     CENTER     INTERIOR END     EXTERIOR  
 OTHER \_\_\_\_\_

21. ROOF CONFIGURATION:  
 GABLE SIDE     GABLE FRONT     HIP     MANSARD     FLAT  
 GAMBLEL     PARAPET GABLE     SHED     CROSS GABLE  
 COMPOUND     OTHER \_\_\_\_\_

22. ROOF MATERIAL:  WOOD     METAL     TILE     SLATE     ASPHALT     ASBESTOS

23. EXTERIOR WALL MATERIALS:  
 CLAPBOARD     BRICK     FLUSH SHEATHING     WOOD SHINGLE     STONE  
 LOG     PRESSED METAL     CONCRETE     STUCCO     ASPHALT  
 GRANITE     ASBESTOS     TERRA COTTA     BOARD AND BATTEN     ALUMINUM/VINYL  
 OTHER \_\_\_\_\_

24. FOUNDATION MATERIAL:  
 FIELDSTONE     BRICK     WOOD     CONCRETE     GRANITE     ORNAMENTAL CONC. BLOCK  
 OTHER \_\_\_\_\_

25. OUTSIDE DEPENDENT FEATURES:  
 CARRIAGE HOUSE     FENCE OR WALL     CEMETERY     BARN (CONNECTED)  
 BARN (DETACHED)     FORMAL GARDEN     LANDSCAPE/PLANT MAT     ARCHAEOLOGICAL SITE  
 GARAGE     OTHER \_\_\_\_\_

**HISTORICAL DATA**

26. DOCUMENTED DATE OF CONSTRUCTION: \_\_\_\_\_ 27. ESTIMATED DATE OF CONSTRUCTION: 1820-30

28. DATE MAJOR ADDITIONAL ALTERATIONS: \_\_\_\_\_

29. ARCHITECT: \_\_\_\_\_ 30. CONTRACTOR: \_\_\_\_\_

31. ORIGINAL OWNER: \_\_\_\_\_

32. SUBSEQUENT SIGNIFICANT OWNER: \_\_\_\_\_ DATES: \_\_\_\_\_

33. CULTURAL/ETHNIC AFFILIATION:  
 ENGLISH     FRENCH ACADIAN     NATIVE AMERICAN     SCOTTISH     FRENCH CANADIAN  
 EAST EUROPEAN     IRISH     OTHER \_\_\_\_\_

34. HISTORIC CONTEXT(S):  
 COMMERCE     INDUSTRY     TRANSPORTATION     AGRICULTURE     MILITARY  
 RELIGION     CIVIC AFFAIRS     RECREATION     HABITATION     EDUCATION  
 ART, LIT. SCIENCE     SOCIAL

35. COMMENTS/SOURCES: Local farm records of property, 1850s and 1900s and associated with this property.

36. HISTORICAL DRAWINGS EXIST:  YES  NO 37. KIT HOUSE  YES  NO 38. PATTERN BOOK HOUSE  YES  NO

**ENVIRONMENTAL DATA**

39. SITE INTEGRITY:  ORIGINAL     MOVED    DATE MOVED \_\_\_\_\_

40. SETTING:  RURAL/UNDISTURBED     RURAL/BUILT UP     SMALL TOWN     URBAN     SUBURBAN

41. QUADRANGLE MAP USED: MAINE/SD/14

42. UTM NORTHING: 485512.0000 43. UTM EASTING: 42216.8800

44. FACADE DIRECTION (CIRCLE ONE):    N    S     W    NE    NW    SE    SW

MBPC USE ONLY

DATE ENTERED IN INVENTORY: \_\_\_\_\_ PHOTO FILE # \_\_\_\_\_

NR STATUS  L     HD     E     NE     ND    REVIEWER \_\_\_\_\_

DATA SOURCE:  HPF     CLG     BAC     STAFF     STATE SURVEY     OTHER \_\_\_\_\_ LEVEL OF SURVEY: R 1

**CARMA is a new, on-line architectural survey database for Maine's historic above ground resources.**

**Developed and underwritten by the Maine DOT for the MHPC, this on-line tool enables architectural historians and survey consultants to submit completed survey projects for federal and/or state regulatory and HPF grant funded project reviews in an on-line format.**



**Future CARMA platforms will be developed for a public site that will allow both consultants and the public to search for surveyed properties and identify properties that have been evaluated for listing in the National Register of Historic Places.**

# CARMA

Navigation

- Dashboard
- Projects
- Users

Building/Structure Form Step 2 of 3

[Previous](#) [Save](#) [Next..](#)

Project ID: 17253.00

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

Quick Links

- [Add New Project](#)
- [View Pending Projects](#)
- [View Archived Projects](#)

[Go](#)

The screenshot displays the 'Maine Historic Property Workbench' interface. At the top left is the state seal of Maine. The title 'Maine Historic Property Workbench by the Maine Historic Preservation Commission' is centered at the top. Below the title is a toolbar with navigation icons (home, back, forward, pan, zoom, search, print) and a 'Back to Form' button. A sidebar on the left contains a menu with the following items: 'Results', 'Map Contents', 'Navigation', and 'Overview', each with expand/collapse arrows. The main map area shows a topographic map of a region in Maine. Key features include:

- Contour lines indicating elevation, with labels for 100 and 200 feet.
- Water bodies: 'WALDCORO EAST' and 'Warren (C)'.
- Cemeteries: 'Riverview Cem' and 'THOMASTON'.
- Roads: 'WALDCORO RD' and 'WALDCORO EAST'.
- Historic property markers: several red 'X' symbols with numbers 1, 2, 3, 4, and 5.
- A scale bar at the bottom right labeled '0 1 2 Miles'.

CARMA

**Maine Historic Property Workbench**  
by the Maine Historic Preservation Commission

Back to Form

**Results** >>

**Map Contents** >>

- HISTPROP.HISTPROP\_F
- Federal Functional Class
- Quad Index
- Towns
- Counties
- MEGIS.DRGCLIP
- orthomap

**Navigation** >>

**Overview** >>

WALDOBORO EAST THOMASTON

WESTERN RD CAMDEN RD WARM ST WHITE ST

0 0.05 0.1 0.2 0.4 Miles

## Benefits of National Register Listing

- 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 rights are not required by 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.

## 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

- **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

## 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](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

## 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

## 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

## Certified Local Government Program

- Allows for the participation of local governments in the national historic preservation program while maintaining consistent standards
- Administered at the federal level by the National Park Service and at the state level by the State Historic Preservation Officer (a.k.a. **Maine Historic Preservation Commission or MHPC**)
- MHPC provides technical and financial assistance to further local preservation efforts - CLG communities 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)

## **CLG Eligibility Criteria: Five broad standards**

**Pursuant to the National Historic Preservation Act (16 U.S.C. 470),  
CLG communities 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.**

## **Sources of funding for Historic Preservation projects**

- **Federal grants**
  - **Historic Preservation Fund grants (US Dept. of Interior)**
  - **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**

## **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.**

## Web resources for assistance:

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