

MEMORANDUM

TO: CAPE ELIZABETH COMPREHENSIVE PLAN  
COMMITTEE

FROM: CAPE ELIZABETH HISTORICAL  
PRESERVATION SOCIETY (Jim Rowe, President)  
FEBRUARY 1, 2018

The Cape Elizabeth Historical Preservation Society is grateful for the opportunity to assist with the current revision/update to the Town of Cape Elizabeth's Comprehensive Plan.

I have solicited comments from our most active members. Most of these people have been around town and around our society for several years and have at least rudimentary knowledge about what the Comp Plan is all about. I distributed copies of the current Comp Plan as a reference. Below, I include the remarks I have received, and in one case, an annotated copy of the current chapter on History and Archaeology from our archivist, Jane Beckwith.

We would be happy to further explain our input when appropriate, and as invited by the Comp Plan Committee. Thank you!!!

-JSR

**Jim, here are some comments/thoughts just on what's on p. 135 in the current Comprehensive Plan. Really don't have anything to contribute to the other pages other than to encourage more use of graphics (photos, maps, etc.) if possible to illustrate what's there.**

I looked at the purpose statements of two organizations I was familiar with growing up -- the historical societies of Lexington and Concord, MA -- both are very well established and list a broader slate of programs and services than is described in the CP for the CEHPS. The 2007 CP statement re CEHPS states our purpose as "stores, and preserves historical town records and articles, as well as performs historical research."

We seem to, in fact, be doing more than this to begin with, and may also be on the verge (with the proposed acquisition of the Spurwink School building) of being able to offer a good deal more.

Some of the programs and services in the Lexington and Concord historical society listings go beyond preserving/storing and research activities, such as:

- Lectures and book groups for adults
- Educational programs for school groups
- A summer camp (for us, this might be coordinating some historically related kids' activities through the Community Services summer rec program)
- Parties picnics and summer fun (e.g. a presence at Family Fun Day?)
- Artistic and cultural exhibits and events (we do some of this now, it seems)
- Offering a museum experience "where all of the community's remarkable past is brought to life through an inspiring collection of historical, literary and decorative arts treasures" (from the mission statement for the "Concord Museum," essentially the Concord Historic Society's collection of items that's on public display).

Maybe we could expand our listing of purpose and services by incorporating some of these types of activities, maybe indicating activities that will be made possible when appropriate space becomes available?

#### Suggested Implementation Steps

1. Hopefully we can suggest specific implementation steps related to the repurposing of the Spurwink School for historic preservation, storage, display and educational purposes for the benefit of all ages, as recommended by the repurposing committee
2. Or maybe just an expanded general Implementation Step similar to what was in the previous CP: "Expand space allotted to the CEHPS for records preservation, research, **creative public display of historic items, and for educational activities and programs for the benefit of residents of all ages and future historians.**"
3. Adoption and/or reaffirmation of town policies and practices encouraging cooperation between town officials and the CEHPS in the effort to have town-owned records, photos, artifacts, etc., preserved, digitized and/or displayed to assure access for future generations of town residents and area historians.

Dick Kempton

From: **Dick Kempton** [Kempton@maine.rr.com](mailto:Kempton@maine.rr.com)  
Subject: **Comprehensive plan review**  
Date: **December 27, 2017 at 8:35 AM**  
To: **James Rowe** [jrowe1@maine.rr.com](mailto:jrowe1@maine.rr.com)

Hi Jim,

I finally got to read the Comprehensive Plan review hand out that you distributed. The goals stated on page 135 should still be pursued. The CEHPS description obviously needs updating, but the goal of expanding space still should be the top priority. An professional archeological survey would be nice if funding were available.

I have attached the pdf of the plan found on the town website. The pages are numbered differently, but may be useful if somebody wants to read the entire plan.

Stay warm!!

Dick



2007\_Comp\_Plan.pdf

Jim Rowe

To: Comprehensive Plan Committee  
From: Jim Rowe  
2/1/18  
Re: Suggestions for new Comp Plan

I will not restate the comments given by others. Consider me on board with them all. Obviously, there is more detail in some of the items which others have brought to light than what will presumably appear in a Comp Plan draft, but the points are all valid, in my humble opinion.

There are two items in particular which concern me personally:

1) Addressing the space needs of the Cape Elizabeth Historical Preservation Society. We are currently engaged in a process which (hopefully) will land us in the former Spurwink School building (adjacent to the Thomas Memorial Library). The problem is that the committee that was entrusted to recommend a suitable use for the school building is currently over a year delinquent in submitting its report to the Town Council. Should this issue still be open-ended at the time of the Comp Plan publishing, then we would respectfully ask that finding appropriate space for the Society again be listed as a goal of the new Comp Plan.

2) The proverbial "elephant in the room" for me regarding Cape Elizabeth history has for many years been finding a suitable resolution for the Goddard Mansion ruin at Fort Williams Park. In my opinion, spending several thousand dollars every few years to stabilize the walls is not a solution, but "kicks the can down the road." Nobody has wished to address the issue (including a Town Council on which I sat). I feel it is past time.

Thank you!

-JSR

NOTES FOR 2018 COMP. PLAN

will it follow general arrangement used in 2007?

"HISTORIC & ARCHEOLOGICAL RESOURCES"

g. ? (p. 130) West Light re-constructed as an obs. tower?

g. @ Where is "PARROT POINT"?

ARCHAEOLOGICAL project conducted by FAMILY JORDAN + GEORGE CLEEVE ASSOC. (2006 - BUT NOT NOTED IN THE COMP PLAN)

HISTORICAL RESOURCES:

add cemeteries

ask Wayne/Beverly - need to plan for expanded plots?

CONCERNS -

preservation of Goddard, Spurwink Meetinghouse

others - - -

LIGHTHOUSES

FT. WILLIAMS

SPRAGUE HALL

BOWERY BEACH SCHOOLHOUSE (LIONS')

SPURWINK SCHOOL (a.k.a. THOMAS

MEM. LIBRARY)

TOWN HALL

(will Turkey Hill FARM remain privately owned?)

Looking at:

C.E.H.E.S. - MOVE - - - ?

(+ FUND-RAISING)

CONTINUING COMPUTER - - -

NOTE group/shirts

" volunteer service

access HIST records

Programs which - - -

raise awareness,

encourage public interest +

participation

WITHOUT KNOWLEDGE + APPRECIATION OF OUR HISTORY,

planning for the future - - - (working?)

Consider future collaboration with:

DIVOGA

FARM ALLIANCE

FT. WILLIAMS PARK ASSOC.

OTHER HIST. SOC. (e.g. Seaboard + S.P. PROULX)

## HISTORIC AND ARCHEOLOGICAL RESOURCES

### Historic Settlement Pattern

The first settlement in Cape Elizabeth was a trading post established on Richmond Island in 1627 by Walter Bagnall. Mr. Bagnall was killed by Indians in 1631, apparently in response to his poor treatment of the Native Americans. Governor Winthrop of Massachusetts characterized Mr. Bagnall as "a wicked fellow" who "had much wronged the Indians."

Richmond Island remained a settlement and was established as a fishing and trading station by John Winter in 1632. The fishing station was successful and in 1637, the first vessel built on Richmond Island, a 30 ton bark named the Richmond, was launched. John Winter's daughter, Sara, later married the Reverend Robert Jordan, an Anglican clergyman from England. Descendants of Sara and Robert settled in Cape Elizabeth and members of that family still farm in Cape Elizabeth and serve as community leaders.

From 1675-1715, the area went through a cycle of settlement and evacuation due to wars with Native Americans and an attack by pirates. In 1718, the Massachusetts General Court established the boundaries of Falmouth, which included Cape Elizabeth. In 1765, Cape Elizabeth was incorporated as a separate district. Cape Elizabeth was named after Princess Elizabeth, the sister of King Charles I of England. In 1775, Cape Elizabeth was incorporated as a town.

Fishing and farming were the main occupations for the town through the 1800s. Farms were established throughout the town and some still survive today. Farming evolved from subsistence crops in the 1700s to money crops in the 1800s as the City of Portland grew.

In addition to fishing the waters of Cape Elizabeth, many Cape residents also participated in the shipbuilding occurring in the Knightville and Ferry Village areas in South Portland. In the winters, Cape Elizabeth men, in a few cases accompanied by their wives and families, sailed with lumber and fish to the Caribbean Islands and brought back rum and sugar. Letters from Cuba to relatives in Cape Elizabeth indicate that several families worked in Cuba for part of the year.

As the City of Portland's shipping trade grew, navigational aids were needed to guide vessels into Portland Harbor. In 1791, the first lighthouse constructed by the federal government was built at Portland Head Light in Cape Elizabeth. Following in 1811, the

? IT WAS NOT CALLED "TWO LIGHTS"  
UNTIL YEARS LATER.

First lighthouse at Two Lights was constructed. In 1827, this lighthouse was torn down and two lighthouse towers were erected between Dyer and Staples Coves.

Cape Elizabeth's close proximity to Portland made it desirable as a summer cottage community and spurred the first planned developments. Delano Park was the first recorded subdivision in 1855 and includes several examples of shingle style architecture designed by John Calvin Stevens.

At the same time that the northeastern corner of Cape Elizabeth experienced residential development, land assembly was underway establishing Fort Williams. The first 14 acres of what is now Fort Williams was purchased in 1872 and a total of 90 acres were assembled over the next 25 years. Fort Williams was fully manned during WWI and provided harbor defense during WWII. The west light at Two Lights was reconstructed as an observation tower and a battery intended to provide harbor defense was also constructed in 1944.

From 1775 to 1895, the Town of Cape Elizabeth included the areas now known as Cape Elizabeth and the current City of South Portland. Within the area now known as South Portland was clustered the majority of the infrastructure (roads, sewer, municipal buildings) and more modernization was on the way. Cape Elizabeth residents, however, were farther from the City of Portland and unwilling to pay for additional infrastructure improvements or abandon their rural lifestyle. In 1895, Cape Elizabeth and South Portland split into two municipalities.

The attached map shows the progression of subdivision development in Cape Elizabeth from the mid 1800s to 1990. Subdivision development concentrated along the Cape Elizabeth/South Portland border and along the coastline until the middle 1900s. Elizabeth Park is the first non-coastal neighborhood, built in the center of town as shipworker housing in the 1940s. In the 1950s and 1960s, the greatest increases in town population occurred as the neighborhoods north of Great Pond, Broad Cove, Brentwood, Two Lights and others were developed. Some of these neighborhoods illustrate significant development of inland areas.

Is there a separate "TWO LIGHTS" neighborhood?

? Should it  
- read:  
Great Pond:  
then list the  
neighborhoods

While these neighborhoods greatly added to the population base, the lots themselves were relatively modest in size at less than    acre. The development of the 1980s, however, jolted the town with the large amount of land converted for development.

As Cape Elizabeth has continued to develop, recurring themes of rural character, preservation of farmland, and ties to the water, themes that are rooted in the earliest history of the town, continue to influence policy debates.

### Historic and Archeological Resources

The Maine Historic Preservation Commission (MHPC) has provided information on the following resources (Date of Data, April, 2004) and a map identifying sensitive Archeological areas. The location of archeological sites is not subject to Right-to-Know laws.

**Prehistoric Archeological Sites**

Prehistoric archeological sites are areas with potential Native American historic value that predate European arrival. Based on the documented conflicts in Cape Elizabeth between Native Americans and early European settlers, it is likely that prehistoric sites, such as camp or village locations, are located in Cape Elizabeth. MHPC reports that 12 prehistoric sites are known in Cape Elizabeth and that the majority are located on the shorelines of salt water, with a few associated with nearshore marshes. Professional archeological reconnaissance has been concentrated on the east-facing shoreline and around Crescent Beach.

**Historic Archeological Sites**

Historic archeological sites are mostly European-American and after written historic records began in about 1600. Based on early settlement activity, it is likely that historic sites such as cellar holes from houses, foundations for farm buildings, wharves and boat docks and shipwrecks are located in Cape Elizabeth. In addition to 77 shipwrecks, MHPC reports the following historic archeological sites in Cape Elizabeth:

**Historic Archeological Sites**

U07-001	Richmond Island	English Settlement	17th century on National Register
U07-002	Spurwink Settlement	English Settlement	17th century
U07-003	Parrot Point	Native American Contact	17th century
U07-004	Battery 201	American Battery	20th century
U07-005	Safford Homestead	American Domestic	19th century

In addition to the above sites, it is likely that additional historical archeological sites are located in Cape Elizabeth, especially along waterways and old roads. MHPC has prepared a map of Sensitive Archeological Areas, which includes likely sites, as well as actual sites where archeological artifacts have been collected. Areas adjacent to waterways are shown at a width of 50 meters. The general locations of actual sites are also shown. No professional historical archeological survey has been conducted to date in Cape Elizabeth.

SEE OUR JORDAN REPORT.

**Historic Buildings/Structures/Objects**

Cape Elizabeth has six sites that are listed on the National Register of Historic Places, which is administered by the Department of the Interior. Listing requires nomination of a site and finding that one or more of the criteria has been met. Once a property is listed, any alteration of the site using federal funds must comply with historic preservation guidelines. The following sites are listed on the National Register:

- Spurwink Congregational Church, Spurwink Ave (R06-8)
- Portland Head Light, Capt. Strout Circle (U48-2)
- C.A. Brown Cottage, 109 Delano Park (U07-13)
- Two Lights, Two Lights Rd (U15-54)
- Beckett's Castle, Singles Rd (U08-7)
- Dyer Hutchinson Farm, 1148 Sawyer Rd (R04-54)

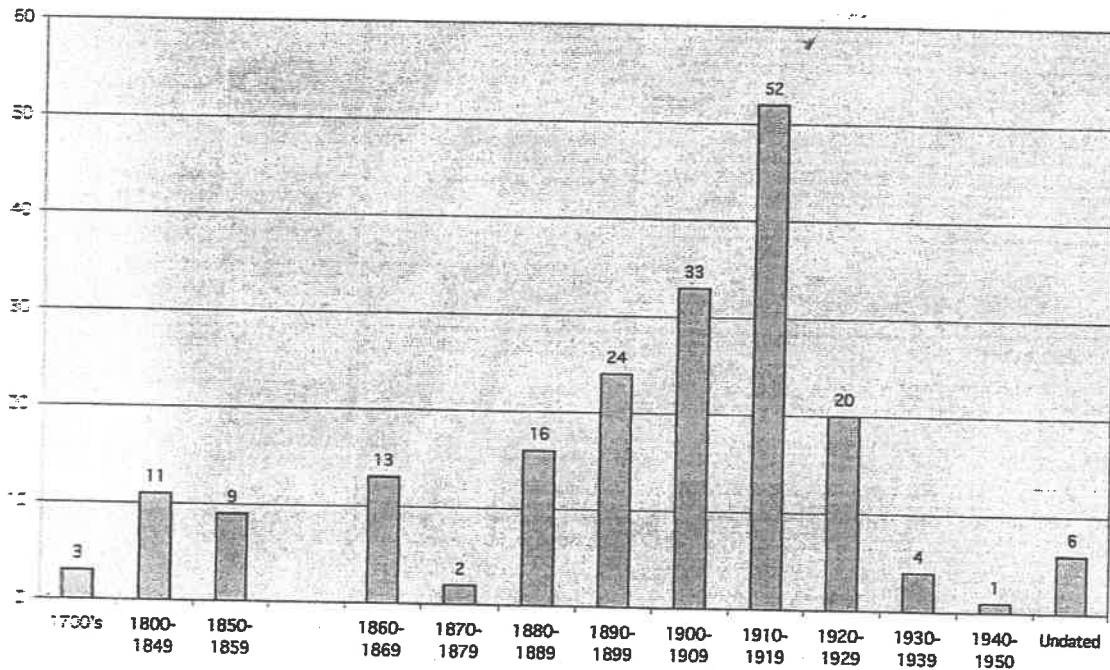
By The Time The next COMP PLAN is printed, The Lions' CLUB hopes To add BOWERY BEACH SCHOOL -



## Historic Structures Survey

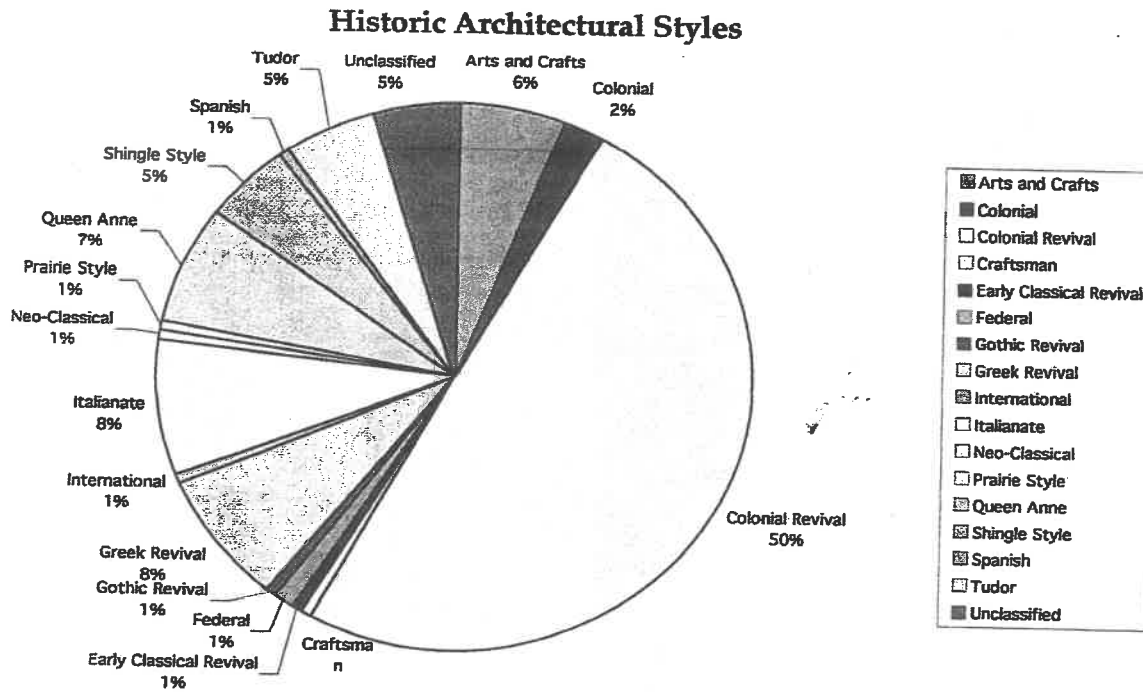
In 1999, the Town of Cape Elizabeth commissioned Barba Architecture and Preservation, certified historic preservation consultants, to conduct a town-wide analysis of possible historic structures. Using National Register criteria, an initial survey of 750 structures was reviewed and categorized as significant, contributing, or non-contributing. One hundred and ninety-five structures were identified as significant and a brief summary of each structure's historic character was prepared. Structures spanned 3 centuries and ranged from early colonial settlement homes to post-modern. Below is a chart displaying structures by age.

**Historic Structures by Date of Construction**



Source: Historic Structures Survey, Town of Cape Elizabeth, 1999

Although fifty percent of the structures were classified as colonial revival, the town also includes an impressive range of styles. Below is a chart showing the distribution of styles.



Source: Historic Structures Survey, Town of Cape Elizabeth, 1999

### Threats to and Preservation of Historic Resources

Following the completion of the Historic Structures Survey, the Town drafted a Historic Preservation Ordinance. After an extensive public comment process including public forums, an opinion survey, historic structure survey posting on the website and public hearings, the Town chose not to adopt a historic preservation ordinance and eliminated private properties from the demolition delay provisions in the Zoning Ordinance.

To date, the Town is unwilling to restrict private property rights by mandating preservation of historic buildings. The Town has advocated a position that private property owners can be relied upon "to do the right thing" and that the Town should undertake efforts that promote voluntary preservation of historic structures. From the completion of the Historic Structures survey in 1999 to August, 2006, one home identified as significant has been demolished.

Some of the most important local historic structures, such as Portland Head Light and the Spurwink Church, are listed on the National Register and further protected through municipal ownership. The effort to adopt a historic preservation ordinance has also heightened sensitivity and stimulated private efforts. For example, the Delano Park neighborhood created their own neighborhood history book, and the Cape Courier, a local newspaper, regularly prints articles about town history. In addition, the Town Center District, unique in the Zoning Ordinance, includes design requirements that require compatibility with adjacent historic buildings.

## Cape Elizabeth Historical Preservation Society

The Cape Elizabeth Historical Preservation Society (CEHPS), an independent, private, non-profit organization, stores and preserves historical town records and articles, as well as performs historical research. CEHPS occupies 950 sq. ft. of space ~~in the basement of Thomas Memorial Library. Within this space is a 380 sq. ft. climate controlled room where historical records are stored.~~

As of 2006, storage is approximately at 90% of capacity. In addition, workspace to research records is limited and no display space is available. In the next 15 years, CEHPS estimates that the amount of needed archive preservation space will double, resulting in a need for a total of 2,000 sq. ft. of space.

### **Historic and Archeological Resources Goal**

**Goal 1: The Town shall preserve local historical resources.**

Recurring themes of rural character, preservation of farmland, and ties to the water, that are rooted in the earliest history of the town, continue to influence policy debates. Preserving the town's history not only tells us where we came from, but also is instructive in how we should proceed. Historical records have been successfully preserved through a partnership between Cape Elizabeth Historical Preservation Society and the Town. The town should continue to build on this partnership and its other historic preservation efforts.

#### Implementation Steps

76. Expand the space allotted to the Cape Elizabeth Historical Preservation Society for records preservation and research.
77. Require new development undergoing Site Plan or Subdivision Review that is located in sensitive archeological areas as shown on the Historic Resources Map to submit an archeological survey prepared by the MHPC or a qualified professional prior to a finding that the application is complete.

NOT  
ACCEPTED  
UPON