

Chapter IX

*Historic & Visual Resources*



## Chapter IX

# HISTORIC AND VISUAL RESOURCES

When people speak of the quality of life in their community, they allude to a complex array of tangible and intangible attributes that make their community a nurturing place to live. Opportunities for decent housing, education, economic prosperity, safe street, and a clean environment are all major contributors to quality of life.

However, other intangible values also play a powerful and often emotive role in shaping quality of life. These values include the historic and aesthetic quality of a community. The visual appearance of a town's everyday landscapes, its villages and settlements, and its natural areas is critical to fostering a sense of pleasure and well-being to the local citizens. Buildings and monuments from the past root the individual in the historic continuum of the community - promoting a feeling of belonging to something fundamentally stable in an ever-changing world. Together, historic and scenic resources ultimately shape a community's identity and image, and distinguish it from all other communities.

Historic/visual resources not only serve the common welfare, but also function as prime determinants in property valuation and stability. Home buying decisions are heavily influenced by the visual/historic quality of a community and the specific appearance of the neighborhood. When incompatible development intrudes upon the character of a neighborhood, property values and ultimately tax revenues can decline.

Waterboro is a special place with its own inventory of scenic and historic resources that gives it a special quality unlike any other community in Maine. The purpose of this chapter is to identify these resources and develop a series of strategies to accommodate new growth in a manner that conserves the scenic and historic integrity of the community.

### HISTORIC RESOURCES

A plan for Waterboro's future must begin with a look into its past. Historic buildings, sites, and even landscapes are the physical and visual record of Waterboro's development. Such physical remnants from the past are the fingerprints of the community - giving the Town a unique identity and an individuality that distinguishes Waterboro from its neighbors. Development patterns established in the 1800's have shaped the current face of the Town and will influence future settlement patterns. Therefore, historic structures and landscapes provide continuity, not only with the past, but also with the future.

Historic resources also fulfill citizen needs for roots - of being grounded in the community.

Therefore, historic resources are a vital component of Waterboro's overall quality of life. Like many of the Town's environmental resources, they are non-renewable, capable of vanishing in a single action.

Townspeople are all too familiar with the impact that lost historic resources can have on the community's identity. The Great Fires of 1911 and 1947 decimated much of Waterboro's historic building inventory. Many of the Town's large and architecturally-significant structures were consumed in the two conflagrations. According to the 1980 U. S. Census, only 15% of the Town's housing stock was constructed prior to 1939 - a figure that is substantially lower than surrounding communities and York County.

Although Waterboro's remaining historic structures may not consist of grandiose mansions or nationally-significant structures, the Town's current inventory of historic structures and sites are crucial to its identity. This section of Chapter IX will examine some of the more notable historic resources in Waterboro and will discuss some of the tools that are available to protect the Town's cultural heritage.

#### HISTORIC/ARCHITECTURAL DEVELOPMENT

In 1661, Major William Phillips, a speculator in lumbering lands, purchased an area eight miles square from the Indian Sagamore Fluellan in the western section of York County - a tract which encompasses all of present day Waterboro, Sanford and Alfred. This territory passed through the Phillips family, with the Massabesic Plantation (present day Waterboro) eventually being sold to a syndicate of ten proprietors. Among these proprietors was Colonel Josiah Waters, for whom the Town would eventually be named.

Massabesic Plantation was not permanently settled until 1768 when Captain John Smith built a house in the area now referred to as Waterboro Old Corners. Within two years, seven families began settling in the Old Corners area. During the succeeding years, up to and through the Revolutionary War, Waterboro grew slowly as a farming and lumbering community. William Deering carved an expansive farm up on what is now referred to as Deerings Ridge, the Philpot family settled near Roberts Ridge, while the Nason family farmed the eastern slopes of Ossipee Mountain in the Bagley Road area. Robert Harvey cleared the northeastern slopes to farm the area now referred to as Clarks Bridge Road. Logging continued to serve as a principle economic activity in Waterboro. The Jellerson family settled in the East Waterboro area. Lumber mills began to spring up in various sections of the Town to take advantage of vast tracts of virgin pine and hardwoods.

The post-Revolution years ushered a new prosperity and a population surge into the Massabesic settlement. The Town was incorporated in 1787 and named "Waterborough" with the Old Corners settlement serving as the community center. In 1791, the Waterborough Court House was raised, later to be moved to the

future County Seat in Alfred in 1805. Around the same period, Samuel Dam opened the first public house on Federal Street to serve lumbermen and teamsters transporting timber to Portland for shipment. Waterboro's first ordained minister arrived in 1800 and mustered local support to erect the Old Corners Church in 1803. The church was remodeled in 1849 to better suit the needs of its congregation. Lumbering and agriculture continued to fuel Waterboro's economic expansion. Records indicate that by 1795, four mills were operational in Town, including the grist mill at Straw Hill, Hobbs Mill at Moody Pond, the extensive Things Mill complex on Buff Brook, and the Webber Mill at the outlet of Little Ossipee Pond.

As more people arrived to carve a new life in the wilderness, small village enclaves emerged and the agricultural stands on the upland areas were cleared for production.

Waterboro Center was the second village to be established. Settled by the large and prolific Carle family, the enclave of farms at the head of Ossipee Lake became known as "Carle's Corner." In the early 1780's, the "Old Tavern House" was opened at the corner of present day Route 5 and Old Alfred Road to capture business from the Boston to Portland stage line. Waterboro's first lawyer hung out his shingle at Carle's Corner in 1815. The present day Town House was constructed in 1834 by the Carle's Corner Baptist Society and served as the Society's meeting house and the location for annual Town meetings due to its size and central location. Years later, the structure underwent considerable adaptive reuse and renovation as the Town's high school, a commercial theater, and finally as the site for the Municipal Offices.

Besides the variety of public houses and hotels that sprang up to service travelers on the present day Route 5 during the ante-bellum period, agriculture was the primary economic staple of the community. In 1842, the Roberts family (of Roberts Ridge) started a pickle production industry that thrived until the factory was destroyed in the fire of 1947.

North Waterboro evolved as a village area soon after the establishment of Waterboro Center. Attracted by the available water power, the Webber Mill and the Johnson Mill were established at the Little Ossipee Pond outlet and Goodwin's Brook for lumber production to process the vast quantities of timber harvested from surrounding tracts. Up on the side slopes of Chadbourne Ridge or Bradeen's Ridge, the Bradeens and other families cleared extensive farms. If a "village center" ever existed in North Waterboro, it was situated around the foot of Ossipee Lake by the Webber Mill. Seven homesteads were settled in this area during the 1800's. In 1803, local residents raised a new church meeting house and Elder Grey assumed the pastor's mantle. However, as the aging minister encountered difficulties making the Sunday trek to the church, the congregation moved the meeting house up Chadbourne Ridge to land donated by the Bradeen family in 1806.

The available records do not reveal much concerning the history of East Waterboro or Ossipee Mills. However, the surviving historic architecture indicates that both villages were established around the Civil War period. As its namesake suggests, Ossipee Mills' principal industry harnessed the waters of the Little Ossipee River for sawmill production, providing raw material for the turning mills in Limerick. As a village, East Waterboro grew in response to its strategic location on the railroad line and was known as Center Depot and Westcotts.

The history of South Waterboro as a village center does not begin until the post-Civil War period. Due to its location on a glacial outwash plain and its generally infertile soils, the community was long referred to as "Scratch Corner." Situated at the crossroads to Sanford and the West Road/Middle Road agricultural areas, the village supported primarily mercantile operations. In 1866, the first saw mill was established in the village. Construction of the Portland-Rochester railroad line in 1868 breathed new life into the village and established South Waterboro as the Town's commercial center. Not only did the village serve as the rail link to the regional market, but also became home to a variety of industries, including Down's Pant Shop, Langley & Ricker's Coat Factory, the Waterboro Grain Company and, in later years, the Goodwin Mills Spinning Mill and Waterboro Patent Leather.

As commercial prosperity came to South Waterboro in the later 19th century, spacious Victorian homes appeared along elm lined Main Street. Local historians report that downtown South Waterboro displayed the same elegance and prosperity of Alfred Center.

However, with the decline of the Town's agricultural markets and the eclipse of the railway by the highway, South Waterboro's fortunes faded. The fire of 1911 burned half of the Town, including the northern section of Main Street.

In the first half of the twentieth century, Waterboro saw its economic strength and population decline. Both the lumbering and agriculture industries could no longer compete against larger operations, both in Maine and in the region. By 1930, the population slumped to 914, the same level as the early 1800's, as families moved from the farm to the job opportunities offered by the urban centers. With this declining trend, life did not come to a standstill in Waterboro. Townspeople rebuilt from the devastation of the 1911 fire. The decentralized school house system was consolidated, with a school constructed in North Waterboro which served Grades K-12.

During the World War II years, Waterboro began to slowly recover both its lost population and economic strength. However, in 1947, catastrophe struck again as the Great Fire that swept from Hiram to Kennebunk destroyed half of the Town's land area. South Waterboro's Main Street again was devastated, primarily from West Road to the south. Second growth forests, orchards and many of

the Town's historic buildings were consumed in the blaze. Much of the forest cover and architecture of today rose in the aftermath of the Great Fire.

Post-war times ushered in seasonal development and a vacation economy. Waterboro's pristine lakes and ponds attracted vacationers from the region, and camps and seasonal homes began to spring up along the Town's shorelines. Population slowly rose and several industrial operations began to take root in the community. However, it was not until the 1970's that the Town experienced a rapid growth rate. From 1970 to 1980, the population more than doubled to an all-time high of 1943 at decade's end. Waterboro's role once again shifted from growing timber and agricultural produce to growing single-family housing. As of 1989, the Town has transformed from a self-sufficient community to a bedroom community servicing the labor markets in the region's urban job centers.

### INVENTORY OF HISTORIC RESOURCES

Most people assume that a structure or building must date back to Colonial or Revolutionary times in order to qualify as a "historic resource" as an archaeological site, a building, an engineered structure, or site where a significant event occurred provided that the resource is:

1. Older than 50 years;
2. Period architecture/engineering of National or State-wide significance; or
3. An important element of local history and culture.

Given this definition, it is clear that Waterboro contains a significant number of historic resources. The Town may not host stately mansions of national significance, but clearly the Town has amassed an inventory of historic resources that are important to the underlying cultural identity and local history of the community. Unfortunately, the Great Fires of 1911 and 1947 devastated many of the Town's resources. Demolition and inappropriate rehabilitation or remodeling have claimed others. Yet, in 1990, the Town still contains many historic resources that must be recognized in the planning process.

Historic resources in Waterboro can be classified in three categories: 1) historic buildings/structures; 2) historic districts; and 3) historic landscapes.

#### Historic Structures

The Waterboro Historical Society has made a commendable effort to inventory the Town's stock of historic structures. The following list is by no means complete, and much supporting data needs to be gathered. However, the list does represent a beginning for identifying resources that are important to the history and cultural identity of the community.

Table IX-1

## CURRENT INVENTORY OF HISTORIC STRUCTURES

Town of Waterboro, Maine  
1990

<u>Road</u>	<u>Site/Building</u>	<u>Historical Period</u>	<u>Building Date</u>
West Road	Morton/Alva Werren	N/A	N/A
	Edith Heck	"	"
	Ferris/O'Brien	"	"
	Goodwin	"	"
	Harmon/Blodgett	"	"
	Stultz/Waterhouse	"	"
	Powers/I. Smith	"	"
	McConkey	"	"
	Randel/Blaisdell	Vernacular	1804
	Kruegar/VanTassell/Smith	"	"
	Scott/R. Morrill	"	"
Taylor/Parker	"	"	
Federal St.	Hersom/	"	"
	Spencer/Howard/School	"	"
	Old Corner Church	Vernacular	1802
	Peppercorn Restaurant	"	"
Ossipee Hill Road	Dupee/Bean	Vernacular	1900's
	Jallade/Wood	Gothic Vernacular	1860's
	Hiram Thompson	Vernacular	1856
	Anderson/Hatch	"	N/A
	Kelly/Starrett	Vernacular Colonial	1796
	Haskell/Manning	Vernacular	1890's
	Denby/Ricard	N/A	N/A
	Norris/Gould (Carll Farm)	N/A	N/A
Russell/Isaac	Vernacular	1900's	
Middle Road	Helen Powell	N/A	N/A
	Welch/Henry Smith	N/A	N/A
	Mulvey/Corcoran	N/A	N/A
	Peck/Turgeon	N/A	N/A
	Martin/Ken Roberts	N/A	N/A
	Slaght/King	N/A	N/A
Goodwins Mills Rd.	Westcott/Shepard	N/A	N/A
	May	N/A	N/A
	Buck/Burbank	N/A	N/A
	Holmes/Taylor	N/A	N/A
	Thornton	N/A	N/A

Table IX-1 (continued)

**CURRENT INVENTORY OF HISTORIC STRUCTURES**  
**Town of Waterboro, Maine**  
**1990**

<u>Road</u>	<u>Site/Building</u>	<u>Historical Period</u>	<u>Building Date</u>
Grist Mill Rd.	Horton's/Grain Mill		
Main Street	Tebbetts/Varney	N/A	N/A
	Hamilton/Holmes	N/A	N/A
	Charland/Johnson	Vernacular	1930's
	Dupee/Bean	N/A	N/A
	Stinson/McLaughlin	N/A	N/A
	Blacksmith Shop		
	Owen/Waterboro Emp.	Second Empire	1900's
	Coganto's (2 bldgs)		
	Whitehouse/Stenso	Vernacular	1912+
Lions/School	Vernacular	1923	
Blaisdell Church	Vernacular	1912	
Hamilton Rd.	F. Hamilton		
Jellerson Road	Ford	N/A	--
Route 5	Wakefield	Vernacular	18th Cent.
	Knights	Queen Anne	1917
	Leon	Vernacular	1918
	School	--	1920
	Brock/Knights	N/A	--
	Taylor/Frye/Leavitt	Queen Anne	1910's
	Baptist Church	Stick Style	1910's
	Jellerson	N/A	--
Town House Road	Herrle/Brandt/Rhoades	Vernacular	--
	Hist. Soc./Beaval	"	1830
	Town House	"	1834
	Cyrs/Swett/Chadbourne		
Bagley Rd.	Clapper	N/A	--
Roberts Ridge Rd.	Swett	Gothic	--
	Benson	Federal	--
	Baker/Young	Vernacular	--
	Collupy		
	Stackpole/R. Durgin		

Table IX-1 (continued)

**CURRENT INVENTORY OF HISTORIC STRUCTURES**  
**Town of Waterboro, Maine**  
**1990**

<u>Road</u>	<u>Site/Building</u>	<u>Historical Period</u>	<u>Building Date</u>
Deerings Ridge	Fallon/Cropper	Federal	1820's
	Mitchell/Knight	"	1790
	Deering	"	1815
	Schoolhouse	Vernacular	1817
	Willett	"	1860's
<b>Webber Rd.</b>			
Route 5	St. Stephen's Church	N/A	--
	U. Carll/Knights	Federal	--
	J. Carll/Johnson	Gothic Revival	--
	Hist. Soc./Johnson Mill	Vernacular	--
	Chase/Lake Arrowhead/Johnson	N/A	--
	Johnson/Old Post Office	"	--
	Parks/Foss/Johnson	"	--
	I. Foss	"	--
	Smith/Old Town Farm	"	--
Anastopolus/Rich/Hubbard	"	--	
Clarks Bridge Rd.	Carpenter	"	--
	Rose	N/A	--
	Pillsbury	"	--
	Baptist Church	"	--
<b>New Dam Rd.</b>			
Chadbourne Ridge	Roberge/Johnson/Chase	N/A	N/A
	Holmes/Sinkerson	"	"
	Cushman	"	"
	Hanscom	"	"
	Lord	"	"
	Mento/Brick House	"	"
	Elder Grey Mtg. House	Vernacular	1806
	Davis	"	"
	Downs	"	"

N/A: Not Researched

**HISTORIC DISTRICTS**

An historic district can be defined as a concentration of structures and/or sites which physically and spatially represent a distinct historic environment. Buildings can represent a cross-section of different architectural periods; however, they are united by a common spatial plan that is not reflected in current development practices. The district may also be united by a historic event.

Settlement patterns in Waterboro, as in the rest of New England, differ dramatically from those found elsewhere in the U. S. New England towns and villages were settled in a derivation of the "landshaft" format - an ancient European development pattern where homes and businesses were clustered in compressed centers, with agricultural fields and forest lands surrounding the village center. Settlement in other parts of the country was based on plantation and Homestead Act allotments (160 acres) which resulted in a sprawling development pattern. Modern day subdivisions find their roots in mid-western and western settlement practices.

Not surprisingly, Waterboro's historic districts are found in its village centers. Damage from the two fires, new construction and remodeling have undermined some of the integrity of these districts, yet portions of the districts remain that are important markers to Waterboro's past. These districts include:

a) Old Corner District

Old Corner was the first settlement in the Town of Waterboro and one of the few areas in Town where the historic character has not changed dramatically from the early 1800's. Although a number of historic structures are found at the eastern end of West Road, the district extends from the West Road Bridge over Carll Brook to the Pierce Homestead. Within the boundaries of the district lie Waterboro's first church (the Old Corner Church) and seven other homesteads built prior to 1840. Some of the agricultural fields that historically surrounded the Old Corner area yet remain, therefore reinforcing the character of this district.

The Pierce, as well as the Kruegar/Vantassell and the Julia Bean homesteads at the intersection of West and Middle roads, display the rambling ells and additions that were attached to the original buildings in response to larger family needs and increasing fortunes. In some cases, additional modifications of 20th century vintage have been made to the structures as well. The Spencer's place, next to the church, was the school house.

The distinguishing characteristics of the Old Corner district can be summarized as: a) the relative uniformity in the age of the existing buildings; b) the massive size of the structures; and c) the presence of active agricultural fields on the south side of West Road that are reminiscent of the early times in Waterboro's history when the whole Old Corners area was under cultivation. All properties are well maintained, adding to the unity of the district.

The combination of all of these factors sets the Old Corners district apart as a special place. For local citizens, this district carries even more meaning for this is the place that Waterboro was born.

b) Main Street - South Waterboro

Despite the ravages of two fires and changing building styles, a section of Main Street in South Waterboro still retains sufficient architectural and townscape integrity to be considered a historic district. Extending from the West Road/Goodwin Mills Road to the Massabesic Health Center, this section of Main Street contains many good examples of vernacular architectural styles ranging from the Late Creek Revival, Beaux Arts, Stick Style, to twentieth century styles (1860's - 1920's). The three-story Massabesic Health Center serves as the northern gateway into the district and has been restored by the Lions Club. Consisting of wood frame construction and displaying the floor to ceiling windows of the period, this structure is a classic example of early twentieth century school architecture. Anchoring the southern end of the district is a wood frame Second Empire (1880's) commercial building (currently Tony's Sub Shop). Due to replacement of the original store front with contemporary plate glass windows and entry, the building's first floor has lost much of its architectural integrity. However, the remainder of the structure is intact and serves as the only surviving late 19th century commercial architecture left in the community.

One of the primary characteristics of the Main Street historic district is the uniform relationship of the buildings to both the street and to adjacent structures.

Buildings are established on small lots of one-half acre or less, with street frontage ranging between 60 and 100 feet, particularly on the east side of the district. Consequently, building offsets from adjacent properties are concurrently small, producing the compact urban cluster that is characteristic of Maine's rural villages. In the 18th and 19th centuries, buildings were constructed close to the roadway. Since the street was regarded as a social arena, many front porches were either added or integrated into late eighteenth century architecture to foster socializing with passing neighbors. Consequently, most of the buildings in this district are set back only 20 to 30 feet from the road. This creates a compact and intimate village setting further enhanced by the mature red oaks arching over the street.

Values and home development patterns have changed in the twentieth century. The back yard has replaced the front yard as the social arena and houses are often set back much further from roadways and neighboring properties in the quest for more privacy.

The dramatic difference between the 19th and 20th century settlement patterns is best illustrated in a comparison between the North Main Street historic district and Main Street south of West Road. In the aftermath of the 1947 fire, the south end of Main Street was reconstructed in accordance with mid-twentieth century building patterns. The character of the two sections of Main Street is apparent.

c) East Waterboro Historic District

Route 5, between the East Waterboro Post Office and the Route 4/202 intersection, is both the East Waterboro village center and the location of another significant concentration of historic structures. Like its Main Street counterpart, the East Waterboro historic district is tightly clustered with structures sited on lots of 1 acre± with 125-200 linear feet of frontage on the east side of Route 5 and larger undeveloped tracts on the west. Important historic structures of local significance include the East Waterboro Baptist Church, the former elementary school, the Knight residence at the corner of Bennett Road, the Roberts residence and the Jellerson homestead located at the intersection of Route 5 and 4/202. Building alterations and twentieth century construction of incompatible design have eroded the integrity of the district. Building setbacks and road offsets have been maintained by these new intrusions that maintain the spatial configuration of the district. Design unity in the district can be partially achieved if a coordinated street tree planting program be voluntarily adopted in the district to reinforce the existing street trees located south of Bennett Road.

d) Waterboro Center Historic District

Surviving historic structures in Waterboro Center are clustered around the five corners intersection of Route 5, Old Alfred Road, Ossipee Hill Road, and the McLucas Road. Development patterns in the area reflect the village's historical role as an important 19th century crossroads - a farming district. Most notable among the historic structures in the district are: 1) the Hamilton house - a rambling two-story gabled structure exhibiting the attached ell and add-on porch that reveal the stylistic changes the structure has undergone in the past 150 years; 2) the Beval House -

remnant of the large farmhouse ( the ell and barnhouse removed) which is now home of the Waterboro Historic Society; 3) the Waterboro Townhouse - first constructed in 1834 as a church meeting house, the Town house has undergone substantial renovation over the years and today is attached to the municipal offices; 4) the Taylor House - constructed in 1850, serves as a classic example of Greek Revival residential architecture; 5) the "Brown House" located at the intersection of Route 5 and Townhouse Road; and 6) the Hooper (as of 1856) homestead - a small vernacular cape dating from the early days of Waterboro Center's settlement.

e) North Waterboro Historic Resources

Unlike the other village centers, North Waterboro's historic resources are not tightly clustered in an urban compact, but rather spread along Route 5 and along Chadbourne Ridge Road. Locally important historic structures include the Johnson Saw Mill (currently listed on the National Register of Historic Places), the Chase (circa 1856) farmstead located at the corner of Chadbourne Ridge Road and Route 5, the North Waterboro Baptist Church - a twentieth century structure with distinctive mission-style architecture; and the Beabien farm house on Route 5.

The Chadbourne Ridge Road also contains a significant number of historically important structures that speak of Waterboro's past as a farming community. The Elder Grey Meeting House and cemetery are of special significance to Waterboro residents as reflected by the number of Community Attitudes Survey respondents who cited this structure as one of the Town's most famous historic resources. The F. Bradeen, J. Chadbourne, Jas. Chadbourne and Jas. Roberts farmsteads remain standing on the ridge. Although several structures have undergone periodic remodeling, the basic farm and character of these early 19th century vernacular structures remains intact.

f) Ossipee Mills

Ossipee Mills is often overlooked as an important historic area in Waterboro due to the absence of any large institutional structures or impressive period farmhouses. However, Ossipee Mills' historical value can be identified as:

- 1) An archi-typical village cluster similar in scale and spatial configuration to Main Street in South Waterboro.

- 2) Architectural unity, both in terms of the settlement's age (post-Civil War) and the unique uniformity in the 1½-2 story capes that line Route 5.
- 3) As a compact village area, Ossipee Mills serves as an important gateway to the entire Town of Waterboro at its northern border.

### Historic Agricultural Landscapes

As discussed earlier in this chapter, landscapes that reflect past settlement and/or economic industries are historic resources as important as architectural gems. Waterboro's history is steeped in the agrarian tradition. In fact, most respondents to the Community Attitudes Survey defined Waterboro as a "rural community." By definition, the adjective "rural" refers directly to agricultural land use and agrarian landscape qualities. Waterboro has witnessed the rapid evaporation of its rural landscapes with the demise of commercial farming in the last 50 years. Abandoned fields have reverted to second growth forest or housing developments, stone walls fall to frost, cellar holes are filled in, and ancient trees planted by the early farmers along back roads and lanes are cut down to make way for highway improvements. The result is that Waterboro has quickly transformed from a rural landscape to a wooded suburbia.

Several sections of Town which still retain some of the historical remnants of Waterboro's agricultural past are identified as follows:

- 1) **Deering Ridge Road** - from the brick Federal farmhouse south to the Lyman border, Deering Ridge Road remains as one of the last remaining sections of Town where Waterboro's rural past is physically evident. Unbroken stone walls line the road shaded by mature sugar maples, red oaks and white pines. Both at the #10 school house at the Day farm house and at the Deering homestead, large unbroken hay fields line the road.
- 2) **Chadbourne Ridge Road** - from the Elder Grey Meeting House to the bottom of the hill, Chadbourne Ridge Road also exhibits an historic landscape similar to Deering Ridge Road.

Conservation of these landscapes and their historic significance can be assured through:

- 1) Preservation of stone walls;
- 2) Preservation of existing roadside trees, and selective cutting and management of second growth vegetation to insure eventual replacement of aging trees;

- 3) Sensitive site design practices in the development of the surviving open fields. Housing units can be successfully nestled inside of existing tree lines to preserve the open integrity of the fields. Density bonuses and cluster subdivision provisions are regulatory vehicles that can encourage property owners to help conserve the visual/cultural character of these districts.

## TOOLS FOR THE PRESERVATION AND ENHANCEMENT OF HISTORIC SITES AND AREAS

### Private Citizens and Organizations

Much of the responsibility for historic preservation is undertaken by private individuals or groups. Pride in ownership and regular maintenance alone can be responsible for remarkable preservation results. General maintenance is rewarded by a very favorable real estate market. Unfortunately, improvement work undertaken with good intentions can often result in techniques or materials inconsistent or insensitive to an older building. As a result, the integrity of the building is compromised and work done may actually damage the building it was intended to preserve, often proving more expensive than the proper treatment.

A wealth of specialized information covering topics sensitive to the needs of older buildings ranging from the pros and cons of vinyl and aluminum siding, stripping paints, window replacement to repointing brick is available from the Maine Historic Preservation Commission.

Historical societies and other citizen groups can enhance the public's awareness of the importance of preserving the Town's historic quality through slide shows, walking tours, pamphlets and publications.

### Historic Resources Survey

Preservation through documentation is perhaps the most basic, essential and non-controversial of preservation strategies. There are several advantages in undertaking an historic resources survey. In addition to providing a permanent written and photographic record of a town's architecture, a good inventory is the foundation for other preservation tools and can be used to establish historic districts or to prepare nominations for listing of historic structures in the National Register of Historic Places. Data gathered in a survey may encourage a greater appreciation of the built environment by local citizens. Historic resource assessments are also necessary for accomplishing environmental reviews required in projects receiving Federal funding. As the beginning of a comprehensive historic preservation strategy, information gathered should act as a firm base for future decision-making by identifying buildings suitable for and worthy of rehabilitation. The present reassessment of properties will provide a record of buildings which may be a helpful start.

National Register listing can be an important tool for identifying and planning the future of significant resources. Listing can act as a catalyst to change public perception and improve an area's image, but cannot in itself prevent major detrimental alterations or even demolition. It remains an important psychological first step toward historic awareness respect and protection.

Currently, the Waterboro Historic Society has successfully nominated the Elder Grey Meeting House and the Old Corner Church to the National Register.

Although the Maine Historic Preservation Commission has tentatively identified only the Taylor House and Johnson's Saw Mill as suitable candidates for nomination, there are numerous other structures in Waterboro that are eligible for National Register designation.

### National Register of Historic Places

The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation. Established by the National Historic Preservation Act of 1966 and administered by the National Park Service within the Department of the Interior, the Register lists properties of local, State and/or National significance in the areas of American history, architecture, archaeology, engineering and culture. Resources may be nominated individually, or in groups, as districts, or multiple resource areas, and must generally be older than 50 years.

In Maine, any individual may prepare a nomination application. National Register forms, maps and photographs are submitted to the Maine State Historic Preservation Office for review by the State Review Board. Following approval at the State level, it is sent to Washington, D.C. for final review, approval and listing.

#### BENEFITS OF NATIONAL REGISTER LISTING

- 1) Recognition of local, State or National significance often stimulating appreciation of local resources and encouraging pride in ownership;
- 2) Provides for review and amelioration of effects which any Federally funded, licensed or assisted project might have on the property;
- 3) Eligibility for certain Federal tax benefits, including the 25% investment tax credits for the rehabilitation of income-producing buildings and the charitable deduction for donations of easements;
- 4) Qualification for Federal preservation grants when funding is available.

Once nominated, a National Register District must have the approval of a majority of property owners, with each owner having a single vote regardless of the number of eligible properties he may own and regardless of whether the property contributes to the district's significance. For a single privately owned property with one owner, the property will not be listed if the owner objects. Listing in the Register does not interfere with a property owner's right to alter, manage, dispose of, or even demolish his property unless for some reason Federal funds are involved. Nor does National Register listing require that an owner open his property to the public.

### Historic Building Rehabilitation Tax Incentives

The rehabilitation of older buildings, frequently less expensive than new construction, is a cost-effective solution benefiting the tax base, while filling older structures with new life. The Economic Recovery Act of 1981 provides attractive incentives in the form of Federal investment tax credits for the substantial rehabilitation of income-producing older buildings. The Act was enacted to support preservation by eliminating certain favorable tax incentives which previously encouraged the demolition of historic structures. Credits are deducted from taxes owed, not income earned, with an 18-year cost recovery period. Currently, the tax incentives take three forms:

<u>ITC</u>	<u>Building Use</u>	<u>Eligible Properties</u>
15%	Commercial and Industrial	30-39 years old
20%	Commercial and Industrial	40 years or older
25%	Commercial, Industrial and Income Residential	Certified historic structures 50 years or older undergo a certified rehabilitation

To be eligible for the 25% credit, a building must be a certified historic structure, either listed individually on the National Register, or contributing to the Register Historic District or certified Local District. Certified rehabilitation work must adhere to the Secretary of the Interior's Standards for Rehabilitation, a list of 10 standards developed to ensure that significant features of a building will not be compromised. Only the 25% category carries any guidelines for how work is to be done, but owners of properties within historic districts must use the 25% or obtain certification that their structure is not historic to elect the lesser credits. Despite increased paperwork and procedures, those choosing the 25% are favored by a larger credit and more advantageous depreciation rules as the basis of the building is only reduced by one-half the credit. In order to qualify for any of the tax credits, rehabilitation expenditures over a 24-month period must exceed \$5,000 or the adjusted basis of the property, whichever is greater. Municipally owned structures are not eligible for these credits.

For additional information about the National Register or rehabilitation tax credits, contact the Maine State Historic Preservation Commission.

### Other Preservation Tools

- Revolving Funds

Revolving funds are self-replenishing loan pools. The money in the pools is mostly composed of donations and is used to restore buildings. The fund revolves when the restored building is sold. With a revolving fund, a non-profit organization can either acquire a deteriorating building, restore it, and then sell it, or make low interest loans available to those who need to restore their historic buildings.

The first building restored by a revolving fund should be a highly visible one so that donors can see their money at work. A building should be endangered, well worth saving, and have a high resale potential before it should be considered eligible for a revolving fund. Besides donations, an organization administering a revolving fund can solicit sources of revenue from private foundations and government subsidies, such as Community Development Block Grants.

### VISUAL RESOURCES

Visual resources can be defined as the physical appearance of landform, vegetation, surface cover, water and human structures and the interaction of these elements. As such, any landscape, be it an industrial park or farm field, is a visual resource.

What distinguishes one visual resource from another is not only its compositional aspects, but the relative value the viewer ascribes to that resource. Obviously, one man's shack can be another man's castle. However, psychometric research in the visual analysis field<sup>1</sup> has revealed that Americans share fundamental visual values, regardless of socioeconomic differences. In very general terms, researchers have discovered a strong correlation between high value visual resources and:

- Agricultural fields & lands
- Dramatic topography
- Streams & rivers
- Waterbodies
- Coastlines
- Wetlands
- Open lands in forested landscapes
- Historic or "quaint" village settings

1. Elsner & Smardon; 1979; Our National Landscape, A Conference on Applied Techniques for Visual Analysis and Management of the Visual Resource. U.S.D.A.: Pacific Southwest Forest & Range Experiment Station. April 23-25, 1979.

Clearly the American predilection is oriented towards rural versus undeveloped places.

### GENERAL CHARACTER OF WATERBORO

When asked to describe the general visual character of Waterboro, most respondents to the 1989 Community Attitudes Survey found themselves at a loss for words. Intangible values are often difficult to articulate. However, respondents generally characterized Waterboro as a small town with lots of "elbow-room". A "rural atmosphere" was the second most popular description.

When asked what the Town should look like in the next ten years, many respondents echoed their earlier assessments: small town, rural atmosphere, unchanged character.

From this response, it is apparent that townspeople already appreciate the existing visual and cultural character of the community and were motivated to remain or settle in Waterboro because of the Town's ambience.

In general, Waterboro's massive area and relatively low population density has created a strong sense of "elbow-room" even though the community has densely developed areas around Little Ossipee Pond, Lake Arrowhead, in the emerging Lake Arrowhead Community (LAC), and in South Waterboro. Distance and interposing topography and vegetation help to preserve this feeling of undeveloped expanse. The term "rural" is an interesting application to Waterboro considering that "rural" connotes a predominately agricultural land use pattern. Agricultural activities are rapidly waning in the Town. It would appear that residents consider any undeveloped areas to be "rural".

As Waterboro inevitably grows in the next ten years, increasing density may undermine this rural character unless such development is designed so as to preserve a sense of openness.

Beyond a feeling of openness, Waterboro contains specific landscape types that contribute to its rural character. In order to develop a future land use plan that conserves these landscapes or "Visual Character Areas", it is first critical to identify and analyze these special areas.

### VISUAL CHARACTER AREAS

Visual character areas can be defined as sections of Town or specific landscapes that have a special visual quality underscoring Waterboro's visual resources. A more detailed study may be conducted at a later date.

Specific visual character areas identified in Waterboro include the following:

Most people encounter Waterboro's visual landscape and formulate their image of the community from their experience on the Town's road system or from the prow of a boat. As such, this analysis is conducted from a roadside or boating perspective. Specific Visual Character Areas identified in Waterboro include the following:

1. Ossipee Mountain

According to respondents of the 1989 Community Attitudes Survey, Ossipee Mountain is one of the most significant and visually important natural features in Town. Due to its relative elevation, the mountain serves as a cognitive landmark to residents, signally where they are in Town. More importantly, residents seem to have ascribed a high value to the mountain summit as a symbol of Waterboro.

Except for a cluster of narrow transmission towers on the summit, the mountain is heavily vegetated and appears in a natural condition. Introduction of any additional structural elements, especially buildings brooding down over the Town, would severely impact the natural and visual quality of the mountain and would disrupt the resident's image of the landmark and its symbolic quality.

Locations of particularly significant views of the mountain include:

- Waterboro Center
- Route 5 between East and Center Waterboro
- Route 4/202 between South and East Waterboro
- Route 5 - Ossipee Mills
- Chadbourne Ridge Road
- Roberts Ridge Road
- Eastern shoreline of Little Ossipee Pond and Lake Arrowhead
- West Road

Most of these vista locations are available due to agricultural fields or cleared roadside vegetation that permit visual access to the mountain. Any proposed future development in these cleared areas should not impact this important visual access.

2. Little Ossipee Pond

Residents consider Little Ossipee Pond to be one of the gems of the Waterboro landscape (Community Attitudes Survey). Considering that much of the shoreline has already been developed, Little Ossipee Pond does not offer a wilderness experience to the viewer; however, the pond's recreational opportunities, its role as a symbol of the Town, and its general attraction as a

waterbody, endows Little Ossipee Pond with particularly high visual value for residents. Roadside visual access is available to the motorist from:

- the Route 5 causeway at the head of the pond
- Silas Brown Road-Webber Road intersection

Future development along the edge of the pond should be set back at a suitable distance from the shoreline to: a) preserve the vegetated edge; and b) conceal the presence of the development.

3. Lake Arrowhead

Lake Arrowhead did not receive as high marks as Little Ossipee Pond; however, the lake as a recreational and visual resource continues to have significant value. Since it is a man-made lake in a broad stream bottom, Lake Arrowhead has a complex undulating shoreline and is bespotted with several islands that heighten its visual complexity and interest. Housing development along the lake's southwest shoreline and in the LAC is highly conspicuous and severely disrupts the otherwise wilderness setting. Public vistas of the lake are available along New Dam Road (boat launch area), from within the private road network in LAC, and along the eastern side of Route 5 over the cleared fields south of Ossipee Mills.

Future shoreline development should be conducted in similar manner as on Little Ossipee Pond.

4. Moody Pond & Bartlett Pond

Although separate waterbodies, each with their own distinctive character, both Moody Pond and Bartlett Pond have undeveloped shorelines and offer canoeists, fishermen and bathers a wilderness experience. Citizens rated Moody Pond as a particularly important visual gem. Future development around these ponds should observe the same design principles as specified for Little Ossipee Pond.

5. Agricultural Lands

Research has indicated that in heavily forested environments, open breaks that permit a viewer to see either short or long distances are highly valued resources. Waterboro's surface cover consists of dense second-growth forest vegetation that essentially impedes any view depth, resulting in a monochromatic visual experience. Exceptions to this general characteristic are the periodic open space breaks in the forest cover provided by waterbodies, marsh wetlands, and agricultural lands.

Agricultural lands are particularly important components of the Town's visual landscape. Not only do they provide opportunities for visual access to the surrounding landscape, but they also provide visual diversity and relief in a forested landscape and serve as cultural icons of Waterboro's past. As such, agricultural fields are one of the prime reinforcements of Waterboro's self image as a "rural community."

Specific agricultural lands that have high visual resource values in the Town are cited in Table IX-2.

Table IX-2

**VISUALLY SIGNIFICANT FARMLANDS/OPEN SPACES**

<u>Location</u>	<u>Value</u>
• Route 4/202 south of Route 5A	• Views of Ossipee Mountain • Break in the strip development pattern
• Old Corners	• Reinforces historical character of the district • Broad vistas
• Laskey's Hill	• Panoramic view of the region to the south
• West Road - near towers	• Panoramic views of Ossipee Mountain and in Alfred
• Route 5/Route 404	• Break in settlement pattern • Reinforces historic character of East Waterboro • Views of Ossipee Mountain
• Route 5 between East and Center Waterboro	• Vistas of Ossipee Mountain
• Ossipee Mountain Road - Waterboro Center	• Vistas of Ossipee Mountain • Reinforces historic character of neighborhood
• Route 5 - Knight Farm	• Break in canopied landscape
• North Waterboro - east slopes of Ossipee Mt.	• Permits long views and breaks forested landscape • Reinforces historic character of the village
• East side of Route 5 between North Waterboro and Ossipee Mills	• Views of Lake Arrowhead • Spacious riparian atmosphere

- Webber Road - east side
- Surprising break in forest canopy
- Valuable landscape
- Roberts Ridge Road/  
Townhouse Road
- Panorama of Ossipee Mountain and lakes
- Chadbourne Ridge Road
- Panoramic vistas of Ossipee Mountain & lakes
- Stimulating edge condition
- Reinforces historic character of the district
- Deering Ridge Road
- Broad hilltop vistas
- Panoramic views of Hollis and West Ridge
- Reinforces historic character of the district

SOURCE: Sebago Technics, Inc., 1990

#### 6. Historic Agricultural Landscapes

As described in the Historic Resources section, several sections of Town have been identified as Historic Agricultural Landscapes. Containing the combined visual elements of intact stone walls, mature street trees, roadside pasture lands, and historic farmstead structures, these landscapes are valuable cultural and visual resources that: 1) are the last remnants of Waterboro's roots; and 2) are unique visual landscapes that reinforce the Town's self-image as a rural community.

The Historic Resources section identified both Chadbourne Ridge Road and Deering Ridge Road as Historic Agricultural Landscapes. Other candidates for this special designation include:

- northern end of Roberts Ridge Road
- West Road from Old Corners to Laskey's Hill
- the northern and southern ends of Ossipee Hill Road.

#### 7. Historic Village Centers

Cultural values often are synonymous with visual values. Historic structures are endowed with gradeful lines and architectural details that cannot be cost-effectively duplicated in modern homes. Similarly, historic village clusters and settlement patterns create a feeling of intimacy and visual intent in a way that modern cookie-cutter subdivisions cannot.

The six village historic districts identified in the first section of this chapter indeed are visual as well as cultural resources. Each district has a distinct visual character determined by the compliment of architectural styles, settlement density and pattern, design interrelationship to roads, alleys, paths, and the surrounding landscape. These character descriptions are discussed fully in Chapter II and in the first section of this chapter.

## 8. Wetland Resources

The growing environmental consciousness in America has elevated the visual values assigned to wetlands. Once regarded as repugnant wastelands, wetlands now are perceived as ecologically significant and aesthetically pleasing systems. In general terms, wetlands that have high visual value contain the following visual components.<sup>2</sup>

- Creation of open space in a dominant forest condition
- Complex edge conditions
- High degree of visible water
- Complexity of vegetational interspersion
- Vegetational height in relation to terrestrial vegetation
- Size of wetland
- Landscape context and contrast

Wetlands in Waterboro that meet the criteria above and have high visual values are listed in Table IV-3. For the most part, these wetlands are palustrine marshes, bogs and, to a limited degree, shrub swamps.

Table IX-3

### WETLANDS OF HIGH VISUAL VALUE

<u>Name/Location</u>	<u>Wetland Type</u>
• The Heath	Bog/Palustrian Complex
• Henderson Brook/ Buff Brook	Riparian/Palustrian Complex
• Bartlett Brook	Riparian/Palustrian Complex & Bog
• Middle Branch	Riparian/Palustrian Complex
• Wetland 5-1*	Open Water/Bog/Wet Meadow

2. Redway, A. 1982; Visual/Cultural Values in Wetlands; Research, Evaluation, and current Issues; unpublished paper; S.U.N.Y.

Table IX-3 (continued)

- Wetland 4-31 Bog & Shrub Swamp
- Wetland 5-15 Bog/Wet Meadow Complex
- Wetland 5-13 Bog/Wet Meadow/Marsh
- Wetland 5-2 Shallow Marsh
- Wetland 5-10 Deep Marsh/Shrub Swamp
- \* Wetland Identification Numbers correspond to IEP Wetland Evaluation Report, 1989

8. Riparian Visual Resources

Riparian environments also offer a high degree of visual value based upon the following criteria:<sup>3</sup>

- Amount of visible water
- Degree of water action
- Horizontal alignment and edge complexity
- Height of adjacent topography and vegetation
- Composition of riparian habitat

A study of visual resources along all of Waterboro's streams and brooks is beyond the scope of this plan. However, major riparian resources of high visual value include:

- Little Ossipee River
- Carll Brook
- Bartlett Brook
- Cooks Brook
- Hamilton Brook

9. Forested Landscapes

Waterboro's surface cover is dominated by forest vegetation consisting of coniferous, hardwood, and mixed coniferous/hardwood stands. This forest cover, with its ability to visually obstruct one neighborhood from another, is one of the driving forces responsible for creating Waterboro's rural character. Ironically, densely forested landscapes are the least preferred natural landscape by test subjects in psychometric studies<sup>4</sup>, due to the growth, particularly in second growth stands.

3. Ellsworth, J.: 1982; "Visual Assessment of Rivers and Marshes: An Examination of the Relationship of Visual Units, Perceptual Variables and Preference"; Utah State University; unpublished masters thesis.
4. Zube, E.; D. Pitt; T. Anderson; 1974; Perception and Management of Scenic Resources in the Southern Connecticut river Valley; Amherst, Mass; The environmental Institute, Univ. of Mass.

However, as Waterboro grows, existing forest growth will play an increasingly important role in buffering visual access to development and maintaining the undeveloped rural character of the community.

Several roadside stands of vegetation are unusual monospecie cultures that provide visual interest and significant contrast in an otherwise monochromatic forest environment:

- Route 5 - Between East Waterboro and Waterboro Center contains stands of maturing pines.
- Route 5 - North Waterboro contains a mono-culture of mature white and red pines that have a clear understory and reach to 80 feet in some areas.
- On the east side of Webber Road a stand of white birch (*Betula papyerfilia*) provides a magnificent array of color and textural contrast with the surrounding hardwood forest.
- A stand of mature white pines (*Pinus strobus*) on Townhouse Road across from Lone Pond provides a strong visually-stimulating display.

Development in these areas should maintain the visual integrity of these unusual stands.

#### Design Responses to Visual Character Areas

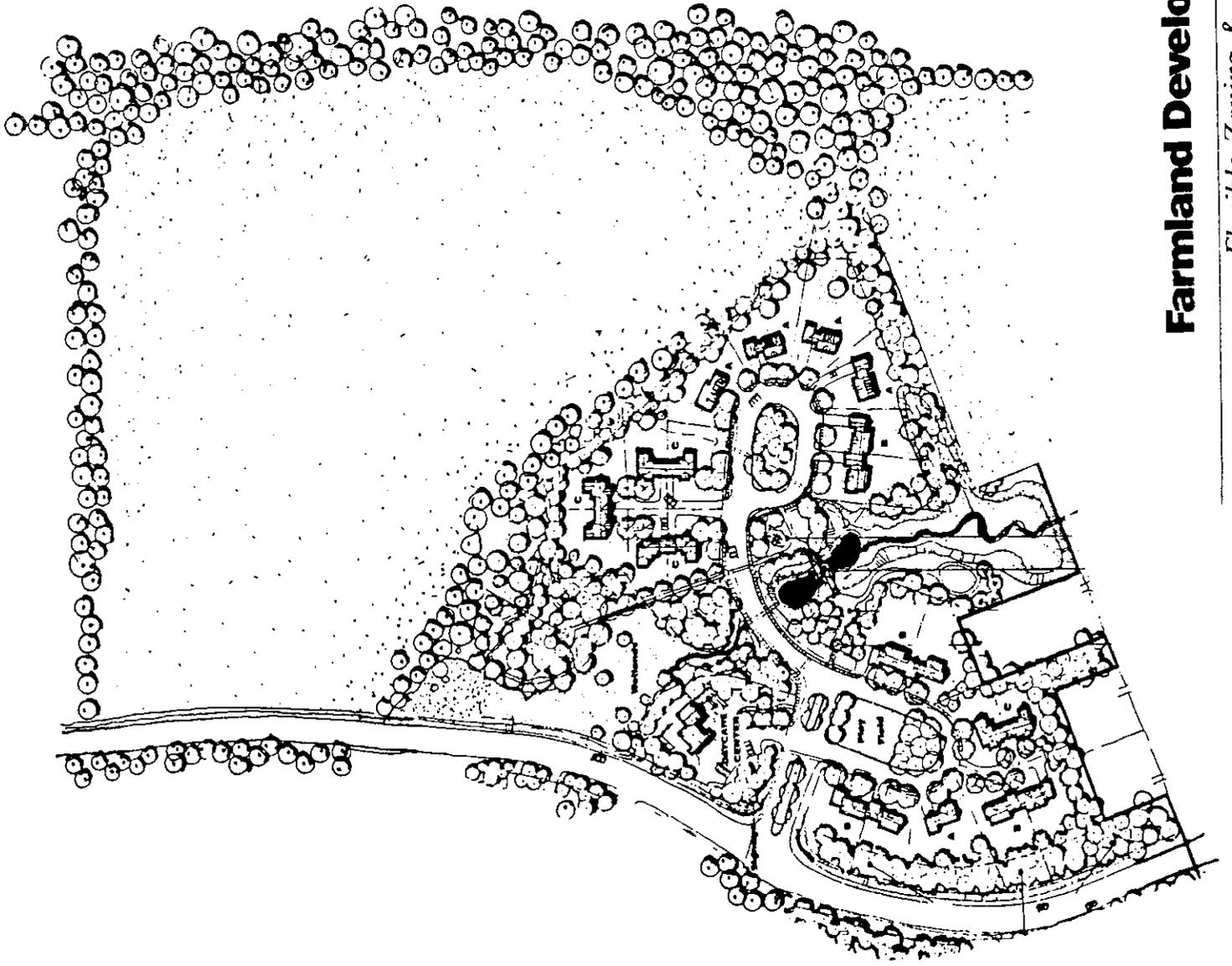
Protection of Waterboro's visual resources does not necessitate the creation of a "hands-off" policy; rather, a carefully crafted design response that conserves those qualities that constitute each Visual Character Area. Specific recommendations to achieve these results include:

##### A. General Rural Character

- Promote internal road construction rather than strip residential development along existing Town roads.
- Maintain vegetative buffer areas along roads
- Promote cluster subdivisions
- Nestle homes into the natural folds of the topography rather than on hilltops.

##### B. Ossipee Mountain

- Building locations should not be visible from public areas (roads, parks, etc.) at any time of the year



# Farmland Development Prototype

*Flexible Zoning & Density Bonuses*

- Building roofs should not break the skyline
- Forestry practices should be continued to select-cut activities
- Development in critical view corridors to the mountain should preserve visual access and the visual character of these views.

C. Shoreline Development

- Structures built on any of Waterboro's great ponds should be sited so as to effectively conceal the structure from the water or adjacent shore
- Paint/stain color should blend into adjacent vegetation
- Vegetational clearing must be minimized to maintain existing texture and density of a natural shoreline.

D. Agricultural Lands

- Development activities should be confined to the edge or within the treeline of open fields
- If development in treeline is not feasible, then a portion of the field should be retained through flexible subdivision regulations
- Design to preserve important views.

E. Historic Agricultural Corridors

- Preserve stone walls and mature roadside vegetation
- Development should parallel historic settlement patterns
- Agricultural fields should be conserved as specified in D above.

F. Historic Village Centers

- New development should be sited to be compatible with the prevailing settlement pattern of the district.
- New structures should be designed to be visually-compatible with the bulk, scale, roofline, and fenestration of existing historic structures
- Parking areas should be located to the side and rear of buildings
- A street tree and lighting design plan should be developed and implemented to provide visual unity with the districts.

G. Wetlands Resources

- Driveway and new road crossings, if permissible, should be located in wooded swamp sections of the wetland
- Edge conditions should be preserved

H. Riparian Landscapes

- Maintain riparian/terrestrial edge conditions

I. Forest Landscapes

- Maintain forest edge condition along all roadways, particularly:
  - Route 5
  - Webber Road
  - Townhouse Road



# CHAPTER X

## RECREATION USE

### I. DEFINING RECREATIONAL USES

#### A. Recreation Use Types

There are three widely accepted categories of recreation use related to intensity of activity. These are: preservation/education, passive use, and active use.

1. Preservation/Education means the location of fragile and important cultural and natural settings and features of Waterboro and identifying those special places for preservation and interpretive/educational use.

Although all places are viewed from a perspective of conservation, preservation means a protected unchanged nature of the particular setting type. The importance of these places are in somewhat subjective terms; the important criteria being the maintenance of the essence of the place to preserve the integrity of the landscape. The knowledge of its existence, of perception of cultural heritage, a sanctuary for wildlife, or ecologic observation are all important criteria for preservation. They require restricted use and dominate site constraints for development.

2. Passive recreation indicates a suitability for minimum disruption of sites which can absorb development impact and change. These forms of recreation use generally require little site disruption and encroachment of the resources.

Passive recreation directly involves an individual relationship with the site. Its use is directly related to the cultural or natural resource of the site, instead of the imposition of use on a site. This difference is essential in that the site dominates the type of use. In addition, passive recreation implies the one-on-one relationship with the natural or cultural resource, that the involvement is personal and individual. Access is generally restricted and localized in order to maintain minimum disruption of the resource and maximize the recreation experience.