

# Timber Point Scoping for Environmental Assessment

## Comments, Notes and Other Input

### Comments, Email, and Letters

Layout:

Last, First

Comment

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Ackerman, Tammy

“I strongly believe the house at Timber Point is worth saving and turning into the Timber Point Resource Center. There is a history worth saving and an opportunity to allow others of lesser means to experience coastal Maine. The opportunity to create a place of low-impact and small footprint in an already-built environment is wonderful, a chance to bring people into the Biddeford community from all over the world for artist retreats and residencies, for youth camps, each of which will contribute to the overall community. Keep it and use it well.”

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Amons, Susan

Member of Conservation Commission

“10 years Biddeford Conservation Commission; 5 years vice Chair

Representing self, Granite Point Resident, Donor

Timber Point should be considered as it is now, in its pristine status, as described by US Fish and Wildlife Service. In the matter of structures, they should be maintained, or not, with the least human intervention and presence.

Development of a Timber Point Center, or any other public or private use is not consistent with the mission and goals described by fundraiser Wolfe Tone, for US Fish and Wildlife.

Granite Point donors were assured there was no intention to create a building for public use. To change that status would be a breach of trust. With donors, who may decline to support US Fish and Wildlife in the future. Several Granite Point donors are legacy donors who helped create the Little River Division of Rachel Carson Refuge.

Life safety issues are also of concern. Granite Point rd is a winding narrow road with many children and elderly pedestrians. Their safety will be put at risk with increased public use. We urge you to keep your pledge, as we have kept ours, to create this RARE and WILD REFUGE and keep it that way. Thank you.”

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From:

Biddeford Conservation Commission

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“COMMITTEE STANDING AND POLICIES: The Biddeford Conservation Commission is a named “Implementor” of the “CRITICAL NATURAL RESOURCES” portion of Biddeford’s Comprehensive Plan. The plan’s stated “GOAL: To protect our critical natural resources including without limitation air, wetlands, wildlife, fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.” The Biddeford Conservation Commission is hereby commenting on the future use of the existing structures at Timber Point, and the potential impacts to habitat and wildlife.

VALUE OF THE RESOURCE: The commission agrees with and values Timber Point resources; as a vast undeveloped expanse of coastal property, a critical stopping ground for migratory waterfowl, for wintering habitats, for water quality protection, for consolidation of fragile habitat of marshes, uplands, creeks, and estuaries of the coast, for diverse habitats of shrubby wetlands and grassy openings, for shorelines for migratory shorebirds to feed, and sanderlings to congregate. Per Trust for Public Land letter, Nov 5, 2009 from Wolf Tone TPL, and Ward Feurt FWS.

USFWS SCIENTIFIC STUDIES: It is our understanding that USFWS scientific studies are yet to be conducted on Timber Point. We understand that after initial acquisition of land and inventory of buildings, USFWS may begin scientific study of habitats and wildlife on the refuge. The Commission advises having federal wildlife and habitat studies completed in order to support the highest level of habitat protection.

INLAND FISHERIES & WILDLIFE DOCUMENT, Jan. 30, 2012: Maine Inland Fish and Wildlife states that their data is incomplete for Timber Point. This “consultation review” “should not be interpreted as a comprehensive review for the presence of all regulated features which may occur.” Maine IF&W advises seeking “additional consultations with the municipality, Maine Natural Areas, Maine Department of Environmental Protection, in order to avoid unintended protected resource disturbance.” We understand that MIF&W’s data shows “known occurrences” of wildlife and habitat. To our understanding “not designated” indicates not yet found, or recorded. The Commission recommends conducting full studies of the area before making conclusions regarding possible adverse impacts to wildlife and fragile, valuable habitat. Jan. 30, 2012 letter from Steven Walker, MIF&W

INLAND FISHERIES AND WILDLIFE MAP 2009, The Commission notes that Timber Point and Island include and are surrounded by “Significant Wildlife Habitat for Tidal Waterfowl / Wading Birds” and by “High Value Habitat for Priority Trust Species”, 91 species listed by USFWS.

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**PUBLIC ACCESS:** Increased public access has been accomplished by building a new trail for pedestrian traffic. Access includes parking spaces and a bike rack on the Granite Point Road. Trail access “expands the public’s opportunity to enjoy compatible recreational activities such as bird watching at the refuge.”, one of the goals stated by Maine trust for Public Lands” letter 11-5-’09 Wolfe Tone TPL, War Feurt FWS. The Commission supports this public access as a compromise between public use and conservation. Any further development conflicts with the stated goals of protecting this pristine natural resource.

**RESIDENTIAL USE vs. CHANGE of USE:** Timber Point is located within Limited Residential, Resource Protected, and Coastal Residential zones. These are protected residential zones where activities are restricted in order to protect the coastal environment. In our view, any proposal for a business type enterprise which exchanges money for services, whether for profit or non-profit, rental of bedrooms or meeting rooms, provision of meals, laundry, lawn services, deliveries, transportation shuttles, worker vehicles, educational center, reconstruction projects, will all cause increased traffic, with increased wildlife and habitat disturbance. The Conservation Commission is opposed to re-using the buildings for increased use. The Commission would support administrative use of the buildings by USFWS.

The Commission is opposed to allowing publicly owned lands and buildings to be made available to private entities for private benefit.

**ENVIRONMENTAL IMPACTS AND PUBLIC ROAD:** There are many environmental and public safety concerns about increasing activity on the Granite Point Road. The road is a dead end street, below standard size, and abuts large tracts of Resource Protected Little River Estuary, and the ocean. Increased traffic could adversely impact flocks of birds feeding close to the roadway, and add more roadway run-off into the environment. The road experiences regular tidal flooding. The access road from Granite Point to Timber Point is a gravel road located on a fragile dune between the estuary and ocean. The road washes out regularly. Upgrades to this access road could damage fragile habitat there. The Commission advises continuing with restricted use.

## IN CONCLUSION

The Biddeford Conservation Commission recommends that this rare and pristine Wildlife Refuge continue to be protected at the highest level, with a minimum of human intervention and disturbance. The Commission is opposed to changing the residential status of the Timber Point Property. Further, the Commission underlines the stated mission of the USFWS regarding

this project, “to conserve, protect and enhance fish, wildlife, plants and their habitats for the continuing benefit of the American people” Nov 5 2009 letter, Wolfe Tone TPL, Ward Feurt FWS

Biddeford Conservation Commission  
Chairman Tom Craven

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Anderson, Dave

“I support preserving the Timber Point Buildings and evaluating the use of the buildings for a possible retreat center. It would be a shame to tear down buildings that are in good shape, especially since a public/private partnership would preserve them”

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Anderson, Mr. and Mrs. Robert

“My husband and I feel that the buildings on the Timberpoint [sic] Property should remain in tact [sic]. It is such a fine example of architecture and history of the coast of Maine. It and the property it self are examples of our heritage. If used the way that is suggested it will be an asset to the use of the land. To waste this asset by tearing down the buildings would be a travesty. Let people enjoy what they could never ever have and take pleasure in the history of Maine.

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Anonymous #1

“Timber Point should be preserved at its current location to be shared as an educational avenue for future generations to enjoy and learn from. Too often we are quick to destroy historical properties. The property should be shared in a way that preserves its history while minimizing the financial burdens of taxpayers.”

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Anonymous #2

“I would like to see the main building continuing to serve as a shelter for folks who care for and about the natural world. The happiest scenario would mesh the needs of RCNWR (and other environmental agencies) and the community – for example, provide office space, nature center / interpretive guidance for the refuge and allow educational inspirational retreats to meet there as well – to expand RC’s mission and help defray expenses. A synergy between the various groups utilizing the place would be key to success. The ability for participants to expand on each other’s efforts.

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Backman, Jill and Bruce Nichols

“1) Private use vs non-profit reuse are really 2 separate alternatives.

- 2) The utmost priority is to make sure the house survives. It needs repairs and maintenance. The house should not be moved. It should remain in its current location.
  - 3) The history of this house and the people who lived there is important as a history of Maine and a time gone by. Once the house is gone, we lose our history and knowledge of the point. (Also the story of the architecture is importance and its placement on the coast).
  - 4) There needs to be a collaborative effort between preservation and history organizations working with the US Fish and Wildlife organization. The house should be the responsibility of historic and preservation organizations.
  - 5) The possibility of it being a visitor center or retreat. Why offices?  
The house should be open to the public!"
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Billings, Dolores

"My impression when the land was purchased, was thought it was to be for the use of the US Fish and Wildlife Service. Any other use with the word private in it was off my radar!"

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Bilski, David

"I would like to add my support for the concept of a Timber Point Center which would utilize the existing historic buildings on the property toward the advancement and awareness of Maine coastal ecology and environment. Saving the historic structures on the Point could provide a draw for visitors, informally to view the wildlife, and formally for creative uses such as conferences, meetings, workshops, etc. The beauty and uniqueness of the buildings are a great asset to the Refuge and offer many possibilities for supporting its mission. It would be a shame to lose these opportunities if these buildings were torn down. It seems to me that a happy coordination of historic preservation and environmental sustainability is quite possible and a wonderful opportunity not to be missed.

Thank you very much for considering this approach to managing the Timber Point wildlife refuge."

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Boislard, Jennifer July 31, 2013

I am writing in support of the Timber Point Center concept and the preservation of the Timber Point buildings. Maine prides itself on its natural resources and Timber Point reflects that Maine tradition. Conservation is the only legacy we can leave to the next generation to enjoy. Timber Point concept is a good fit environmentally with the local area, but also economically. Tourism is the number one industry in Maine and the Timber Point concept would attract tourists from around the world.

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There currently exists a popular spiritual retreat near by, but the Timber Point concept would expand on the need for quite space in our busy lives.

I hope you will approve the Timber Point concept.

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Sincerely,  
Jennifer Boislard  
Biddeford resident

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Botshon, Lisa

Dear Rachel Carson Natural Wildlife Refuge,

I am writing as a Maine citizen who has visited the Timber Point property in Biddeford, ME, several times. This is a critical acquisition for two main reasons: first, as a sizable tract of undeveloped coastline, which is increasingly rare in the state, especially south of Portland; and, second, for the historical significance of its buildings, particularly the large main house. I sincerely hope this property will be accepted in the National Register as a structure of note that deserves preservation. I also applaud the creation of the scenic nature trail, which will surely entice many visitors to Timber Point.

Thank you for your time.

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Bozenhard, Phil

“I support multiple use of the Timber Point property and Timber Point Center seems to be the most viable project to provide a good reuse of the Ewing house and also promote FWS’s mission and goals.

Over the past 50 years the Ewing family has used the area for a 3 season residence, walking and biking. From FWS’s own information the Ewings were great stewards of the property. I feel continued use of the building would have minimal impacts on the wildlife found on the property.

The FWS has identified 130 species of birds using the property and these certainly have evolved along with the human activities throughout the years.

Wildlife

During the fund raising campaign several wildlife issues were mentioned which I would like further information from FWS: the beach was mentioned as potential piping plover nesting habitat. There have not been any piping plovers on the beach for the last 30 years, what is the FWS position on this now? It was mentioned that eiders nest on Timber Island. Eiders do not nest on islands which have land access. What is FWS position on this now? The Timber Point site has been mentioned as NEC habitat. The coastal shrub habitat mentioned is a narrow strip of shrub sandwiched between a spruce forest (commonly called mature pine forest by FWS) and a rocky beach. This does not come close to filling into the NEC restoration plant established for ME which is focusing on existing populations and connecting corridors. Timber Point is so

isolated any NEC, if they survived the predators (coyote, red fox, gray fox, greathorned owl, mink and red-tail hawk) they were never be connected to any others.

It seems that just because you have certain types of habitat y ou then automatically feel it is potential for all species that might use it, however, there are often reasons that preclude use by many species:

- 1) Beach is so narrow it washes over to the rocks 2-3 times each year in spring and early summer storms.
- 2) Yes you have an island and eiders in the water but where it is connected to the main land at low tide and predators have access eiders will not nest there.
- 3) Coastal shrub is certainly a habitat used by NEC but in the Timber Point case, unless there is substantial clearing of the spruce forest the small area is not conducive to NEC and certainly the remote location would not allow for any connectivity with other populations. Predators are a whole nother issue.

So now you are back to the more common wildlife species which for the most part do fairly well in and around human activity. Therefore, I feel that reuse of the Ewing house would not adversely affect wildlife on the property.”

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Brassel, Beth

“After reading about the proposed Timber Point Center, I support the preservation and reuse of the historic Ewing home. The mission of US Fish and Wildlife should include education and the nurturing of an awareness of the importance of sustainability. Also, I believe, like many people, that the federal government needs to work more collaboratively with local community organizations.”

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Buechs, Ken

“I am a current member of Biddeford Conservation Commission, past Chairman of Biddeford Coastal Area Committee (13 yrs), and a contributor to TP purchase.

I reflect on the history and a somewhat parallel effort: some 4 or 5 years ago, Ward brought forth a similar proposal for property acquired on Old pool Road, also in Biddeford. At those Public Comment Meetings, we heard from neighbors concerned for narrow roads, winding roads, security and the environment surrounding Biddeford Pool. I find the same concerns for any similar use of the Timber Point property. In addition, Granite Point Road is a dead end, unlike Old Pool Road. The trail now attracts additional traffic to the rural neighborhood, but bikers, hikers, and bird watchers and naturalists are much less concern to me than a pseudo-commercial venture which would attract more motorized traffic – directly contrary to the objectives I contributed money to when the purchase was negotiated.

I side with the neighbors who oppose any proposed use of these buildings beyond the sole use by Rachel Carson.”

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Burns, Greg

“I live across Little River on Ward Ave. and I am very happy the island was saved. I would favor saving the buildings, using them for educational programs for all age groups. Maybe special events, weddings, could rent as a possible income source. I am all for protecting the environment on the island and the wildlife.”

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Cabral, Anne Marie

“Sell and move the house – too expensive to maintain – too valuable to demolish. Use the outbuildings for meditation / resource center.

Establish walking trails and “cook-out” stations similar to Laudholm Farm.”

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Cabral, Jeff

“Dear Mr. Feurt,

Recently, I attended the open house at Kennebunkport Conservation Trust to learn more about the plans/options for the Timber Point estate and buildings.

I am a resident of Biddeford and am writing in that capacity, rather than providing an official opinion of any organization I’m affiliated with. However, my background is that I am the Director of McArthur Library, Vice-President of Biddeford Mills Museum, and also a member of the City of Biddeford’s Historic Preservation Commission. Hence, I have a passion and interest for local history and bring that interest and knowledge to my comments. I grew up in New England but only returned here in 2011. Also, I lived in New Zealand for ten years where I saw historic land/building reuse and adaptation on a regular basis.

My feeling is that the buildings should be preserved and re-used for an eco-friendly retreat center/meeting space, ideally for light/limited use, conservation education, and/or availability for non-profit meetings. I believe such a goal can be accomplished in an environmentally responsible and friendly manner, while still preserving the land and wildlife and encouraging conservation education. I think the Timber Point Center option seems like a great use of a stunning natural setting that both embraces the past and engages the future.

I attended a retreat recently at SMCC’s McKernan Center, and while the spaces and settings are completely different, it made me realize that there are a limited number of spaces like this in our community. Biddeford could fully utilize such a center; from the high demand and usage of

our community rooms and meeting spaces we experience at the McArthur Library, it is safe to conclude that Biddeford is very short on gathering places that are free or available at a cost-effective rate, or alternatively a limited voluntary donation.

Thank you for the opportunity to comment.”

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Carr, Jack

P.E., RS, LEED-AP

Senior Vice President

Criterium Engineers

“I wish to add my opinion to the information being collected as part of the environmental impact assessment with regard to the complex of structures on Timber Point.

To preface my comments, I want to note my wife and I have been one of the few year-round residents of Granite Point for over 35 years. During that time we have been active in wildlife photography and other outdoor activities both on the land and on the surrounding waters of Timber Point and Timber Island including scuba diving on the local reefs and tidal areas. The Timber Point area is very special to us.

In addition, I have a pre-disposition to preserve historic buildings, as I have performed Property Condition Assessments (PCA's) and Environmental Site Assessments (ESA's) Phase I studies throughout the region on a wide range of residential and commercial buildings. I am currently conducting engineering studies of over a million square feet of historical buildings in Maine. In addition to being a Maine licensed engineer, I am also a member of the Portland Society of Architects.

This being said, I am very concerned about the reported potential commercialization or non-wildlife preservation proposals for the Timber Point structures. When volunteers were requested and monies were raised to save Timber Point as a wildlife refuge, there was no mention made regarding non-wildlife use of the Ewing structures. No discussion of the historic importance or use of the buildings as conservation educational center. If anything, the only discussions regarding these structures was the assurance that no use of these buildings would be considered for at least ten years until the needs of the Timber Point refuge was better understood.

In summary, I am very much against using the buildings for anything but direct support of the wildlife preserve. This support should be strictly limited to daylight activities only by refuge staff for storage or other non-administrative use of the buildings. I am very concerned if the buildings are used at night the light and noise trespass to the local wooded and shoreline areas

will have a measurable negative impact to the potential wildlife activities surrounding this building complex. Any significant building renovation; infrastructure improvement; or grounds expansion would have a similar negative impact on the wildlife habitat.

My review of the Oak Point Associates property condition report indicates the building envelope is in good condition and very little maintenance needs to be performed during the next several years. Leaving the buildings to remain as they are would meet the objectives of the original stake holders who invested their time and money to preserve this important natural resource. If the choice were made between saving these less than historically significant buildings and preserving the quality of this regional natural treasure, I would vote to leave the buildings to nature.”

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Carter, Sara

“Ewing’s house might be converted into an estuarine research facility shared by publicly funded or private parties interested in monitoring the productivity and health of the salt marsh. The Little River is tidal up to Rt 9. Timber Point offers a place of access to this vital environment.

Who? UNE, College of Atlantic, UME US Fish + Wildlife. Ducks Unlimited, Audubon, Rachel Carson.”

“Have you considered utility of the Ewing’s house in face of global warming? How high above sea level is the house now? At time of construction? In 50 years?”

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Casavant, Alan

“I think there certainly needs to be a public discussion, but I am intrigued by the possibilities of a retreat center, and I think, if properly done, it would maintain the integrity of the purchase and the land, but allow a different group of people to also learn and enjoy the habitat.

I am a historian, as I taught history for 35 years, so I love the historical relevance and connections of the Ewing house along with the family connection to the Booth Tarkington / Kenneth Roberts Social and Literary Circle. We can’t lose that connection.

I am mayor of Biddeford and the state representative for this area, but I am speaking as a resident only, and not in any official capacity.

I do understand the fear of local residents of heavy traffic because of this site, a shuttle system should be implemented and there should be some limits to the number of activities, etc; all of which again need a public vetting.

I think that the buildings should be preserved. They are of historical interest. I also think that, if done properly, they can blend with the concept of preservation of natural habitat, while allowing greater, education and ecosystem access. Thank you.”

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Chivaigos, John

“Many of the suggestions on the white board relate to the reuse of the structure. I donated money to conserve Timber Point. The alternative was residential development which would have been preferable to the year round commercial uses proposed.

Dismantle the house and honor the promises made prior to the acquisition of the property. Conserve the land.”

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Clough, Jane and Eric

(8/24/2013, mailed letter)

“Please allow expanded use of the Timber Point Center.”

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Cox, Stephanie

“I heartily support and endorse the *Timber Point Center* concept for the viable, adaptive reuse of the Timber Point estate and buildings as a nonprofit meeting and retreat center promoting conservation education. This use seems to mesh well with the Refuge’s and the U.S. Fish and Wildlife Service’s goals and vision for creating ‘a connected conservation constituency,’ and your desire to work with “nontraditional partners” for creating ‘new opportunities within the community.’

The center will also serve as a cultural beacon, providing a place for all to learn and explore, while giving new life to a historic estate. It’s a project that seems well in keeping with preservation of Maine’s quality of place while also contributing to the momentum feeding the revitalization of the Biddeford area. I congratulate USFWS for having the foresight and vision to partner with the *Timber Point Center*, which promises to be a “green and sustainable” natural meeting place.

Thank you for hearing my comments – I stand shoulder to shoulder with the many community leaders and neighbors who give their enthusiastic support!”

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Davis, Heather & EW

“1) Consideration given to model that seems effective at Laudholm farm with so-called working relationship with local, state and federal agencies and incorporation of research funding.  
2) Consideration given to hosting and perhaps creating a unique relationship with University of New England regarding study and preservation of uniqueness of Timber Point habitat.”

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DiPillo, Salvatore

“Would love for there to be trails.”

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Durkin, Bill

President of Friends of RCNWR

EMAIL:

“Attached are my notes from a speech I gave at a Timber Point Celebratory Night to honor the acquisition of the 98 acres of land (157 acres total including low water mark) for RCNWR. This is an example of the many public statements that hailed the purchase of the land as ideal for wildlife habitat protection and a unique offering for public access via a trail network.

Over the course of five years and during the final fund raising push, not once was there a statement on the utilization of the structures that presently exist on Timber Point. Even in the final press release, which is on RCNWR website, the buildings did not get mentioned. On our walks with the public, we said the house was either staying or going. Basically, the land just happened to have a 14 bedroom house on it. We were telling the public our main interest was to protect the habitat and offer a nice trail for them to use for environmental educational purposes. The \$2,000,000. in private donated funds was earmarked for land conservation and wildlife habitat protection, not for any structures. The goal would not have changed if the buildings did not exist. We have a responsibility to the donors that gave for the very simple reason of protecting the land from further development.

Any change in that mission could jeopardize our trust with the local community for future projects. In addition, any change of use on that property would require Biddeford Planning Board approval and that would be a very complicated process. Furthermore, with the recent honor of the National Recreational Trail designation, the nature of the road/trail could change with vehicle use. Also, the causeway and the road to the Summer House would need upgrading, trees cutback, culverts installed, etc. for any major use of the structures.

Basically, my opinion is to move the structures on to a barge and sell them or dismantle them in a way where there is minimal impact on the NRT and the immediate environment. Maybe keep one or two buildings for tool storage. One other thought to keep in mind is the ever increasing sea-level rise. In regards to the main house, I was out there this past Jan/Feb and waves were crashing over the wall 15 feet from the house. The 1978 storm, waves were blowing through the big picture windows. It is only a matter of time when the perfect storm will meet up with that structure. In summation, there is the phrase: Parks are for People, Wildlife Refuges are for Wildlife. Keep it Simple.”

Durkin’s ATTACHED NOTES:

“The Evolution of the Timber Point Deal ... from a Friend’s view.

First off, Thank You to all and in particular to the Ewing's, for the conservation efforts that came about in this acquisition for RCNWR.

The Dynamics of the Rachel Carson NWR Refuge structure .... Plus a brief description of the Friends group....

The concept is simple, there is a willing seller, if the land is of interest and funds are available, we buy it. The process is a whole different animal than the concept.

When Wolfe called me 5 years ago and said "what do you think about 113 acres for \$7.5M for TP ? " , I said you are nuts. The Refuge had never been involved in a large amount of money like that. The Refuge had its eye on TP for 10-15 years, we already had a conservation easement on 40 acres, the idea of actually owning the Point and Island was totally out of this world. Thus the process continued....

That leads me to two stories, I will try to keep them brief as I see all are having a good time out there.... So, we had a seller and the Refuge was interested. We needed some big bucks, I mean big bucks. Most of the land funds for purchased in the Dept of Interior come from the Land, Water and Conservation Fund. This fund is not taxpayer's money; it is replenished by the profits of offshore oil drilling. Congress mandated this fund back in 1963 to be at the level of \$900M per year, that level has only occurred once. We have averaged about 250-300M a year. We have asked Congress to fully fund this program for decades. For Timber Point we had the price tag of \$5.2M for 98 acres. So we figure we go for approximately half of that – \$3.5M. The letters, phone calls went out to Congress years ago. We kept at it. I even requested for a slot for public testimony before Congress, which can be part of the process. I fortunately got accepted to give a public statement to Congress. I said this is going to be exciting. It was March 2009, no problem... then Congress got into a budget pushback and the hearings were delayed to April ... the date changed and I needed to scramble since my testimony was going to be in the middle of my son's school vacation ..... we (the family)drove down to Vero Beach,FL and a few days later I was off to Orlando to catch a flight to the Wash DC . I stayed at a hotel near the Capitol and was up half the night typing the final draft of my testimony, as you need to hand it in, I meet up with Rep Pingree's staff, Nick Batistta and he walked me to HR # 423, where the sub-committee on Interior, Environment and Related Agencies ( an Appropriations Committee of the House of Representatives) was meeting. I walked in to the room and it felt like Watergate. A big table up front with the committee members of Congress, staffers behind them, an audience full of big conservation stars and here I am, a little guy from Maine asking for support of the National Wildlife Refuge System, requesting to fully fund Land, Water, Conservation Fund (LWCF) and pleading for \$3.5M in appropriations, for the purchase of Timber Point. It went rather smoothly, as we needed the funds or the project would not get off the ground, so that made the delivery easier. Afterwards, while I was walking by the Capitol building, the sun was

shinning brightly and the flag was brilliant in the wind, it was one of those moments that make you smile. Near the end of the my whirlwind 24 hour day on the road, I was crossing over the bridge back to the Florida coast and I look to my left and there was the sun setting on Pelican Island National Wildlife Refuge, the first designated refuge in the country created by Teddy Roosevelt. Another smile came upon my face, and said "wow" ... how did that happened? That was a good sign of things to come .....

Months later, Rep.Chellie Pingree calls me ( I answered the cell "YO" ...) to say the \$3M made it through the House process (it was in the President's budget too). A few weeks later, Patrick Woodcock (Sen Snowe) and Olivia ..... (Sen Collins) e-mailed and said it made it through the Senate. This might seem boring but when you have a project hinging on this "process", it is like an action movie; it really can be exciting. Especially when it is going your way. Finally ... Bingo .. \$3M was appropriated to RCNWR for the purchase of Timber Point. Yahoo. I said to Wolfe Tone, it is all yours now; you have the next \$2.2M project. The Friends had never been involved in raising that much money in the private sector.... Next thing you know, I am on the Fundraising Team with TPL and KPCT..... and as you know, it all worked ... ..

Fast Forward , three years later 2011 ....

The second part of the story is after the fact ... on December 20 after the closing, actually minutes after Wolfe closed on the deal, Kathleen Cox from USFW Reality office, called me and said the land was "ours". Yahoo Part II, The Real Yahoo. I was pumped. It was dark (5:30pm), slashing rain and raw outside. I jumped into my car and headed straight for TP. I wanted to step on that land without asking for permission. I pulled up with pellets of rain stinging to my face (I did have rain gear on). The first thing I did was to go straight for that KEEP OUT sign by the mailbox and I yanked that sucker right off. The No Trespassing signs would go later. I walked down the causeway with the wind howling like a freight train while I was yelling Yahoo with my hands in the air. I was in the TP Olympics. The feeling was exhilarating. I saw another KEEP OUT sign, I ripped that one off. At the fork in the road, I went to the right and yelled "I'll be back", as it was nuts and I was getting soaked. It was so dark looking down the Oak tree lined road, I could not see anything. The wind was rolling down those tracks and I was holding on tight..... The next morning, I woke up before dawn, it was the Winter Solstice and I said, I am going to see the sun rise up over the Atlantic from TP and new Refuge land. That rain turned into snow on the 21<sup>st</sup> of December. It was wild; there was ten inches of fresh white powder along the road. Here I was walking along a snow white laden virgin trail where the night before I could not see a thing. It was so quite out there. I made it out to the trail along the ocean; the first of it's kind for RCNWR. The timing was perfect to see the sun just peek it's way over the horizon --- the first morning sun of winter. I could not help but to think of that sunset in Florida over Pelican Island. It was all worth the trip. Full Circle. And We All Did It !!! Thank You ."

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Evans, Glenn

“I write as a member for the Friends of Rachel Carson NWR about the future of the Ewing Summer cottage at Timber Point on Rachel Carson Refuge’s Little River Division in Biddeford, Maine. I understand there is consideration of using the building at its current location for environmental education. While the concept of expanding environmental education at the Refuge is one I favor, I cannot support its “home base” at the former Ewing Summer Cottage for the following reasons:

- 1) The cottage is located in important wildlife habitat. The primary purpose of the Refuge is to enhance important wildlife habitat for wildlife rather than increasing human presence there. The acquisition of Timber Point by the Refuge was to protect wildlife habitat, not preserve buildings.
- 2) The cottage is also located in an area that is sure to be inundated with water from storms with rising sea level. Any money/time/effort put into the house at that location would ultimately be wasted.

If the building is to be used for environmental education, it makes more sense to move it to a new location that is better suited for more people, will have less impact on wildlife habitat, and is in less danger from impending sea level rise. If the Refuge leaves it where it is for human use, it will be helping create a multitude of future conflicts and problems. Hopefully the Refuge recognizes the multitude of potential problems should the building remain and makes the right decision to remove it.”

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Ewing, Charles

“I’m writing in response to your request for public input regarding the future of the buildings at the Timber Point, Biddeford, Maine property of the Rachel Carson NWR. I believe the Main House and some additional buildings should be kept and adaptively reused for purposes which are consistent with the goals of wildlife preservation, environmental research, public education, and nature writing as practiced by Rachel Carson, and also with the goals of historic preservation.

My answer to the question of what to do with the buildings has evolved with time. When my family made the decision to sell the property for conservation, I believed it meant the buildings would be torn down and I accepted that; conservation of the land was my highest priority and I thought removing the buildings was a necessary consequence of that decision.

With time I have come to believe that the buildings, especially the Main House, have historical and architectural value; that preserving them is not in opposition to the goals of a wildlife refuge; and that the buildings can be creatively re-used to further the research, education, and outreach goals of the U.S. Fish & Wildlife Service (“FWS”).

The Main House, designed by my grandfather, Charles Ewing, has been consistently praised for its design by those who have knowledge of such things. After seeing it in October 2008, the architectural historian Richard Chaffee wrote:

*I think Charles Ewing's house is extraordinary, perhaps unique. It is very imaginative without being strident. Clearly its architect knew how to build well, to plan ingeniously, and to shape space. Embodied in the house is a sense of historical time: throughout the house there are allusions to the past. And the house seems to intensify its site, the place where it is. I would be very sorry if the house were demolished.*

2

The house has been cited by Maine Preservation as one of Maine's "Most Endangered Historic Resources" for 2012, and said to be eligible for listing on the National Register of Historic Places by the Maine Historic Preservation Commission. I am not qualified to make such assessments; I can only say that I feel the house is perfectly suited to its site, that it has a restrained elegance that is devoid of pretense which makes it a truly comfortable home, and that when inside it one feels intimately connected to the outside. It is also well built, which has helped it stand up to the elements in its exposed oceanfront site.

Some people think that all the extant buildings should be removed; that they don't belong on a wildlife refuge. I disagree with this, for two reasons. First, this argument assumes that the presence of the buildings is detrimental to the wildlife refuge. The buildings have stood where they are for eighty years and been occupied by ten or more people for many of the summers during that period, yet throughout that time the property has supported an abundance of wildlife. The building footprint is small compared with the refuge size and I do not believe removing the buildings would result in any noticeable change in the wildlife on the refuge.

Second, the argument assumes the buildings have little intrinsic worth, either as historical artifacts or as assets to further FWS goals, so nothing would be lost in removing them. That they have historical value is shown by the response of historic preservation organizations to their possible demolition. With a little creativity numerous uses can be found for them that further the research, education, and public outreach goals of the FWS, making them contributors to, not detractors of, the refuge. It should be added that tearing down the buildings is an irreversible act; once done, the buildings could never be restored. FWS should give the most careful consideration to any plan to remove the more significant buildings lest they later regret taking such an action. The Main House can be put to a wide range of uses.

Here are some that are aligned with FWS goals:

- as a home to a nature writers' retreat. Writers would gather to share their writings and hone their craft in the setting of a wildlife refuge. Such a retreat would be a residential program lasting one or two weeks. Perhaps it could be called The Rachel Carson Nature Writer's Retreat.
- as a home to a small nature camp for youth with a focus on biology, marine science, estuarine study, wildlife, ornithology, etc. These one- or two-week programs would foster a love of nature and an interest in research among youth.
- as a retreat and re-energizing spot for people working in environmental education, with a mix of appropriate educational classes and time to enjoy the refuge.

- as a meeting site for small groups of researchers and academics in the fields of environmental studies.
- as a summer residence for scientists and researchers working at Timber Point, the University of New England, Rachel Carson NWR, or other local environmental programs or organizations.

3

It would also be important for the Main House to be open to the public some of the time to combat any perception that the building is the exclusive enclave of a few lucky people. Jo Power's concept for the Timber Point Center does very well in this regard. Following are some additional suggestions for public use. Because of limited accommodations at the house, reservations would be required for the open house events.

- open the house for overnight stays for small groups kayaking up the Maine coast a few nights each year.
- open the house for architectural tours a few days each year.
- open the house for tours and serve popovers and tea on the terrace (weather permitting) a few weekends each year; this will give visitors a sense of the property in its heyday.
- ask a local garden club to maintain the gardens on the terrace and, if there's adequate interest, also at Pat's garden.

It will take time to get programs going which are aligned with FWS goals and make adequate use of the facilities. In the short term, it may be advantageous to make use of the house and bring in some income, even if the uses are unrelated to FWS goals. Two examples are:

- as a corporate meeting spot for one-day team-building, consensus-building, or educational programs.
- as a corporate retreat center for multi-day small group events.

There are other buildings besides the Main House to consider. Following are my thoughts regarding these other buildings. (I assume that a listing of Timber Point buildings on the National Register of Historic Places will focus on the Main House and the immediately adjacent buildings, and that those farther away may be removed without affecting the listing.)

- Laundry – preserve as an adjunct to Main House. If the Main House does have overnight guests it could make sense to retain it as a laundry, otherwise it could be put to any use which such an outbuilding might serve, including storage.
- Garages, Workshop, Pat's Room – preserve this building complex. I think one or both of the two-car garages could make nice environmental laboratories; electricity and water are nearby and the space is close to all the various ecosystems which Timber Point presents. In wet or cold weather the large doors would be mostly closed; in warm and sunny weather they would be opened to admit fresh air and light. Pat's room could serve as a summer residence or office space; the bathroom could be used by people working in the laboratory. The workshop could be used as shop and storage space.
- Paint shed – While I don't see any use for this small brick building in the short term, it is in such good shape that it makes sense not to tear it down and see if an appropriate use can be found for it.

4

- Potting shed – This building is in fairly good shape although some roof work is needed. If the adjacent formal garden (“Pat's garden”) were ever to be restored the potting shed would be useful for the storage of garden implements, flower pots, and the like. FWS could also use it to store items they don't want persons in the Main House or garages to get into. Otherwise, it could be removed.
- Truck garage – This building has little historical or architectural value and its presence increases the footprint of the Main House building compound. I would be inclined to remove it unless FWS has a use for it.
- Bath house and Boat house – It could be desirable to maintain one of these buildings for the storage of small boats which could be used for research or other purposes. Although less convenient for canoe and kayak storage than the bath house, the boat house is in better shape and I would be inclined to keep it. The bath house could be removed.

In summary, I believe the Main House and some additional buildings should be kept and adaptively re-used for purposes which are consistent with the broad goals of both wildlife preservation and historic preservation. I believe the buildings present a unique opportunity for the Rachel Carson NWR and look forward to seeing them used.”

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Ewing, David

“I’m writing in response to the scoping solicitation regarding the house and associated structures within the Rachel Carson National Wildlife Refuge. They are very much worth saving, and I hope they will find a place in the *National Register of Historic Places*.

I urge you to embrace the **Timber Point Center** (the Center) concept for the viable, adaptive reuse of the Timber Point buildings as a nonprofit meeting and retreat center promoting conservation education as well as the Refuge’s and the U.S. Fish and Wildlife Service’s mission and goals.

The “Big Six” public uses identified in the *1997 Refuge System Improvement Act* are:

Hunting

Fishing

Wildlife photography

Wildlife observation

Environmental interpretation

Environmental education.

The land and seashore at Timber Point provide opportunities for the first four of these. A Timber Point Center at the house and outbuildings would dramatically expand opportunities for remaining two: environmental interpretation and Environmental education, as well as for teaching and exhibiting wildlife photography.

The Rachel Carson Refuge wouldn't have to build it or maintain it. The Center would be self-sufficient, bringing in revenue to cover expenses and upkeep while providing services to augment the capacities of the refuge. The Center's use of Refuge resources should be conditioned on its ongoing fulfillment of these commitments.

### **Implementing the NWRS Vision**

Here is the Timber Point Center website <http://timberpointcenter.wordpress.com/>

The opening sentence of its vision statement says:

*"Timber Point Center will promote advanced learning in community sustainability and environmental stewardship."*

This fits and furthers the goals of the National Wildlife Refuge System, as articulated in the 2011 Fish and Wildlife Service visioning document: *Conserving the Future: Wildlife Refuges and the Next Generation*.

This NWRS vision, distilled from the work of over 100 Fish and Wildlife personnel, other Federal agencies, other conservation agencies, the National Wildlife Refuge Association, and over 10,000 citizen comments, recognizes the need to broaden the historic outlook of the Refuge System, and especially to implement policies to attract, educate, educate [sic] a new and diverse generation in order to build an extensive and energized constituency.

One of the defining themes of these policies is the need for innovative partnerships - - for openness and flexibility in finding ways to leverage limited NWRS financial resources by connecting with neighboring communities and collaborate in instilling an active conservation ethic in a new and diverse generation.

One theme recurs throughout the report: as survival of our fish and wildlife poses new challenges, the Refuge System must broaden both its focus and its methods; to be successful, it needs to cultivate the participation of new sources of public support and energy. It appears in every section. Emphasizes [sic] the importance of experimentation and collaboration: In other words, the Refuge System has to be able to get out of its comfort zone, take some chances, welcome some new faces, organizations, and approaches going forward.

The references to this in the document are too numerous to cite in this letter, but here is a sampling:

#### **In the Preface**

“In the face of these challenges, the Service gains conservation strength through building partnerships. We have always worked with a wide variety of partners, including federal, state and local agencies; tribes; nongovernmental organizations; friends groups; and volunteers. We strive to be a vital component of local communities as we conserve wildlife and habitats.”

**In the Executive Summary:**

“...we must identify opportunities to engage new constituencies to help us meet our mission.” The Timber Point Center presents exactly such an opportunity.

“Without the support of the American public, our actions – however well intended – will fall short. We seek to make wildlife conservation more relevant to American citizens and foster their engagement in and support of the National Wildlife Refuge System. As with our land protection efforts and management actions, we will be most effective in this area by both working with our traditional partners and by embracing new ones. Our recommendations include expanding community partnerships...” (Emphasis mine)

**In the Introduction**

“Given the magnitude of the challenges before us, especially the current need to balance many competing priorities, we need help from both our traditional and emerging partners who want to ensure that future generations receive a legacy of healthy habitats, clean air and water, open spaces and robust wildlife populations.”

**In Chapter 1: *Conserving the Future:***

“We must engage our neighbors, conservation partners and surrounding communities in creative conservation strategies to achieve our collective species – and ecosystems – management goals.”

We must collaborate effectively with a wide array of partners to leverage resources, avoid duplication of effort, and collectively develop and implement mutually beneficial solutions.

**In Chapter 2: *A Connected Conservation Constituency***

“As an integral part of local communities, refuges are great places to build a broader conservation constituency. Refuges work with schools, civic groups and individuals to share our passion for the environment and our mission. We must push ourselves to reach out to those who are yet unfamiliar with who we are and what we do. Part of our mission is ensuring that all our citizens benefit from refuges, and this helps sustain

strong support for the Refuge System. Our goal must be to inspire all Americans to become part of a conservation constituency.

Recommendation 11: Develop and nurture active and vibrant friends groups or community partnerships for every staffed refuge or refuge complex

**In Chapter 3: *Leading Conservation into the Future***

“With these challenges, the organization needs leaders who can embrace change and innovation, anticipate opportunities, remain transparent and take calculated risks. These leaders must be adaptive and visionary, inspiring employees and partners to exceed what is necessary and seek what is possible. They must possess agility, passion and exceptional communication skills, and they must be skilled in the use of technology. And these leaders must be committed to developing the next generation of conservation stewards...”

**In Guiding Principles:**

“Partnerships with those who want to help us meet our mission are welcome and indeed essential.”

**A history of Partnerships**

Indeed, there is a history of FWS working flexibly with like-minded people and organizations to accomplish the core mission of fish and wildlife protection along with other, aligned interests. I know this personally from my family’s involvement in creating the FWS Wassaw Island Refuge in Georgia, in which we still have an inholding and an important role as stewards, supporting and supplementing the FWS capabilities on the island. Here is a list of other examples:

1. The Murie Center \*\*
2. The John Hay House / The Fells –
3. Monomoy Point NWR
4. Borestone Mountain
5. James River Ecology School on Presquile National Wildlife Refuge
6. Urban Forestry Center in New Hampshire
7. Ding Darling
8. Conservancy for Cuyahoga Valley National Park
9. Okefenokee National Wildlife Refuge
10. Kenai National Wildlife Refuge
11. Harris Neck NWR
12. Crab Orchard NWR
13. White Fish Point

14. Denali National Park

15. Chicoteague \*\*

### **The Scoping Options**

Looking at the five options that were listed at the scoping session, I am distressed to see the proposed Timber Point Center is not even identified. The only option into which it could fit is the following, catch-all option:

“Private/Non-profit Reuse: The buildings would be renovated as necessary and rented as a private residence, as overnight convening facility, or to a private or non-profit group for commercial use.”

This certainly puts the Timber Point Center in dubious company, with uses so diametrically opposed to its intentions.

Lumping it with the possibility of renting the house “as a private residence” or “for commercial use” is bound to scare people away from this option. How many conservation advocates would take a chance on opening the refuge to private residences or commercial uses?

My endorsement of the Private/Non-profit Reuse option is for uses that complement and support the goals of the refuge system and FWS.

I hope the spirit of *Conserving the Future: Wildlife Refuges and the Next Generation* will guide the process of deciding the future of the buildings and the great value they could bring to the Rachel Carson Wildlife Refuge in partnership with the historic preservation community and the Timber Point Center.

Timber Point has always been, and continues to be, a much-loved part of my life. Thank you for your patience in reading this long letter, and of course for all your care and attention in this scoping process.”

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Ewing, Robert P.

“I am writing in response to the FWS solicitation for public comment regarding the Main House and outbuildings at Timber Point, now part of Rachel Carson National Wildlife Refuge.

I noticed that the poster at the public hearing gave 5 options: No action, Maintain current management, Removal, FWS reuse, and Private/non-profit reuse. I don't think this list does justice to the available options:

- The “No action” and “Maintain current management” options are quite similar: the current maintenance is minimal, and if continued will certainly result in serious deterioration of the buildings. For example, the brush piled inside the garage (see [http://www.fws.gov/refuge/rachel\\_carson/what\\_we\\_do/conservation/TimberPointEA.html](http://www.fws.gov/refuge/rachel_carson/what_we_do/conservation/TimberPointEA.html)) can't be good for the building, and seems at odds with the FWS goal of preserving the buildings until a decision is made.
- “Removal” is impractical. The former owners (of which I am one) gave some thought to this option, and concluded that the cost of moving the house was prohibitive. Even if cost were no object, moving the house (even in many pieces) would require serious widening and

strengthening of the road, doing damage that FWS and I would both oppose. I don't believe that this is a genuine option.

- “FWS reuse” would require expensive alterations to the house so it could meet fire codes, and to change the house into something that FWS actually needs. Even if that were done, FWS would then have a remote building that is unheated, inaccessible, and vulnerable in winter, with a road that washes out frequently. Again, I don't believe that this is a genuine option.
- Finally, there is the option of “Private/non-profit reuse.” This one option contains a huge array of possibilities. Rental to a private party seems at odds with the FWS goals, but rental to a nonprofit, which could further the FWS mission of conservation and education, seems like an excellent option. An excellent choice for this option would be the Timber Point Center, a nonprofit established for this purpose.

While the poster's list doesn't explicitly say so, the implication is that the various buildings will stand or fall together. But clearly some of the buildings have more historical significance than others. The bathhouse and boat-house contribute little to the ensemble. The house, even without its outbuildings, is a wonderful piece with historical and architectural value. The house and garage complex together are more than the sum of their parts, and the house could be used by a non-profit while the garage complex served as FWS outbuildings.

Thank you for the opportunity to give feedback for this important decision.”

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Ewing, Tess

“I am writing in response to your solicitation for public comment regarding the future disposition of the Main House and outbuildings at Timber Point.

As a member of the family that used to own Timber Point, I was extremely happy to be able to turn the property over to the FWS when we no longer had the resources to keep it up. This ensured that the land would remain in a wild state, and with public access so that others could enjoy its unique blend of woods, wetlands and rocky shores. The one thing that troubled me about the plan was the probable future destruction of the Main House. We understood that the FWS did not plan to keep the buildings, but rather would either raze them or allow them to fall apart on their own. This saddened me, since the building has historic significance, and is beautifully sited; but we understood it to be the price of obtaining our larger goal of preserving Timber Point.

Therefore, I greeted the proposal for a non-profit Timber Point Center as a wonderful option.

I strongly support the continuing existence of the main building at Timber Point as a facility for education on the wildlife and ecology of the region. This would accomplish two aims, in my view: preserving a historically and artistically important building in its original context; and providing the public with the orientation and education about the natural systems at Timber Point to allow them to enjoy their visits more fully.

If the FWS were able to renovate and maintain the building(s) as a visitor center for such a purpose, I would consider that an ideal solution. We were led to believe that such a plan was not being considered. If that thinking has changed—or if our understanding was incorrect-- as your document “Timber Point Main House and Associated Structures Options for Environmental Assessment” (poster at the Timber Point Open House in July) seems to imply, then I hope you will consider repurposing the Main House as a visitor center with associated environmental programs for the public and/or perhaps research.

If the FWS does not want to, or cannot, use the buildings to such a purpose, then I would strongly advocate for use by a non-profit, such as the Timber Point Center, for educational and similar purposes, expressly including relevant environmental education and/or research.

I want to be clear here that while I strongly support the use of the buildings by a nature- and environment- related non-profit, I would oppose their use as a private residence or commercial property. In my mind, that would contradict the purpose of transferring Timber Point to the Rachel Carson NWR.

Thank you very much for considering this response, and for asking for public comment on this question.”

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Flamson, Edward

“As a contributor to the Timber Point Wildlife Refuge I strongly endorse your efforts toward opening the property to the public. I strongly oppose the development of the Ewing property for whatever purpose you envision. More traffic will detract from the purpose we envisioned when we made our contribution. Surely Rachel Carson can spend your limited resources more wisely.”

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Fletcher, Keith

“I have been involved in conservation in southern Maine for more than thirteen years, both professionally and as a volunteer. While these are my personal comments, in my day job I work for an organization, who played in a role in conservation of Timber Point.

Some years ago I visited the main house and buildings on Timber Point. My immediate first thought on seeing the house was ‘lovely, but doomed.’ The infrastructure is simply too close to the water, and the water is rising. I was not surprised to hear that the waves have thrown boulders through the main house windows. I expected that would happen, given the current situation.

I then examined maps showing a two foot sea level rise (by 2100) at Timber Point. It is very clear that even with this two foot scenario – now seen by most as wildly optimistic – the situation for the house will deeply worsen. The existing sea wall will need to be raised, and extended, if the house and structures are to survive. If sea level rise continues, there will be no end to this process of continued fortification. The peninsula will start to look more like a New Jersey sea wall, than a piece of the Maine coast. In addition, such fortification is very expensive. But nevertheless, if the facility is indeed adaptively re-used, a constituency may develop for it, and that could result in continued pressure down the road for expensive barricades, rip-rap, and other erosion control measures.

There is another issue here, which is the need to respect the integrity of the National Wildlife Refuge system. Adaptive re-use of these facilities is in no way consistent with the purposes of the National Wildlife Refuge system. The level of use associated with a proposed conference center at this location would not be consistent with wildlife protection – there would be disturbance of wildlife and the impacts (noise, traffic, people) would extend far beyond the immediate building grounds. Frankly, if the fate of the place is to be some kind of conference attraction, then the property should not have been made part of the NWR system in the first place.

My final comment is as a taxpayer. I helped to purchase and manage structures while working for The Nature Conservancy in Iowa. Structures are pure and simple, money pits. My predication, based on the issues facing other such centers in Maine (e.g., Wolfe’s Neck), is that whatever nonprofit or educational partners line up to be part of the center initially, will soon be searching for a way out. The term White Elephant comes to mind here. Unlike in Field of Dreams, if you build it, they probably won’t come. The demand is unlikely to be there.”

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Fraher, Patricia

“My understanding is that Fish and Wildlife preserves plants, trees, wildlife, etc. and not buildings. As a contributor to purchase Timber Point, I strongly feel that the Ewing house should not be used by the public for meetings, overnight stays etc. The Point should remain pristine and not disturbed by cars, groups etc.”

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Fullerton, Bill

“Save all the buildings! Use the main house as office space and for nature programs. Do not destroy or move the buildings! It is an asset with them there.”

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Gosselin, Carolyn

“I am extremely concerned that the preserve will be used by a very small, wealthy, vocal community nearby to the exclusion of others.

The main building should be renovated to become the Timber Point Center – for conferences, for educational purposes, etc. Obviously only to the extent of not impeding the Wildlife Refuge, but in so far as to support access to the locale and its linkage to local and national history.

I understand that wealthy donors may have a louder voice in this than a mere school teacher, but I feel strongly that the Timber Point Center would provide opportunities for a broad spectrum of the community. What better way to inspire future generations than through exposure to both their heritage, as well as modern approaches to preservation and conservation. I appreciate the opportunity to voice my concern about how this space – overall – will support a greater good.”

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Green, Jessica

“Timber Point should be for wildlife and plant life, not people. Please keep it that way.”

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Gregory, Karin

“I am a resident of Biddeford Maine and was involving in some of the fundraising for Timber Point.. The buildings suit the land so well, and are really a gem in my mind’s eye with their historical and architectural beauty. It would be terrible for those buildings to be left unused and FWS have no choice but to tear them all down. The family lived in unison with the land for many generations. Those buildings have a place in our future. The idea of a retreat center were people can appreciate nature and conservation is a wonderful way to preserve and protect Timber Point. I would like to see FWS take that proposal seriously and work out its use before it is too late to properly preserve the buildings.”

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Grumbling, Dr. Owen

“First, I appreciate the opportunity to affirm the preservation of the Timber Point property under the stewardship of US Fish and Wildlife, and to thank all those who contribute to and facilitated this acquisition.

It is highly appropriate that the land be managed as part of the Rachel Carson Wildlife Refuge by US Fish and Wildlife. Their primary mission, is to support the integrity of ecosystems for the sake of maintaining diversity, and this should be the shaping principle for managing Timber Point. Regarding the physical structures on the panel, there is no sound reason to expend funds, and especially, to expend the labor of US FWS on maintaining marginal buildings that have little to do with the actual ecosystem and may in the future negatively impact the habitat. This area is a refuge – a small one in proportion to the already built coastal environment and the rapid rate of continued building. This land should be a refuge with minimal built environment necessary for sound management. Fish and Wildlife like all federal agencies faces potential shortfalls and delays in funding future years. Their mission should be focused on

managing fish and wildlife and providing interpretations for the public. The agency should not be saddled with more aging physical properties not directly necessary for management. This is not merely a potential dollar drain, but perhaps more significantly, a fatal and chronic drain on staff who no doubt like good farmers, always have a list of management tasks useful to the land. My understanding of projections for sea level rise make the maintenance of properties in these locations deeply problematic and likely crippling financially.

Thanks for the opportunity to talk!

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Heavy, Bill

“Would suggest selling off the buildings unless it would really serve well as wildlife office space. Do not see it as a good spot for rental use by individuals.”

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Kane, Helen

(8/20/13)

“I love the idea of an artists’ colony at Timber Point – hope it can be saved.”

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Kenney, Kerry

“It is wonderful to be stewards of the land (I have several family members in NPS & USFWS), for generations to come to enjoy. However, as a historian and preservationist, I am also interested in how to utilize existing structures to everyone’s best interest. We are a society of ‘tearing things down,’ or worse, neglecting things until these places must be torn down. These places can never be replaced. The buildings on Timber Point were designed and crafted with care and attention to the beauty of the point, by a renowned architect. There were several artists and writers that visited the Ewing home over the years. The history alone is worth preserving. An education / retreat space, seems possible.

The flip side is the traffic issue, but this can be managed. Van service (even for the land/trails – parking is very limited down there and as word gets out about the place, the traffic count will continue to climb). Shuttle vans for both the trail system and perhaps retreat / wildlife/environmental educational programs, might help the problem. Perhaps the city of Biddeford could assist with implementation, as it would help with being a draw for the area. Creative ‘out of the box’ thinking will be needed, as funding is quite an issue.

The ideas put forth about saving and utilizing the buildings are not in opposition to preserving the land for the enjoyment for all. Well thought out planning is important, so that the residents of this lovely area are not overly burdened (but that does come with change sometimes – does it not?) and to make sure the intent of the area is always held paramount (wildlife,

conservation, environmental) blended with congruent possibilities of serving the needs of civic groups, community service groups, non-profits (in alignment with vision/mission statements), or artistic / creative endeavors. All these things make a project (and community / area) rich!

Thank you for the opportunity to comment.”

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Klak, Thomas

Jul  
13

Dear friends at Rachel Carson,

I want to add my input on the options the wildlife refuge is facing, with the house at timber point. I went on a walk last week and saw everything and have formed an opinion. I don't see anywhere on the website to enter my comments, can you let me know how I can do that? Thanks for gathering public input. Great property you have purchased, by the way – way to go!

Jul  
20

Dear Ward and Karrie,

Thank you for the opportunity to chime in as the Rachel Carson National Wildlife Refuge collects public comments on what to do with the 6000 ft.<sup>2</sup> plus historic home/building acquired as part of the timber point acreage purchase. On Tuesday, July 9, I participated in the well-organized tour of the land and buildings at timber point, from which I formed my opinion.

I would like to see the wildlife refuge pursue all financially viable options that would maintain the historic building as part of the timber point wildlife refuge assets. I suspect I do not offer an unusual opinion when I ask that the wildlife refuge present to the public the options that would maintain the historic building while keeping it as part of the refuge lands. Informal conversations during the tour suggested that the building might be used for a combination of wildlife refuge office space, nature center, and public/community gathering space.

I was not compelled by the suggestions during the July 9 tour of those individuals representing the nonprofit Timber Point Center. They were arguing that that wildlife refuge must not maintain the building in its possession, arguing that the refuge's mandate is strictly about protecting lands, not maintaining buildings. They therefore argued that the obvious alternative would be to turn the building over to their nonprofit organization. Before such an option were to be pursued, I would like to see the refuge explore all other possibilities that would maintain the building as part of refuge system control and ownership.

I am also not persuaded by arguments that vehicular traffic to the historic building must be severely limited because of sensitivity to property owners along the public access road. I believe it is crucially important to the public at large that we have access to such lands and building spaces, in order to further consolidate in the public mind the need for conservation of natural

areas and historical cultural landscapes, which would include in my mind the architecturally significant building in question.

Thank you for this opportunity to comment on this important decision that the wildlife refuge faces.

Warm regards, ~Tom Klak

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Leavis, Kathy

“Timber Point has so much history – the old buildings have stories to tell! The wildlife has lived alongside these dwellings for decades – some have lived around and in the buildings.

I am in favor of following the plan of making use of the buildings on the property. There is so much to be learned from its wildlife, marine life and the land itself. I think the big house is perfect for education about the area, sustainability, wildlife, the ocean. People could stay in the house for silent retreats, intern as caretakers of the land and students of biology, ornithology, etc. Limited parking may limit the amount of people – no problem – people can walk in and carry out what they need.

I visited the big house when the Ewings were there – a joyful group of people in a sacred setting. Please keep the building!

Each room could have a different theme, ex: Nesting birds, Squirrels & Chipmunks, Whales & dolphins, seals, etc.”

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Linzee, Jill

“I am writing in response to the scoping solicitation regarding the Timber Point Estate, located within the Rachel Carson National Wildlife Refuge.

I wish to express my strong and wholehearted support for the Timber Point Center concept, as outlined on [www.timberpointcenter.org](http://www.timberpointcenter.org). The preservation of this historic house and its potential use as a cultural and environmental center is an exciting vision worth pursuing. Timber Point Estate is a unique and beautiful property that has the potential to be appreciated for generations to come.

We have become so lost in our "virtual world" these days, that any opportunity to reconnect us with the land and sea and the natural world so beloved by Rachel Carson should not be overlooked.

There is a groundswell of support from so many local - and not-so-local citizens who believe strongly that preserving the Timber Point Estate would be an amazing gift to all of us. Please help us to save this special and important place.”

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Louise

November 12, 2012

“Dear Jo, + Rachel Carson NWR

I’m writing to you to express my strong support for your proposed Timber Point Center at Rachel Carson National Wildlife Reserve (sic). Among the many positive aspects of your vision, I’m particularly excited that it would put the main house to continuing good use for purposes which would benefit local communities as well as the natural world. It would be satisfying to know that the building designed and built by our grandfather, Charles Ewing – as a family home in 1930 – will have a second chance to provide shelter, security and inspiration, this time to a large, ever-changing circle of engaged residents.

The location of the house at the end of Timber Point, surrounded as it is by spruce trees, the ocean and rocky coast, ensures a degree of solitude and shared introspection that are likely to encourage community building and thoughtful discussion. The immediacy of exterior views to interior space may keep the groups focused on working together aware of their environment at the same time. Nature’s activity can’t easily be ignored there.

When we realized that we, as a family, could no longer maintain all of the Timber Point property the options didn’t look encouraging. We feared our choices were either to sell the property to a private owner – who might destroy the natural setting in an attempt to upgrade the estate, or sell it to conservation interests – who would see no continuing role for the buildings. We chose the latter which seemed the greater good, or lesser evil. But it saddened me to imagine that the fine, solid, quietly elegant building, set in such incomparable surroundings, would be destroyed because we, the owners, saw no alternative use for it.

If your proposal were implemented and the house transformed into a space hospitable to groups with worthy projects to consider or to engage in, and minimal impact on the land, that would undeniably be the best outcome. Project facilitators concerned with various aspects of quality of life – for all life forms – would find Timber Point a welcoming refuge from the busy workaday world. I feel that your proposed retreat center would double the value of the Timber Point property; it would provide exceptional opportunities to the people of nearby communities and summer visitors as well as preserving habitat for the animals and plants native to the area.

Charles Ewing was an artist as well as an architect. His respect for and appreciation of nature in all her moods and varied aspects are clearly captured in his watercolor paintings. I hope that we, his descendants, can ensure that his artwork will be available to brighten the walls if you would like to use it. And I believe that maintaining his house for the purposes you intend would honor his memory and his values – as well as our own. Many thanks for your tireless and enlightened efforts toward that end.”

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Lupisella, Olivia Anne

“To whom it may concern,

My name is Olivia Lupisella, and I am concerned about the Timber Point trail. I do not want my street to become crowded with tourists. But I do not think it’s right to close off the house at the end of the street. People don’t walk to see the ocean, although it may be beautiful. They come to see the beautiful house.

I do think it’s right to let people see the house. I do agree that there should be rules and regulations. Only on a certain occasions should people be able to go inside. I know you are probably wondering why I’m trying to convince you of this so let me tell you why.

One Winter day my family and I went for a walk. We saw two roads cross and [...] we walked down the other [road]. Where we were was so beautiful, like a winter wonderland. Little did we know there was a castle at the end of the long trail. We were so amazed we decided to explore!

We figured no one lived there so we looked through the windows, walked through the barn and enjoyed the great view in the back. Do you know what went through our minds as we walked back? How lucky are we to discover this! And the main part of the story is, these are memories my family and I will have forever. All of us were so sad that we couldn’t make more memories at the house. That’s why I would like that rope to be cut.”

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Lyons, Mary

“As a resident of Biddeford and a person who has walked the Timber Point Trail, I think it would be wonderful if the home there was preserved as a low-impact retreat center. It is so beautiful and such a historic treasure.”

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Marshall, Louise C.

“As a year round resident for 40 years – I have seen many changes and a great decrease of many birds and animals – a change in migrations especially of the Monarch’s.

Let’s leave the entire Timber Point to the protection of all wildlife – no more footprints and exposure.

I am against any use of the mansion – by anyone – All uses should be only for preserving the wildlife – and not – I repeat not outside PARTIES of other interests.

Please consider the residents we would like peace and quiet just as the wildlife – No More traffic.”

---

Maurer, Patricia

“I was on the tour of the Timber Point property yesterday. I cannot attend the meeting in Kennebunkport on Thursday so am writing my observations. I believe there is great potential in

keeping the house that is located on this property. I read the introduction in the Assessment of the building which was prepared for the U.S. Fish & Wildlife and found this sentence to be enlightening: "With a relatively small investment in the immediate repairs, the main house can be stabilized and utilized as a resource for the Refuge." In this assessment, the house was also referred to as a "unique property" which it certainly is.

This would offer a wonderful opportunity to have a resource for artists, writers, environmentalists to study and offer learning opportunities."

---

Montgomery, Molly

"Thank you for all you have done to keep Timber Point for the wildlife. Please continue to try to keep wheels off the ground. Granite Point Rd. has too much traffic already. We donated (\$1000.00) personally and (\$50,000) from a family foundation, The Foundation, in order to preserve Timber Point for birds and wildlife ONLY. Thank you."

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Moore, Sarah E. (MD)

"1) Timber Point Wildlife Reserve would best be a Wildlife Refuge, and undeveloped. My understanding when I did my donation, was that this would be a quiet place with primary concerns for the wildlife and native plants, etc.

2) It is my recommendation that existing structures be taken down or removed and moved to another place. As they exist today, they're what the lawyers fondly call 'an attractive nuisance.'

3) The conclusions of the Oak Point report, that the house is in good condition, are strikingly refuted by the pictures of the existing conditions included in the appendix.

4) What is the mission of the Rachel Carson Wildlife Refuge?

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Morton, Dana & Wendy

"I can't think of activities that will produce income necessary to maintain the house. More parking needed at trail head. Research facility? UNE?"

---

Nacar, Suzie Ewing

"Dear Rachel Carson National Wildlife Refuge personnel,

I am one of the former owners of Timber Point in Biddeford Maine, and currently a seasonal neighbor (on the adjacent parcel still belonging to the Ewings). I am writing in support of the Rachel Carson National Wildlife Refuge (RCNWR) pursuing a community partnership with the Timber Point Center

(TPC) for making positive use of the main house at Timber Point. Having seen the house become an 'attractive nuisance' in the last year and a half, I believe it is an urgent matter that a decision be made about its future very soon. Having lived there more or less every summer prior to college, I know that human presence around the building is no danger to the wildlife. This was also true throughout the 80 years of Ewing ownership. The lack of a regular human presence, on the other hand, invites the kinds of misuse and abuse of the land and structures that degrade both. Already we have seen abuse of the rules on the peninsula (dogs, bicycles, and some vandalism, for starters). If the house stands as is, it will inevitably invite further vandalism and other irresponsible behaviors. If the house is maintained and used, it will help to keep these problems at bay.

The mission of the TPC embraces the ethic of the RCNWR. An alliance with the TPC would allow the RCNWR to continue to foster the kind of harmony between man and nature that the historic use of Timber Point has always embodied. More importantly to the Refuge, it fulfills an important part of your own mandate to expand community partnerships as explained in *Conserving the Future* -- a NWR publication of July 2011). It is in perfect alignment with the National Wildlife Refuge System Volunteer and Community Partnership Enhancement Act of 1998, to "facilitate non-Federal partnerships with refuges," to "encourage refuge education programs," and to "cooperate with partner organizations."

The Fish and Wildlife update report on *Conserving the Future* (April 2013) cites two of the recommendations regarding community partnerships:

Recommendation 11: Develop and nurture active and vibrant friends groups or **community partnerships** for every staffed refuge or refuge complex. Recommendation 12: Develop a national strategy for recruiting, coordinating and supporting more self-sustaining volunteer corps, while creating **new opportunities for community involvement** in implementing refuge priorities.

Finally, this concept of partnerships is given extensive attention by Fish and Wildlife on their partnerships webpage: (from: <http://www.fws.gov/refuges//youcanhelp/partnerships.html>)

The Fish and Wildlife Service enters into agreements with a **wide range of organizations** at the national, regional and local levels. These agreements are intended principally **to encourage cooperative projects that benefit the National Wildlife Refuge System** and the nation's wildlife resources. It allows organizations to contribute funds for facilities, projects or materials to benefit refuge visitors and to improve wildlife habitats.

It will also allow refuges to take advantage of the expertise and personnel of the various organizations in cooperative efforts ranging from habitat management to information and education programs focused on conservation and ethical use of natural resources. **Examples of cooperative efforts include conservation communications, training, hunter education, scholarships for study of natural resources, conferences, and youth activities.**

Because of personnel and funding constraints, **agencies increasingly rely on volunteers and cooperating organizations** to help in the successful execution of projects that would not otherwise be possible. The

Service views these cooperative agreement as one that complements other formal volunteer programs...

One possibility is for the RCNWR to permit the TPC to use the main house, in exchange for its maintenance and for hosting the Refuge's environmental education programs. More sustained programming can be attained where there is a classroom space protected from the elements, having plumbing facilities, etc. The TPC's business plan is structured such that it will be self-sustaining. There is no drain on the Refuge's coffers to allow it to run. One of the TPC's intended activities is environmental education in the spirit of Rachel Carson. Why not give the TPC a trial period? If it fulfills its intended mission, TPC will help to bring a tremendous amount of positive press to the RCNWR.

The proposed Timber Point Center is worthy of serious consideration and effort to make into a win-win-win for RCNWR, for the TPC, and for the surrounding community.”

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Norris, Sue and Steve

“Good People,

The following is our proposal for use of the “Main House” at Timber Point. It is a three part outline that includes an objective overview of the public use of the Timber Point property since acquisition by the refuge and a subjective list of concerns and thoughts on preservation vs. development. The third section is our proposal and the criteria we considered in getting there. If you are the type of person who skips ahead to the end of the book because you can't wait to read your way there, then skip ahead!

We feel uniquely experienced and qualified to both comment on current use and make a proposal based on that use. If you want background on how we came to our proposal and some concerns that came up in the process, read on.

If you would like to discuss our proposal with us or have questions, please feel free to contact us.”

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Paterson, Jessica

“I'm concerned about the amount of history and resource that will be lost if the building is torn down. Dismantling and reconstructing somewhere else is a possibility, but should be a very last case scenario. The space the house provides can be very beneficial for US Fish and Wildlife Service. [It] could be lodging or housing for interns, volunteers or researchers in the area. It could be offices or a research/resource center. The context of the building is important to its historical significance, and while relocating is a possibility, it should not be at the forefront of ideas.

Another option is to use it for private functions and weddings. It is a beautiful location that should be admired as well as protected, including the associated buildings.

Please do not think that removing this beautiful building means protecting the land, these buildings are part of the land and have been for many years, contributing to the landscape.

Instead, think creatively and deeply about how this building can contribute and engage people in the goals of US Fish and Wildlife Services. The architecture, history and potential education opportunities are too precious – plus demolishing or dismantling may waste more energy and resources and materials than necessary.”

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Power, Josephine A.

“*Timber Point Center*, a small nonprofit meeting and retreat center that adaptively reuses the National Historic Registry eligible Timber Point estate, would provide an environmentally friendly meeting and retreat space for high quality, transformative meetings and retreats, and exceptional, inspired conservation education programming.

*Timber Point Center* (TPC) would offer a unique setting and space, a focused, creative, contemplative environment, and programmatic assistance for groups who seek to further their work for the betterment of their communities. By fostering a personal connection to the natural environment, TPC would cultivate environmental awareness and conservation stewardship.

TPC presents an opportunity for collaborative partnership with the USFWS and the RCNWR to protect and preserve an important cultural resource, while simultaneously promoting the Service’s and Refuge’s mission and goals. This collaborative partnership would specifically further *Conserving the Future* Recommendations 11, 12, 14, 15, 18, 19, 20. TPC, most importantly, would assist USFWS in creating a ‘connected conservation constituency’ – one of three central themes of the USFWS vision for its future.

*Conserving the Future: Implementation Plan: National Wildlife Refuge System, Community Partnerships: Conserving the Future, Recommendations 11 and 12, Charter states:*

‘Develop guidance and put into practice processes that broaden and strengthen our conservation constituency by: a. developing refuge partnerships with *non-traditional groups* (emphasis added)... c. creating new opportunities for community involvement...’

And, again, later in the document, ‘... The team will also address how to reach a broader set of potential partner organizations...’

It is clear that the USFWS is mandating new and diverse partnerships in order to reach a broader audience, as it seeks to maintain its relevancy with the American people. TPC would be exactly the type of organization that Major Carter, Executive Director, Sustainable South Bronx,

reference, when she states, 'Bring unconventional partners into our fabric of interest. Ultimately, people might then care about wildlife.' TPC would be an 'unconventional partner,' and would work with USFWS/RCNWR to foster that caring environmental ethic our society so desperately needs.

Wendi Weber, Regional Director (Region 5), USFWS, states, 'We need to educate our publics. It's fundamental to nurturing a strong land ethic and critical to developing people's appreciation and participating in decisions affecting wildlife and habitat conservation. We must act now.' Throughout Chapter Two of the *Conserving the Future* creativity, partnering, and reaching new audiences are stressed. TPC represents a synthesis of the recommendations and themes of Chapter Two's mandate to create a 'connected conservation constituency.'

Jim Kurth, the Chief of the National Wildlife Refuge System, states, 'Do not be afraid. History tells us over and over again that we can have great successes in difficult times if we have a clear vision, if we have strong leadership.' It is obvious that a significant time, energy, thought, and hard work went into this vision for the *Conserving the Future* document. The USFWS, currently, continues to provide updates on the progress for the recommendations set forth in the document. In the end, this document needs to be more than just words. *Conserving the Future*, if implemented with commitment and courage, would be an overarching plan for bringing the American people forward into an environmentally challenging 21<sup>st</sup> century. TPC would provide the USFWS the opportunity to partner collaboratively and creatively to foster in the American public a commitment to wildlife and a participatory conservation ethic. A bold partnership between the USFWS/RCNWR and TPC would serve our society's highest good in working to create a desperately needed connected conservation constituency."

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Pugliares, Domenic

"I believe it would be fine to preserve the buildings but NO commercial use. We live at 140 and 142 Granite Point rd. and the road can NOT handle any more traffic. Fish and Wildlife cannot deal with the added traffic and Biddeford has no interest in slowing down the added cars. We now take our lives in our hands when we walk. Plus when you were raising money to buy the property there was never mention of anything other than a refuge for wildlife.

I feel we were misled! The road was not constructed for this type of added traffic!"

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Putney, Ann

"Re – Listed option on poster in downstairs area:

'No Action' & 'Maintain Current' are acceptable BUT there will always forever in the future be parties who lobby for a different type of action (like Timber Point Center)

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USFW Use – OK, not optimal. Extremely expensive to upgrade house. Best for out buildings – esp garage & the wonderful shop.

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Private / Non-profit reuse – Unacceptable. No chance of achieving FWS objective of refuge.

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Removal of main house is best option for its preservation and defraying human private interest activities in the future.

Thanks for the opportunity to comment!"

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"Re: Disposition of Existing Structures on Federal Reserve Land, Timber Point  
To Whom it May Concern:

Twenty years ago, we fell in love with The Little River Division of the Rachel Carson National Wildlife Reserve and bought our family's home at Granite Point. Like many of our neighbors, we were pleased to contribute to the 2011 purchase of Timber Point, expanding RCNWR's borders in accordance with its objective: 'to protect valuable salt marshes and estuaries for migratory birds.' The buildings on Timber Point are of no value to this objective.

Years ago, property owners on Granite Point Road, set a precedent for our community when they donated substantial acreage of salt marsh, island and upland habitats at the inception of the Little River Division. These families stepped up to the plate again in 2011, along with many neighbors. Still other Granite Point neighbors considered the future of the reserve by deeding over their land to RCFWR (sic) upon their deaths. The reserve shapes our community culture.

Of particular concern to the 2011 Granite Point donors was the disposition of the buildings after purchase, especially the lovely main house. Many of us were assured by representatives of FWS, Trust for Public Land, Friends of Rachel Carson and/or the Kennebunk Land Trust that the Timber Point house would not become a center for human activities, and that the land would be dedicated to wildlife preservation.

The Ewings were excellent stewards of Timber Point, as it remained in 'pristine' condition for wildlife preservation at the time of purchase. Contributing factors include that the house is only suitable for summer use. Further, in the memory of one neighbor, for at least the last 35 years, the caretakers prepared only a couple of bedrooms at a time for small group family visits. Judicious rotation of the farm's sheep and cattle helped to maintain meadows. Plantings were made to attract wildlife. In terms of coastal land in Southern Maine, this is indeed a very faint human footprint over the past 80 years.

In my opinion, the best interest of the wildlife and the reserve that is dedicated to them is to continue to keep human hands and feet off of Timber Point, honoring the present FWS-designated trail and restricted access zones. The buildings should be sold and removed, or allowed to continue to deteriorate as the parcel returns to its native state.”

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“Since the purchase of Timber Point in Biddeford for the Rachel Carson National Wildlife Refuge, much discussion of the disposition of the buildings on the property has ensued. In particular, the question of what will happen to the Ewing summer cottage has raised quite a bit of concern among my neighbors and others who contributed for the purpose of protecting habitat for wild flora and fauna that either live or pass through the acreage. My husband and I are among those whose intention in making our own contribution was to support the purchase of the property as a sanctuary. This use is incompatible with a future human use, other than management for wildlife preservation. The recently-built trail and overlook at the bank of Little River provides a margin from which people at Goose Rocks and visitors from town can visit, yet not penetrate into the reserve property itself. This is in keeping with the NWR mission.

To the best of my knowledge, ideas about preserving/using the buildings on Timber Point are directed entirely at the cottage. Some say that it is significant because it was designed by a "master architect." I wondered what this designation meant, and found that this simply means that one has earned a Masters Degree in Architecture from a program that has been accredited by the [National Architecture Accrediting Board](#). The NAAB's "[2012 Report on Accreditation in Architecture Education](#)" provides the insight that 59% of 6354 (or 3772) graduates in Architecture earned Masters Degrees that year. The number is similar for 2010. Clearly, this is not a rare achievement. In addition, as my children were growing up on Granite Point, they were allowed by the Timber Point caretaker to play on the property. With permission, I on occasion went out to the house to look for them when they overstayed their visit. It's clear to me from my recent tour with RCNWS personnel that most of the architectural detail finishing work was removed from the house prior to sale. What remains is only a shell, uninsulated, with difficult egress from top floor rooms, and no doubt not "up to code" in many ways. What remains of the cottage, in my opinion is in no way of historic interest, except, perhaps to the Ewing family who sold it, and who no longer have any but an emotional tie to the place.

As long as the Ewing cottage remains standing on Timber Point, there will be those who see something in it that inspires them to seek its preservation, if not restoration. Neither action is properly the mission of NWS in the context of a wildlife refuge. In my opinion, the best action to be taken with the cottage is that it be removed from Timber Point. Perhaps a buyer waiting is waiting in the wings? If not, perhaps an auction could be held, with the property going to the highest bidder, who would then find a way to float it off the point, or dismantle it as salvage. This would allow the NWS to focus on maintaining and improving the Timber Point Habitat for the benefit of wildlife.”

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Putney, Kenneth

“I live at Granite Point and donated money to the purchase of Timber Point. I am strongly opposed to seeing the main house used for conferences, overnight events or any commercial events or uses. I’m told that the reason the trail on Timber Point doesn’t go out to the shoreline is because the house is there and the risk of vandalism. Therefore, the best answer is to see if the house can be moved (paid for by the group that is now working to protect the house as an historic building). Once it is gone, the whole area can be opened up and enjoyed. If it can’t be moved, then a skilled home salvage company should be used to dismantle the house and recycle its various historic parts and materials. If the house is to stay where it is, the cost of stabilizing and maintaining it should be paid by the historic house group only for a few days a year by volunteers, much like the Wood Island lighthouse is now.”

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Reed, Robin K.

Maine Historic Preservation Commission

“We received FWS’ July 31, 2013 email from Graham Taylor regarding the recent Timber Point tour / open house which are part of FWS’ NEPA scoping process. As you know, NEPA and Section 106 are separate review processes. We would like to also note the importance of FWS’ responsibilities under Section 110 of the National Historic Preservation Act and Executive Order No 11593. We look forward to receiving information for review about the various reuse alternatives that FWS is pursuing for this property.

Pursuant to the Section 106 regulations, we offer the following comments regarding the draft CAA document:

1. In general, we are interested in knowing what FWS’ response is to the CAA document. We would like to know FWS’ list of priorities and what funding is available to work on those items which are designated “immediate repairs”.
2. We would like to see Maine Preservation’s comments on the CAA as well especially in response to their detailed winterization outline.
3. We disagree that the house is in “remarkably good condition”. Based on our office’s last detailed site visit in October 2008, it appears that significant water infiltration has taken place since then throughout the house especially through the windows, the chimneys (especially the damage to the ceiling in the son’s room), the standing water in the living room etc. As you know, deferred maintenance is problematic and we do not recommend waiting to do the “immediate repairs”. At this point, can the roof be secured and repaired for the upcoming winter?
4. We suggest that the basement moisture management issue be moved to the top of the “immediate repairs” list. We recommend that water be removed as soon as possible especially

since there seems to be a question about standing water after a heavy storm. Moisture levels on the interior of the house must be closely monitored so interior finishes are not damaged. We are not convinced that the humidity issue completely stems from the basement. This may need to be revisited in order to make sure that there is enough ventilation year round in the house.

5. What measures are currently in place for opening the house and airing it out during spring, summer, fall etc?

6. We suggest that the alarm system and establishment of electricity be moved to the top of the "immediate repairs" list as well.

7. Regarding the alarm system, what physical property patrols are currently being undertaken or are planned to be established – daily, weekly, monthly basis?

8. Floor plans and elevation drawings should be annotated to indicate exactly where repairs are required as well as the extent of repairs that are necessary.

9. The aerial photo that was included in the CAA does not provide enough detail or clearly indicate all the structures on this property. The site plans in the NR nomination should be included in the CAA document. Those plans clearly locate all the buildings, structures, objects etc. (See attached).

10. The NR nomination should be consulted to make sure that every building, structure, object etc. is mentioned in the written portion of the CAA. For example, we would like to see a conditions assessment for the following, (including but not limited to) each of these structures/objects:

- a. Fire Hose Shed (two sentence mention on page 16 – this structure should have its own section)
- b. Changing house (see attached photo #33 from NR nomination)
- c. Where is the Pump House and what is its condition?
- d. Foundation – barn
- e. Pool
- f. Lifeboat
- g. Seawall
- h. Tennis court
- i. Etc. (What else is missing?)

11. Regarding the Routine/On-going Maintenance section (page 24 of the CAA), we suggest that winterization procedures be mentioned for the Summer House as well as all the other structures. We remain concerned that no winterization procedures appear to have been implemented for the other buildings on the site that contribute to the property's historic significance.

12. In Appendix G Window Schedule, it is mentioned that Preservation Brief 9 was used to assist in determining the overall condition of the windows. Regarding the “excellent” and “good” definitions and based on the work that is required, it appears that many of the windows are in “fair” condition in the photographs and in danger of significant deterioration if they are not addressed soon.
13. We do not recommend painting the chimneys or applying sealants over the masonry. Regarding the masonry work in general, Preservation Briefs 1 and 2 should be referenced especially for water repellent treatments.
14. Regarding the chimney caps, we would like to see historic photos as the historic drawings indicated different details than what exists today. Is it possible that the chimneys were rebuilt in 1991?
15. Do we have any access to the repair bills, written maintenance records, or documentation for the 1991 repairs? Can we find out the exact scope of work? Are there any construction or maintenance records available at all?
16. There should be a reference somewhere in the CAA that all repair work should be done by contractors with experience with historic properties.
17. Regarding spray foam, where exactly would this be applied in the basement?
18. Regarding “long term repairs” (page 23), the work noted for the “mildew and mold growth” needs to be done as soon as possible. This work should be coordinated with the “immediate repairs” in order to prevent the spread of spores and additional damage to adjacent surfaces.

We appreciate the opportunity to comment on this document.

Let me know if you have any questions.”

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**“ Scoping Process Comments – Timber Point, Biddeford, Maine**

**Rachel Carson National Wildlife Preserve (RCNWP)**

**Prepared by Maine Preservation**

August 30, 2013

TO: Scott Kahan, US Fish & Wildlife Service

FROM: Maine Preservation (consulting party in the Section 106 process)

Thank you for the opportunity to comment on the Scoping Process included in the Section 106 Review for Timber Point, a historic property located in Biddeford, ME determined to be eligible for listing in the National Register of Historic Places. As the statewide, nonprofit, historic

preservation organization in the State of Maine, our role as a consulting party is established under 36 CFR PART 800 -- PROTECTION OF HISTORIC PROPERTIES (incorporating amendments effective August 5, 2004) *Participants in the Section 106 process. §800.2(c)(5); Additional Consulting Parties (page 3) .*

### **Comments: Scoping Process, June-July, 2013**

#### **1. Adaptive Re-Use and Rehabilitation Alternatives**

Maine Preservation found US F & WS (hereafter “the Service”) alternatives:

☒ Limited in scope and without evidence produced of any nation-wide research – or even within the federal government system or the National Trust for Historic Preservation’s Listserve of rehabilitation case studies - of alternative re-use schemes for similar buildings and complexes, that have been implemented successfully elsewhere, here or abroad. The Service has given no positive impression that it considers the historic building complex a future asset – and this has colored the conduct, tone and proceedings of the Section 106 Review process

☒ There was no mention of a future market study to be conducted, intended to explore other alternatives; or even a hint of the methodology which would be employed in examining such an investigation

☒ Alternative uses for outbuilding(s) could include, for example - a facility for wildlife treatment, rest & recovery, for injured animals & birds from the region (which is often / or can be carried out in the homes of individuals who must be licensed by the state). This would be a compatible use which bridges both the mission of the Service, and historic preservation interests in use of the land and existing building(s). Such a function could also include a public educational component, which would build further support for the goals and objectives of the RCNWP with local preservation, land trust, wildlife and conservation organizations

☒ For Timber Point Cottage – a hybrid solution – which could include, for example, a US F & WS Field Office in either part of the Cottage; or in one of the outbuildings re-purposed for this use. Other outbuildings (Garage) could be modified for vehicle and tool storage and maintenance for site management of the eastern end of the Rachel Carson National Wildlife Preserve

☒ All but one of the alternatives offered for the site do not focus on building use, but on doing little or nothing with the buildings or removing them. The only alternative for use incorrectly employed the term “commercial use,” completely misrepresenting the potential nonprofit use in a manner compatible with the Wildlife Refuge.

☒ The Timber Point Center concept – perhaps the most viable alternative which has been offered to date, which is based in part on raising additional funds from the private and philanthropic sectors - which could also include use of outbuildings, was given no depth of consideration. Thus the alternatives discussed fail to reasonably explore the alternatives.

#### **2. Planning Methodology**

☒ The Comprehensive Conditions Assessment (CCA), prepared by Oak Point Associates in 2012-13 offered a positive starting point in assessing the current condition of the building complex

☒ The planning methodology for the Scoping Process, might have included, for example, identifying *multiple* use(s) which could provide 24/7 occupation/coverage of the building

compound, to enhance security against vandalism & arson – rather than considering extended or permanent vacancy and obsolescence over time, as the norm.

☒ The approach in assembling the list of the Service’s alternative uses for the building complex, appears to have been narrowly founded upon reliance on a single use – rather than the possibility of multiple, synergistic uses. Such use methodology could also have the effect of attracting more private-sector dollars to the property vs. a single-purpose use

☒ It would appear that the adaptive uses noted above could co-exist compatibly, with little or no increase in traffic, and perhaps accommodating an additional educational component (wildlife rescue).

☒ While it may not have been stated, our impression is that the role of access to the building complex has been inherently linked to the Service’s limited vision of what the possibilities could be for re-use of the building complex. Maine Preservation feels that access to the site should be considered separately – as a support function and not as a primary, zero-tolerance limiting factor – after viable adaptive re-use concepts have been tested for feasibility. In this way, access can be designed/tailored to fit the need, or load, which would be imposed by the alternate viable use alternatives, while incorporating the goals and objectives of the RCNWR. The philosophy discerned in the Scoping process implies that only no-vehicular load alternatives may be tolerable within the the management arena of the RCNWR - thus purposely limiting – and perhaps weakening – other alternatives which may be viable (but cannot be considered).

☒ Failure to invite Maine Preservation and any other historic preservation entities to the public scoping events was an oversight that places both the good faith and the legal adequacy of the process in doubt.

End of Commentary”

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Richardson, Todd

“The opportunity to have a publicly accessible piece of land this magical in southern Maine is amazing. While the historic aspects of the property are an asset, the specialness and uniqueness of the point without the residence and cluster of buildings which surround it would make the Point distinctive. Historic structures on Maine’s coast are much more “common” while an undeveloped point would be that much more special and unique. Having said that, I also think the boathouse should be (slightly upgraded) considered as a simple shelter and meeting place for educational purposes – school groups meet there, etc...”

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Rioux, Bob

“Leave open as much as possible. Thank you.”

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Rioux, Elissa

“I would like to see this area open to the public to enjoy however the environmental impact takes precedence to how much development is done. An educational center would be great, in addition, if it makes sense for the house to be used in a way that could generate income to help maintain the property. Foremost I would like to see the public be able in some way to use the beautiful spot in a mindful and educational way.”

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Rochelo, Megan

“Dear Josephine (Power),

As a member of the Maine Legislature, a public health professional and an outdoor enthusiast I wholeheartedly support the creation of the Timber Point Center at the Rachel Carson National Wildlife Refuge. The coordinated effort to purchase and preserve this property was a notable public-private partnership and one that will benefit the land and people visiting our coast for years and years to come.

I fully support the preservation of the current structures on the property and the vision to officially create the Timber Point Center. This property, the buildings and the proposed Center would be a unique and important piece of Biddeford and the surrounding communities. I especially appreciate the intention to preserve both the natural space and the historical buildings through a method that will create economic development in the area matched with sustainability. I see this project as very similar to the Laudholm Farm at the Wells Preserve. It is a very similar model and one that serves their community, the surrounding area and visitors very well. It would be fantastic to have a similar and unique experience on the Timber Point property.

Thank you and everyone else who has worked for the preservation and protection of this land the vision to make it a place that will continue to support the environment, art and communities.”

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Rundquist, Rebecca

“I am on the board of a family foundation that gave money for the purchase of Timber Point. I fully support the protection and use of the historic building. In the spirit of the statutory purpose of the USFWS, it could be used for beneficial educational purposes much like the namesake of the refuge, author Rachel Carson. Discovery and discussion of nature would be beneficial and maintain a low footprint.”

---

Ruskin, Kate University of Maine

I think the Timber Point property was a wise and invaluable acquisition for Rachel Carson National Wildlife Refuge. It provides priceless habitat for the diverse wildlife species that use it throughout the year. I've witnessed the great biodiversity Timber Point is home to many times, because I've been fortunate to live in Rachel Carson National Wildlife Refuge's field housing on Granite Point Road. On many walks and in all seasons, I've enjoyed the natural features of the property and its wildlife. Timber Point is particularly valuable for bird species; I've seen many breeding birds at the point, and it is well situated to be an important stopover site for migrating birds as well.

Timber Point includes several important habitat types, such as coastal woodlands, wetlands, and rocky shores. The wildlife habitat provided by Timber Point is especially important because of its location, in the heart of Maine's most developed area. As a result, Timber Point provides a protected oasis for wildlife on publically-owned land.

Because it is publically-owned, we can protect the wildlife habitat at Timber Point in a way that is not possible on the adjacent privately-owned land on Maine's increasingly developed coast.

Therefore, I do not support the development of Timber Point into a conference center.

Increased human traffic would degrade the value of the property for wildlife through increased human presence and disturbance. A large body of research demonstrates that human traffic and development on average decreases biodiversity in most habitats.

While I think the house at Timber Point has its own intrinsic value, I don't think the development of a conference center is consistent with the directives of the United States Fish and Wildlife Service. The agency's mission is to protect wildlife habitat, not historical properties. I think a small-scale conference center ideally could be a positive, multi-use way to preserve Timber Point for future generations if human impacts were carefully minimized.

However, I think the United States Fish and Wildlife Service cannot and should not be responsible for historical preservation of this property. I think it should only be considered if the management of the conference center were managed (and supported in perpetuity) by another group, such as a historical preservation group.

---

Rust, Jane

#1) (@ open house)

"Comments on Timber Point House:

1. Donated and asked others to contribute to Wildlife Refuge. Originally told house would be torn down.
2. After visiting house on 6/9, understand why some people would like to preserve it.

3. Recommend selling house and not more than 2 acres to individual for home.
4. Absolutely opposed to any commercial or quasi-commercial (i.e. conference center) use for many reasons. Two reasons are:
  - a. Impact on refuge. The refuge is NOT big enough to accommodate both large numbers of people (i.e. the suggested 24/night at conference center) and wildlife.
  - b. Limitations of access. Granite Point Rd is narrow, windy, and seasonally full of joggers, walkers, bikers, strollers, dogs, etc, etc.
5. Reminder: the mission statement of the US Fish + Wildlife Service is ‘... working with others to conserve, protect + enhance fish, wildlife, + plants and their habitats...’ House preservation is NOT part of that mission. Time, energy, + funds should remain concentrated on providing refuge for wildlife, fish, + plants.”

#2) (in email, forwarded 8/27/2013)

“This email is once again urging the Fish and Wildlife Service to honor its mission and those who donated in good faith for the acquisition of Timber Point. The property should be for wildlife and flora, not people.

#3) (in email, forwarded 8/27/2013)

“As a donor and one who urged others to donate for the acquisition of Timber Point, I am continually distressed that the spectre of a commercial or quasi-commercial enterprise will be considered for that property. Once more I urge those responsible for Timber Point to keep the faith: protecting fauna and flora. Uphold the mission statement of the Fish and Wildlife Service.”

---

Rust, Jim

“Hello Timber Point house deciders,

I am writing to urge you to not use U.S. Fish and Wildlife Service funds to turn the Ewing home on your Timber Point land into a conference. I just read the description of your organization’s purpose, your focus is on servicing and assisting fish and wildlife without mention of spending huge sums to build and maintain a conference center.

As a neighbor on Granite Point Rd., I believe that your proposed center would add to our traffic. As a first step in deciding what to do with the Ewing house, I suggest that you formally ask the Biddeford police to carefully monitor traffic speeds on Granite Point.

Please keep me posted on your deliberations.”

---

Rust, Molly

Rust Foundation and a Personal Donor

“if you need help”

“We donated to save Timber Point for wildlife and conservation. Granite Point does not need more cars or fast bikes. When I saw the web site for the Timber Point Center, all I could picture were wedding rentals to keep paying the bills....not what we donated for! Please nip this Power play in the bud.”

---

Sciaba, John

“Please – do not increase human impact. This is a refuge for animals (and people) to go to be with nature. No cars / no groups / no delivery vehicles. Preserve it for the future as is – or remove buildings – thanks!”

---

Senk, Julie,

“The Timber Point cottage is an extremely significant asset to the community of Biddeford, one that holds great potential if utilized to the best of its ability. It is imperative to continue to not only protect these historic buildings, but to continue to use them. The possibilities are endless: educational center, special event destination, private rental, etc. There is no feasible or prudent reason to demolish or remove Timber Point cottage, thus diminishing the integrity of the location and disrupting the historical context of the site and surrounding area. Demolition or removal would only waste energy and resources. Why not preserve the cottage and allow it to serve the community?”

---

Tryon, Dick

“I believe the trust / refuge should maintain ownership and control over usage in order to retain basic trust philosophy. The trust could rent space to individuals / organizations to raise funds and ensure activities are in synch with purpose. It would be great to have visitor center, offices, etc.”

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Strickler, Brooks

“It has been brought to my attention that today is the deadline for public comment on disposition of the Ewing house on Timber Point near Biddeford, Maine. I understand that Fish and Wildlife administrators

Timber Point. Please include my comments below within the public comment period.

My mother and her brothers own a home at 93 Granite Point Road. I have been coming to this house for 39 years and hope to continue for decades to come. Part of the enjoyment of every visit is the amazing wildlife at Timber Point. Our family especially enjoys hiking at Timber Point and it has become a daily activity. I support maintaining the property for conservation purposes and limit use to traditional low-impact public use that will preserve the wildlife habitat. I am environmental engineer and keenly aware of the balance between development and conservation. In addition to maintaining the natural habitat, it appears that additional traffic on Granite Point Road would have a significant negative impact on other environmentally sensitive areas along Granite Point Road. I believe other areas may be better suited for development.

Thank you for your time and consideration.”

---

Strickler, Susan L.

“I am emailing both of you concerning the disposition of the Ewing house on Timber Point. I have come to this home at Granite Point Road since I was born in 1945. I am a walker and recently became a bird watcher. This area at Timber Point is special for those of us who love nature, wildlife refuge and protecting everything around us.

I come every year from North Carolina and cannot tell you how much I appreciate what Maine offers us. I am always amazed by what this state provides, including the glory of nature and beautiful scenery.

Please consider keeping this area a wildlife habitat. Go nature supporters!!”

---

Twombly, Jerry

“I am writing to support the preservation of the beautiful home on Timber Point as The Timber Point Center.

My father was the caretaker of this magnificent property for nearly 35 years. His commitment to the property accompanied with the relentless resistance of the Ewing family to accept offers by developers to spoil its natural beauty went beyond any personal gain that could easily have been realized.

I believe the preservation of the house as Timber Point Center would be a fitting memorial for a family who recognized the absolute uniqueness of this property. It will leave a legacy of their commitment and engrain in the hearts and minds of a new generation that there are some values that are stronger than personal gain. It would be a tragedy to forget that behind some of the most incredible scenes they will ever witness are because a few people were willing to forsake personal interests to make sure that others might experience this very special place.

Please, preserve the memory of the people who thoughtfully preserved the place. It will forever be a tribute to them and the thousands of others who are in their debt for what they now enjoy.”

---

Wallach, Aurelie

“As chair of the Historic Preservation Commission I caution you not to demolish the buildings because that will be forever noted and referenced as insensitive.”

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Wheatley, Bill

“Please keep Timber Point in a wild state. Conferences and other such activities will disrupt the peaceful, natural atmosphere.”

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Wheatley, Carolyn

“I am against the Timber Point Center.

My family did not give money to purchase Timber Point so a bunch of educators, conservationists, wellness practitioners, etc. can have overnight stays in a wildlife habitat. Such meetings can be held at UNE or KCT, if participants are serious about issues – they don’t need Timber Point. If people want to learn about the values of Rachel Carson, they should read ‘Silent Spring.’ When we were asked to give \$, Tom Bradbury said the Ewing house might be used as an ‘education center,’ not a B&B for nature lovers. These extended overnight stays create two classes of visitors on public land: the ‘chosen few’ invited to enjoy a special experience and the rest of us who come and go on a daily basis. Timber Point Center is a bad idea. It would be better to tear the buildings down.”

\*\*\*

“I am part of the third generation of a family that wanted to preserve the natural beauty of the land along the coast and, for that purpose, purchased land and later donated it to what is now the Rachel Carson National Wildlife Refuge. The refuge is very important to us.

In 2011, my husband and I gave money for the purchase of Timber Point, following in my parents’ and grandparents’ footsteps. We wanted that valuable acreage to be added to RCNWR for the protection of wildlife habitat and plants and trees. We applaud the Fish & Wildlife Service’s mission to open it to the public for photography, hiking and bird watching, none of which leaves a footprint. We think it is a bad idea to let the old Ewing house be used for any purpose that will bring cars and trucks down that little dirt road.

It also concerns me that anyone would invest a huge amount of money in a property on the coast at a time when scientists are warning us about rising sea levels, and FEMA is raising flood insurance premiums. Maintenance of the house long-term will be very expensive and likely lead to commercial use of it. It seems wrong that this could be allowed to happen after so many private citizens contributed to the purchase of the property.

We hope that you will agree with us and many others that the use of Timber Point should be limited to those who hike in to enjoy its natural beauty. Preservation of the Ewing house has no part to play in protecting flora and fauna.”

---

Winsor, Philip

- “1) To create a destination toilet facilities would be required.
  - 2) Weather proof – open enclosure with exhibits, reference material, i.e. weather proof large scale map panels locating points of interest and foot trails.
  - 3) Electric shuttle cars from parking to a drop off point. Perhaps driven by docents / volunteers.
  - 4) Occasional all day boat excursion from Rachel Carson headquarters to Timber Point.
  - 5) Foot trails might include labeling of unique plant materials.
  - 6) Wood platforms for tenting.
- No Dogs Allowed!
- 

## Notes

(By hardcopy page, no set order)

### Page #1

“Comment made to Kate O’Brien

‘I don’t understand why you are doing this? I thought this was all settled that it would be protected by Rachel Carson and returned to wild. That was decided during fundraising by KCT.’

1-3pm Session”

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### Page #2

“Discussion between T.P. Community Members (2) + Charles Ewing –

Community member concerned about traffic down road, and overall lack of conservation-focused work surround what was ‘supposed to be’ Rachel Carson NWR./ Ewing asserts that we need to decide how to best use the buildings that are already there. . .

- 3 – 4 people have mentioned feeling duped and tricked as donors. Not wanting development of house.
- Several 1 – 2 people love the house and want it used for education.

Donor / community member –

‘I am really fearful of more people/traffic than the land can handle – no more than what is already there.’”

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### Page #3

“ ‘cute’ ‘cool’ ‘wonderful’ ‘pictures look better than reality’ ‘pictures don’t do justice’ ‘don’t know how CCA can say building is in good condition when pictures say otherwise’ ‘who’s gonna pay to restore it?’ ‘it’s in terrible condition’ ‘local tradesmen would be willing to contribute to restoration at no cost’ ‘caption misleading -> summers incorrect’ ‘building unstaffed -> attracts vandals’ ‘it’s amazing, incredible, WOW!’ ‘of course you want the public to use the buildings, what else would you use them for?’ ‘is CCA online?’ ‘I’d really like to go on the tour’ ‘how many people in your office?’ ‘this is so interesting’ ‘beautiful place’”

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### Page #4

“1-3pm

Dr. Sarah Moore: Didn’t know that any development would be of consideration in future of property. Concerns about cost of upkeep.

- Wants to stay for wildlife – not enough room in that area for wildlife. Conference center means too much traffic.
- Gentleman some questions about boundary of this property.

Dick Tryon: Should be kept in RCNWR status – through refuge other uses should be allowed. Kept in RCNWR.

- Want more trails. Would all trails be open?

6-8pm

- More parking – beautiful property
- Just gorgeous area
- The historic value of nature > historic – nature special – more special without historic structures. Many on coast – this is a specific tract that could be more orientated to nature. Historic limits potential to be more wild. Limited renovation to bath/boathouse etc. / school groups etc. -> meeting place. Put historic pics/panel on point. Rare opportunity to unwind on coast without houses. The story of bringing back to nature is more rare. – Todd Richardson
- > (In my face) This is a gosh damn disaster! (left no opinion – thought there would be open forum) -> He said he will be in paper tomorrow (very tall, smelled like booze, glasses? Gray hair)
- How nice to know it will remain in refuge

- Too much traffic on the road!
  - Move house somewhere more accessible.”
- 

### Ideas/Comments/Suggestions Poster

“

- Research Station: Estuarine Research... Mouth of River (Little River) – Monitor: Salt Marsh Habitat
  - o Who? UNE, College of Atlantic, US Fish and Wildlife, Ducks Unlimited, Audubon, Rachel Carson
- No private or conference use.
- Timber Point should be available to the public, restored and used for education of the past and future. Do not distoopre this piece of history. Too often we eliminate our past.
- The house is unique, beautiful, historic, irreplaceable. Find a public use for it consistent with refuge goals. Think of Laudholm Farm.
- Please give the house a continuing function – to be used in helping protect the natural world in any way possible.
- Please – no more human impact. DO NOT preserve the house. This is a refuge and should remain a quiet / serene place. No vehicles allowed, no groups, etc.
- The road cannot handle any more traffic!!!
- The house and the land are one! Do not move!
- Too much use and/or traffic is of real concern. The house is great but moving it seems best. Like idea of using outbuildings as study/info centers.
- Remove the house. No further impact to land. The acquisition was sold as a conservation of land from development.
- The house is worth preserving. Limit traffic to pedestrians and bikes and service vehicles only; but it can be done, with a small footprint and can become an incredible asset for Biddeford.
- A beautiful spiritual place (Timber Point) for the thoughtful learner!
- USFWS/University/Audubon research – Outbuildings only. Sell house with requirement that it be moved (floated) off-site.
- Conserve pristine Timber Point as it is with least human intervention and presence. No public centers.
- The house should be repaired and maintained. It should remain in its current location. Once a building such as this is gone we lose our history, and knowledge. There needs to be a collaborative effort between preservation, historic education and conservation organizations.

- 'Gently' developing the main building will open access to this beautiful space so many generations will come to appreciate the heritage it represents and the importance of such places to the local and greater community. As a local teacher, I fully intend to engage youth in enjoying and appreciating this representation of their legacy.
  - A center in the house to educate, teach about the surroundings and sustainability? How awesome!
  - Residential or commercial use is unacceptable for this location in a wildlife/conservation reserve."
- 

### Karrie's Notes

#### Anonymous #1

"Don't like the idea of it – using the house for attracting more people to the property. Education and conservation could be done somewhere else. Excited to have a wild, natural property to enjoy. I like that the majority of the property is left for wildlife. The value is higher without the buildings."

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#### Anonymous #2

"Amazing property. A moment in time – you should repurpose the buildings for something. Education center seems fitting. To board it up would be a crime. My brother works for NPS so I know all about the costs – but we should be stewards of the culture not just the land. The Power's idea is not too far off but the traffic needs to be managed. Needs traffic engineer to come in and manage the traffic for an educational center – the traffic management is the key to success. The traffic should not be a reason to rule of the re-use of the buildings, but it needs to be planned out and managed. The public that gets to use the land and buildings would do the fund raising to make this happen. The increased traffic would ruin this place if it is not managed properly. Would like to see the history of this property on the refuge web site – a page dedicated to Timber Point."

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#### Anonymous #3

"I don't like anything being done with the buildings. I don't like the cars and the people on the road. We donated to the purchase of the refuge lands – don't do anything with the buildings."

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#### Anonymous #4

"I would like to see an enlarged parking lot."

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#### Anonymous #5

"I am against the commercial re-use of the buildings. We donated to the fundraising because we don't want to see development. Keep it nature related if the buildings are re-used."

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Anonymous #6

"External (outside of USFWS) commercial activities should not be allowed. I want to know more about the NEPA process. (Karrie explained the process). I am glad that this is not a voting process."

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Anonymous #7

"I think it was really great that the property was able to be saved."

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Durkin, Bill

"What about climate change and sea level rise...the building will be gone with a big enough storm, Why would you spend the money on this project."

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Marshall, Louise

"I live three houses from the trail entrance and I am a year round resident. I am very upset with Jo's proposal for a convention/meeting center. My main concern is that we do not need more footprints using the houses – only wildlife. If you are trying to preserve the buildings for their history then what about the entire granite Point Road – in my deed it says it was the King's Highway and it also has historical significance. I like the trail but personally it has been hard on me. I had written permission from the Ewing's to paint around the property and at Curtis Cove whenever I wanted to, so that has been hard on me. Not being able to use the closed areas for painting is hard. But, I do not want to see a conference center or anything not run by the refuge. I do not agree with Jo's plan. I am very leery about what would become of the place if it was not run by the refuge. The road and area can not take the additional traffic that would come with Jo's plan. As it is now folks use the parking area to walk their dogs on the road and do not even go into the trail. I am also concerned with the dirt road as it washes over often and with added traffic from reusing the buildings the road just can't take it. Let the house go back to nature. This place should be for the wildlife."

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Tryon, Dick

"I have concerns about the type of agreement that would be set up between the refuge and another party. I would rather have USFWS control the events and usage. Maybe groups of 6 – 8 people use the area to get in touch with nature. Maybe the building could be an art exhibit. As long as it is not set up by someone outside of FWS. I do not want to see an event center because it would bring too many people to the area. It would detract from the other people that are just trying to enjoy nature. I like the peacefulness that it currently offers. I am okay with the buildings being used for small scale re-use for small groups to get in touch with nature."

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## Below are a few more comments from the Facebook page about Timber Point

### **Jerry Twombly**

My father was the caretaker of Timber Point Farm for nearly 35 years. For each of those years our family enjoyed the experience of this magnificent jewel on the rugged coast of Maine. I would urge you to preserve the home on the property as the Timber Point Center. What an incredible place for groups from throughout the state and region to experience the ecological wonder of this very special place.

Wednesday at 7:44pm

**Shirley Metthe** Hi Jerry, Sure loved visiting your parents there--it is a beautiful piece of property.

### **Tom Power**

I have had the opportunity to stay with Josephine and Phil at timber point a number of times. This is one of the most amazing pieces of property I have ever visited. The main house on the point is one of a kind not only for its architecture but also for its location. This place should be preserved for generations to come. For if it is destroyed you will be losing one of the great landmarks of its kind forever.

Tuesday at 3:56pm

**Tracey Matuszko Cloutier** The Timber Point Center is a great opportunity for folks from the area as well as those from outside Maine to take advantage of and truly appreciate the beauty and natural ambiance of the historical property. Timber Point Center's vision parallels that of a true Maine experience and Josephine Power's efforts for the preservation should be applauded and supported by all.

**Megan Davis Rochelo** The efforts at Timber Point to create a center for education and retreat are viable and important for historical and community perspectives. Adaptive reuse of the Timber Point buildings as a nonprofit meeting and retreat center promoting conservation education makes sense and fits with the mission and goals of both the Refuge and the U.S. Fish and Wildlife Service's.

**Sandy Horowitz Guay** Preservation of the magnificent Ewing house and its reuse as the proposed TPC would be a unique opportunity to honor the Ewings (without whom Timber Point would have been subdivided and built on years ago), honor Rachel Carson (by using TPC to teach others that it is possible for conservation values and humans to co-exist), save and preserve a structure of both national and local historical significance (the funds for which could be generated by TPC), and further the goals of the USFWS by teaching others to conserve, preserve and protect wildlife areas. It is a win-win-win-win!

**Cassie Moore** I think Timber Point Center is a fantastic opportunity to preserve the buildings and the land, as well as educate the community on the Rachel Carson National Wildlife Refuge and all the work it does. Letting this beautiful piece of property sit without anyone able to enjoy it, learn from it, and help to continue to preserve it seems like a tragedy. Support this concept and for Josephine Power's dedication to conservation and education.

**Martha Teamwv** Timber Point would make the kind of retreat/learning center that most people can only dream about. The impact on local flora and fauna would be nil, as any increased traffic would come from public use of the nature preserve and not from the center. Any use of the center would essentially do no more than replicate the use which the family has made of the house over the past several generations, and that impact has been extremely gentle. The building has beauty AND historical value, and makes the wildlife refuge tell a multi-layered story, about nature and the interaction between nature and respectful use of the land by man.

**Heather Gilbert** Preserving the land and the historical buildings would not only benefit the immediate community but also the future generations! Please support the preservation of both for all in the form of the Timber Point Center!

**Lisa Hull** Owner/architect/builder Charles Ewing chose to settle Timber Point and construct a residence in harmony with his surroundings. Current 'best practices' such as using indigenous woods were innately known to him. What other similar building is extant? As an asset to the Refuge, TPC could also be a point of education in seeing how the built environment

mirrors nature on the interior of the house and blend with nature on the exterior, carrying that tradition forward to today's materials, designs and practices. The spirit in which Mr. Ewing built TPC is evident today, and could be utilized as a valuable teaching tool - one worthy of national distinction, given the rarity. Who has seen the like of TPC?

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Comments recorded by Ward: Open House 7/11/13

There are two classes of people represented: invited by Timber Point Center and the rest.

Check with Ernie Hall – Photographer for coastal pictures

CCA asks if we will put the information from the open house on line

Don't change it – make no changes. Don't want it disturbed. Don't want more people.

Sell antique wood from structures. As someone in the business, I tell you that the wood represents significant value. J Carr

Charles: Governor Chamberlin in Civil War. Water Power Mills. Curtis Point and Little River

Area could maximize value as a golf course. Good size, location.

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8/12/13

**Nancy Nickerson**

9:54 pm (3 days ago)

August 9, 2013

To Whom It May Concern:

I am writing to enthusiastically endorse the creation of the Timber Point Center on the grounds of the Ewing estate within the Rachel Carson National Wildlife Refuge. The goals and plans of the Center align beautifully with the history of this special locale. The Center's creation will enhance the public's use and enjoyment of the Wildlife Refuge. I believe the Center's vision is completely congruent with the wishes of the Ewing family, and the family's use and preservation of the estate through the years. The Center will serve as a draw for many who are interested in conservation, preservation, education, culture and other related domains. I believe the Center's vision, once realized, will serve to enhance rather than degrade the Refuge and the surrounding community, and will preserve a treasured area for present and future generations of Mainers and visitors to our fine state. I think Rachel Carson, given her great love of nature, science, would be highly approving!

I have read other letters of support for this Center making additional arguments for its creation, which I have not detailed here but which make complete sense to me. Consequently I hope you will deem it fitting to support the use of the Timber Point buildings in pursuit of this wonderful and worthy project.

Thank you for your time in reading my letter.



**Elaine McGillicuddy**

Jul  
19

Dear Rachel Carson National Wildlife Refuge persons,

I had the pleasure of going on the tour of the Timber Point Center on July15 and was very impressed not only with the beauty of the land acquired by the Rachel Carson National Wildlife Refuge, but with the house itself.

It would a big loss to posterity if this unique home which gives us a look into the past were let go. It must be preserved for future generations.

Considering that the Rachel Carson NWR has a mandate of its own to explore ways to create new partnerships, I urge you to act on this in order to preserve this beautiful building for future generations!

Sincerely,

Elaine G. McGillicuddy

Be a great place for wind energy. Put wind turbines out on the ocean side. Relatively close to power demand, great breezes – it's a win win!