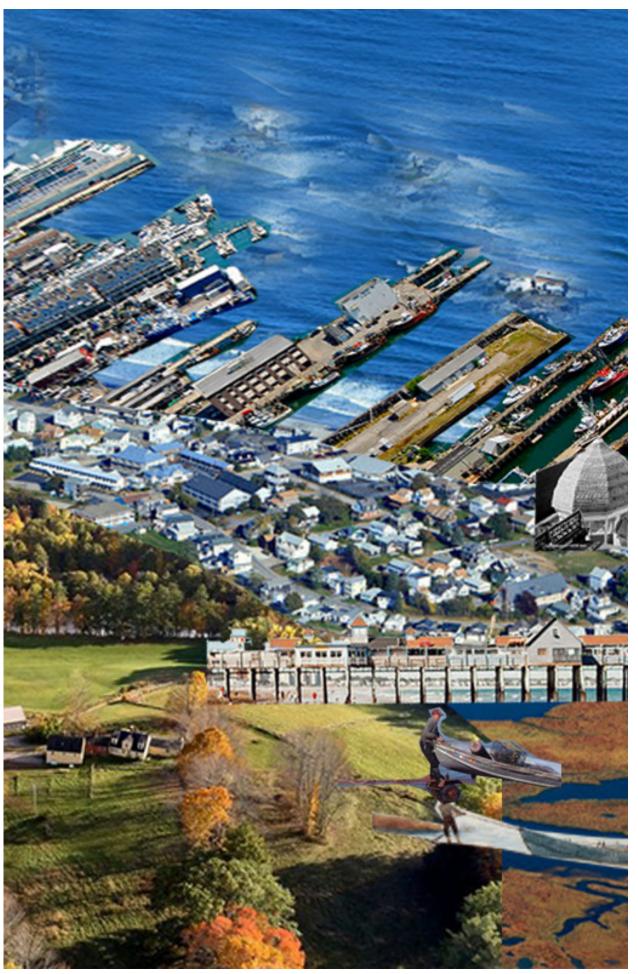


Quinn Christopher Wilcox Master's Thesis School of Architecture Rhode Island School of Design May 26 2021 Cover Image Pentecost by Andrew Wyeth



Q. Wilcox

Tertiary strategies that work in tandem with architectural intervention to unbind the privatization of public resources are coastal devaluation models, creation of conservation easements, and mixed use zoning.

Additionally, coastal categorization as vulnerable to climate change and past developmental negligence limit the use of a landscape and should be challenged by building more responsibility and with appropriate materiality. The architect's role in the seasonal city is to facilitate the relationship between the people who use the built environment and instances of shared experience to nature for all. The institution of perpendicular community programming repairs the delamination of the Maine coastline and restoration of agency on the shore for both the tourists and the working class.





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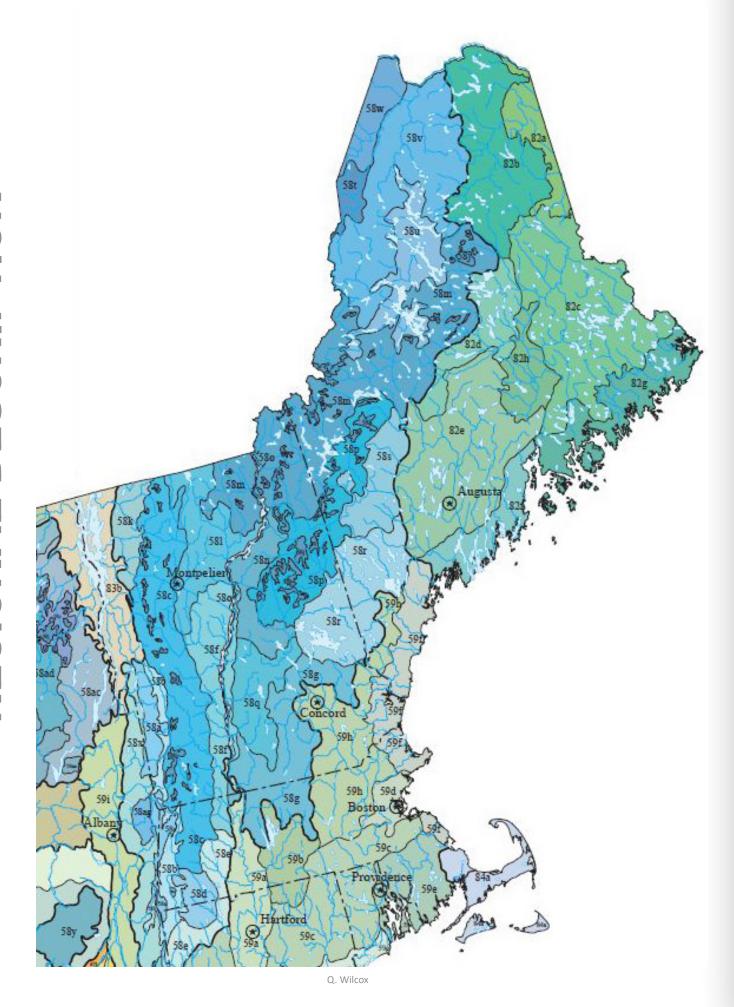
Conclusions

Bibliography

Appendix

Acknowledgments

REGIONAL DESCRIPTION











Infrastructure

[Latin - underneath or below] The scope of this research will define infrastructure as an organization of dependent or independent architecture or facilities that contribute to a community's needs through an access to ecosystem, services, or civic processes. Examples would include sewage treatment plants, interstate networks, federal shipping channels, and police and fire stations.

Infra-seasonal

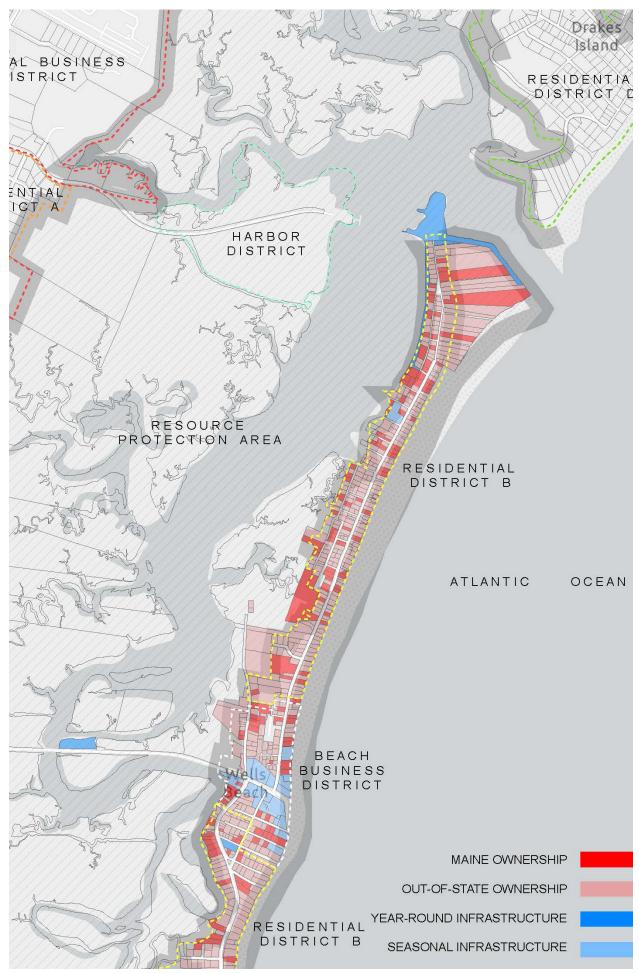
Architecture that prioritizes a migratory, often affluent or economically dominant, population over a stable community. Moreover, it is the single seasonality use or programming of a structure supported by regional code or mandate. Examples include seasonally rented housing or auxiliary dwelling units, seasonal economic businesses and programs, regional zoning or building code that favors privatization of public domain such as beaches or tidal inlets.

Intra-Structure

[Latin - inside or within + structural as it pertains to community oriented architecture] Coined by Lorcan Dempsey in reference to libraries, intra-structural architecture refers to in-between structures that foster collaboration, engagement and connection to shared knowledge and resources. Examples could include ecological centers, Sculpture Gardens, Farmers Markets, and Pedestrian Bridges.

Supra-Structure

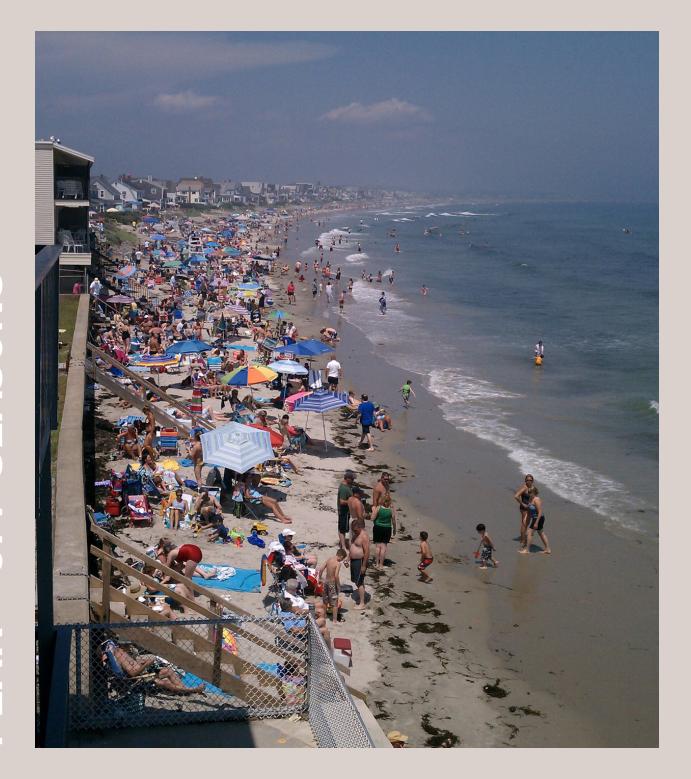
[Latin - Above, beyond, before in time] The recognition of process as it pertains to instituting infrastructure into the build environment. That there is a larger interconnectedness to the transformation of infrastructure that becomes function-less with the progress of technology, time, and resource depletion. Supra-structure then defines the relationship of civic architecture to resources, landscape, and community need over time.



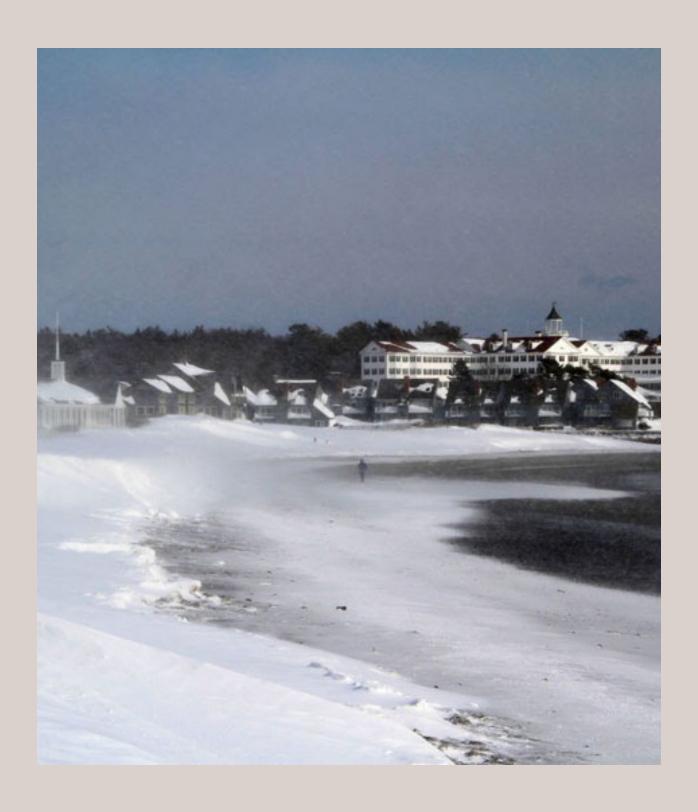
In many towns founded on maritime harvest or timber manufacturing, there is a tension between the local and the Tourist identity. Livelihoods that once relied on the abundance of resources in the state have been replace by revenue generated in the warmer months from out-of-state visitation.

Maine currently leads the country with 19% of all homes owned by out-of-state residents. Places like Wells, a popular beach community, has a migratory seasonal population that more than quadruples a stable, year-round working community. These areas can be categorized as a seasonal cities, formed from local development that encourages tourism, over-development, and winter abandonment of community space. It is important then that all new civic architecture meets the demands of both a rural and urban experience. Most new and renovated construction of vacation housing have lost contextual relationships to the landscape. This is most evident in plastic conventional building materials and the construction of a concrete armored coastline, a reminder of non-Maine seasonal boundaries.

The divide between the summer and winter communities illustrates a priority given to those from away and an overall gentrification that expels Mainers to the hinterlands of the state. Moreover, because of the economic pivot toward tourism there is now an older and more wealthy population on the coast making it difficult for young, working class residents to afford the higher cost of living.



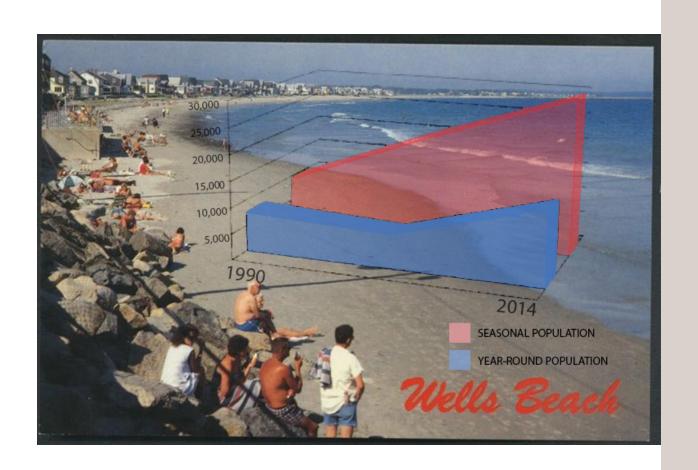
June to August



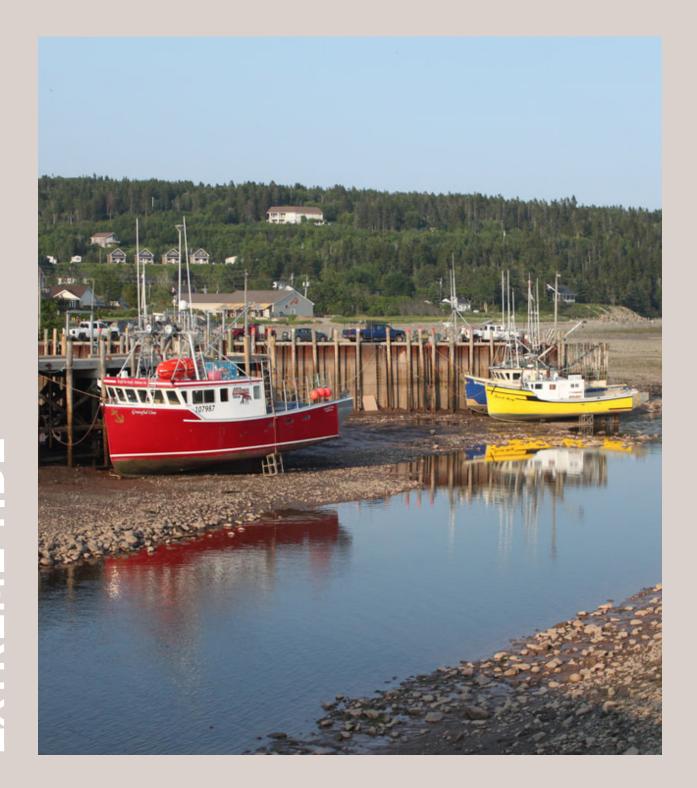
September to May



National Vacation Homes



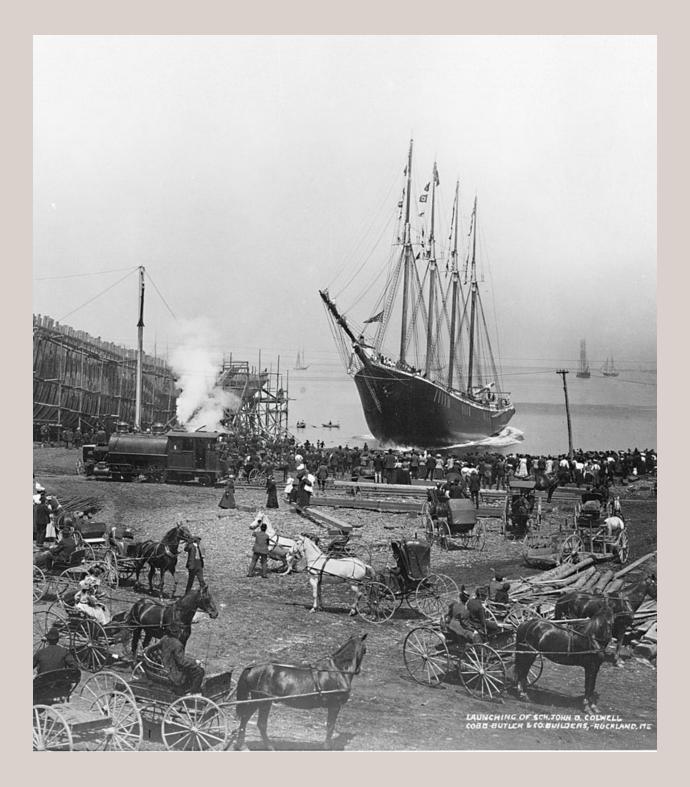
Wells Population Over Time



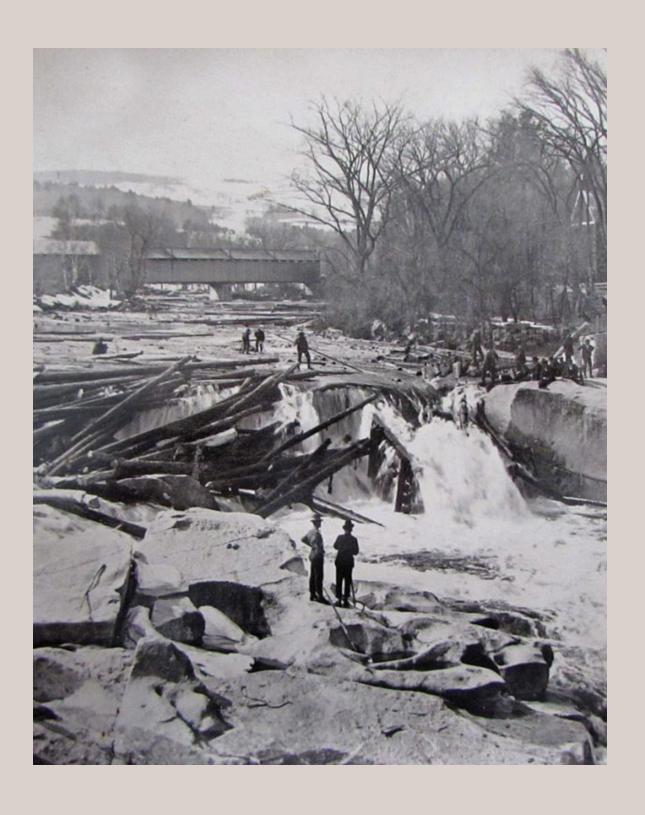
LOW 11de



King Tide (Highest Annual Tide)



Rockland, Maine Waterfront 1906



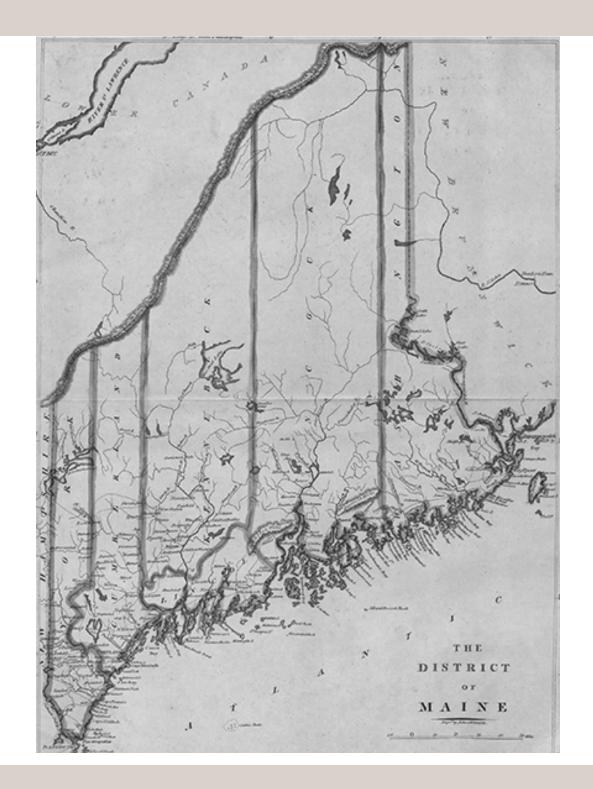
Phillips, Maine Timber Operation 1896



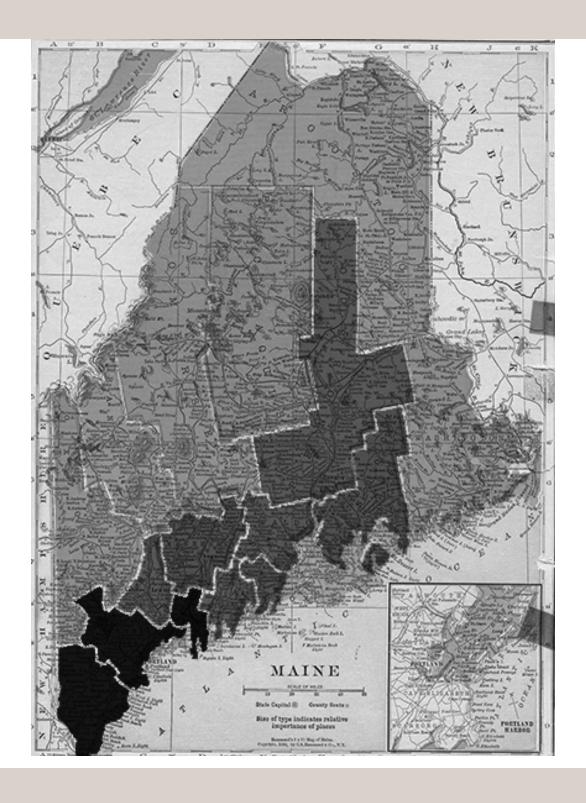
Timber Harvest Operatior



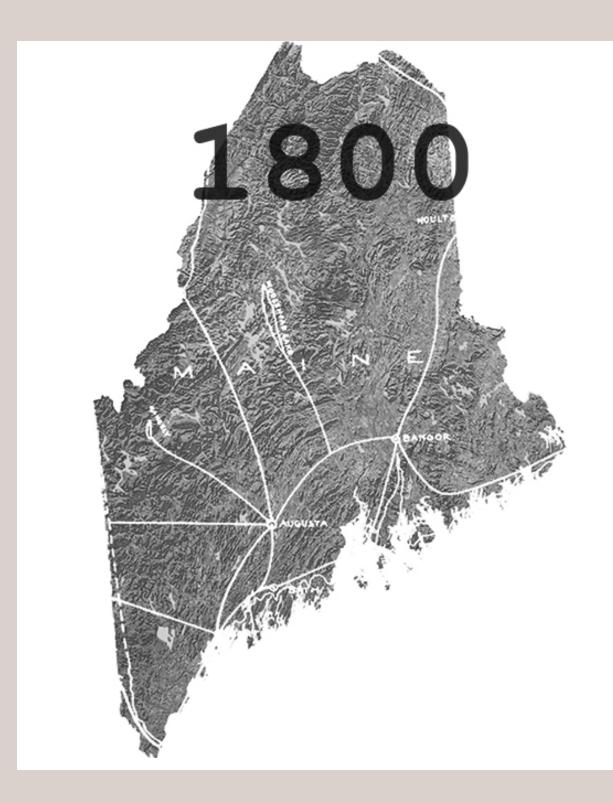
Portland Waterfront



Historic Maine County Map



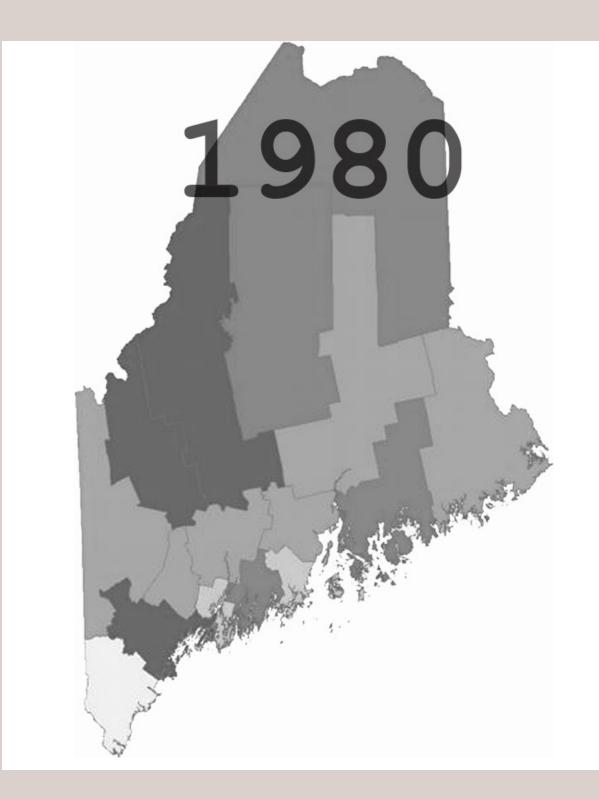
Contemporary Maine County Map



Historic Road Infrastructure



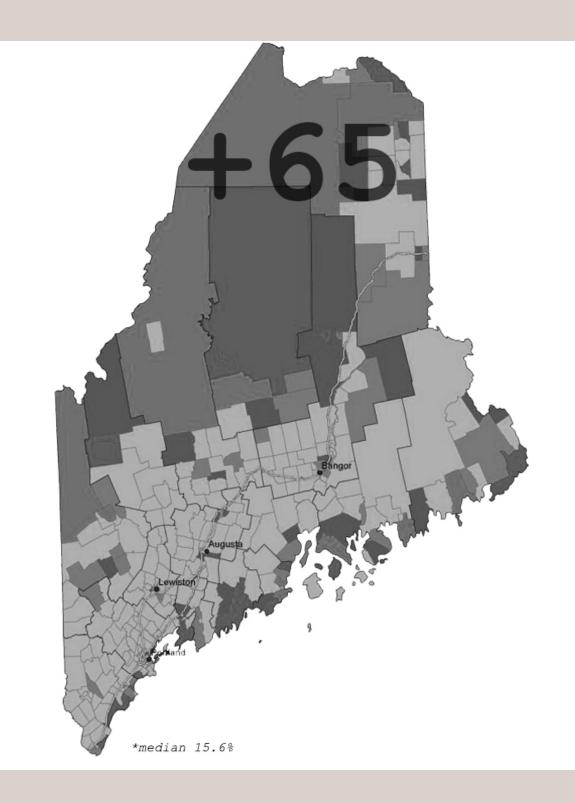
Contemporary Road Infrastructure



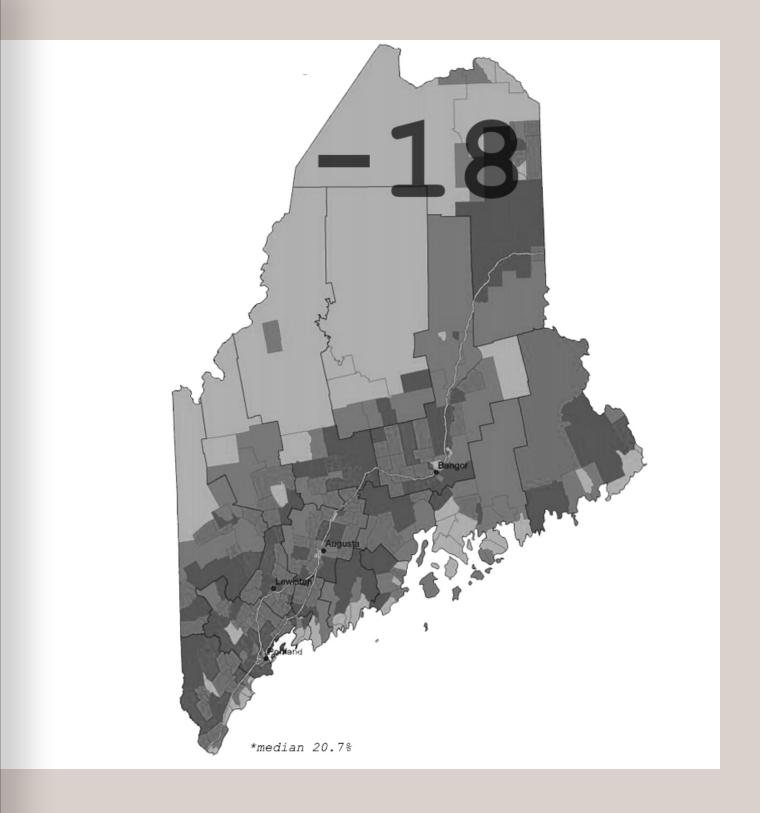
Distribution of Johs in 1980



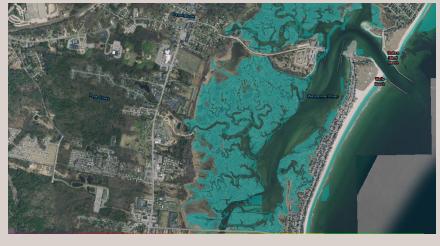
Distribution of Johs in 2014



Percent Over 65 Years of Age



Percent Under 18 Years of Age





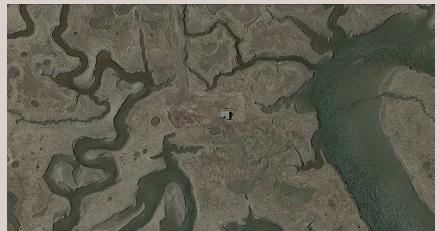




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6 Feet of Sea Rise			
9 Feet of Sea Rise			
12 Feet of Sea Rise			



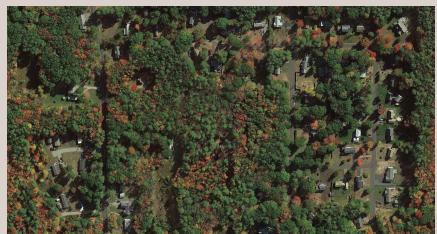
















Condominiums
Seasonally Used

Rural Housing Year-Round Use

Mobile Homes
Seasonally Used

Beach and Marsh View Homes Predominately Seasonally Used









Route One Shops + Services Year-Round Use

Light Industry Year-Round Use

Active Harbor Year-Round Use

Casino Square Seasonally Active









Maine Turnpike (I-95)
Four Lane Road
Parallel to Coastline

Post Road (Route 1) Two Lane Road Parallel to Coastline

Atlantic Avenue
Two Lane Road
Parallel to Coastline

Sanford Road (Route 109)
Three / two Lane Road
Perpendicular to Coastline



Beach Privatization Lawsuit

Bell vs. Town of Wells in 1989 limited the use of Moody Beach. The lawsuit recognizes inter-tidal areas to the high tide mark public for uses of fishing, fowling or navigation purposes based on an 'Equal Footing' Doctrine of 1640's pre-dating Maine's Statehood by almost 200 years; considered Common Law.

This year a lawsuit led by professor of law, Orlando Delogu, of the Maine School of Law and author of "Maine's Beaches are Public Property," is oping to reverse that outcome. The 23 plaintiffs that either live, own homes, or own property on the Maine Coast and are suing 10 property owners who annually rental seasonal homes in Wells for harassment, threatening, and forcibly chasing off land.

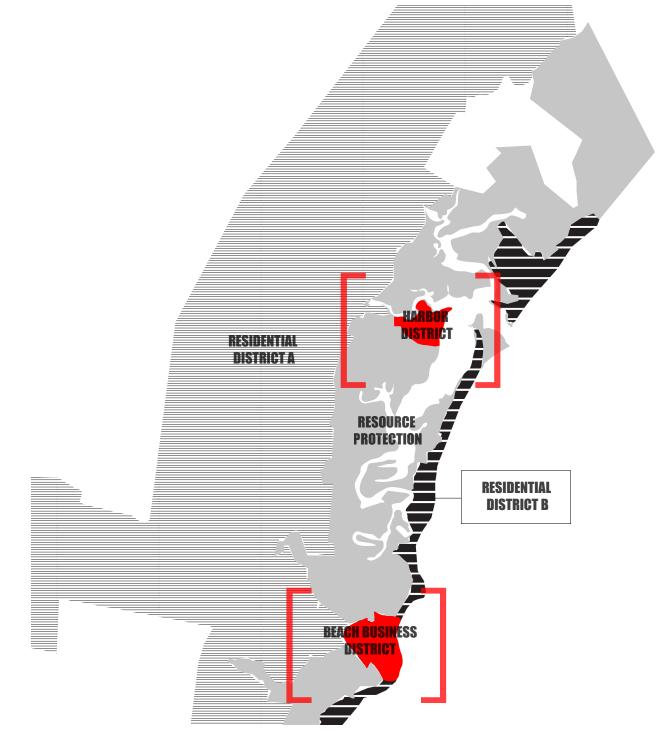
Delogu in the lawsuit mentions several missteps in the 1989 Moody Beach Case, most notably the same 'Equal Footing' Doctrine which can be interpreted that they should have never limited beach access because it was not theirs in the first place.



Plastic Building Materials



Armored Coastline



Illustrated Wells Seasonal Building Code

145-21 Residential A District

The purposes of the Residential A District are to provide areas for medium-density residential development that are or can readily be served by the public water and sanitary sewer systems and to provide areas for concentrations of residential development within the rural portions of the Town along major transportation routes. Nonresidential uses should be limited to agricultural uses, forestry uses, low-intensity noncommercial recreational uses and public uses.

145-22 Residential B District

The purpose of the Residential B District is to retain the family resort character of Wells Beach and Moody Beach by ensuring that future development is similar to the existing development in style and scale. Nonresidential uses should be limited to noncommercial recreational uses and public uses.

145-25 Beach Business District

The purpose of the Beach Business District is to provide lodging facilities and other services for the tourists and residents living at the beach.

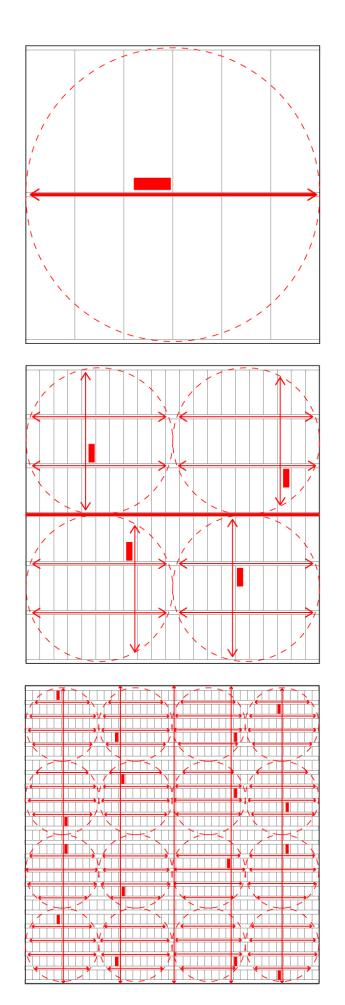
145-27 Harbor District

The purpose of the Harbor District is to provide areas for commercial and recreational marine uses, aquaculture, environmental research, recreational activities.

150-81 Findings, purpose and authority

The Town must ensure that such units are used for their intended and historical purpose of temporary accommodations for tourists and other visitors to the community, since the transformation of lodging facilities into year-round or seasonal residences would place an undue burden on municipal infrastructure and services

PROJECT OVERVIEW





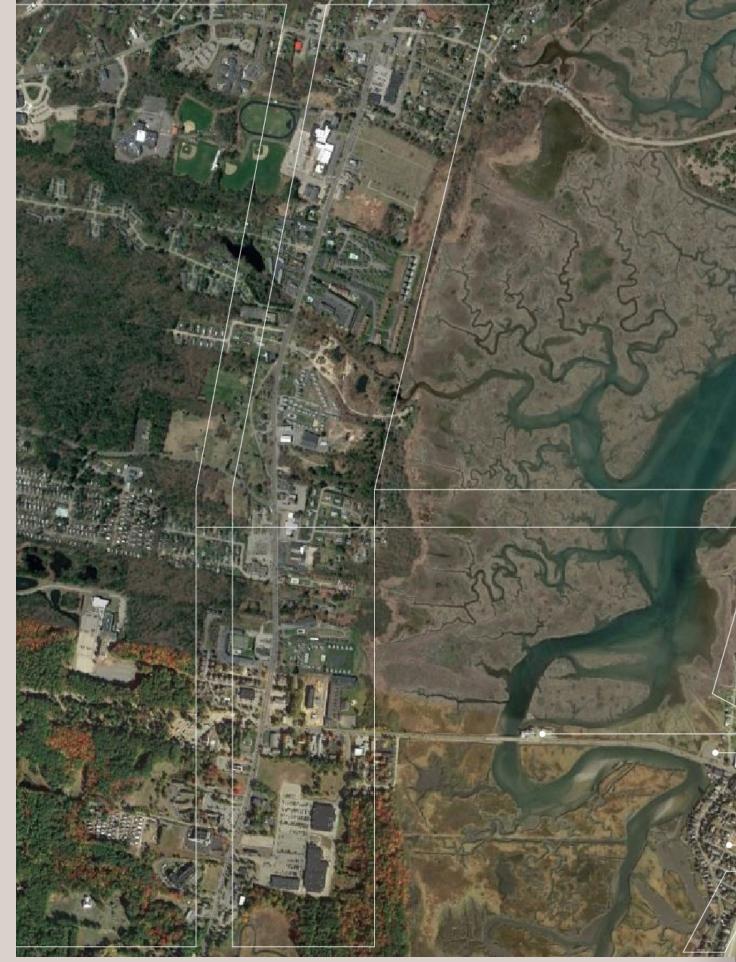
Most Populated

The goals of this project are to propose appropriate coastal master planning of the seasonal city typology that enables a more collaged coastline for both leisure and livelihood. The first step to end the cycles of commodification and gentrification of the Maine landscape and its people is to establish equity to ecosystem services in the area. Architecturally this is expressed through diverse, year-round programing, creating contextual relationships through material, and celebrating conservation of a fragile built and natural environment.

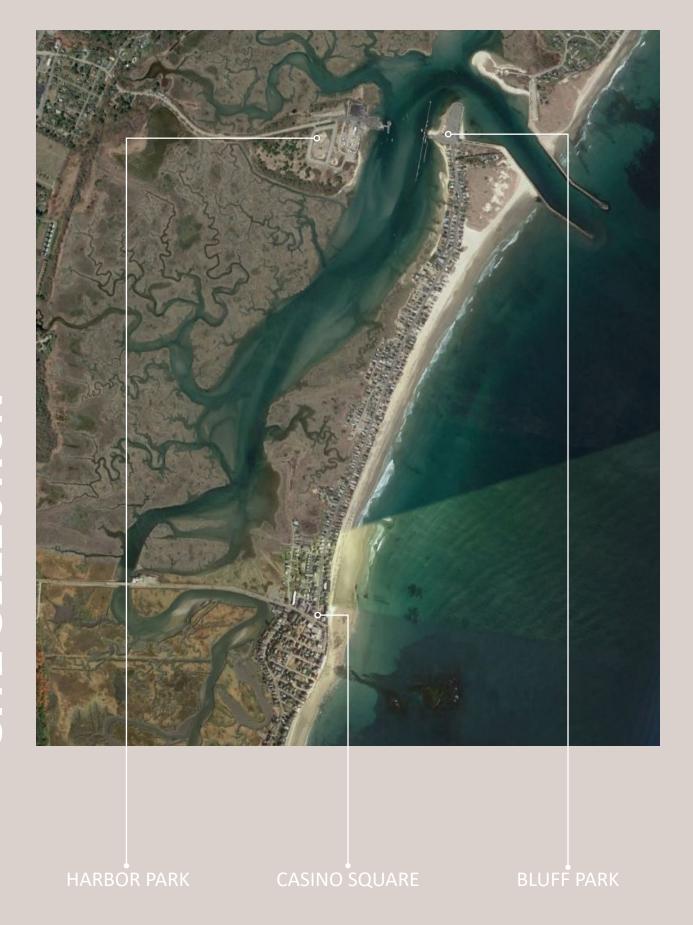
Three sites are chosen for being above a 500 year flood datum as development models for coastal economic inclusion; Casino Square, Market Park, and Harbor Park. The architectural strategy at all scales is to develop continuity through trail networks, tidally influenced bridges, and seasonal flexibility of interior conditions.

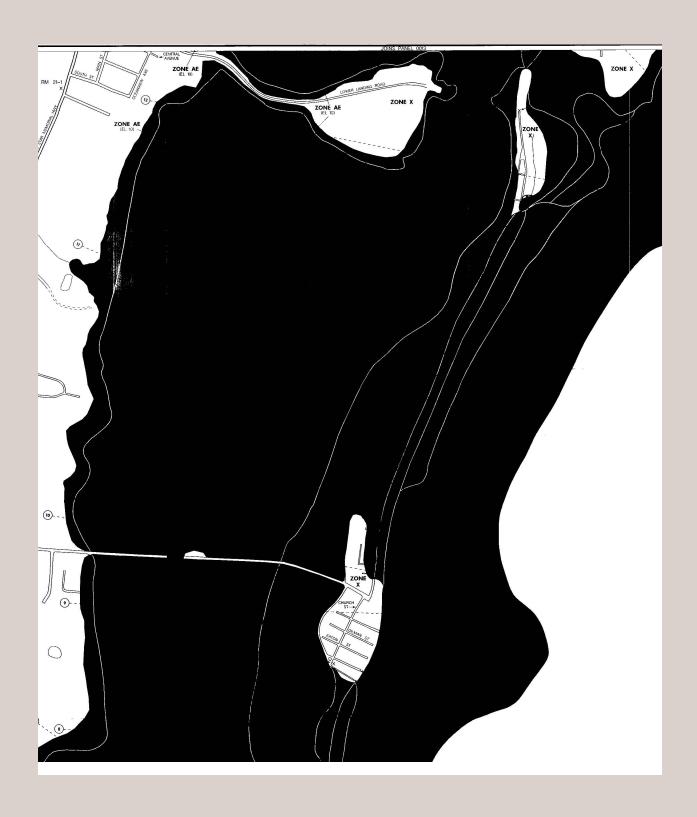
Public space and reclamation of the beach and marsh landscape is vital to the survival of coastal communities from winter abandonment and unstable, seasonal economies. Plazas, markets, and marinas act as the primary gathering space shared by both the working and leisure class that live on the coast for any length of time.

Major coastal engineering to slow the erosion and lateral movement of sand are a series of shoreline groins that extend for existing right of way paths that extend inland as well to create access for fisherman and lookout programing. Bathrooms and laundry services aid in the support of the summer and winter communities.

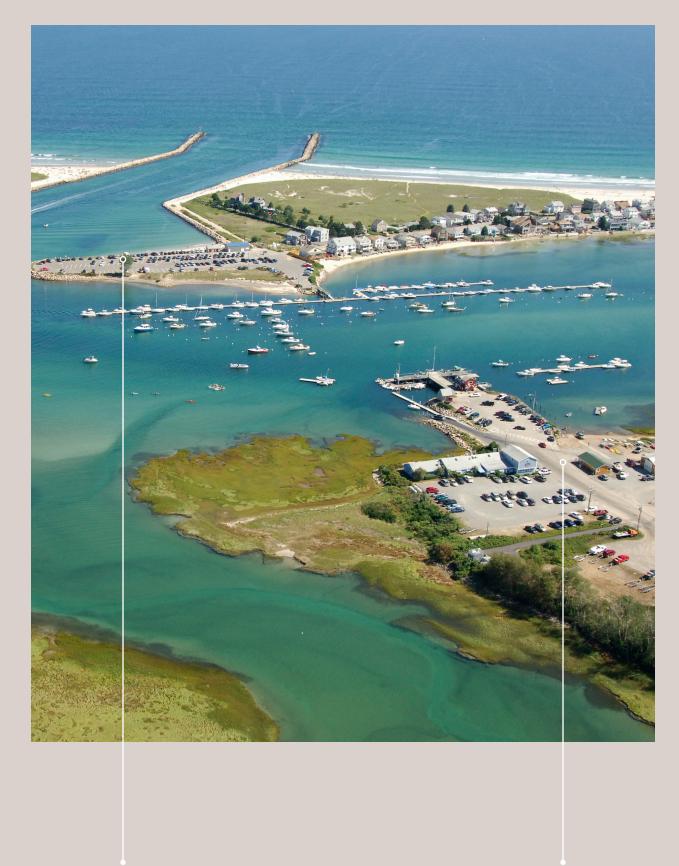






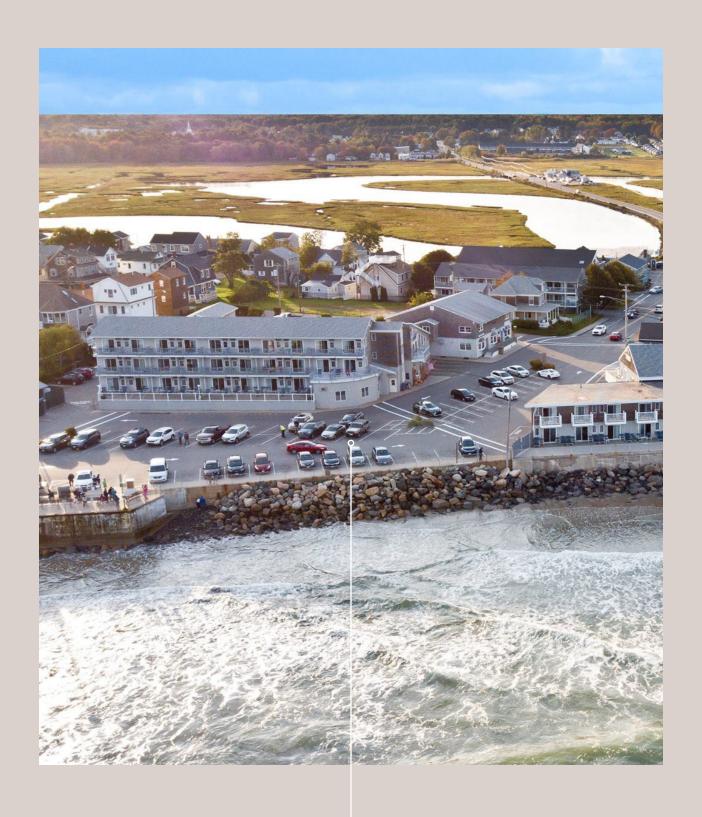


UPLAND ARFAS ABOVE 500-YEAR FLOOD LINE



MARKET PARK

HARBOR PARK



CASINO SQUARE



Existing Casino Square Program



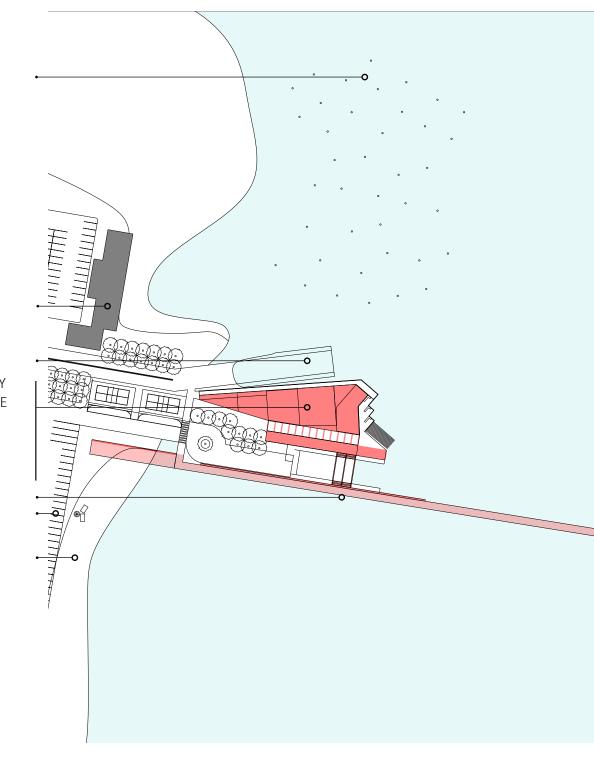
Existing Harbor Park Program

MOORING FIELD

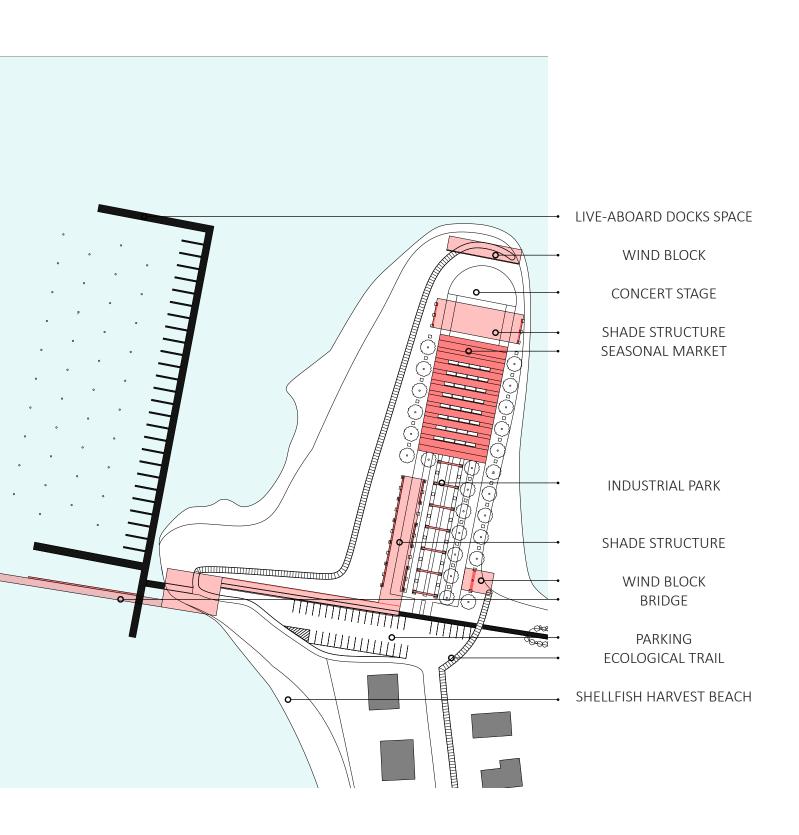
RESTAURANT

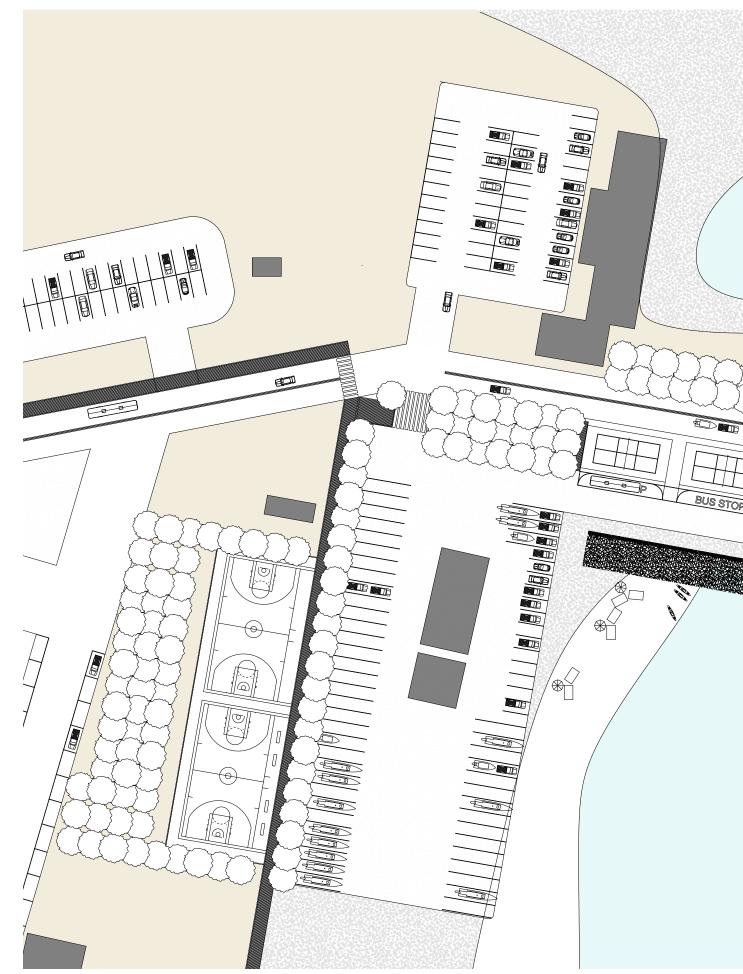
LAUNCH
KAYAK RENTAL FACILITY
FISHERMAN'S STORAGE
CAFE
LAUNDROMAT
COMMUNITY SPACE
HARBOR MASTER
BOAT CRANE
PARKING

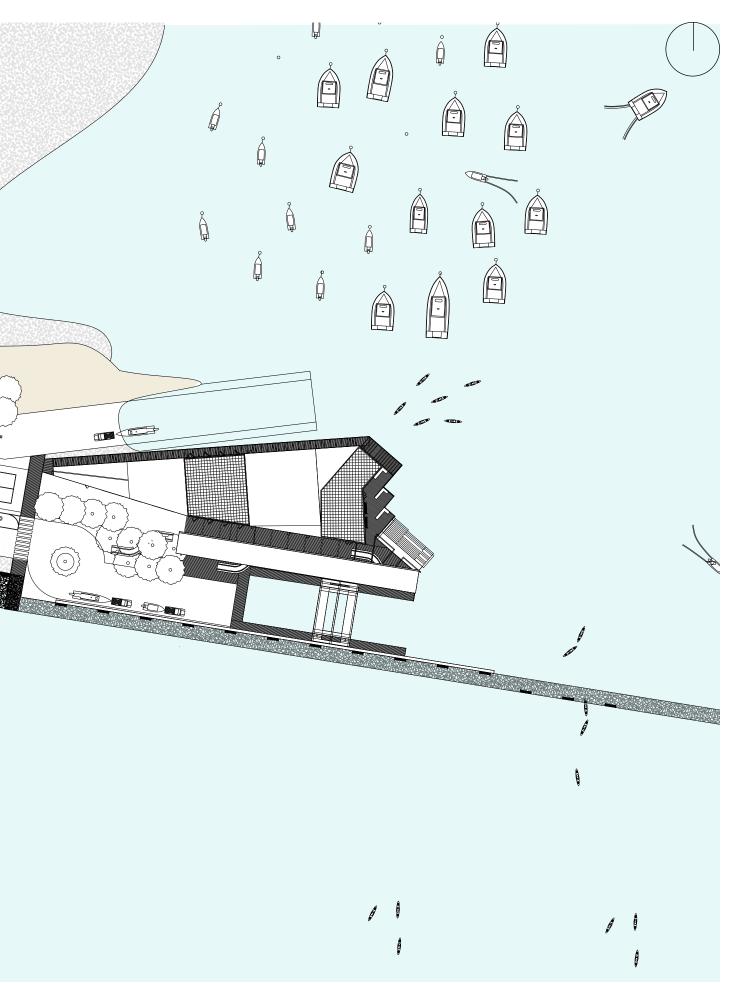
SAND BEACH

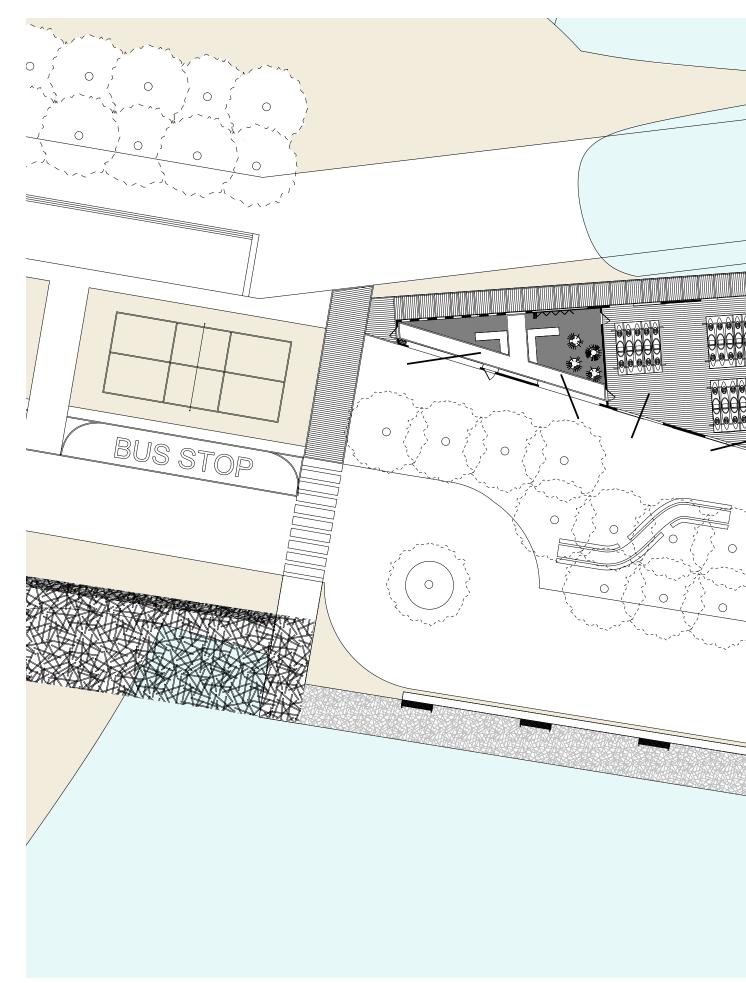


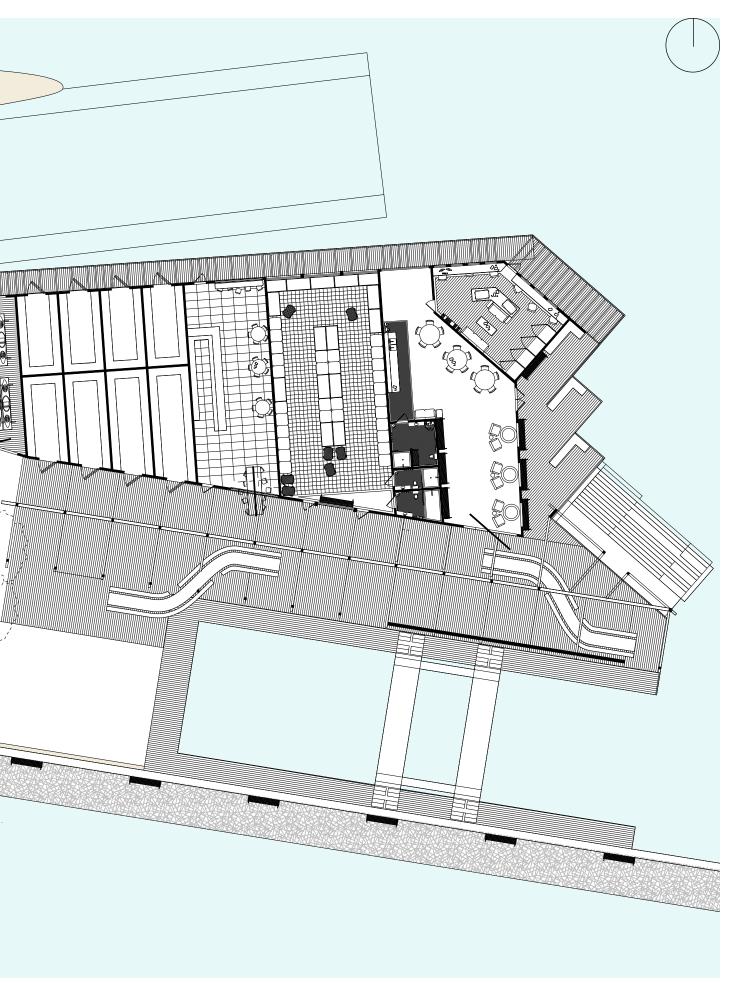




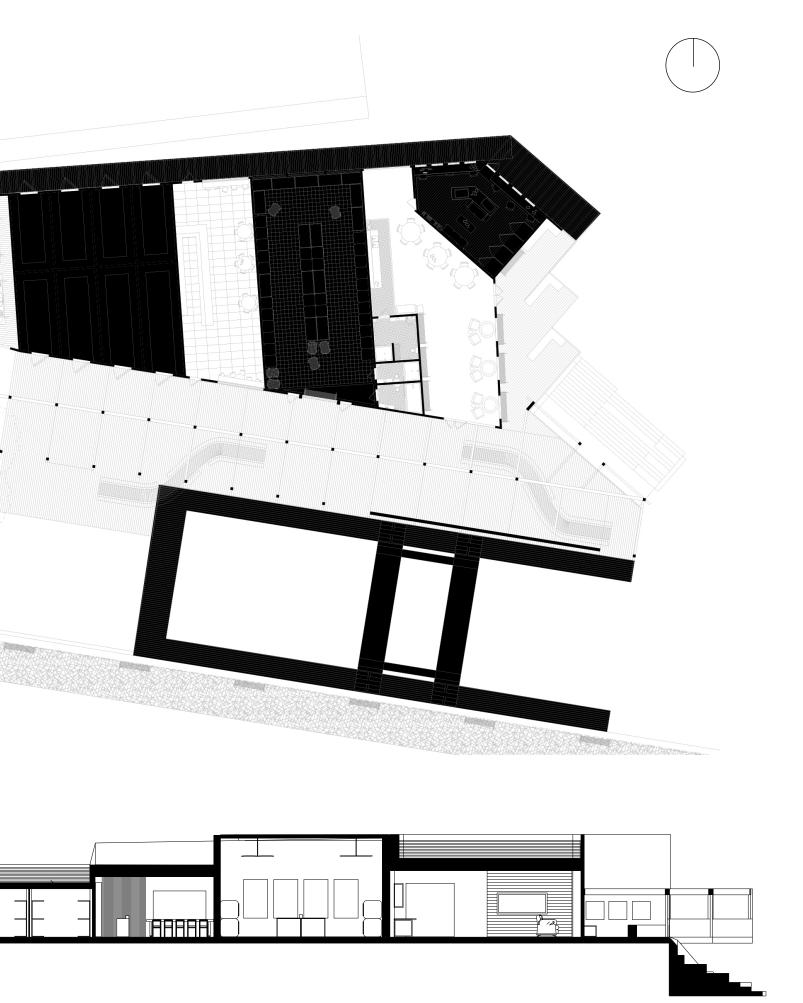


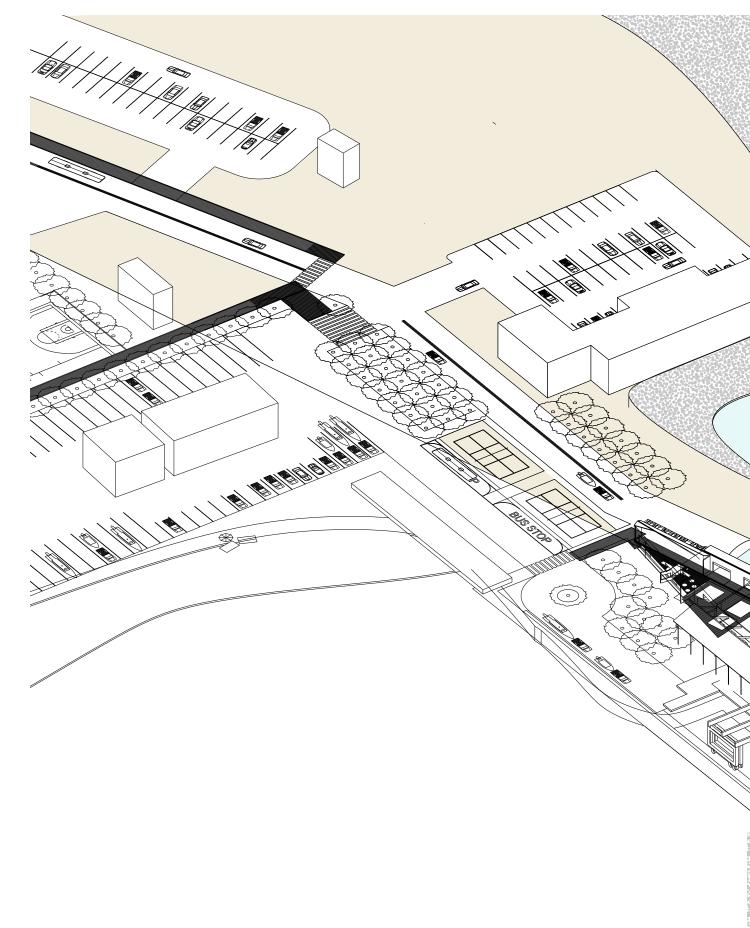


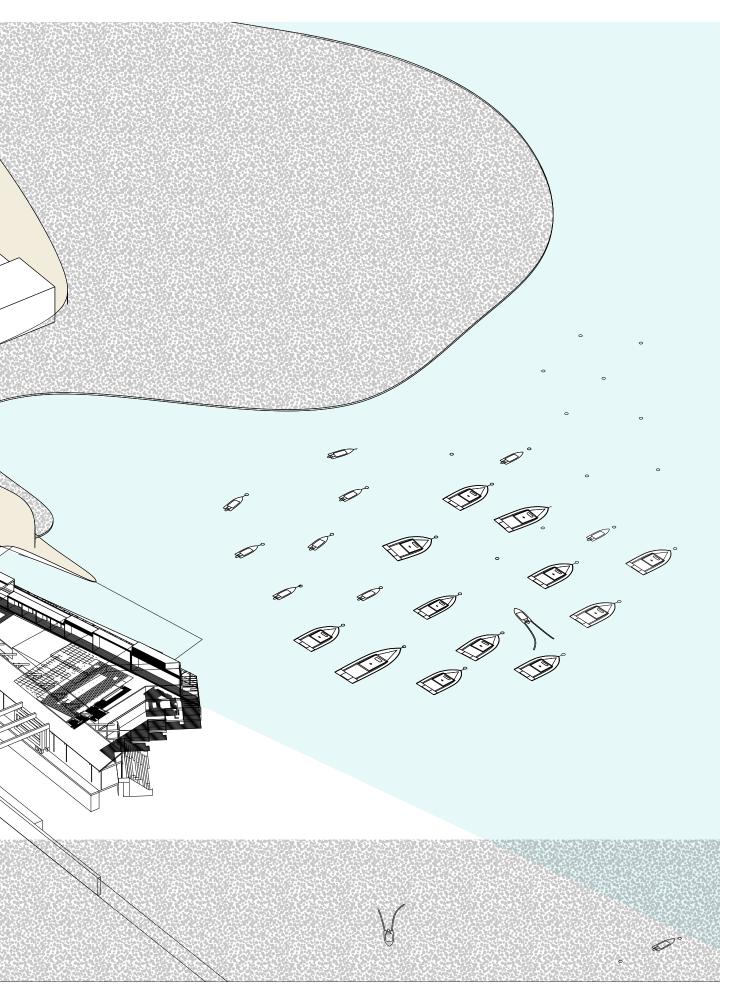


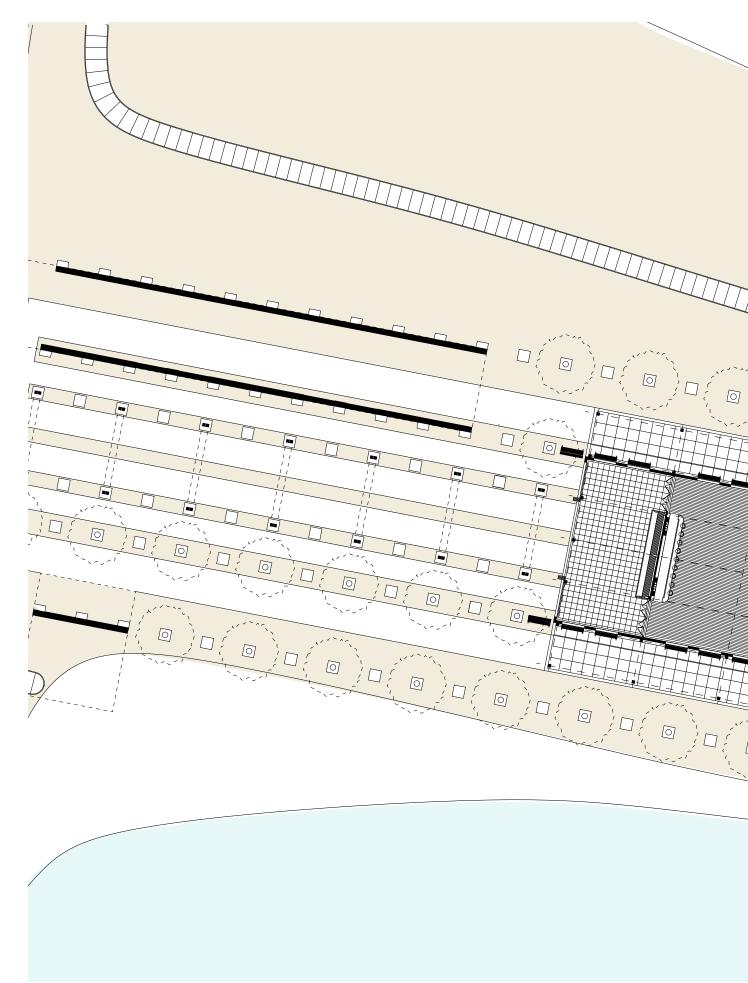


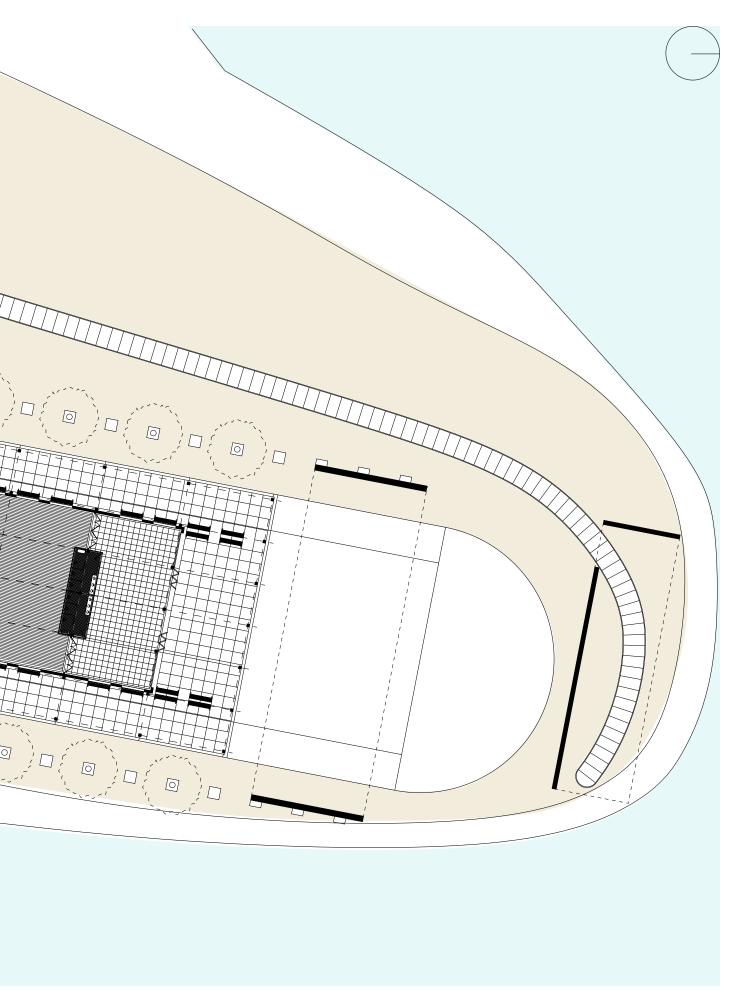


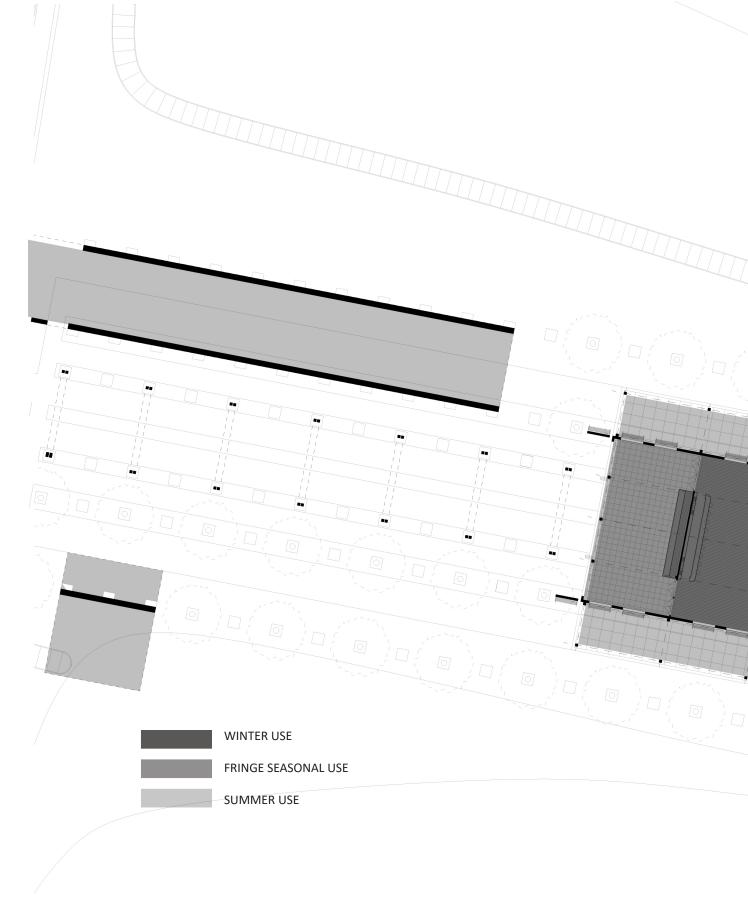


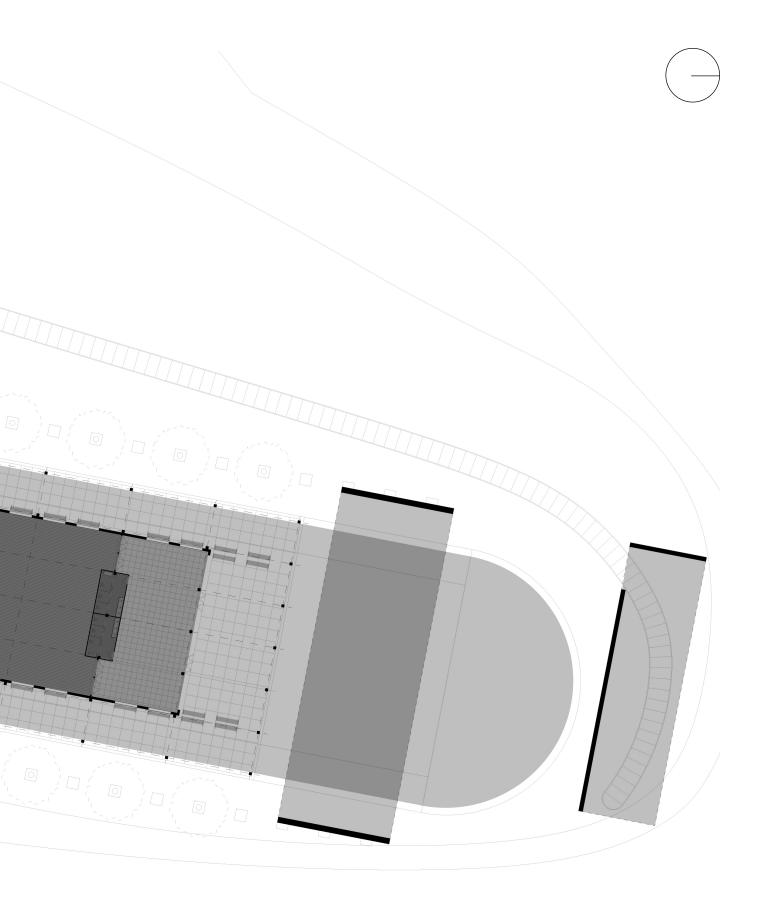


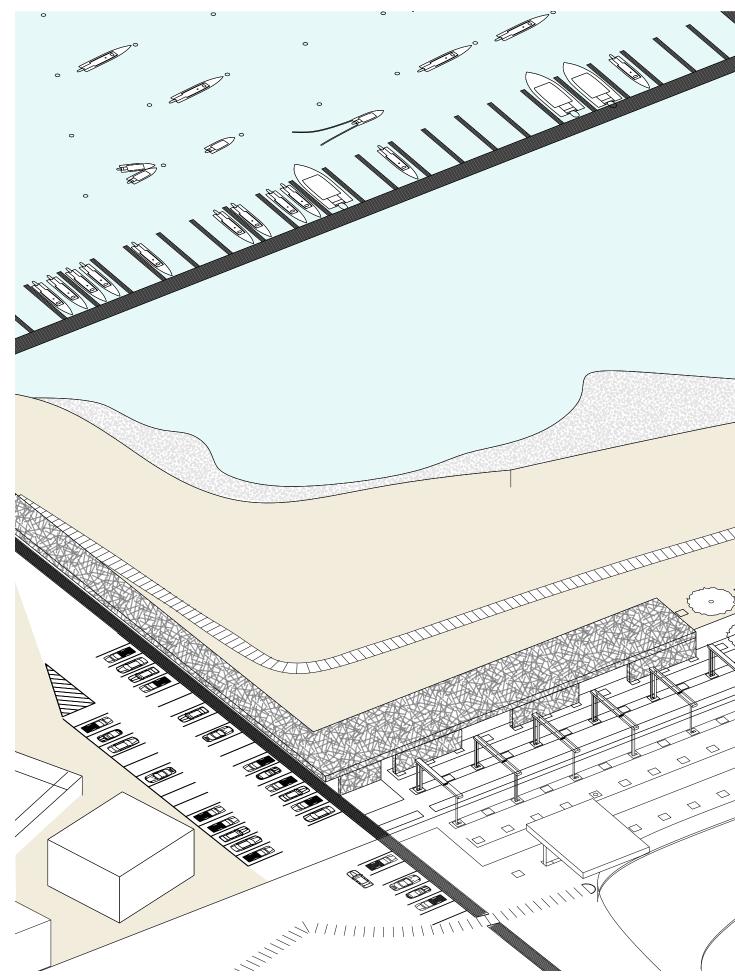


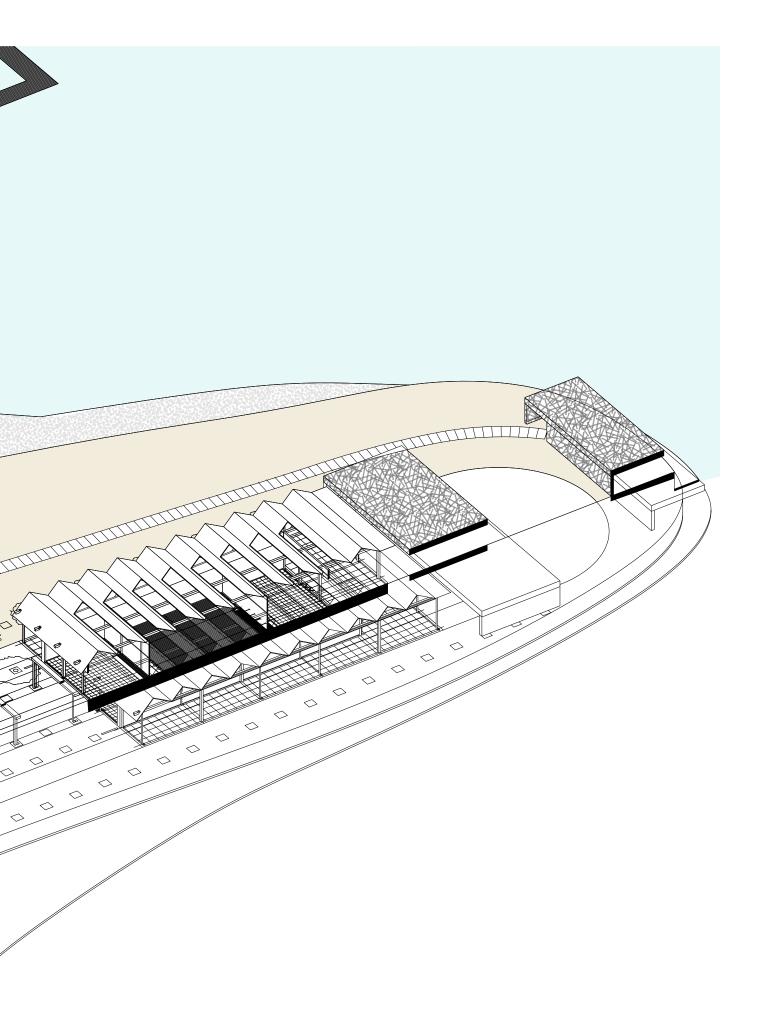






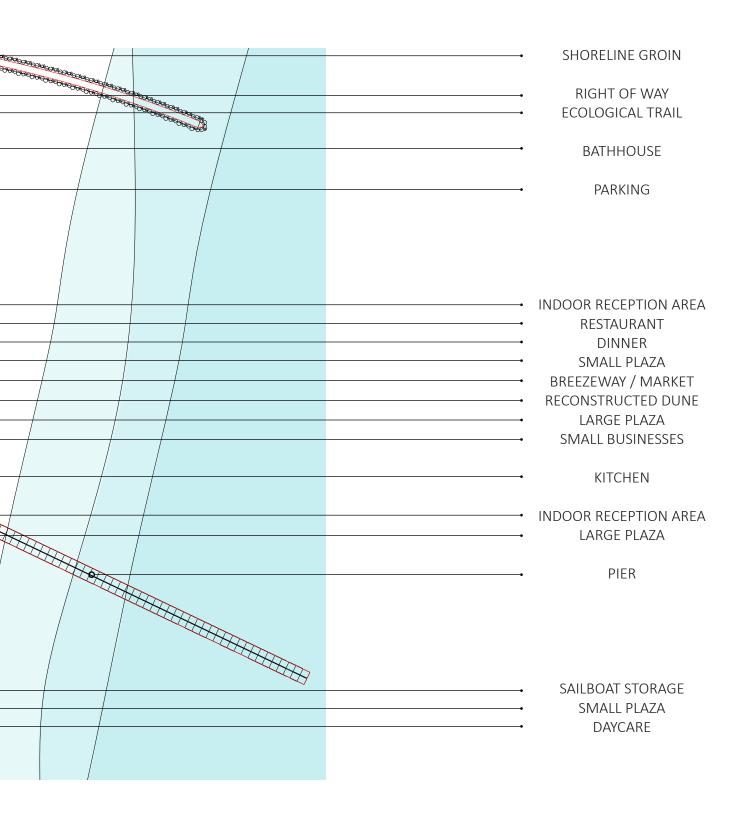


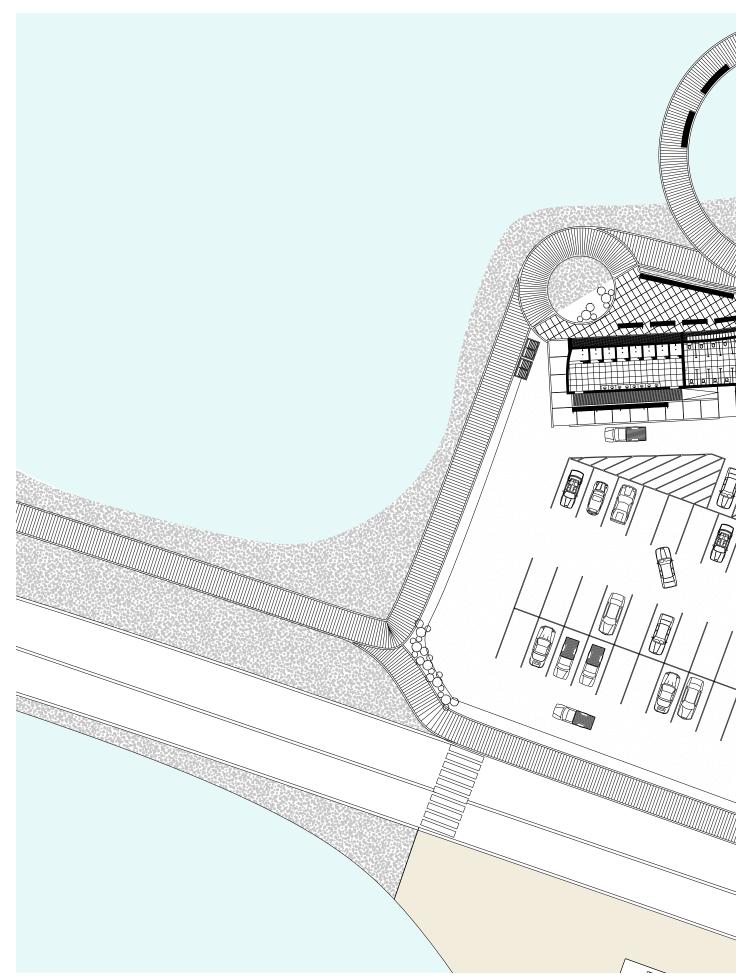


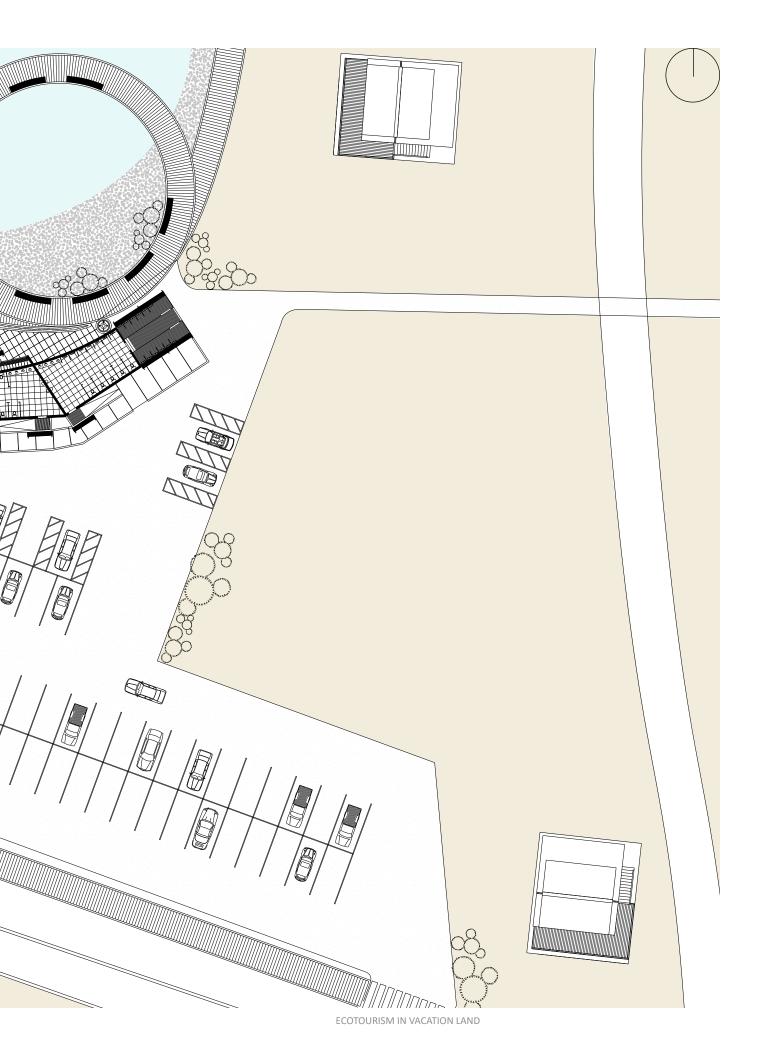




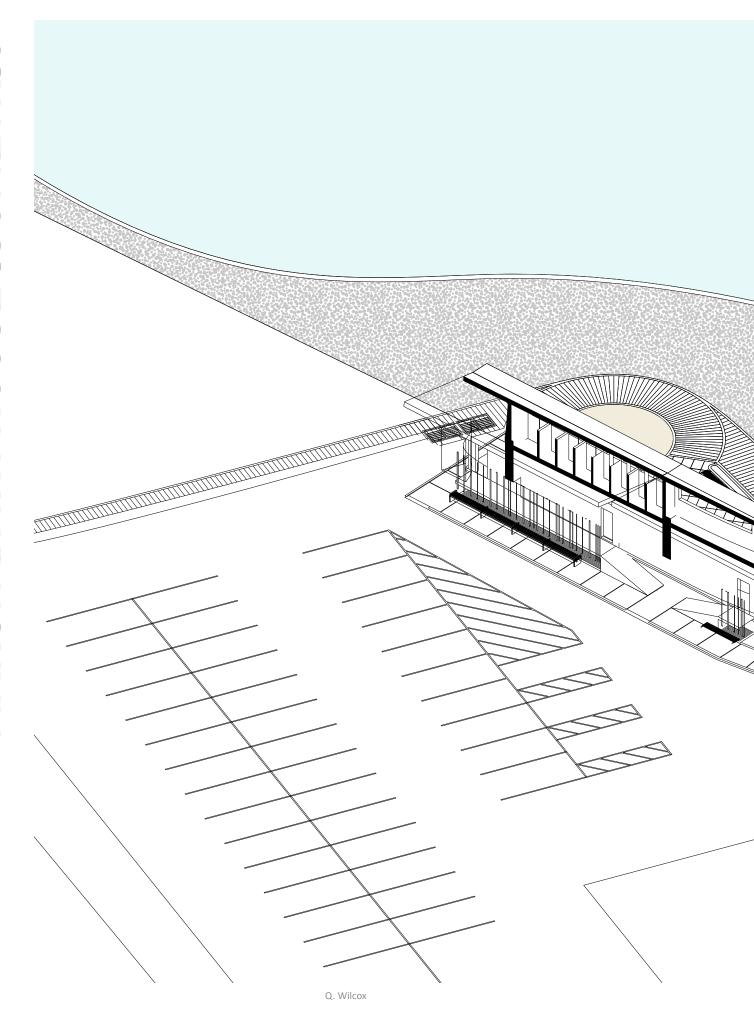


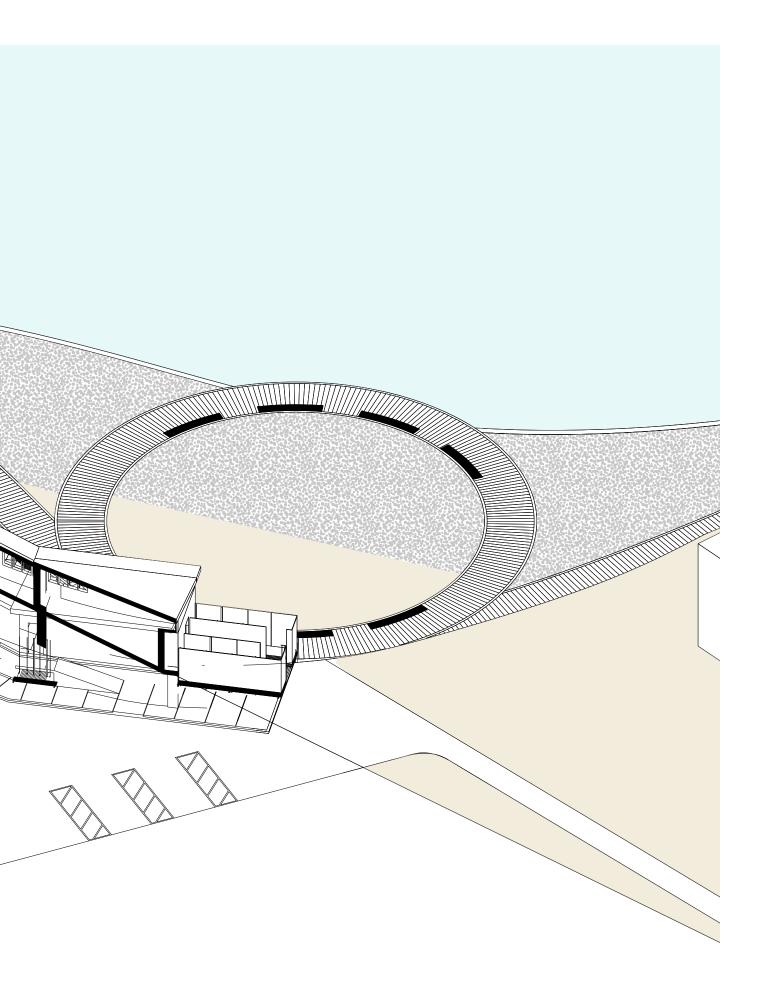




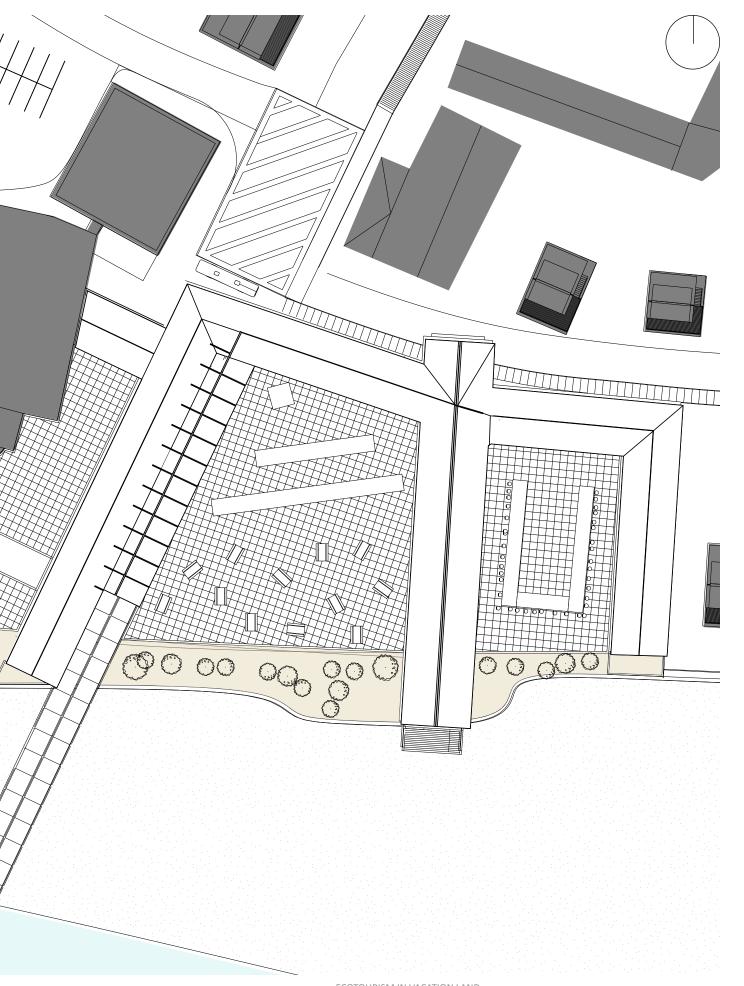


MARSH BATH HOUSE ISOMETRIC

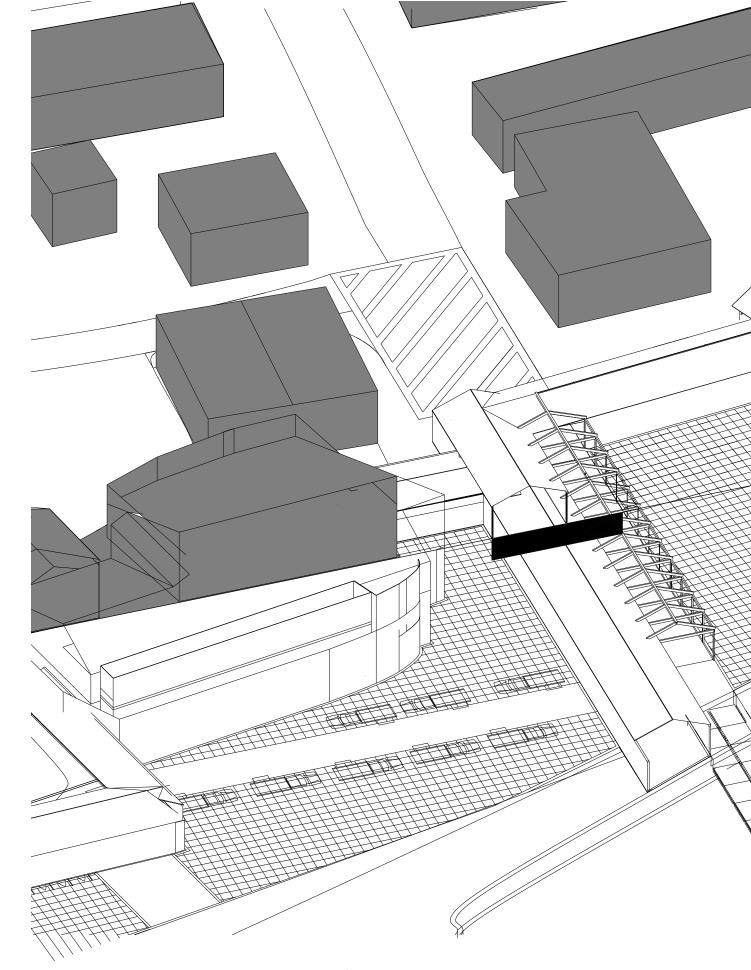


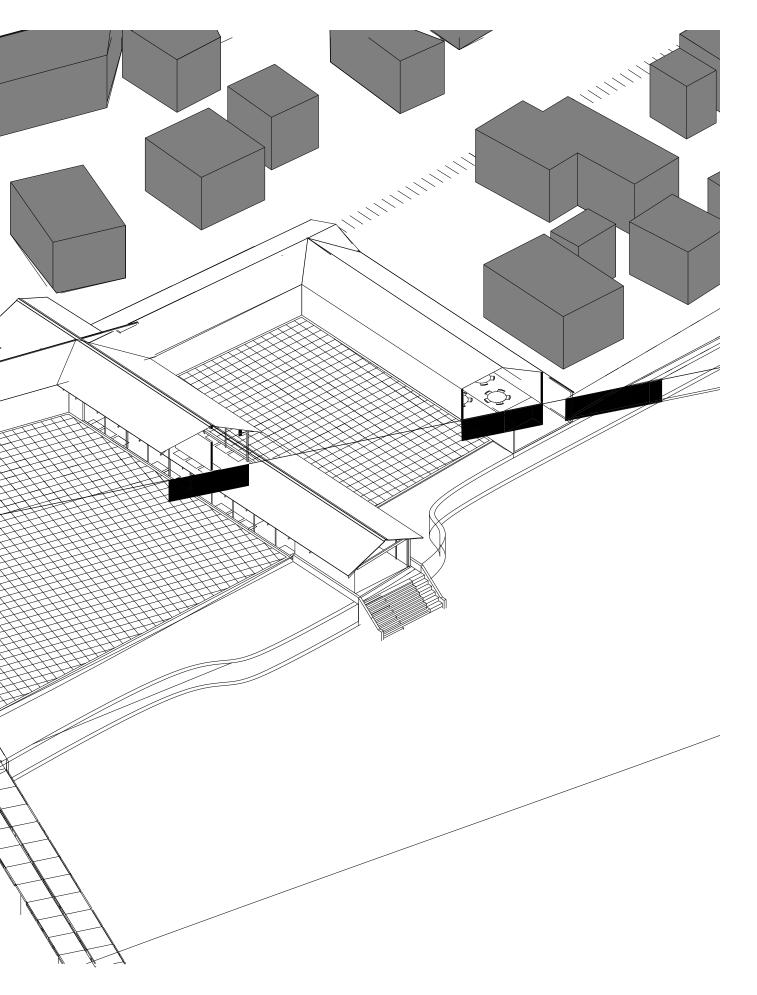






CASINO SQUARE ISOMETRIC







Tabby Concrete		
Tabby Concrete Floor		
Oyster Gabion Walls		
Pervious Surfaces		



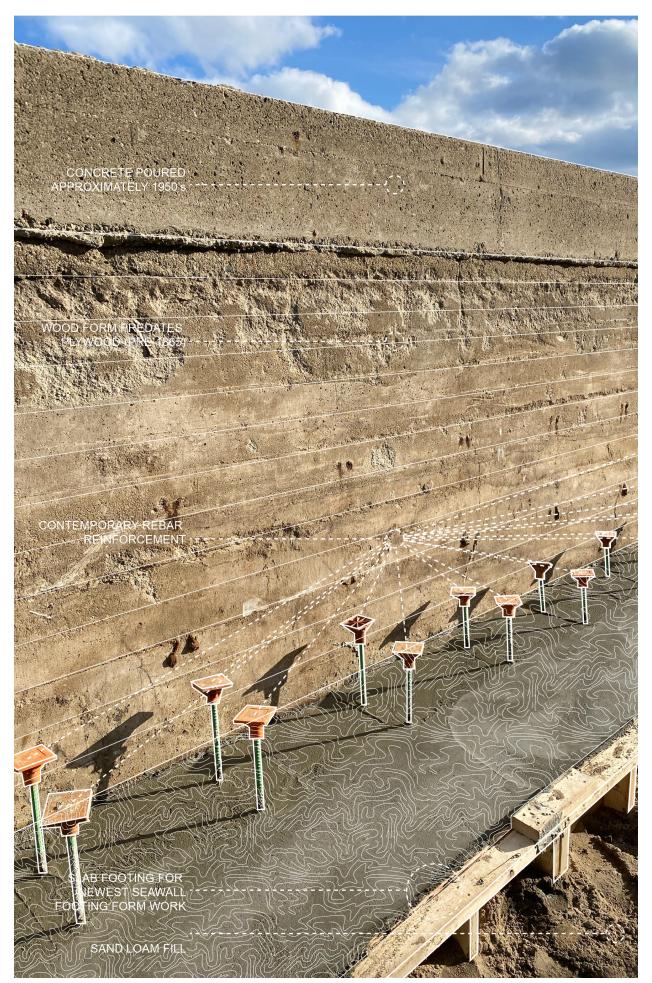












Ecotourism more generally can be defined as tourism that supports the conservation of a threatened environment. The threat to many coastal environments is the privatization and preservation that hinders a connection to nature for its residents. How can models of sustainable tourism be applied to developed country's subrural landscapes?

Additionally, questions of modernization and a diversified economy drove this proposal. How can heritage and access to modern industry not compete with one another and create opportunity for all levels of income to live on the coast.

Lastly, what are models of shared ownership of ecological spaces for both livelihood and leisure? Can the future of shoreline development embody a conservation easement as the basis of design for all? Department of Administrative and Financial Services: State Economist, State of Maine. Economics & Demographics. http://econ.maine.gov/index/build.

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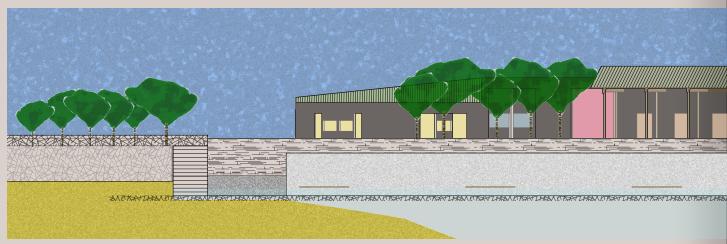
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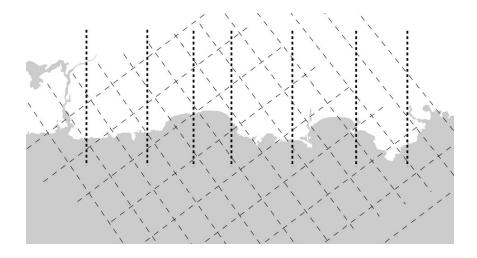


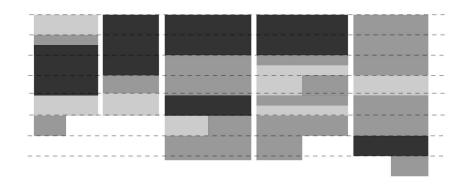


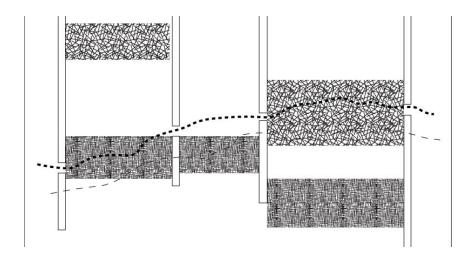
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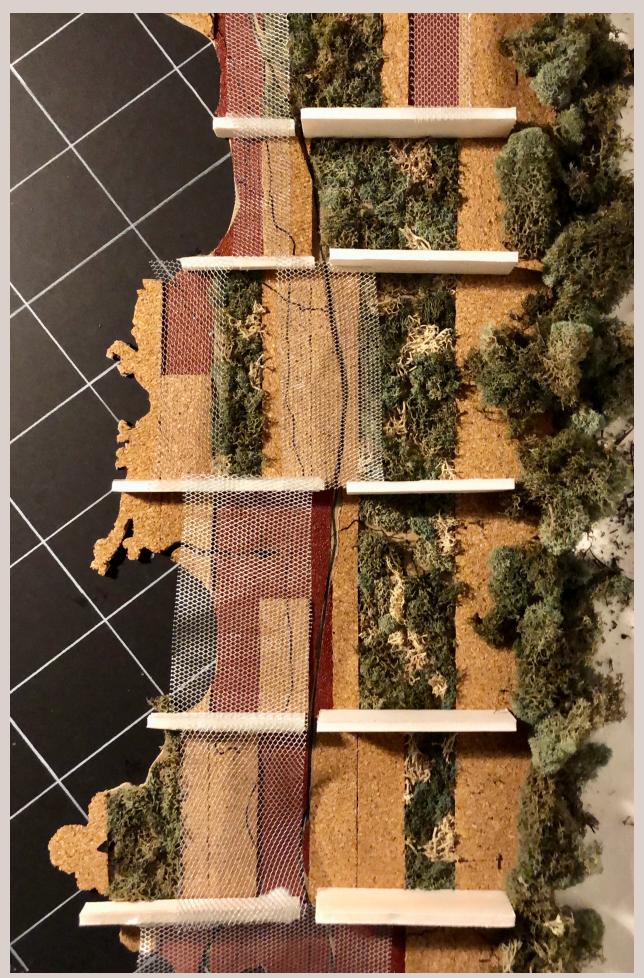


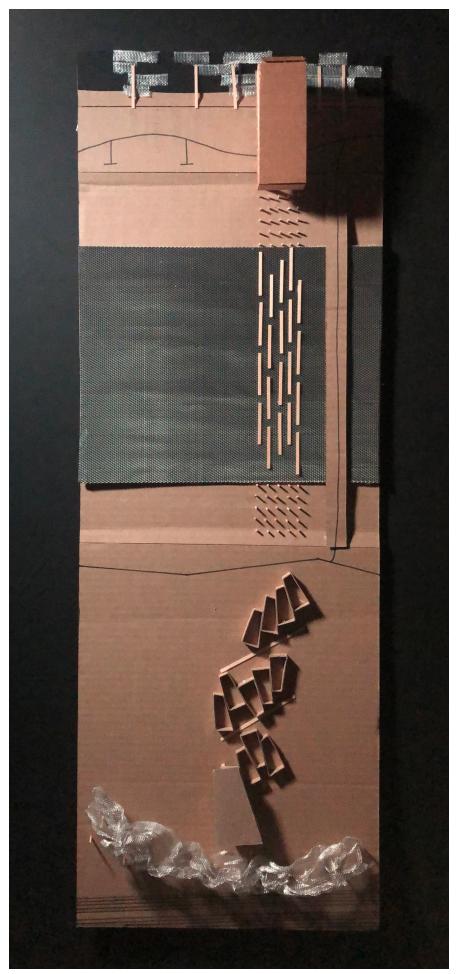












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