HISTORIC AND CULTURAL RESOURCES

The Lady Pepperrell House, built in 1760 and located on Route 103 in Kittery Point, is a National Historic Landmark and one of the town's most treasured historic resources.

There was a time in our past when one could walk down any street and be surrounded by harmonious buildings. Such a street wasn't perfect, it wasn't necessarily even pretty, but it was alive.

- Jonathan Hale[1]

We live in a fractured world. I've always seen it as my role as an artist to attempt to make wholeness.

- Anish Kapoor[2]

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[1] Hale, Jonathan, *The Old Way of Seeing, how architecture lost its magic (and how to get it back)*, Boston: Houghton Mifflin Company, 1994

[2] Anish Kapoor is a British-Indian sculptor whose works have been exhibited throughout the world

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

State of Maine Goal:

to preserve the state's historic and archaeological resources

(Growth Management Act 30-A M. R. S. A. 4312-4350)

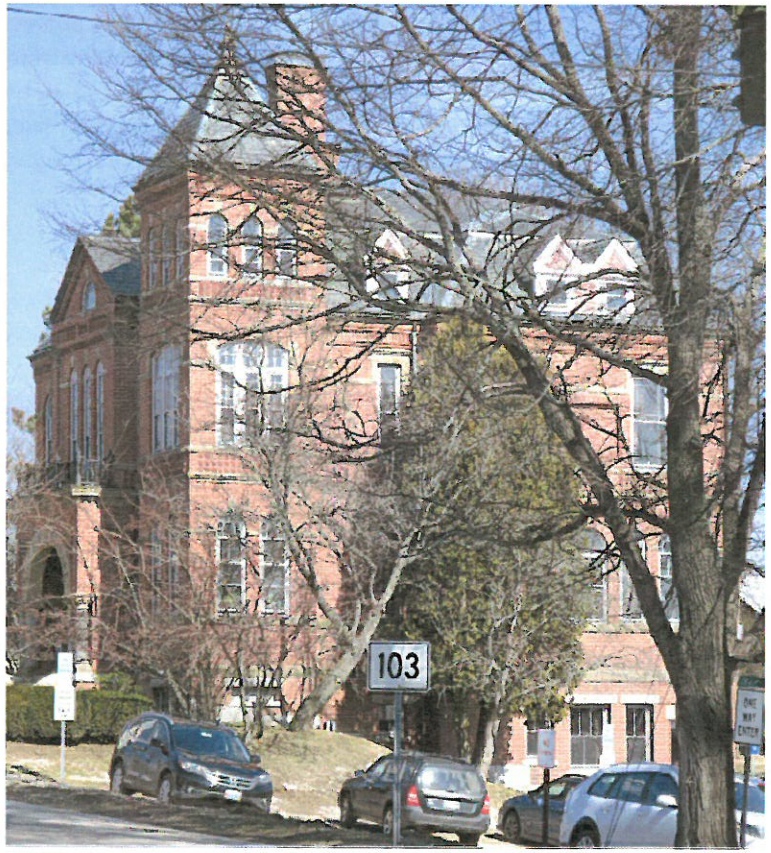
GOAL STATEMENT: TO PROTECT THE TOWN'S CHARACTER BY PRESERVING AND PROTECTING HISTORIC FEATURES AND CULTURAL RESOURCES PROMOTING AN AWARENESS OF THE TOWN'S UNIQUE HISTORY AND CULTURE

Objective 1.1. Protect historic resources

Objective 1.2. Promote Kittery's history

Objective 1.3. Support and nurture Kittery's community of working artists

Throughout the comprehensive planning process, citizens of Kittery identified the town's rich history and historic character as two of its most important assets. While many outsiders think of Kittery as the flat, paved and unshaded 20th century retail area along Route 1, much of the town stands in visual contrast. Kittery Point, the town's earliest settlement, overlooks Portsmouth Harbor, its many 18th and 19th century homes clustered along the Piscataqua Riverfront. Nineteenth century Kittery Foreside, located along the Back Channel, contains many of the town's historic civic and commercial structures, including the Kittery Fraternal Hall and Rice Public Library. Winding, narrow historic Route 103 connects Kittery Foreside and Kittery Point, and provides visitors with glimpses of historic homes, the working waterfront, and the unspoiled Atlantic coastline. Off the coast, in the Piscataqua and out in the sea, lie several other historic sites, including the Portsmouth Naval Shipyard, the Wood Island Life Saving Station, and Appledore Island. Finally, to the west of



The Rice Public Library, located on Route 103 in Kittery Foreside, is one of the town's most prominent historic structures and a centerpiece of the historic Foreside area.

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

Route 1, near the Eliot line, stands the 300-acre Rustlewood Farm, one of Kittery's last working agricultural operations, raising dairy cows. And throughout all of Kittery are many historic homes and landscapes, representing the full spectrum of the town's over 350-year history.

To preserve and protect these historic features, residents of Kittery will need to concentrate on several issues. While the most residents appreciate the charm of historic buildings and landscapes, not all may understand the extent of the resources' visual impact, contribution to quality of life, or role in fueling the local economy. Some property owners, while committed to preserving historic buildings, lack the means to do so. The Kittery Naval and Historical Museum/Society, the town's main repository of historical information, is not well-known, and thus an underappreciated resource. Growth of Kittery's community of visual and performing artists, significant players in the local economy and residents' quality of life, will be dependent on the artists' success in securing studio, exhibition and performance spaces.

Topic area #1 of the comprehensive plan focuses on protecting the town's character and promoting its history by encouraging historic homeowners to preserve their properties; to support the work of the Kittery's Naval and Historical Museum/Society; and foster growth of the town's arts community.

KITTERY VOICES: RESIDENTS' THOUGHTS

REGARDING HISTORIC AND CULTURAL RESOURCES

Residents of Kittery have voiced the following opinions, concerns, and ideas about the town's historic and cultural resources, and in particular, the following "burning questions:"

> **"How can we prevent the loss of historic buildings and landscapes while at the same time protecting individual property owners' rights?"**
>
> **"What is the best way for the Town to protect the Rice Public library building from demolition or incompatible alteration, regardless of how it is used in the future?"**

"It is important to preserve Kittery's historical charm."

"Follow the preservation best practices developed and successfully used by surrounding communities."

"ZONING, ZONING, ZONING! [Create] a legal document for not only property owners but board members to use and follow."

"Owners should have rights to develop or change their property."

"Not all old buildings are worth saving. History is not stagnant and a mix of the old with new is good for a community."

"I have been living in Kittery for three years and know nothing of any historical events or activities -- this is a problem."

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

"The library needs to stay."

"Turn the library into a museum of Maine history."

"Restore the building to its original condition, then establish a fund to prevent its defacing/demolition."

"Respect the historical integrity of the structure while bringing modern amenities in to the town."

"Retain ownership [of the library building] and reuse for another town department or lease/rent."

ISSUES AND IMPLICATIONS

- While residents strongly value the town's historic resources and recognize their impact on the character of the town, many residents are unaware of the extent to which they fuel the local economy. An education and advocacy effort can help to better inform residents about the visual and economic value of preserving their historic properties.

- Kittery retains historic buildings and landscapes from throughout the town's over-350-year history, and many of these resources have been preserved. Others, however, have been severely compromised or altogether lost. The town's ordinances do not include provisions for preventing loss of historic buildings (such as demolition delay). By saving and preserving historic structures and sites while, at the same time, repurposing them to meet contemporary needs for commercial, housing and/or other town needs, the town's character will be further preserved

- While Kittery has listed several properties and districts to the National Register of Historic Places, many more historic buildings and landscapes have not been recognized as such. However, the town also lacks a comprehensive inventory of historic resources, or a plan for preserving them.

- The town lacks a volunteer-based entity to serve as a watchdog for historic resources. Creation of an entity, such as an historic preservation commission, can help foster efforts to develop an inventory of historic resources and set priorities for resource protection. Such a group could also advocate for the use of preservation tools such as preservation overlay district(s) and/or Local Historic Districts .

- Two historical institutions -- the Portsmouth Naval Shipyard Museum and the Kittery Historical and Naval Museum/Society -- serve as the main repository for artifacts pertaining to the history of the town. The Maine Room at the Rice Public Library holds additional historic books, maps, and genealogical information, and town documents are held by the Kittery Town Clerk. The town has no official single repository for historical materials.

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

The Kittery Dance Hall, located in Kittery Foreside is one of the town's popular performing arts venues

- The town's military history, a significant part of Kittery's past that draws tourists from across the country, is not being utilized to its full potential to attract tourists. The Portsmouth Naval Shipyard holds a significant number of military-related artifacts, but access is required to view this material.

- The town has not taken advantage of state-sponsored programs (such as the Certified Local Government Program) that promote and fund preservation of historic and cultural resources.

- The town's many scenic views, incorporating both historic and natural resources, are currently unprotected by town ordinances. Additionally, ordinances do not regulate fence height and placement which have potential to obstruct many waterfront views. By protecting the town's scenic viewsheds, through proactive and creative development regulations (including regulation of fence heights), Kitty can help retain these important visual assets.

- The town's youth are largely uninvolved in efforts to preserve Kittery's historic and cultural resources. By sustaining and expanding upon existing education programs, local youth can develop a greater appreciation for local history, and go on to serve as advocates.

- Many visual and performing artists live and work in Kittery and contribute to the economic vitality and quality of life in the town. However, studio, exhibit and performance spaces are limited and the town lacks a mechanism for supporting arts-related start-up businesses. By supporting the local visual and performing arts community, Kittery can fuel the growth of this important piece of the local economy.

KEY RECOMMENDATIONS

The following are recommended policy directions for the Topic Area of Historic and Cultural Resources. See the table that follows for specific action steps for achieving these.

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

1.1 PROTECT HISTORIC RESOURCES

Future protection of Kittery's historic resources, including buildings and landscapes, will require a joint effort of private property owners, town government, and repositories (public and private) of historical collections. Working together, these entities can develop a mutually-acceptable approach to preserving historic resources, while at the same protecting the rights of individual property owners.

1.1.1 Launch an education and advocacy effort to inform residents about the importance of preservation to the long term economic health of Kittery and to the quality of life within the town;

1.1.2 Establish a Kittery Historic Preservation Commission tasked with serving as watchdogs for the town's historic resources;

1.1.3 Ensure that new development is in keeping with the context of the architectural style, detail and scale of historic buildings;

1.1.4 Identify and protect the diversity in building and landscape styles that currently make up Kittery's historic fabric;

1.1.5 Establish historic districts to protect significant clusters of buildings;

1.1.6 Preserve threatened historic properties from demolition or radical alteration; and

1.1.7 Identifying and preserving scenic views.

1.2 PROMOTE KITTERY'S HISTORY

As explored through the historic and cultural resources inventory of this plan, Kittery's military, fishing, boat-building, and resort history have been and can continue to be tremendous attractions to tourists, serving as an important economic resource.

1.2.1 Expanding the existing Kittery Naval and Historical Museum/Society; and

1.2.2 Educating and raising awareness about the relationship between Kittery's cultural and natural history.

1.3 SUPPORT AND NURTURE KITTERY'S COMMUNITY OF WORKING ARTISTS

Also noted in the historical and cultural resources inventory was the well-established and productive visual and performing arts community whose members contribute further to Kittery's economic vitality.

1.3.1 Providing a mechanism to support arts-related business start-ups;

1.3.2 Providing an increased number of artists' studio spaces;

1.3.3 Providing more visibility to the work of local artists; and

1.3.4 Instituting a "Percent for Art" program in the construction of public buildings.

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

HISTORIC AND CULTURAL RESOURCES AND THREE KEY PLANNING PRINCIPLES

Environmental Stewardship	• By preserving historic buildings, rather than demolishing them and discarding of the materials used in their construction, Kittery will minimize waste disposal
Health & Wellness	• By expanding residents' knowledge of local history and historic resources, Kittery can expand residents' appreciation for the town, and foster a sense of community pride.
Economic & Social Vitality	• By preserving historic buildings and landscapes, Kittery will further promote tourism as a major sector of the local economy. • By creating a supportive environment for visual and performing artists, Kittery can broaden its economic base and at the same time provide opportunities for socializing for Kittery residents, thus building community and social capital, resulting in a more social, vital Town

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

GOAL STATEMENT: protect the town's character by preserving and protecting historic features and cultural resources and promoting an awareness of the town's unique history

OBJECTIVE 1.1: PROTECT HISTORIC RESOURCES						
Strategy		Actions	Funding	Notes	Lead & Partners	Priority
1.1.1 Launch an education and advocacy effort to inform residents about options for preserving and protecting historic resources	Kittery's historic buildings and landscapes; Owners of historic buildings; Maine Historic Preservation Commission	Organize an advisory committee, comprised of Kittery residents with interest in preservation	None		LEAD: Interested Kittery residents	1
		Conduct a series of informational meetings for Kittery residents as a way to educate the public about preservation options (including clarifying misunderstood terms)	None		LEAD: Preservation Advisory Committee **(SEE ENDNOTE 1.1.1A)**	
1.1.2 Create a Kittery Historic Preservation Commission tasked with compiling an inventory of historic buildings and landscapes; serving as stewards of these resource; and educating the public about the importance of protection and preservation	Maine Historic Preservation Commission (MHPC-State Historic Preservation Office)/Certified Local government (CLG) Program); model commissions in neighboring towns (e.g. York), and other CLG communities; local historic buildings and landscapes	Create and adopt an historic preservation ordinance that establishes an historic preservation commission	Operating Cost (staff time to prepare application for CLG certification and any subsequent grants)	For more information about the Certified Local Government program, **(SEE ENDNOTE 1.1.1B)**	LEAD: Residents of Kittery interested in forming the committee Town Council (partner); PARTNERS: Planning Board MHPC	1

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.1: PROTECT HISTORIC RESOURCES						
Strategy		Actions	Funding	Notes	Lead & Partners	Priority
Create a Kittery Historic Preservation Commission (continued)		Apply to the Maine Historic Preservation Commission for CLG certification				
		Once certified, apply for CLG-directed grants for architectural surveys; National Register nominations; public education programs, preservation projects, design manuals, and comprehensive preservation plans				
1.1.3 Ensure that new development is in keeping with the context of the historic buildings in terms of architectural style, detail, and scale	Historic buildings constructed in the Colonial, Federal, Greek Revival, Victorian, and 20th century architectural styles	Retain historic exteriors and interiors of the library buildings, regardless of their future use	Operating Cost		LEAD: Newly-formed Kittery Historic Preservation Commission PARTNERS: Planning Board Town Council	2
		Review existing zoning and consider revisions that result in compatible dimensions (heights, setbacks, etc.) with historic areas				

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.1: PROTECT HISTORIC RESOURCES						
Strategy		Actions	Funding	Notes	Lead & Partners	Priority
1.1.4 Identify and protect the diversity in building and landscape styles which currently make up Kittery's fabric	Kittery's diverse collection of historic buildings representing an array of architectural styles	Conduct a town-wide survey of historic buildings of 100 or more years in age and add restrictions for their protection	Operating Cost	CLG Grant Program(s) can provide financial support for this strategy	LEAD: Newly-formed Kittery Historic Preservation Commission PARTNERS: Town Council individual owners of historic properties Kittery Historical and Naval Museum	2
		Write ordinance(s) in the Town Code to protect known prehistoric and historic archaeological sites, through Planning Board review of development around these resources				
		Write ordinance(s) in the Town Code to protect significant public buildings and landscapes, including those identified by the Maine Historic Preservation Commission, through Planning Board review of development of and around				
Identify and protect the diversity in building and landscape styles, continued		Provide real estate tax abatements to home and business owners who undertake efforts to preserve their historic properties				

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.1: PROTECT HISTORIC RESOURCES						
Strategy		Actions	Funding	Notes	Lead & Partners	Priority
		Explore the possibility of forming public/private partnerships to foster the re-purposing of historic buildings, such as the Rice Public Library building.				
1.1.5 Establish historic districts to protect significant clusters of buildings as a means of protecting the town's historic charm	Intact clusters of buildings in historic settings: Foreside, Kittery Point	Once historic resource inventory/survey is completed, establish historic districts (such as the Foreside) to help guide planning decisions	Operating Cost	CLG Grant Program(s) can help fund this strategy	LEAD: Newly-formed Kittery Historic Preservation Commission PARTNERS: individual owners of historic properties Kittery Historical and Naval Museum	3
		Create districts that preserve the ambiance of Kittery's heritage as a shipbuilding community				

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.1: PROTECT HISTORIC RESOURCES						
Strategy		Actions	Funding	Notes	Lead & Partners	Priority
1.1.6 Preserve threatened historic properties and scenic roads from demolition or radical alteration	School House at Cutts Island Lane Rice Public Library Wood Island Life Saving Station Scenic Route 103 (Pepperrell Road) Maine State Scenic Byways Program	Place preservation restrictions on properties deemed critical components of Kittery's historic landscape	Operating Cost/Capital Cost (restoration of the bas relief)		LEAD: Newly-formed Kittery Historic Preservation Commission PARTNERS: individual owners of historic properties Kittery Historical and Naval Museum/Society Planning Board WILSA KOSAC Kittery Park and Recreation Commission MHPC	2
		Provide incentives for adaptive re-use of historic buildings		An example of adaptive re-use is conversion of the Rice Public Library building into a welcome center, history center, children's museum, or town offices		
		Develop alternative means of interpreting difficult-to-access historic sites (such as Wood Island) by placing exhibits at accessible locations in Kittery (e.g. Fort Foster; Kittery Historical and Naval Museum/Society)		National Endowment for the Humanities; Maine Commission on the Humanities can provide support for this action step		

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.1: PROTECT HISTORIC RESOURCES						
Strategy		Actions	Funding	Notes	Lead & Partners	Priority
Preserve threatened historic properties and scenic roads from demolition, continued		Enact a fence height restriction to preserve views in scenic and historic areas				
		Enact a dark sky-related ordinance that limits lumen output, requires low-temperature for LED lighting and prohibits animated signs				
		Evaluate the feasibility of adding "scenic road" designations to protect views		***See also Strategy 5.1.3***		
		Address condition of bronze sculpture at John Paul Jones Park		Funding required to restore bronze bas relief sculpture and its setting		

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.2: PROMOTE KITTERY'S HISTORY						
Strategy	Existing Resources*	Actions	Funding	Notes	Lead & Partners	Priority
1.2.1 Expand the existing Kittery Naval and History Museum/Society	Existing museum collection of documents and artifacts pertaining to Kittery's social, cultural, and military history existing museum building and addition other historic buildings in	Provide low cost or free access to the museum for Kittery residents	Operating Costs to Museum/Society		LEAD: Kittery Naval and History Museum/ Society staff, board PARTNERS: museum volunteers	2
		Increase public outreach and broaden programming to include educational events				
		Consider relocating some or all of the museum collection to a larger facility, possibly in an historic building/buildings				
		Build a center on shore to showcase Wood Island history				

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.2: PROMOTE KITTERY'S HISTORY						
Strategy	Existing Resources*	Actions	Funding	Notes	Lead & Partners	Priority
1.2.2 Develop education and raise awareness regarding history and nature (e.g. Portsmouth Naval Shipyard Museum, Kittery Historical and Naval Museum, Kittery Land Trust, Mt. Agamenticus to the Sea	Kittery Land Trust, Portsmouth Naval Shipyard Museum Kittery Historical and Naval Museum/Society Kittery Maine Historic Improvement Committee Mount Agamenticus to the Sea Initiative (York	Continue the interpretive sign program that educates residents and visitors about Kittery's history and how life has changed	Operating Cost	Maine Humanities Council	LEAD: Newly created Kittery Historic Preservation Commission PARTNERS: Kittery Historical and Naval Museum/Society Kittery Land Trust Portsmouth Naval Shipyard Mount Agamenticus to the Sea Initiative (partner)	2
		Create markers for historic properties (i.e. plaque program)				
		Support the public school third grade curriculum to learn about local history and historic sites				

TOPIC AREA 1: HISTORIC AND CULTURAL RESOURCES

OBJECTIVE 1.3: SUPPORT AND NUTURE KITTERY'S COMMUNITY OF WORKING ARTISTS						
Strategy	Existing Resources*	Actions	Funding	Notes	Lead & Partners	Priority
1.3.1 Provide a mechanism to support arts-related business start-ups	Kittery Art Association, Morgan Gallery at the Kittery Community Center, privately-owned local galleries and performance spaces		Operating Costs			2
1.3.2 Provide an increased number of artists studio spaces	Existing properties well-positioned for adaptive-reuse		Capital Costs			2
1.3.3 Provide more visibility to the work of local visual artists		Develop a public art program that places the work of Kittery's visual artists within the Kittery landscape on a rotating basis	Operating Costs	Maine Arts Commission; New England Foundation for the Arts Expeditions (touring grants)		2
1.3.4 Institute a Percent for Art Program in the construction of public buildings	Maine Arts Commission Percent for Art Program; Kittery's public schools and administrative buildings	As public building construction projects come on line, enlist the expertise of the Maine Arts Commission staff to guide the process	Operating/Capital Costs	1% of public building construction costs	LEADS: Town Manager town department involved in construction project PARTNERS: artists	3

ENDNOTES

1.1.1.A The Kittery Preservation Advisory Committee will be formed by the Comprehensive Plan Implementation Committee.

1.1.1.B. Certified Local Government Program. The Certified Local Government Program (CLG) was created in the early 1980s by an amendment to the National Historic Preservation Act. The program is designed to promote preservation planning and cultural resource protection efforts at the local level that are consistent with state and Federal standards and guidelines. A fundamental requirement for participation is the adoption of a historic preservation ordinance that, in accordance with the program's guidelines, creates a local historic preservation commission and implements a formal review process. A local government becomes certified when it meets state and Federal program requirements, formally applies to the Maine Historic Preservation Commission for participation, signs a Certification Agreement, and is approved by the Commission and the National Park Service. CLGs are eligible to apply to the Commission for annual grant funds that are specifically dedicated to the program, including architectural and archaeological surveys, preparation of National Register nominations, public education programs, preservation, rehabilitation and restoration projects, activities related to comprehensive planning, and the development of community specific design manuals. There are currently ten Certified Local Governments in Maine: Bangor, York, Topsham, Kennebunk, Hampden, Lewiston, Saco, Castine, Portland, and Gardiner. For additional information, see the Maine Historic Preservation Commission's website: http://maine.gov/mhpc/certified_local_government/index.html