

## **APPENDIX E**

### **HISTORICAL AND ARCHAEOLOGICAL INVENTORY**

#### **INTRODUCTION**

Descriptions of Bath by residents and visitors often focus on the historic architecture of both the central business district and residential neighborhoods. These older structures are, of course, a tangible link to the past, but also appear to be one of the primary physical characteristics of the City we wish to promote to outsiders and protect for future citizens. These historic buildings, a surprising percentage of Bath's built environment, present both opportunities and challenges as the architectural fabric of the City continues to age and deteriorate. Less obvious are the other aspects of the City's historic landscape and also the archaeological sites that contain information about the City of Ships during earlier periods, including those that precede European colonialization. The recognition of this varied cultural landscape and any decisions on how to preserve or maintain it will impact strongly Bath's character in decades to come.

This inventory of historical and archaeological resources will consider those structures formally recognized nationally and locally, as well as those worthy of such respect. Other aspects of Bath's historical resources will be considered, such as landscapes, archaeological sites, and the organizations concerned with these various aspects of the City. The chapter will also review the protections currently in place, those suggested in past planning documents, and the implications of these ordinances and resources.

#### **HISTORIC RESOURCES OF BATH**

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

**BATH HISTORIC DISTRICT** (1973 [date of nomination]) - Bath's first historic district and its nomination to the National Register, the national list of significant historic places and objects under the auspices of the National Park System, contains both the Downtown and the neighborhood directly to the north. It covers the area roughly from High Street to the River, between Beacon Street and Route One. The residential, commercial, and institutional structures within the district range in age from the second half of the eighteenth century through the twentieth century, representing most of the major architectural styles of those decades in addition to many

vernacular buildings, meaning constructed without explicit reference to or concern with period fashions. Some of the state's leading architects, including John Calvin Stevens and Bath native Francis Fassett have examples of their work within this district. This district also contains two structures nominated on their own merit to the National Register: the Winter Street Church, an 1843 structure done by master builder Anthony Coombs Raymond in a unique blend of Greek Revival and Gothic Revival architectural styles; and the Customs House, a particularly elegant and crisp Italianate building designed by Amni Burnham Young in 1852 and completed in 1858.

PERCY AND SMALL SHIPYARD (1971) - The authors of Maine's Historic Places (Beard and Smith, 1982) wrote that this yard may remain as the only existing wooden-shipbuilding yard that once built large merchant vessels in this country. This particular yard operated between 1894 and 1920. The largest American wooden vessel ever built, the *Wyoming*, was a product of this yard.

GOVERNOR WILLIAM KING HOUSE (1976) - The stone farmhouse on Whiskeag Road, the oldest Gothic Revival house in the state, possibly in northern New England, is thought to have been constructed around 1812 and remains significant for both its architecture and its association with the state's first governor.

ELMHURST (1978) -The mansion built for John Sedgewick Hyde from designs by well-known Maine architect John Calvin Stevens was constructed in 1913 and is the second house to be known by this name on this site. This jewel of a Georgian Revival structure is still partially surrounded by the gardens and grounds created by landscape architect Carl Rust Parker at the time of construction. The former residence now houses Hyde School.

WILLIAM D. CROOKER HOUSE (1979) - This impressive Greek Revival home, built substantially in 1847 by the housewright Isaac D. Cole and perched proudly on South Street, faces the river that would have been an all-important focus for its shipbuilding family.

CAPTAIN WILLIAM/ISAAC MERRITT HOUSE (1985) - This Italianate home of 1854, representing Bath's period of most intense development, is now a part of the Hyde School campus. One notable owner of the late

nineteenth century was William Rogers, a shipbuilder who served in City government and in both branches of the Maine State Legislature.

WILLIAM T. AND CLARA DONNELL HOUSE (1989) - This Italianate structure, updated in the late nineteenth century with an Eastlake flair, was the home of a successful shipbuilder whose shipyard was literally his back yard. Now the home is part of the holdings of the Maine Maritime Museum. It is difficult to determine the exact date of construction since the house may surround a much older, smaller home that dates from the early nineteenth century and was expanded at mid-century.

TRUFANT HISTORIC DISTRICT (2004) - The Trufant Historic District represents the heyday of Bath's wooden-shipbuilding era when shipbuilding firms and accompanying industries were rushing in on a high tide of economic good times. As the City's population was exploding, this modest neighborhood of sixty-odd structures on Pine, Corliss, Middle, Highland, and Washington Streets helped to accommodate the resulting housing needs. More than half of the historic structures were built between 1845 and 1856, illustrating the construction boom responsible for much of the City's Greek Revival architectural fabric that continues to characterize the community.

AREAS OR STRUCTURES ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES - When the South End Survey and the Trufant Historic District nomination were pursued by Sagadahoc Preservation Inc. from 2000 to 2004, other areas were considered as potentially eligible for the National Register. These include: several individual structures scattered throughout the City; the neighborhood on High Street and the cross streets of South and Bath from Route One to Hyde School; and the cluster of historic houses on Green Street between Lincoln and High Streets. Individual structures that might be considered eligible for the National Register range from the Arts and Crafts home on Old South Place, the only nineteenth-century schoolhouse left in Bath on Weeks Street, the Harward home on upper Washington, Jacob Robinson's brick Federal home on Washington Street across from BIW, as well as many of the small and beautifully detailed Greek Revival capes and gablefronters scattered throughout the City. Also, it is likely that candidates for nomination exist in the North Bath and Winnegance areas, parts of Bath not yet surveyed in detail. The Bath Railroad Station has also been found eligible for the National Register.

Although no nominations of archaeological significance have been written for this city, there are likely Bath sites could be so honored. Thorne Head, currently held by the Lower Kennebec Regional Land Trust, was surveyed, identifying the site of the mid-eighteenth century colonial home of the Thorntons and the mid-eighteenth-century road from the small community of Long Reach to a ferry landing, still defined by stonewalls and wear patterns. Additional areas of interest are noted below in the discussion of previous documents in past recommendations.

## **THE HISTORIC AMERICAN BUILDING SURVEY**

The Historic American Building Survey is a program begun during the Great Depression to both employ out-of-work architects and document significant historic structures across the United States. It became a permanent program, housed under the auspices of the National Park Service, in 1934. A corresponding program, entitled Historic American Engineering Survey(HAER), was begun in 1969. A number of Bath structures have been honored by this thorough level of documentation and research; the resulting research can be found at the Library of Congress and the Library's website. Most were done in the period of 1971-72 by Earle G. Shettleworth, Jr., then a student architectural historian and now the State Historic Preservation Officer of Maine and the State Historian, with the assistance of others. The precursor to the Maine Maritime Museum, the Marine Research Society, encouraged the inclusion of Bath sites in the work being done at that time. The locations include the Bath Railroad Station, Captain John G. Richardson House at 964 Washington, Central or Chocolate Church, Church Block at 44 Front, George F. Patten House at 118 Front, the now-demolished Grace Episcopal Church at Oak and Middle Streets, Henry Tallman House at 982 High, the Percy and Small Shipyard - 263 Washington, Swedenborgian Church -876 Middle, the Customs House on Front, and Winter Street Church at 880 Washington Street.

## **LOCAL HISTORIC DISTRICTS**

The 1997 Comprehensive Plan recommended the upgrading of the Land-Use Code in the specifications applied to the historic district, the creation of a Historic District Architectural Review Committee, and a Downtown Design Review process.

Thus far, the only local historic district consists of a portion of the larger, federally recognized Bath Historic District nominated to the National Register in 1973. The Historic Overlay District extends along the Kennebec River from Vine Street, north to Bowery and Edward Streets. The western boundary is irregular—moving along Carriage House Lane back to Washington, along Turner Court and York Street to Willow Street, along North Street to Middle Street, and along the railroad track back to Vine. Section 8.12 of the land-use code notes that the purpose of this designated area is “to provide for the review of certain activities within this historic part of the City in order to prevent inappropriate alterations to buildings of historic or architectural value, to preserve the essential character of historic neighborhoods, and to ensure that new buildings or structures constructed in areas of architectural or historical significance are designed and built in a manner compatible with the character of the neighborhood.”

A recent change (2007) to the details of this section created a process with a smaller Historic District Committee, consisting of two Planning Board members and the Planning Director, that would streamline the process for some applications that do not involve significant alterations of historic fabric, but nevertheless still require review. Neither this new advisory group nor the Planning Board have specific written requirements for members to be knowledgeable in the area of historic preservation or architectural history.

No recognition of the Trufant Historic District or the individually nominated properties exists on the local level although they are partially protected by the language in the section on general performance standards.

## **HISTORIC LANDSCAPES AND SITES**

The historic resources of a community are often seen as only the older buildings that remain above ground, such as those discussed in the previous section on the National Register of Historic Places. But there are additional resources, both hidden underground, the archaeological sites, and above-ground sites, invisible through their everyday quality.

In the second category, the street names, layouts, and widths within Bath should be included. These elements document the development of the community from small hamlet to thriving city while maintaining some of the

intermediate qualities. But another subtle aspect of the historic landscape that documents the City's past is the remaining stonewalls. These walls, that usually divided the properties of landowners or different land uses, stand today as one of the few original and precious features of mid-eighteenth-century Long Reach. The small family cemeteries and the larger "garden-design" cemeteries are historic landscapes that document period attitudes about death and life, besides offering the relief of green spaces to the urban landscape.

There are still other characteristics of the City's settlement pattern that are part of the historic cultural landscape. For example, the density of structures, particularly in the R-1 section of Bath, may be even more accentuated because of the closeness of many homes to the street. This historic configuration reminds us of a pre-automobile age where walkability was essential and neighborly discussions from porch to porch not uncommon. The connected and telescoping nature of both large and small nineteenth-century homes with rear ells, sheds, and sometimes converted barns echoes a regional rural trait of connected farmhouses. Other aspects that contribute to the historic ambience of the City are infrastructural details like street lamps, and Bath's urban forest, which includes nine state champion trees that range from the Ginkgo and the Katsura to the Paperback Maple and European Ash. Also not to be forgotten is the Kennebec River, recognized as part of the Chaudiere Heritage Trail that served the aboriginal inhabitants of Maine, the colonists, the settlers, immigrants and subsequent industries.

## **HISTORIC SITES**

The Maine Historic Preservation Commission in Augusta has provided several maps of Bath indicating the general location of known historic and prehistoric sites and also where it is likely that prehistoric archaeological sites could be found. Five prehistoric sites where largely chipped stone tool fragments of an unknown age were found, have been identified in the northern half of the City. Seventeen historic sites scattered throughout the City have been inventoried. There is more variety in these later locations that consist of homesteads, mill sites, commercial locations, farmsteads, shipyards, shipwrecks, and roads with ethnic associations that range from English, American, French to Canadian. The areas that have a high probability of possessing prehistoric material tend to cluster around the various waterways that can be found within and bounding the City. Additional historic sites

have been identified at Thorne Head as mentioned above and along the western Bank of the Kennebec River where so many nineteenth-century shipyards once stood. These latter sites often coincide with problematic brownfields or areas already actively reused for other commercial and industrial purposes. No citywide professional survey of archaeological sites has occurred; there are, no doubt, numerous places of interesting and instructive artifacts.

## **RELEVANT ORGANIZATIONS**

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

SPI is a nonprofit corporation dedicated to the recognition of significant architectural or historic buildings in the Bath area. The organization's stated mission "is to preserve and maintain the Bath area's fine architectural heritage through the creation of a historic district commission, the promotion of stewardship, and the use of protective covenants." SPI also has an educational program that offers information on various aspects of architectural history, not just to adults, but also to children.

Sagadahoc Preservation Inc. was founded in 1971 because of a crisis created when the Winter Street Church was scheduled for demolition. Building on that hard-won success, the members saw a public need to survey, recognize, and preserve Bath's distinctive architectural legacy, a treasure they saw as increasingly threatened by loss.

As noted on its web site, the organization has worked hard for more than thirty-five years to bring preservation principles to decisions made on different aspects of the City. "Since its formation, SPI has been instrumental in preserving the "Chocolate Church", a fine Gothic Revival structure now housing the Center for the Arts, and has been a major player in the restoration of the nineteenth-century downtown business district. SPI has completed an architectural survey of all buildings built in Bath before 1920. Two federally designated National Register Historic Districts as well as a city historic district exist in Bath due directly to the efforts of SPI." These districts were the result of two architectural surveys of the City of Bath, conducted largely by the members of SPI and funded by their efforts and grants from the Maine Historic Preservation Commission. Members of the organization also constitute the Historic District Architectural Review Committee (HDARC) that provides advice on applications within the local Historic district to the Planning Board. Their recommendations do not

determine the Board's decisions, but do offer an additional informed perspective.

SPI's mission to publicize the heritage of Bath and to increase awareness of the Midcoast's wealth of historic structures depends on several programs. One important program is the basic architecture course taught by SPI volunteers to fourth-grade classes in Bath, Georgetown, and Woolwich. SPI also sponsors lectures for adults on a variety of pertinent preservation topics. Through a Preservation Award Program, SPI yearly recognizes citizens and groups that promote preservation in the area. SPI also offers house plaques to homeowners interested in recognizing the age and origin of their homes and produces a newsletter.

### **Bath Historical Society (BHS)**

The Bath Historical Society was incorporated in 1989 by a small group of Bath citizens. The initial membership of the non-profit organization was 36 people, but now numbers nearly 200 individuals and families. The Society's goal as stated on the Patten Free Library website "is the collection and preservation of local history, including genealogy, and the sharing of these resources." This goal is attained by providing major financial and volunteer research support for the History Room, and by publications such as the commemorative collection of historical photographs and text entitled "The Sesquicentennial of Bath, Maine, 1847-1997". BHS also shares the results of its research through a quarterly newsletter, a "Times of Bath" research publication, and regular public programs on various aspects of local history.

One of the most important functions of the Bath Historical Society is supporting the Sagadahoc History and Genealogy Room, where much of the monies raised by membership dues, research services and fundraising efforts is directed. This part of the Patten Free Library offers an important historical resource for the people of Bath and surrounding towns, although many users come from elsewhere in the State and the nation in search of their ancestors and local details about how and where they lived.

The collections of the room are wide-ranging, including copies of the SPI architectural surveys, period maps, genealogical material ranging from Dr. Alfred Holt's research into the nineteenth-century families of Bath to published individual family histories, city directories of residents and businesses, annual reports produced by the City, Federal census records,

vital records for the region, yearbooks for Morse High School, local histories for communities state-wide, microfilm of the local newspapers beginning early in the nineteenth century and Bath tax records of the nineteenth and early twentieth centuries.

Other significant holdings of the History Room include a substantial photograph collection and business and family papers from the nineteenth and twentieth century. For Bath residents wanting to learn about the history of their houses or a particular aspect of city history, this resource is priceless and unusual statewide in its breadth and depth.

### **Main Street Bath (MSB)**

The national Main Street Program is a strategy originated by the National Trust for Historic Preservation, a private non-profit organization concerned with "the revitalization of traditional downtowns to enhance the appearance and economic stability of the commercial district and to improve community pride and quality of life for residents and visitors." This program was developed as a pragmatic method to aid historic preservation in downtowns, understanding that the attempts to protect a community's historic buildings could not be successful if undertaken in isolation from the other economic and civic forces at work. These efforts needed to be part of a package, a collaborative endeavor of the private and public sector, as the Board of Directors reflects in its composition with representatives from the central business district, local government, and community leaders. The program, adopted in more than 1,650 communities across the U.S., began here in Bath in 2001. Although start-up costs were initially subsidized, Main Street Bath is responsible for its operating expenses and must raise the money locally.

The organization's work is carried out through four standing committees made up of community volunteers, who are assisted by a paid Program Coordinator and assistant. The four standing committees constitute the "Main Street Four-point Approach" which focuses on four sometimes overlapping areas of concern. These committees include: the Design Committee that considers the physical appearance of the central business district (CBD), its historic buildings and their needs as well as harmonious new construction and infrastructure; the Promotion Committee that focuses on marketing the unique aspects of the downtown - its businesses, its buildings, and its events to residents and visitors; the Economic Restructuring group that concentrates on strengthening the economic base

of the CBD while investigating new directions for additional development; and the Organization Committee that looks to building consensus between the many stakeholders who are concerned with the economic and cultural vitality of our downtown.

The MSB website contains both the organization's vision and mission statements, declarations that try to combine recognition of the historic resources of downtown Bath and the larger community as well as the practical necessities of doing business in a modern world. Their vision statement says that MSB wishes "to maintain and strengthen a thriving community that lives its sense of history, is culturally active and encourages community spirit and the involvement of all its citizens."

### **Maine Maritime Museum**

The Maine Maritime Museum, unlike the organizations discussed above, focuses its considerable collection and energy on a more specialized topic—the rich seafaring heritage of the State of Maine. As the museum's website describes, "in 1962 seven residents of Bath, Maine formed the Marine Research Society of Bath which did business for years as the Bath Marine Museum. In 1975, the name was officially changed to Maine Maritime Museum". The gifts that expanded the collection dramatically include the Percy & Small Shipyard donated by Mr. and Mrs. L. M. C. Smith in 1975; the Donnell House bestowed by Mrs. Smith in 1981, and in 1985 the seasonal use of the schooner *Sherman Zwicker*. In 1989 the new Maritime History Building was opened, housing exhibition space, storage facilities, library, and administrative offices. Prior to this the museum had been housed several places within the City, including the Sewall House on Washington Street, Winter Street Center, and a storefront on Centre Street. An additional large meeting space was constructed in 2001, offering function space for the museum, and the community.

The mission statement of the museum, also on the website, indicates the range of its activities to appeal to local visitors and tourists, adults and children. "The Maine Maritime Museum celebrates Maine's maritime heritage and culture in order to educate the community and a worldwide audience about the important role of Maine in regional and global maritime activities. The Museum accomplishes its stewardship through: discriminate collection, preservation and dissemination of historic materials and information, engaging educational programs, relevant and compelling exhibitions, and a

unique historic shipyard, all connecting the past to contemporary and future issues." Also of particular note, the museum maintains an extensive library and archives that offer resources not only on the maritime history of the state and City, but information on other aspects of Bath's past.

### **Bath Fire Department**

The City's fire department may be one of the most unexpected and least recognized holders of a substantial collection of historic documents and artifacts. The Bath Fire Department collection is largely housed in the Central Fire Station, a 1957 structure on the site of the former Bath High School, later the Central Grammar School. The department has collected, preserved, and restored a variety of treasures. For example, both the *Kennebec* hand tub, purchased in 1847 just before Bath became a city, and the department's second log, beginning in the mid-nineteenth century, document in different ways the organization's history. Various canvas-and-leather buckets, other items of gear, nozzles, period fire alarms, the carved eagle from the gable end of Water Street Fire Station #3, trophies from various musters, and equipment models built by past generations of Bath firemen share space on the station's site with the recently restored 1942 fire engine, the "Little Mac." These objects, in conjunction with a variety of other documents, photographs, and equipment illustrate the general history of firefighting, but in a place-specific manner. The Bath Fire Department remains on the lookout for other memorabilia to add to their collection and a more appropriate and accessible location to house the items.

## **PERTINENT PLANNING DOCUMENTS**

### **Existing Land Use Code Relevant to these Resources**

The sections of the Land Use Code that protect historic and archaeological sites exist in several places in the ordinance, not only in the section that deals with the historic district overlay discussed above [see 8.12 Land Use Code]. Within the Performance Standards of the Subdivision section, the code states in 13.13.H.2 that "if any portion of the subdivision is designated a site of historic or prehistoric significance by the Comprehensive Plan or the Maine Historic Preservation Commission, appropriate measures for the protection of the historic or prehistoric resources must be included in the plan." In a similar vein, Article 10.28 of the General Performance Standards advises, in the case of new or expanded non-residential or multi-family uses, that "if any portion of a site being proposed for development has been identified as potentially containing historic or prehistoric resources, the

applicant must notify the Maine Historic Preservation Commission." Measures to mitigate any negative effect on the resource, may include, but not be limited to "modifying the proposed design of the site, timing of construction, and limiting the extent of excavation."

### **Past Recommendations**

#### **1997 COMPREHENSIVE PLAN**

The ordinance pertaining to the Historic Overlay District and the Historic District Advisory Committee was suggested by the 1997 Comprehensive Plan. Originally it was anticipated that members of the Advisory Committee would include SPI and BHS members, and other interested citizens with specialized backgrounds (pg. 13-13). It was also anticipated that this group could focus on the marketing of Bath's historic nature, perhaps pulling a variety of cultural entities together in that effort. Another element recommended in this plan was the implementation of a Downtown Design Review, a process that has occurred within the confines of the Historic District Overlay (pg. 13-9). The plan drew attention to three areas of concern - Winter Street Church, the Railroad Station, and the larger structures on the periphery of downtown (pg. 3-9). Events that have transpired since that plan was written have partially accomplished these tasks, i.e., the restoration of the Railroad Station, the establishment of Main Street Bath, and the continuing restoration of the Winter Street Center by SPI.

The effectiveness of the Downtown Design Review, with its underlying concern for the entire central business district's attractiveness, has been augmented by the Façade Improvement Program, funded by a Community Development Block Grant the City received in 2005. At this time, October 2007, five businesses have received monies to complete façade improvements. While not all of the buildings are historic, the changes wrought by the renovations add to the general appeal of the downtown. Of particular note is the property at 193-199 Water Street. The loan permitted the removal of man-made siding, a return to clapboard on the front façade with its former pilasters, and a new paint job that now allows this gateway building, a rare, late nineteenth-century, wooden commercial structure in our downtown, to be admired from Lehman Highway. The grant works by offering a deferred loan to the building owner. If the property is not sold within a five-year period, the loan is retired. The success of this program is encouraging the City to apply for additional funding this year.

In Chapter 7, the 1997 Comprehensive Plan noted under its introductory paragraph to housing goals that the "unique architectural housing stock" was a strength of the City and that while "old in age, varied in style, the City chooses to focus on maintaining that housing stock in the best method possible "[pgs. 7-6.7). Fears concerning the density of some neighborhoods were also expressed, although that is a long-standing characteristic of the older areas.

#### AN ACTION PLAN FOR BATH WATERFRONT AND DOWNTOWN (FEBRUARY 1999)

The Wilbur Smith Associates/TAMS Consultants document suggested a number of actions with ramifications for Bath's historic resources. These recommendations rested on assumptions that Bath's maritime and historic heritage was an integral part of the City and a draw for both new residents and tourists. At the time of writing in 1999 these consultants felt that the Maine Maritime Museum was the only individual attraction that brought visitors here from both the region and the state (pg. 45). The consultants also believed that both Bath's role as a destination and her need for economic diversification would be enhanced by significantly increased specific cultural and heritage-based businesses and attractions. These might be clustered around the library at the north end of the central business district, perhaps even with a civic museum (pg. 34-35). The report also noted that this focus on history would pull retirees to Bath, increase tourist traffic, increase civic pride, and provide a continuing learning resource for Bath schools (pg.46). To raise awareness of the City's history, the report recommended a historic marker program that would link the waterfront with the Washington Street Historic District. If tied into the way-finding system, the marker program would knit the commercial and residential sections of the City together effectively and underline the walkable nature of the City for outsiders and residents (pg. 35). The business district itself would be improved with design guidelines that would preserve or restore existing historic buildings, guarantee harmonious development and infill, and increase the landscaping along the waterfront and in the downtown (pgs. 40-43). Many of these efforts were to be coordinated by a "Heritage Consortium" consisting of existing cultural and historical organizations, and the schools (pg 52).

BETWEEN THE RIVER AND THE BAY: AN INVENTORY AND EVALUATION OF BATH'S SHORELINE. (OCTOBER 1988). EDWARD L. HAWES, HELEN D. KOULOURIS, AND LAUREN STOCKWELL.

Dr. Hawes and his fellow authors recommended that the Planning Board consider strongly proposing historic districts in the rural areas of Whiskeag and North Bath, as well as in the Northern [centering around Bowery] and Southern [Maine Maritime Museum and other side of Washington Street] shipyard areas and in Kings Landing [upper Washington-Harward Streets area] (Executive Summary pg. 4). They wrote that provisions should be strengthened to protect the owners' investments in preservation through such means as clear standards, fair review of proposals by competent preservation officials and an adequate means of enforcement. In addition, the City should establish clear property tax benefits for placing land under conservation easements or placing facades under facade preservation easements (E.S. pg. 5). The recommendations also included applying for recognition from the Maine State Historic Preservation Commission as a "certified Local Government." This commitment to Historic Preservation requires a specific Historic Preservation Ordinance within the Land Use Code and a corresponding Historic Preservation Commission to enforce it. This action would facilitate additional nominations to the National Register and provide possible sources for funding some of the projects necessary for this documentation and protection (E.S. pg. 7). In the report's section suggesting further investigation were research projects designed to support the recommendations above and an archaeological survey since many of the rural areas are likely candidates for seasonal or multi-seasonal prehistoric camps.

The follow-up report of June 1991 discussed the points above with the addition of the necessity for these historic districts to be recognized locally as well as nationally. The need for interpretive signage in the downtown was noted, and it was recommended that one or two of the old wharfs with their buildings and sheds be reconstructed as they were in the 1878 bird's eye map of Bath.

SOUTH END SURVEY AND URBAN DESIGN PLAN 2002

Terrence J. DeWan & Associates, Landscape Architects and Planners, looking at ways to revitalize the South End of Bath, based their historic-resource recommendations largely on the architectural survey report done in 2001 by Robin A. S. Haynes entitled "Tongues Tell, Imagination Pictures, Clapboard Speaks: The Preliminary Report of the South End Survey." As DeWan's

report notes, these suggestions include a nomination to the National Register of the High Street neighborhood from Granite to Bath Street, several individual nominations, the creation of a tiered local historic district that includes significant, contributing and non-contributing designations, and a walking-tour brochure for the South End. It should be noted that the Trufant Historic District was the result of this survey and a walking tour brochure exists for this neighborhood.

The 2002 urban design plan also proposed a "series of interpretive signs along Washington Street that would tell stories associated with shipbuilding and the South End," an expansion of SPI efforts to recognize significant historic structures and landscapes in the area, and a copiously illustrated "design-standards manual for all new construction and renovations " (pgs 29-30). DeWan and Associates further urged that the residential nature of Middle Street on both sides should be preserved and improved, while a physical buffer such as a linear park be formed to separate the more intensive uses of Washington Street from the established and historic residential neighborhoods (pg. 30).

## **STATE AND FEDERAL LEGISLATION PROMOTING HISTORIC RESOURCES**

In 1999 the Maine Constitution was amended by the voters of the state to "provide that municipalities may reduce taxes on real property if the property owner agrees to maintain the property in accordance with criteria adopted by the governing legislative body of the municipality to maintain the historic integrity of important structures or to provide scenic easements to significant vistas."

This program allows the municipalities that chose to adopt this program to raise money to reimburse taxpayers a portion of taxes paid on real property (real estate) if the property owner agrees to maintain the property in accordance with regulations adopted by the municipality. The regulations must be for the purpose of maintaining the integrity of historic structures or providing a scenic view. The Maine Historic Preservation Commission has prepared materials to help municipalities that choose to use this State law provision.

The bill entitled "An Act to Amend the Credit for Rehabilitation of Historic Properties" was passed by the Maine Legislature and signed into law in March 2008. This law went into effect on July 1, 2008, and allows tax credits for certified qualified rehabilitation expenditures. The Maine Historic Preservation Commission administers the program.

The Federal Tax Code allows tax credits for the rehabilitation of historic properties when the properties are to be used for income-producing purposes—including commercial, industrial, agricultural, and rental residential. This federal program is included in Section 67.1 Sec. 48(G) and Sec. 170(H) of the Internal Revenue Code of 1987. Although this program has been available to redevelopers for 20 years it is not often used in Maine according to a report entitled "The Economic Benefits of an Expanded Historic Tax Credit in Maine," written by Planning Decisions for Maine preservation in 2007.

## **THREATS TO THE HISTORIC RESOURCES**

The rich historic resources found throughout Bath, not just in the historic districts, are threatened by the double-edged sword of knowledge and ignorance. For example, the prehistoric sites are protected largely by the public's ignorance of the specific nature and location of these vulnerable places. Publicity and more widespread knowledge might easily compromise the value of these local sites. On the other hand, the historic building fabric of Bath has drawn new residents, who admire the period architecture, to the City. Here the greatest threat to the structures' continued integrity consists of the public's and, to some extent, the decision-makers' ignorance of architectural styles and details. When wishing to renovate or rehabilitate their properties for personal reasons, desires for energy efficiency, or necessary maintenance, many property owners do not understand what defining architectural elements should be maintained for either historic integrity and/or stylistic consistency. Without a historic and architectural understanding of their properties, owners discard significant features or incorporate unsuitable ones that destroy the building's integrity and damage the larger authentic cultural landscape of the neighborhood. In some other portions of the City not formally recognized as historically important, owners unfortunately do not yet see their properties as significant pieces of Bath's overall historic sense of place. Not having a comprehensive survey of both architectural and archaeological resources citywide prevents protective

planning for sites not yet identified. However, at this time, it is often these unintentional, and unwitting actions that threaten Bath's treasures, rather than purposeful destruction or developmental pressure.

## **PLANNING IMPLICATIONS OF THE INVENTORY OF HISTORICAL AND ARCHAEOLOGICAL RESOURCES**

1. As noted in the Housing Inventory Chapter, the housing stock in Bath is old in comparison to that of surrounding towns. While the old housing stock is what makes Bath historic, it also costs more to maintain, is often less energy efficient, and may have lead-based paint health hazards. As individuals seek to fix some of these problems, they may unknowingly destroy historic fabric and possibly eviscerate the historic appearance of these structures.
2. Because of the past emphasis on large, impressive homes in the Washington Street area, many homeowners are unaware that their more modest homes are equally historic and significant in the history and current appearance of the City. Although some archaeological sites and significant structures are known to local inhabitants, not all historic resources are known to decision-makers.
3. Because of its pattern of development, Bath has retained much of its historic landscape, including residences, religious establishments, commercial structures, street widths, trees, stonewalls, etc. This cultural landscape has become one of the City's primary defining characteristics for both residents and visitors. Protecting and promoting the City's historic flavor while not impeding the City's continuing development will be a challenge.
4. Time and again, report after report, quality of place is said to be an important (and often under-recognized) economic resource. This needs to be recognized in Bath as the City works toward economic diversification.
5. Educating residents of the importance of Bath's quality of place and historic character as economic resources make them easier to protect.
6. Showing visitors the City's quality of place and historic character will help to capitalize on these economic resources.
7. Heritage tourism and quality-of-place issues for retirees may hold promise for the economic diversification.

8. Ways to measure the success of programs designed to promote the historic resources of Bath would highlight the importance of these resources.
9. A Heritage Center and a historic marker program would help to focus attention on Bath's historic resources.
10. The requirements of the Americans with Disabilities Act hamper the economically viable reuse of historic buildings in the downtown and elsewhere. It is often difficult to add to or rehab nineteenth-century buildings using today's building and rehabilitation codes.
11. There are numerous nationally recognized significant structures and areas of the City that are not protected by local law.
12. Studies have shown that there are economic and property-value benefits to historic property owners when their property is located in a locally protected historic district. And we all know that the historic character of Bath attracts many visitors to Bath each year. Thus, it is important financially to both the owners of historic properties and to the City to have these historic resources preserved and promoted.
13. More knowledge of the City's archeological resources and sites could put them at risk; however, more knowledge and public information about the City's historic resources could help to protect them.