

# Town of Wells 2021 Comprehensive Plan Update

## Chapter 5 Update – Historic and Cultural Resources Policies and Strategies\*

### Appendix A Inventory and Analysis

#### Section 7 Update – Historic and Archaeological Resources

#### How to Read this Document:

The consultants hired to work with the Town of Wells are committed to a transparent planning process and aim to comply with the Town of Wells Chapter 12 Ordinance and other state requirements. To clearly show what has been updated from the 2005 Comprehensive Plan, “tracked changes” was used to show what has been deleted from the 2005 section, new information that has been added, and clarifying questions and comments. New language and data are shown in **red**. Deleted language is shown with a **strikethrough in red**. Old tables are shown with a **red-strikethrough** and new tables of information were inserted. Questions and comments are shown in highlighted **purple**. Please note that the analysis subsection at the end of each updated Appendix section will be reviewed again once all sections are updated. Cross-referencing sections will help the consultants better revise these analysis findings.

#### Data Sources and References

1. Inventory Data for Municipal Growth Management Plans – Prehistoric Archaeological Sites, Historic Archaeological Sites, and Historic Buildings/Structures/Objects. Maine Historic Preservation Commission.
2. Weathering Maine: Mapping Threats to Maine’s Historic and Cultural Resources. Maine Historic Preservation Commission.
3. The Historical Society of Wells and Ogunquit. <https://www.wellsogunquithistory.org>
4. Town of Wells Historic Places. <https://www.wellstown.org/442/Historic-Places>
5. Central York County Connections Study. <https://www.wellstown.org/DocumentCenter/View/2817/Central-York-County-Connections-Study--Full-Report-April-2016?bidId=>

#### Key Findings

1. The Town of Wells has a rich history –its historic buildings, archaeological sites, railroad, maritime history, and more have attracted residents and visitors to the community and have helped shape the character and identity of the Town. The Town has 18 sites that are on the National Register of Historic Places and a number of other state and locally significant historic properties as well.
2. Wells has several unique historic sites that have cultural and ecological value including the Wells Reserve at Laudholm, the Rachel Carson National Wildlife Refuge, and Perkins Cove.
3. From the 1980s to the early 2000s, a significant amount of work was completed by the Wells Historic Preservation Committee including inventorying historic sites in Wells and updating land use regulations to protect these sites and the historic character of the community from

negative impacts of development. While this group has disbanded, many other partner organizations in Wells, such as the Historical Society of Wells and Ogunquit, are engaged in important preservation work in the community.

4. The 2005 Policies and Strategies section identifies a desire to strengthen land use regulations to better protect historic and cultural resources in Wells – Wells land use regulations should be analyzed to determine specific ways historic preservation could be better integrated into regulation amendments.
5. There have been no professional town-wide surveys completed in Wells for historic archaeological sites. Future archaeological surveys should focus on the identification and potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlements of the town in the 17<sup>th</sup> and 18<sup>th</sup> centuries.
6. The Maine Historic Preservation Commission has noted that a comprehensive survey of Wells' historic above-ground resources needs to be conducted in order to identify other properties that may be eligible for nomination to the National Register of Historic Places.

# Chapter 5 - Historic and Cultural Resources Policies and Strategies

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## Introduction

The Comprehensive Plan's Historic and Cultural Resources Policies and Strategies describe goals, policies, standards, and implementation strategies related to Wells' historic and cultural assets.

## Goals

### State Goal:

Preserve the State's historic and archaeological resources. (Growth Management Act)

### Regional Goal:

Create an awareness of the importance of identifying and preserving historic and archaeological resources.

### Wells Goals:

1. Identify, map and protect significant historical and archaeological resources.
2. Preserve, protect and maintain the quality of Wells' historical, cultural and archaeological resources.
3. Educate Town citizens and visitors about Wells' historic and archaeological resources not just as individual buildings or sites, but as resources in a geographic, social and economic context.

## Policies

To achieve these goals, it is the policy of the Town of Wells to:

1. Preserve and promote the historical character of Wells including historic buildings, sites and landscapes as well as roadways and natural features of historic significance.
2. Identify, document and protect the Town's archaeological and pre-historical resources.
3. Ensure that development in the Route One corridor and the central area of Wells occurs in a manner that is consistent with the historical character of the community.
4. Provide educational opportunities for residents and visitors that "tell the story" of Wells history.
5. Encourage owners of historic properties to apply for National Register status.
6. Ensure that new development respects the Town's historic and archaeological resources.

## Standards

To achieve these policies, the following are Town of Wells' standards to guide development:

1. Existing Town Ordinances.

## Implementation Strategies

1. Seek Local Government Certification with the State Historic Preservation Office in order to be eligible for matching grants. ~~to assist the work of the Wells Historic Preservation Commission.~~
2. Continue to identify and document historic and archaeological resources for purposes of building a written and photographic record that can be used to maintain and protect these valuable community resources.
3. Identify scenic historic landscape resource areas including agricultural lands and fields, rock walls, etc.
4. Manage the "Gateways" or major roadway entrances into the Town of Wells to protect their historic community character and ensure that any new development is consistent with this character.
5. Continue and enhance the education and outreach program for both the residents and visitors to Wells about the Town's historic and archaeological resources. Annual historic walks, walking tours and education brochures are examples.
6. Work with public and private groups to establish a permanent heritage trail that would include map and permanent markers for specific historic properties. **Is this still relevant?**
7. Encourage more property owners to place their properties on the National Register of Historic Places.
8. Strengthen requirements in the Land Use Ordinance regarding proximity to and impacts on historic and archaeological resources.

# Section 7 -- Historic and Archaeological Resources

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## Introduction

### EARLY NATIVE AMERICAN HISTORY

For more than ten thousand years, before Europeans arrived in what is now known as North America, the forests covering Maine were home to an estimated 32,000 to 40,000 indigenous people. In Wells, the Abenaki Native Americans were one of the most prominent tribes and still have a presence in Southern Maine today. They, along with four other tribes, make up the Wabanaki Confederacy. Maine indigenous tribes hunted and fished with expertly crafted stone and bone tools including chipped spears, arrowheads, knives, harpoons, needles, awls, and fishing hooks. They used these tools for hunting the most abundant food in the Southern Maine area - fish and shellfish. Despite the challenges indigenous people have faced during colonization, they are still here. Whether they belong to federally recognized Wabanaki tribes or are descended from the Abenaki peoples who are not federally recognized today, they have persisted. Many of their early traditions have survived and continue to flourish in communities throughout Maine.

### EUROPEAN SETTLEMENT

Wells was incorporated in 1653 as the third town in the Province of Maine. Prior to this time there were early settlements on or near the beaches by traders and fishermen. By 1641, Edmund and Anna Littlefield established a permanent home, sawmill and gristmill at the site of the Webhannet River Falls. Reverend John Wheelright soon followed and in 1642 established a church and a small settlement.

The early settlers took advantage of the numerous rivers and brooks in the area by establishing mills that served clusters of nearby farms. Stores, blacksmith shops and post offices soon grew up in these population concentrations. Original land grants extended 2.5 miles inland from the upper edge of the marsh to what today are Ridge and Branch Roads. Farmsteads, orchards and pasture lands, hay fields and wood lots were soon developed. Just as the Town began to grow the Indian Wars (first the King Phillip's War and then the French & Indian War) that lasted from approximately 1675 until the mid-1700s took a toll on the residents and stunted the growth of this newly formed community.

Following Revolution and the War of 1812, Wells prospered from fishing and shipping trade that sent mainly timber to Europe and imported such products as sugar and rum from the West Indies and Europe. This period flourished until after the Civil War. Although overland travel was difficult, by 1825 there were eight taverns serving stage coach travelers. Historically, three railroads passed through southern and central York County, all in a generally south-north direction, connecting Boston and Portland. The railroadOnce they were constructed, they provided ~~arrived in the 1840s providing~~ local employment and accessibility from all directions. The one remaining rail line, formerly the Boston and Maine, is now the route of the Downeaster passenger train operated by Amtrak on Pan Am Railways track. From Dover, New Hampshire, it passes through South Berwick, North Berwick, Wells, Kennebunk, and Biddeford. This section of the Boston and Maine was built in 1873 to compete with the earlier Boston to Portland line, the Portland, Saco & Portsmouth (PSP), then controlled by the Eastern Railroad. Built in 1842, it passed through Kittery, Eliot, North Berwick, Wells Depot, Wells Branch, and Kennebunk

The rails soon displaced much of freight transport previously carried by ships. It was during this period that businessmen and other residents from inland cities in Maine, New Hampshire and Massachusetts began to discover Wells' beaches during the summer months. By late in the century the "tourism" business began to materialize. This trend expanded during the 20th century and today Wells has a significant tourist economy.

Although there are remnants of the Wells early history, much of the natural resource-based farming and timber economy has given way to the tourist landscape and residential growth. However, the early settlement patterns have left Wells with a number of village areas including High Pine, Tatnic, Wells Branch and Merriland Ridge.

## Types of Resources for Growth Management Planning

The Maine Historic Preservation Commission ~~in establishing~~ establishes guidance ~~for to~~ local communities ~~to for~~ address and protect ~~sing~~ historic resources. ~~They inventory~~ has recommended three types of historic and archaeological resources by community.

These are:

- Historic structures—buildings and other above-ground structures;
- Prehistoric archaeological sites—Native American sites prior to European arrival; include campsites, village locations, rock quarries, sites with petroglyphs or rock carvings, and others; and
- Historic archaeological sites—mostly European, after written records; include cellar holes from houses, foundations for farm buildings, mills, boatyards, near shore shipwrecks, and others.

The following discussion accounts for each of these resources in Wells.

## Historic Resources and Structures

The town of Wells, settled in 1640/1 and incorporated in 1653, has a wealth of historic resources as a result of its longevity as the third oldest town in Maine. Only during this past century have many of these resources been recognized. For example, the Storer Garrison House was listed as significant in 1936 when it was noted by the National Park Service in its Historic American Building Survey and is noted in the National Archives.

### *NATIONAL REGISTER OF HISTORIC PLACES PROPERTIES*

~~It was not until 1978, when the Wells Historic Preservation Committee was formed by a vote of the town and an inventory of the significant old buildings was begun, did the actual nominations to the National Register of Historic Places begin. In 1978, the Town of Wells formed the Wells Historic Preservation Committee by a vote of the Town and conducted an inventory of local historic structures. This resulted in a number of nominations to the National Register of Historic Places. With the assistance of the Maine Historic Preservation Commission in January By~~ 1980, 15 cape-style homes were accepted in a thematic grouping known as the "Early Capes of Wells, Maine". These

were scattered throughout the community and were significant for their early 18th century architecture. See **Table 1 below-22.**

<b>Table 1: Properties on the National Register of Historic Places</b>	
<b>Site</b>	<b>Location</b>
<u>Austin-Hennessey Homestead</u>	<u>Burnt Mill Rd.</u>
<u>Wells Baptist Church Parsonage</u>	<u>Route 9A</u>
<u>Wells Homestead</u>	<u>Sanford Rd.</u>
<u>Dorfield Farm</u>	<u>Harrisecket Rd.</u>
<u>Early Post Office</u>	<u>Bradon's Crossing</u>
<u>Eaton House</u>	<u>Sanford Rd.</u>
<u>Emery House</u>	<u>Sanford Rd.</u>
<u>Hatch House</u>	<u>Sanford Rd.</u>
<u>Littlefield Homestead</u>	<u>Chick's Crossing Rd.</u>
<u>Mill House</u>	<u>Post Rd.</u>
<u>Littlefield Tavern</u>	<u>Route 9</u>
<u>Littlefield-Chase Farmstead</u>	<u>Route 9</u>
<u>Littlefield-Dustin Farm</u>	<u>Dodge Rd.</u>
<u>Littlefield Keeping House</u>	<u>Route 9B</u>
<u>Lord Farm</u>	<u>Laudholm Rd.</u>
<u>Laudhold Frm</u>	
<u>Laudhold Farm (Boundary Increase)</u>	
<u>First Congregational Church (Former)</u>	<u>Junction of Route 1 and Barker's Lane</u>
<u>Division Number 9 School</u>	<u>Junction of Route 9 and Bragdon Rd.</u>
<u>Libby's Colonial Tea Room</u>	<u>Junction of Route 1 and Harrisecket Rd.</u>

Since 1990, five ~~three~~ additional properties have been added to the register, bringing the current total to 20. These properties were added when the Historical Society of Wells & Ogunquit added the Historic First Church-now the Meeting House Museum in 1992; the Laudholm Trust ~~had added~~ the Wells Reserve Research Facility; ~~added~~ and the Wells Historic Preservation Commission ~~added was instrumental in the placement of~~ the Division 9 Schoolhouse. The other two sites are the Libby Tea Room/Restaurant and a Paleo-Indian site on the Spiller Farm.

**Table 22**  
**Properties on the National Register of Historic Places**

1. Storer-Hennessey Homestead	433 Branch Road
2. Wells Branch Baptist Church Parsonage	1384 Branch Road
3. Wells Homestead	232 Sanford Road
4. Dorfield Farm	16 Dorfield Lane
5. Bragdon House-Early Post Office	88 Crossing Road
6. Littlefield House	2077 Sanford Road
7. Emery House	2449 Sanford Road
8. Hatch House	2104 Sanford Road
9. Littlefield Homestead	1458 Branch Road
10. Mill House	502 Post Road
11. Littlefield Tavern	1107 Littlefield Road
12. Littlefield-Chase Farmstead	1485 North Berwick Road
13. Littlefield-Dustin Farm	41 Dodge Road

14. Littlefield-Keeping House	1673 Littlefield Road
15. Lord Homestead	317 Laudholm Road
16. (Former) First Congregational Church	938 Post Road
17. Wells Reserve Research Facility	342 Laudholm Road
18. Division 9 School	1760 North Berwick Road
19. Libby Tea Room/Restaurant	Post Road
20. Paleo-Indian Site	Spiller Farm

*Source: Wells Historic Preservation Commission*

The National Register designation denotes a property as a significant resource. It does not provide protection unless State or federal funding is involved in a project, such as road widening. Any such project must recognize the historic significance of the National Register resource and be consistent with federal guidelines.

## Local Historic Preservation

In 1985, a Preservation Ordinance was enacted and still remains in Wells land use code today. Its purposes are to protect, enhance and preserve buildings and sites possessing historic, cultural or archaeological significance in order to promote the educational, cultural and economic welfare of the residents, property owners and visitors to Wells. To achieve these purposes, this ordinance designates certain areas in Town as historic districts, and sites and certain structures as historic buildings. A set of regulations and review standards are applied to any development, redevelopment, or site alteration proposed at these sites or areas to prevent inappropriate exterior alterations to or demolition of historic buildings.

~~A Preservation Ordinance for Wells was enacted in 1985 that changed the previous Preservation Committee status which had an unlimited number of members to a Commission with five members. (The number of members was amended at the 2000 Town Meeting—it now has nine members.) Historically, many of the local historic preservation activities were completed by dedicated volunteers. The Town had a local Historic Preservation Committee as early as 1978 and a Historic Preservation Commission since 1985. The purpose of the Commission was to protect, enhance and preserve buildings possessing historical, cultural or architectural significance; designate significant districts, sites and structures with regulation; and review standards applied to prevent inappropriate exterior alterations, demolition of historic buildings and destroying of historic sites.~~

~~Between 1999 and 2004, the Preservation Commission developed a survey of historically significant properties and sites in Wells. A report on the locations of the many small family cemeteries was produced with the assistance of the Department of Public Works in 1997. By 2005, the Wells Preservation Commission had placed nine (9) properties on the local historic register and of these, four (4) are also on the National Register of Historic Places (Littlefield-Keeping House, Littlefield-Dustin Farm, Former First Congregational Church, and Division 9 School). The other five locally identified properties include the Moulton Homestead (61 Post Road), the Rankin School (1817 Post Road), the Eldridge Tavern (6 Eldridge Road), the Oliver West Farm (359 Bald Hill Road), and the Rose Cottage (224 Sanford Road).~~

~~The purpose of this Commission is to protect, enhance and preserve buildings possessing historical, cultural or architectural significance; designate significant districts, sites and structures with regulation; and review standards applied to prevent inappropriate exterior alterations, demolition of historic buildings and destroying of historic sites.~~

~~The Preservation Commission worked to place nine properties on the local register. Of these, four are on the National Register (Littlefield-Keeping House, Littlefield-Dustin Farm, Former First Congregational Church and Division 9 School). The other five properties are:~~

- ~~• The Moulton Homestead—61 Post Road~~
- ~~• The Rankin School—1817 Post Road~~
- ~~• The Eldridge Tavern—6 Eldridge Road~~
- ~~• The Oliver West Farm—359 Bald Hill Road~~
- ~~• The Rose Cottage—224 Sanford Road~~

~~After a lapse in meetings in the middle 90s, the Wells Historic Preservation Commission was reactivated in the fall of 1999. An in-depth survey of significant properties and sites in Wells was once again begun. The survey was completed in 2004 and presented to the Board of Selectmen. A community informational program on preserving historic properties is planned to commence in the near future.~~

As of this writing, at least 90 buildings, over 200 cemetery sites and six monument locations are being considered [Are any local sites still being considered to be placed on the local inventory/register? Who is the group monitoring these, if any?].

See Table 23 for the building inventory. [this table still needs to be updated – who is the appropriate entity to talk to regarding this?]

The monuments include:

- ~~The Storer State Park & Monument~~
- ~~The Monument at Webhannet Falls~~
- ~~The Monument at site of Edmund Littlefield's house~~
- ~~The Monument at site of the first church~~
- ~~The Monument recognizing Col. John Wheelwright's garrison~~
- ~~Founders Park Monument—recognizing early families (1653–1734)~~

In 2011, the Maine Department of Transportation and the Maine Turnpike Authority conducted a study titled the “Central York County Connections Study” to develop strategies to improve connectivity between central York County and the major transportation corridors along the coast. As part of this effort, an in-depth review of historic and archaeological resources in each of the communities within the study area, including Wells. According to this report, there are a number of identified eligible districts and sites for the National Register of Historic Places, as determined by the Maine Historic Preservation Commission. These include the following.

- Wells Branch Community Building, 1411 Branch Road
- Wells Branch Fire Association Building, 1291 Branch Road
- Residential Structure, 936 Branch Road
- Residential Structure, 1010 Branch Road
- Residential Structure, 1140 Branch Road
- Residential Structure, 1285 Branch Road
- Residential Structure, Sanford Road by tollgate
- B&M Railroad Underpass Brdige #5337
- Old Buffum Bridge #0821

~~The Commission with the assistance of the Department of Public Works produced a report on cemeteries—*Cemetery Locations in Wells, Maine* in 1997. A second report—*Veteran’s Gravesites in Wells* was produced in January, 2000. These reports provided information on name and location of the cemetery as well as brief descriptions of each site.~~

~~In 2003, the Commission designed and published a self-guided driving tour of historic sites in Wells.~~

~~In 1976, the Bicentennial Committee (an ad hoc group) renovated School House # 9 on the Berwick Road, furnished it with furniture and equipment and gave it to the town for public use.~~

~~The John Wells House, which dates from ca. 1710, is being restored as a museum showing early construction. This will be the only museum of its kind in Maine. The museum is scheduled for opening by early 2005.~~

## ***A FEW OF WELLS’ LOCAL HISTORIC PLACES***

### **Bridge of Flowers at Webhannet at Webhannet Falls Park**

This historic site was developed through a collaborative effort between the Webhannet Garden Club and the Historical Society of Wells & Ogunquit. This site pays tribute to the parcel of land where Edmund Littlefield established the first permanent mills on the Webhannet River banks in 1640-1641. It is located on Route One just south of 876 Post Road (Route One), the Coast Village Inn & Cottages property.

### **Founders Park**

Located just off of Post Road (Route One) onto Sanford Road between the Wells Town Hall and Wells Elementary School, this historic site includes a the first settlement home of Wells and a monument that lists the names of Wells' founding families. It also has a light walking trail and picnic area.

### **Col. John Wheelright's Garrison**

Just north of Howe's Floor Store on the east side of Route One (1785 Post Road), a historic marker sits to identify the site of Col. John Wheelwright's Garrison. It was from this site that Mrs. Esther Wheelwright (1696-780) was captured by Native Americans and taken to Canada in 1703. There she became a nun and eventually, in 1760, Mother Superior of the Ursuline Convent in Quebec.

### **School House Division No. 9**

This historic schoolhouse was built by the Town of Wells between 1899-1901 on a half acre of land at a total cost of \$848.72. The Town of Wells restored the site in 1976. The Schoolhouse is located on North Berwick Road (Route 9) about 5 miles from Sanford Road (Route 109) and offers tours of the Schoolhouse by appointment.

### **Storer Park**

This historic site memorializes the battle between the early Wells residents and the Native Americans who allied with New France. This small park is located off of Route One adjacent to the Garrison Suites Motel at 1099 Post Road, the former location of the historic 'Garrison House' which has been located to the Mike's Clam Shack Restaurant property. Commander of the garrison, Captain James Converse, successfully repelled the raid despite being greatly outnumbered. A granite monument in Storer Park now marks the site of Lieutenant Storer's garrison.

## ***PERKINS COVE/MOUSAM RIVER HERITAGE COASTAL AREA***

A portion of the Perkins Cove/Mousam River Heritage Coastal Area (HCA) is located in Wells.

Perkins Cove, which is part of the Heritage Coastal Area (HCA), is a popular tourist destination with seaside views, remnants of Wells fishing industry, and its unique arts colony era historic significance.

Within Wells, the HCA includes the beaches and marsh systems from the Ogunquit River to Branch Brook. The Heritage Coastal Area Program is designed to identify, document and protect areas of significance to the State's coastal heritage.

A survey of Wells' Coastal Area was undertaken by the Institute of Maritime History in the fall of 1999 and the spring of 2000. Many wharf and dock sites were documented as part of Wells' Working Waterfronts from the settlement years and into the 20th century. Wrecks of derelict ships were found and examined. A maritime history was written documenting the uses of the Webhannet River inlets, the marsh, the harbor and the beaches from the "Age of Sail", when residents were dependent upon navigation, to the present.

**Who is the best entity/organization to talk to in order to update the table below?**

**Table 23**  
**Inventory of Significant Buildings Being Considered**

1.	William Parson House -	6 Tatnic Road
2.	Holiday House -	68 Post Road
3.	Division 4 School -	145 Post Road
4.	WinnBragdon House -	345 Post Road
5.	Enoch Furbish House -	365 Post Road
6.	George H. Moody House -	387 Post Road
7.	The Williams House -	392 Post Road
8.	The Phillips House -	449 Post Road
9.	The A. Wheelwright House -	525 Post Road
10.	The M. Wheelwright House -	563 Post Road
11.	Division 3 School -	32 Eldridge Road
12.	The Beach Farm -	97 Eldridge Road
13.	The Moody Home -	664 Post Road
14.	The Augustus Littlefield Farmstead -	694 Post Road
15.	The Ivory Littlefield House -	12 Vera Lane
16.	The Hill Homestead -	27 Mile Road
17.	The Junior High School -	1470 Post Road
18.	The Milbray Freeman House -	Post Road
19.	The Parker House -	1516 Post Road
20.	The Capt. Wells House -	1532 Post Road
21.	The N. Littlefield House -	1544 Post Road
22.	The Sayer/Gilman Homestead -	42 Harbor Road
23.	The Lindsey Tavern -	1619 Post Road
24.	The Hubbard House -	1615 Post Road
25.	The Samuel Curtis House -	1637 Post Road

26	The Congregational Church -	1695 Post Road
27	The S. Littlefield House -	1784 Post Road
28	The J.P. Rankin House -	1820 Post Road
29	The W. Rankin House -	1823 Post Road
30	The S. Rankin House -	1830 Post Road
31	The JR. Rankin House -	1853 Post Road
32	The Hobbs Home -	1863 Post Road
33	The J. Storer House -	1871 Post Road
34	The Lord & Buzzell House -	Post Road
35	The E. Stevens House -	Post Road
36	The J. Littlefield House -	1902 Post Road
37	The M. Bragdon House -	1908 Post Road
38	The M. Richardson House -	1914 Post Road
39	The D. Eaton House -	1983 Post Road
40	The Goodale House -	1996 Post Road
41	The E. Pope House -	1999 Post Road
42	The M. Bragdon House -	2010 Post Road
43	The Gooch Homestead -	2011 Post Road
44	The S. Bragdon House -	2016 Post Road
45	The Wm. Hemmenway House -	2022 Post Road
46	The R. Hemmenway House -	2023 Post Road
47	The Bean Home -	2033 Post Road
48	The Elms School -	2083 Post Road
49	The Wells Homestead -	2104 Post Road
50	The N. Cole Farm -	2208 Post Road
51	The Smith Home -	2204 Post Road
52	The L. Cole Farm -	2232 Post Road
53	The S. Parks Home -	19 Laudholm Road
54	The Blacksmith Shop -	Laudholm Road
55	The Sammy Wells House -	Skinner Mill Road
56	The Skinner Mill House -	167 Skinner Mill Road
57	Libby's Restaurant -	2721 Post Road
58	Wells Branch Community Hall -	1411 Branch Road
59	The Goodwin Farm -	83 Chick Crossing Road
60	The Taylor /Penney Homestead -	144 Chick Crossing Road
61	The Gowen/Littlefield Homestead -	336 Chick Crossing Road
62	The D. Chick Store & Post Office -	617 Chick Crossing Road
63	The S. Chick Farmstead -	779-1 Chick Crossing Road
64	The Clark Farm -	202 Clark Road
65	The Weeks/Goodwin Farm -	1285 Branch Road
66	The Spiller/Wells Farm -	1140 Branch Road
67	Capt. Theodore Wells House -	936 Branch Road
68	The Hobbs/James Farm -	189 Hobbs Farm Road
69	The Benjamin Storer House -	Meetinghouse Road
70	The Hilton Farm -	2010 Sanford Road
71	The Hutchins Home -	2007 Sanford Road
72	The Dodge House -	1852 Sanford Road
73	The Brick Oven House -	2039 Sanford Road
74	The Sanitarium -	2124 Sanford Road
75	The Division 14 School	
76	The Homestead -	176 High Pine Loop
77	The Bragdon Farm -	1389 Bragdon Road

78.	The Wideman Homestead -	22 Sunset Ridge Road
79.	The Johnson/Tobey Farm -	1939 North Berwick Road
80.	The Harris Home -	604 North Berwick Road
81.	The George Gray Home -	1607 North Berwick Road
82.	The Lydia Littlefield Tavern -	1401 North Berwick Road
83.	The A. Getchell Homestead -	27 North Berwick Road
84.	The J.F. Littlefield Farm -	65 Merriland Ridge Road
85.	The Curtis Farm -	367 Loop Road
86.	The Merrifield Farm -	504 Hilton Lane
87.	The Littlefield Farm -	553 Hilton Lane
88.	The Hilton Farm -	1105 Tatnic Road
89.	The Kimball Farm -	1643 Tatnic Road
90.	The A. Bragdon Farm -	1735 Tatnic Road
91.	The Hobbs/Matthews Cottage -	567 Ocean Avenue
92.	The George W. Moody Home -	698 Ocean Avenue
93.	Dr. C. Horsch -	702 Ocean Avenue
94.	The Minnetonka/Grey Gull -	475 Webhannet Drive
95.	The Lester Kimball Home -	393 Webhannet Drive
96.	The Webhannet House -	371 Webhannet Drive
97.	The Cambridge Cottage -	174 Webhannet Drive
98.	The Bon-Aire Cottage	19 Atlantic Avenue
99.	The Eaton Farm -	97 Shady Lane

Source: Wells Historic Preservation Commission

## Archaeological Resources

As of ~~March 2021, September 1999~~, the Maine Historic Preservation Commission has inventory data on ~~the following 33~~ archaeological sites in Wells:

- ~~ME 467-01 Little River Site (mid-1600s)~~
- ~~ME 467-01 Jefferd's Tavern Site (ca 1750-1790)~~
- ~~ME 467-05 Storer Garrison Site (ca 1680-1750)~~
- ~~ME 467-09 Laudholm Farm (19th century)~~
- ~~ME 467-10 J. Bennett Farmstead Site (19th century)~~
- ~~ME 467-11 George Bennett Farmstead Site (19th century)~~

<u>TABLE 3: Historic Archaeological Sites</u>			
<u>Maine Historic Preservation Commission</u>			
<u>SiteName</u>	<u>Sitenum</u>	<u>SiteType</u>	<u>Periods of Significance</u>
<u>Little River</u>	<u>ME 467-001</u>	<u>settlement</u>	<u>c. 1620- c. 1675</u>

**TABLE 3: Historic Archaeological Sites**

**Maine Historic Preservation Commission**

<u>SiteName</u>	<u>SiteNum</u>	<u>SiteType</u>	<u>Periods of Significance</u>
<u>Jefferd's Tavern</u>	<u>ME 467-002</u>	<u>tavern</u>	<u>1754- c. 1939</u>
<u>Mary E. [F.] Pennell</u>	<u>ME 467-003</u>	<u>wreck, schooner</u>	<u>Built 1868, wrecked July 6, 1915</u>
<u>Rising Sun</u>	<u>ME 467-004</u>	<u>wreck, schooner</u>	<u>Built 1852, wrecked 1906</u>
<u>Storer Garrison</u>	<u>ME 467-005</u>	<u>garrison house</u>	<u>c. 1680 - 1750</u>
<u>Halcyon</u>	<u>ME 467-006</u>	<u>wreck, vessel</u>	<u>August 12, 1845</u>
<u>Arctic</u>	<u>ME 467-007</u>	<u>wreck, schooner</u>	<u>Built 1865, wrecked January 17, 1873</u>
<u>Isadore</u>	<u>ME 467-008</u>	<u>wreck, vessel</u>	<u>1842</u>
<u>Laudholm Farm</u>	<u>ME 467-009</u>	<u>farmstead</u>	<u>ca. 1800-1900, perhaps earlier</u>
<u>J. Bennett Farmstead</u>	<u>ME 467-010</u>	<u>farmstead</u>	<u>1800s</u>
<u>George Bennett Farmstead</u>	<u>ME 467-011</u>	<u>farmstead</u>	<u>1800s</u>
<u>Upper Landing</u>	<u>ME 467-012</u>	<u>shipyard and wharf</u>	<u>As early as mid 17th century. Structural alterations in 1801.</u>
<u>Lower Landing</u>	<u>ME 467-013</u>	<u>shipyard and wharf</u>	<u>Early 1700s, but most activity in 19th century.</u>

**TABLE 3: Historic Archaeological Sites**

**Maine Historic Preservation Commission**

<u>SiteName</u>	<u>SiteNum</u>	<u>SiteType</u>	<u>Periods of Significance</u>
<u>Mile Road Landing</u>	<u>ME 467-014</u>	<u>shipyard and wharf</u>	<u>possibly 18th century but first reference 1851</u>
<u>Six-Acres Shipyard</u>	<u>ME 467-015</u>	<u>shipyard</u>	<u>1723-1800s</u>
<u>Mile Road Dike</u>	<u>ME 467-016</u>	<u>dike</u>	<u>1890s</u>
<u>Drake's Island Dike 1</u>	<u>ME 467-017</u>	<u>dike</u>	<u>1890s</u>
<u>Drake's Island Dike 2</u>	<u>ME 467-018</u>	<u>dike</u>	<u>1890s</u>
<u>Wells Harbor Jetty</u>	<u>ME 467-019</u>	<u>jetty</u>	<u>Earliest known construction in 1825, stone jetty in 1960s and 1970s</u>
<u>Wells Harbor Shipwreck</u>	<u>ME 467-020</u>	<u>wreck, ship</u>	<u>Construction elements suggest 18th century.</u>
<u>Pine Island Shipwreck</u>	<u>ME 467-021</u>	<u>wreck, ship</u>	<u>Construction elements suggest 19th century</u>
<u>Emma S. Osier</u>	<u>ME 467-025</u>	<u>wreck, schooner</u>	<u>Built in 1875, date of abandonment or wreck unknown.</u>
<u>Mary E. Caswell</u>	<u>ME 467-026</u>	<u>wreck, schooner</u>	<u>Built 1867, wrecked April 24, 1881</u>
<u>Loella</u>	<u>ME 467-027</u>	<u>wreck, schooner</u>	<u>Built 1849, wrecked August 17, 1882</u>
<u>Mustado</u>	<u>ME 467-028</u>	<u>wreck, gas screw</u>	<u>Built 1899, stranded October 12, 1917</u>

<b>TABLE 3: Historic Archaeological Sites</b>			
<b>Maine Historic Preservation Commission</b>			
<u>SiteName</u>	<u>Sitenum</u>	<u>SiteType</u>	<u>Periods of Significance</u>
<u>Daniel Clark Sawmill</u>	<u>ME 467-029</u>	<u>mill, sawmill</u>	<u>c. 1860 - c. 1910</u>
<u>Jefferds Fulling and Grist Mill</u>	<u>ME 467-030</u>	<u>mill, fulling and grist</u>	<u>c. 1754 to c. 1820</u>
<u>Samuel H. Pike Farm</u>	<u>ME 467-031</u>	<u>farmstead</u>	<u>Constructed c. 1832</u>
<u>Samuel H. Pike Woolen Mills</u>	<u>ME 467-032</u>	<u>mill, carding and fulling</u>	<u>c. 1834- c. 1895</u>
<u>Littlefield Farmhouse</u>	<u>ME 467-033</u>		
<u>mill #1</u>	<u>ME 467-034</u>	<u>dam, mill</u>	<u>could be as early as 1681</u>
<u>mill #2</u>	<u>ME 467-035</u>	<u>structure, unidentified</u>	<u>probably 19th c</u>
<u>Buffum Hill Cemetery</u>	<u>ME 467-036</u>	<u>cemetery</u>	<u>1713 or earlier to 1847</u>

Wells potentially contains numerous sites from the earliest period of English settlement that need documentation. Since very limited professional survey work has been conducted to date in Wells, there is a need to identify, evaluate and protect these resources. The sites of mills, working waterfronts, derelict vessels and garrison houses are but a few to consider. There have been no professional town-wide surveys completed in Wells for historic archaeological sites. Future archaeological surveys should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 17<sup>th</sup> and 18<sup>th</sup> centuries.

## ***PREHISTORIC ARCHAEOLOGICAL SITES***

As of ~~April 2021, August 2000~~ the ~~State Maine Historic~~ Preservation Commission has documented five prehistoric archaeological sites in Wells. Spiller Farm, which is also listed on the National Register of Historic Places, is the highest significant site on this list. The other four sites have been categorized as not significant or are not well known enough to make a determination of significance. Areas in Wells that have a relatively high probability of containing prehistoric sites, based on our predictive model of site location (water proximity, soils) include land around the Branch Br., Hobbs Br., Ogunquit River, Webhannet River and marsh). Ground disturbing activity in these areas should be preceded by an archaeological survey. lists the following sites:

- ~~4.13—Spiller Farm, highly significant (on National Register as of 2004)~~
- ~~4.12—Ceramic Period Site, small site at the location of the proposed gas storage tank.~~
- ~~Not significant.~~

~~From maps provided to the Town by Dr. Arthur Spiess, archaeologist from the Maine State Historic Preservation Commission, potential sites of archaeological resources in Wells are the tidal marshes, the areas surrounding all local rivers and the heath areas in town.~~

## **Cultural Resources**

There are many cultural resources available in the town of Wells.

The Wells Public Library opened in 1979 and provides resources, programs and services to the public using updated technology for all age groups. Over 35,000 titles are available along with videos, audiocassette books, large print books, copier for public use and an automated circulation and catalog system.

The Meetinghouse Museum with its Historical and Genealogical Research Library is maintained by the Historical Society of Wells & Ogunquit. The Auditorium of this former First Church of Wells is used for historical, educational and cultural events. The annex has Exhibit Rooms displaying artifacts and memorabilia from the Wells & Ogunquit area. The upstairs Annex houses the Esselyn Perkins Memorial Library where a sizable collection of historical and genealogical volumes are used by folks from all over the country researching their roots.

The Rachel Carson National Wildlife Refuge, established in the mid 1970s as the Coastal Maine National Wildlife Refuge, has purchased much of the marshlands of Wells thus providing great opportunities for research and wildlife observation of this area. The Refuge is committed to preserving wildlife habitat and waterfowl migration routes along Maine's coastal estuaries. Visitors experience a mile-long accessible self guided trail, the "Carson Trail", at the refuge headquarters on Port Road.

Wells National Estuarine Research Reserve at Laudholm was established at Laudholm Farm in 1986. The Research Department is housed in ~~the a buildings next to the old creamery. that were once used as the farmstead.~~ Today this area contains exhibits, a Welcome Center and meeting room. Seven miles of trails give visitors a view of habitats of a variety of wildlife. The Educational Department provides day and evening nature programs through tours, talks, slide shows, school and group field trips, summer camp, artist's workshops and kayak adventures.

The Wells/Ogunquit Community School District, Adult Education Programs, the York County Technical College as well as the seven churches in the town provide educational, cultural programs as well as concerts to the community as a whole. The Senior Service Committee of the town provides additional cultural enrichment for the community's seniors.

*Note: Much of the information for this section of the Comprehensive Plan Update was provided by Hope Shelley of the Wells Historic Preservation Commission.*

### **HISTORIC PROPERTIES AND CLIMATE CHANGE**

Much like parks, schools, and town buildings, a community's historic properties contribute to the unique local character and create a sense of place. They are also vulnerable to the effects of climate change including erosion, high water, intense storms, high winds, and wildfire. While most of Wells' historic properties and structures are located inland, there are a few cultural resources on the coast, including Laudhold Farms, the Rachel Carson Wildlife Refuge, and the Wells Reserve.

The Maine Historic Preservation Commission has developed a GIS map that depicts the locations of properties in Maine listed in the National Register of Historic Places, National Historic Landmarks or museums/archives along with layers depicting potential threats to these properties including flood, fire, sea-level rise, storm surge. The map also shows current NOAA hazards and watches. In Wells, none of the National Register of Historic Places sites are within the projected sea level rise storm surge scenarios.

## **Analysis**

The Town of Wells has a wealth of historic, archaeological and prehistoric resources. The Historic Preservation Commission has made significant progress in identifying and documenting many of these resources. However, additional work could be done to further identify and document both historic and prehistoric archaeological sites.

The Town has also adopted a Historic Preservation Ordinance for the protection of local historic resources. The current work by the Commission will identify additional resources that will come under this ordinance. The Commission will need to continue to pursue its efforts to identify, document and protect these valuable resources.

At present, the Town is not a Certified Local Government for purpose of receiving matching funds from the state for historical and archaeological research and projects. With such valuable resources in the Town, such a designation would be a significant step in protecting and maintaining the Town's historic and archaeological assets.