

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Historic District Review Board
FROM: Betsy Poulin, Deputy City Planner
DATE: March 14, 2018
RE: Window Replacement - 18 Crosby Street

SUMMARY OF REQUEST

Request: The request is for a Historic Preservation Certificate review as per section 300-316.5 of the Augusta Land Use Ordinance. The applicant proposes to replace windows on an existing four unit residential apartment building. Window replacement is required due to lead abatement standards. Existing wooden windows are proposed to be replaced with Harvey Majesty wooden windows, painted black, with simulated divided light to match the existing configuration (which is either 6/6 or 2/1), double glazed clear glass and half screens.

Owner: Terry Berry
Applicant: Randy Trefethen, Renovate Right Construction (Agent)
Location: 18 Crosby Street
Base Zoning: High Density Residential District (RC)
Historic Overlay District: Crosby Street
Contributing Building: Yes
Individually NR Listed: No
Planning Board Project: No

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Historic District Review Board with the following items:

1. Historic Preservation Certificate Application
2. Commercial Building Permit Application
3. Images of Building and Proposed Window Replacement Locations
4. Window Cut-Sheet

Areas of Concern

1. None. Some of the windows and the door proposed for replacement in the application package are not visible from the street, therefore do not require review by the Historic District Review Board. These include Apartment 1/ A – Side C; Apartment 2 – Side C; and the door on the southern side of the building.

Code Enforcement Review

1. Code Enforcement does not see any issues with the door and window replacements proposed. Window sizes meet egress requirements.

Crosby Street Historic District

The National Register paperwork states that 18 Crosby Street is the William Hunt House, c. 1830-1835. Attached are excerpts from:

1. National Register - Crosby Street Historic District (1986)

CRITERIA FOR REVIEW OF A HISTORIC PRESERVATION CERTIFICATE (Section 300-316.5 of the LUO)

Standards of Evaluation (Section 300-316.5.O of the LUO)

Four types of projects are reviewed in this section

1. Reconstruction, renovation and alteration
2. Construction of new buildings and other structures in historic districts
3. Visual compatibility factors for new construction and additions
4. Demolition or removal

Review by the Board will be conducted for the first type of project, reconstruction renovation and alteration.

Section 300-316.5.O(1). General.

- (a) The Board's areas of focus shall be matters affecting the maintenance of historic structures, the protection of archaeological resources, and the preservation of the historic character of viewsapes.
- (b) The standards of evaluation described below and elsewhere in this section (*Historic Districts*) are intended for the evaluation of contributing properties. Changes to a noncontributing property are considered only insofar as they may affect the historic integrity of the viewscape or the district as a whole.



Southern and eastern facades, view facing west from Crosby Street.

Section 300-316.5.O(2). Reconstruction, renovation and alteration.

- (a) Except as specified in Subsection L (*Activities not requiring an historic preservation certificate*), a structure designated as an historic landmark or site or a structure located in a designated historic district, or related structures or improvements, such as walls, fences, lights fixtures, steps, or paving located in a designated historic district, shall not be altered, and no historic preservation certificate shall be issued for such actions unless

these actions will preserve or enhance the historical and architectural character of the structure, and are visually compatible with the viewscape.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as the proposed window replacements match the style, character and size of the existing windows. The existing window frames will not be altered.



Eastern and northern facades, viewed from the intersection of Crosby Street and Crosby Place.

- (b) Every reasonable effort shall be made to use a property for its originally intended purpose or to provide compatible use for a property that requires minimal alteration to the character-defining features of the structure or site and its environment. When NFPA Life Safety 101 Code modifications subject to the Historic District Ordinance are made to a structure, every effort shall be made to accommodate the standards of the Historic District Ordinance while meeting the NFPA Life Safety 101 Code requirements. The Board shall review the cost of complying with the NFPA Life Safety 101 Codes and determine that the changes made have the least impact possible on the historic characteristics of the structure, while still enabling the building to generate a reasonable return to the owner. In cases where the originally intended purpose of the structure has

been modified over time, those changes shall be considered during the Board review of the application.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as the architectural character of the structure will remain unchanged with the proposed window replacements, which meet NFPA Life Safety 101 Codes.

- (c) Rehabilitation work shall not destroy or displace the distinguishing features or character of a structure and setting. Distinctive stylistic features that characterize historic structures shall be preserved wherever possible.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as distinguishing features or character are being preserved, or replaced with appropriate materials.



Northern and western facades viewed from Crosby Place.

- (d) All structures and sites shall be recognized as products of their own time. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.

This review standard is not applicable.

- (e) Changes that may have taken place in the course of time are evidence of the history and development of a structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. Features not original to the structure that have not acquired their own significance are deemed noncontributing and, therefore, can be replaced according to standards under Subsection O(2)(g) or (j).

This review standard is not applicable.



Typical 6/6 windows on building. Eastern façade. To be replaced with 6/6 windows (Apartment #3).

- (f) Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site shall be treated with sensitivity.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as no distinctive stylistic features will be impacted.

- (g) Deteriorated architectural features of structures, or settings, shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based

on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other structures.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as the replacement matches the material being replaced in composition, design, texture and other visual qualities.

- (h) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other methods that will damage the historic building materials shall not be undertaken.

This review standard is not applicable.



Typical 2/1 windows on building. Northern façade. To be replaced with 2/1 windows (Apartment #1).

- (i) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

This review standard is not applicable.

- (j) Contemporary design for alterations and additions to existing properties is permitted when it does not destroy significant historical, architectural or cultural material, and the design is compatible with the size, scale, material, and character of the property, neighborhood or environment. In particular, modern energy systems and their features (solar panels, heat pumps, etc.) shall be allowed to be incorporated into properties with an effort to make them fit into the character of the property and neighborhood as best as possible.

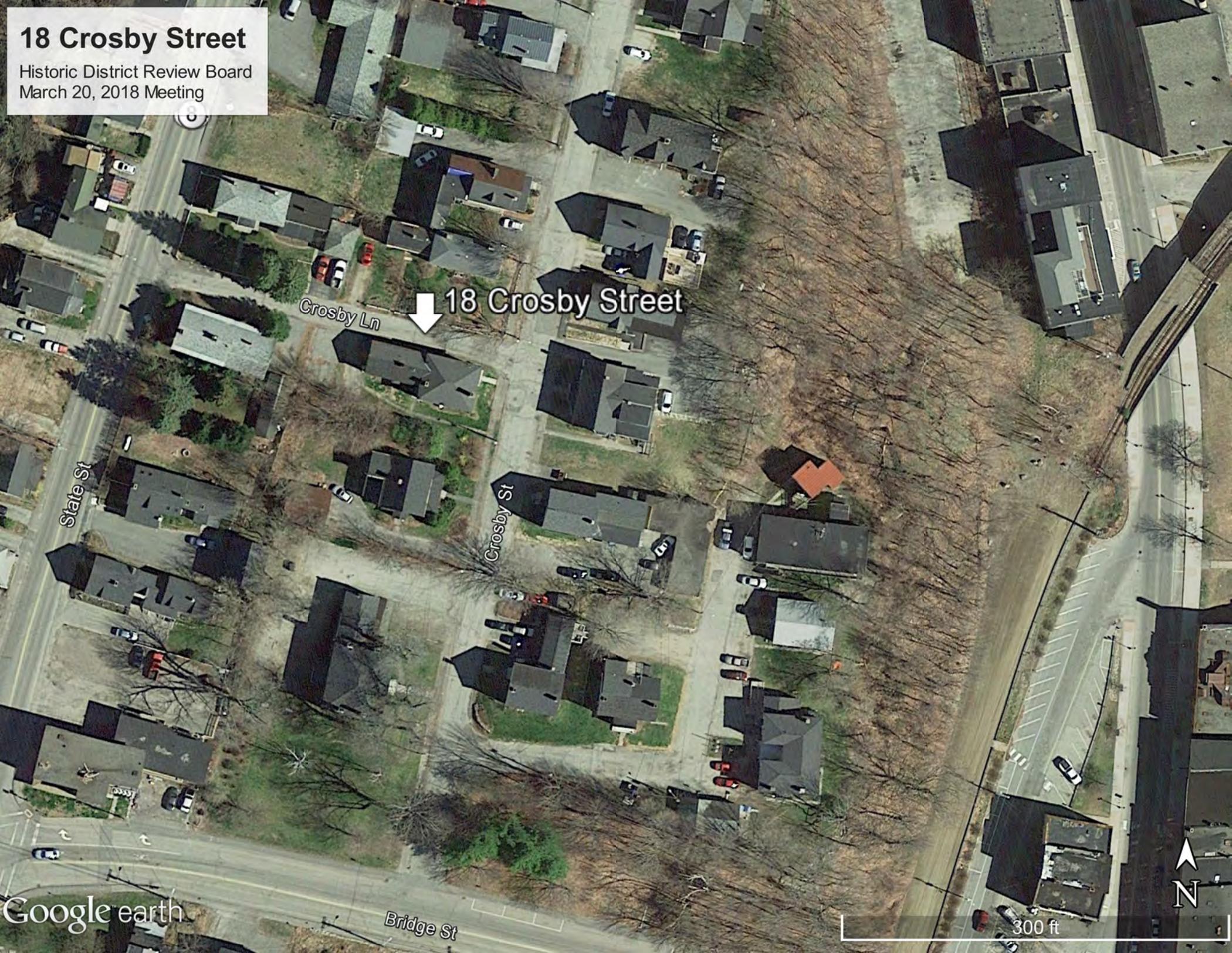
This review standard is not applicable.

- (k) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

This review standard is not applicable.

18 Crosby Street

Historic District Review Board
March 20, 2018 Meeting



18 Crosby Street

Crosby Ln

State St

Crosby St

Bridge St

Google earth

300 ft



United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Crosby Street Historic District

and or common

2. Location

street & number Crosby Street, Crosby Lane

N/A not for publication

city, town Augusta, N/A vicinity of

state Maine code 23 county Kennebec code 015

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Kennebec County Registry of Deeds

street & number

city, town Augusta, state Maine

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Crosby Street Historic District is an L-shaped district consisting of seven buildings fronting Crosby Street and Crosby Lane. Located in the center of Augusta, it is sited on a hill above the central business district and the Kennebec River. The surrounding area is heavily built up, predominantly with multi-family residential structures. These buildings range in age from the early nineteenth to the early twentieth century and are not of the same period of significance identified for the nominated district.

List of buildings contributing to the historic district:

<u>No.</u>	<u>Address</u>	<u>Building</u>
1	37 State Street	John Hartwell House, c. 1806 Federal style, 2 story, wood frame with brick rear wall, aluminum siding over clapboard, hipped roof, 6/6 double hung-sash, doorway with pilasters, pediment and fanlight. Colonial Revival portico over entrance and enclosed porch on south side of east wing.
2	Crosby Lane <i>(22 Crosby Street)</i>	George Crosby House, c. 1802 Federal style, two story wood frame with rear wall of brick, clapboarding siding on wooden elevations, hipped roof, 1½ story wing with gable roof on west side, 6/6 double-hung sash, doorway with pilasters, pediment and fanlights.
3	17-19 Crosby St.	Wales/Hunt House, c. 1810-20/c. 1855-60 Federal period house remodelled with transitional Greek Revival and Italianate trim. Two-and-a-half story wood frame building with gable roof, clapboard siding, 6/6 or 2/2 double-hung sash, pedimented gable end entrance vestibule with pilasters, round arched windows, denticulated cornice.
4	13 Crosby Street	Piper House, c. 1840-50 Greek Revival style, 2½ stories, wood frame with gable roof, vinyl siding, large corner pilasters supporting pedimented gable ends, bay window with round arched windows, brackets and dentils on north side, early 20 th century vestibule over main entrance, modern windows.
5	7 Crosby Street	J. B. Shaw House, c. 1845-50 Greek Revival style, 2½ stories, wood frame, gable roof, vinyl siding, large corner pilasters, entry with pilasters supporting an entablature, 6/6 double-hung sash, 1½ story ell on north side with 1/1 double-hung sash.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Various Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Crosby Street Historic District is architecturally significant as the last major enclave of residential buildings in Augusta which represent the city's important early nineteenth century period of development. These houses were erected by prominent merchants and entrepreneurs such as John Hartwell, George Crosby, William Hunt, and Eben Fuller. Located on the hill above the central business district, this neighborhood offered physical prominence and close proximity to the central business district.

The two earliest homes were built facing what came to be called Crosby's Lane on the east side of State Street, the principal north-south thoroughfare. John Hartwell, a carpenter and auctioneer, and George Crosby, a successful merchant located next to each other in identical houses. Within a few hundred yards was the Congregational Church (now demolished), begun in 1807 under the direction of Hartwell and Stephen Jewett. With the exception of the Wales/Hunt House, Crosby Street itself did not develop for another ten or fifteen years. New construction there was no doubt initiated after the Crosby House served as the Augusta residence of Governor Samuel Smith in 1832–34. At that time William Hunt and Eben Fuller erected substantial homes.

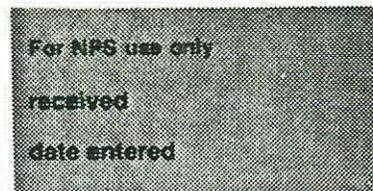
These Federal style residences were followed by two in the Greek Revival style for J. B. Shaw, a carpenter-builder, and Joseph Piper, a grocer. The men who built these houses were characteristic of Augusta's early history in that they were a group of aggressive entrepreneurs who prospered beyond the normal bounds of their trades. John Hartwell was a carpenter and store clerk who became a successful auctioneer. William Hunt was a tailor who acquired a great deal of property and erected a block of stores on Water Street, and George Crosby was a noted inventor of industrial machinery. Eben Fuller was a druggist on Water Street for over 50 years.

Architecturally, the buildings in the Crosby Street Historic District are typical of early residential structures in Augusta. The Hartwell and Crosby houses have doorways designed after a plate from Asher Benjamin's The Country Builder's Assistant. The elaborate doorway on the Hunt House is a variation of several late Federal style designs found in this area. Thus, the architectural significance is based on their survival as a group of period structures.

In the years after the Civil War when the mills in Augusta began to expand, the Crosby Street area became less fashionable as merchants built on more ample lots elsewhere in the city. The area's close proximity to the mills and steep terrain ensured that surrounding development would consist of multi-family residential units rather than single family homes. Although several Crosby Street buildings have been converted into apartments, their survival is remarkable.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



CROSBY STREET HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 2

<u>No.</u>	<u>Address</u>	<u>Building</u>
6	8 Crosby Street	Eben Fuller House, c. 1833 Transitional Federal-Greek Revival style, 2 stories, wood frame, clapboard siding, hipped roof, 6/6 double-hung sash, four chimneys, palladian window over entrance, pilasters with Greek Keys supporting an entablature enframing the doorway, two story ell with gable roof on north side.
7	20 Crosby Street	William Hunt House, c. 1830-35 Federal style, 2 stories, wood frame, hipped roof, clapboard siding, 6/6 double-hung sash, sidehall plan with elaborate entryway consisting of pilasters, louvered fan, cornice and bead and reel molding.

The following building does not contribute to the period of significance for this district:

<u>No.</u>	<u>Address</u>	<u>Building</u>
8	12 Crosby Street	House, c. 1910-20 Arts and Crafts style, 2½ stories, wood frame gable roof with eaves supported on exposed rafters, shingled upper story, clapboard first story covered in vinyl, veranda across east side with Tuscan columns, windows with 8/1 double-hung sash.





Crosby Street Historic District
(William Hunt House - #7)
20 Crosby Street
Augusta, Kennebec, Maine
Frank A. Beard 7/86
Me. Historic Preservation Comm.
Front Door Detail

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

**Window Replacement - 18 Crosby Street
Historic Preservation Certificate Application
Findings of Fact and Conclusions of Law
March 20, 2018**

Pursuant to the provisions of the City of Augusta Land Use Ordinance, the City of Augusta Historic District Review Board has considered the application of Terry Berry, including supportive data, staff review comments, public meeting testimony, and related materials contained in the record. The Historic District Review Board makes the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. **Project Description:** The applicant proposes to replace windows in a four-unit residential apartment building.
2. **Owner:** Terry Berry
3. **Applicant:** Terry Berry
4. **Location:** 18 Crosby Street
5. **Tax Map Number:** Map 34, Lot 227
6. **Base Zoning:** High Density Residential District (RC)
7. **Historic Overlay District:** Crosby Street
8. **Contributing Building:** Yes
9. **Individually NR Listed:** No
10. **Planning Board Project:** No
11. On February 16, 2018 the applicant submitted the following:
 - a. Historic Preservation Certificate Application
 - b. Commercial Building Permit Application
 - c. Images of Building and Proposed Window Replacements
 - d. Window Cut-Sheet
12. On March 13, 2018 the Kennebec Journal published a legal advertisement for the public hearing regarding the application.
13. On March 13, 2018, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
14. On March 20, 2018, the Historic District Review Board held a public meeting regarding the application. The Historic District Review Board conducted a detailed review of the material listed in Item 11 through 13 above, the staff review dated March 14, 2018, and considered testimony by the applicant and interested members of the public. _____ individuals testified at the public meeting and _____ written communications regarding the application were received. The Board voted to **(approve/approve with conditions/deny) the application.**

Conclusions of Law

In view of the above actions and the application and supporting documentation in the record, the Historic District Review Board makes the following conclusions of law.

§ 300-316.5.O. Historic District – Standards of Evaluation

The review standards which apply to this application are § 300-316.5.O.2. Reconstruction, renovation and alteration.

300-316.5.O.2.a

The project is in compliance with this ordinance standard as it preserves and enhances the historical and architectural character of the structure and is visually compatible with the viewscape.

300-316.5.O.2.b

The project is in compliance with this ordinance standard as it is not altering the character-defining features of the structure, site or its environment.

300-316.5.O.2.c

The project is in compliance with this ordinance standard as it preserves distinctive stylistic features that characterize the historic structure.

300-316.5.O.2.d

This standard does not apply to this project.

300-316.5.O.2.e

This standard does not apply to this project.

300-316.5.O.2.f

The project is in compliance with this ordinance standard as it has not disturbed distinctive stylistic features of the structure.

300-316.5.O.2.g

The project is in compliance with this ordinance standard as the new materials are compatible with existing materials.

300-316.5.O.2.h

This standard does not apply to this project.

300-316.5.O.2.i

This standard does not apply to this project.

300-316.5.O.2.j

This standard does not apply to this project.

300-316.5.O.2.k

This standard does not apply to this project.

THEREFORE, the Historic District Review Board hereby **(approves, approves with conditions, denies)**, the application of Terry Berry as described in the findings above, **with the following additional finding(s)**.

1. None.

Conditions of Approval

The following conditions shall be met prior to the issuance of a permit from the Code Enforcement Bureau.

1. None.

Daniel Stevens, Historic District Review Board Chair

Date

FEB 16 2013



COMMERCIAL BUILDING PERMIT APPLICATION

STREET

PROJECT LOCATION 18 Crosby X. Augusta, Me.
(road / street)

OWNER / LEASEE Terry Berry
(please print)

OWNER/ LEASEE'S ADDRESS 104 Water St.
(number) (road / street)

Hallowell Maine 04347 207 242 17216
(city) (state) (zip code) (phone) (date)

SIGNATURE: Randy Tebbs CONTRACTOR INFORMATION: Renovate Right Const
Randy Tebbs
207 844 0097

Name: _____ Location: _____ Map: 34 Lot: 227 Permit # _____

\$ <u>24,450.00</u>	TOTAL COST
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TYPE OF IMPROVEMENT	(check one)
NEW BUILDING	
ADDITION	
ALTERATION	
<input checked="" type="checkbox"/> REPAIR, REPLACE <u>Window/door replace</u>	
MOVING	<u>(NO frame Alteration)</u>
FOUNDATION	

2009 INTERNATIONAL BUILDING CODE

TO BE COMPLETED BY CITY STAFF

PROPOSED USE	(check one)
ASSEMBLY (50 or more)	
BUSINESS	
EDUCATIONAL (K - 12)	
FACTORY	
INSTITUTIONAL (Health Care/ Detention)	
MERCANTILE (Retail)	
STORAGE (Warehouse/Parking)	
<input checked="" type="checkbox"/> OTHER (tower etc.) <u>Residential</u>	

ZONING DATA	
MAP	
LOT	
ZONING DISTRICT	
FRONT SETBACK	
SIDE / REAR SETBACKS	

TYPE OF FRAME	(check one)
<input checked="" type="checkbox"/> WOOD FRAME	
STRUCTURAL STEEL	
CONCRETE	
OTHER	

CONSTRUCTION DATA	
SPRINKLED	
HANDICAPPED	
IN 100 YEAR FLOOD ZONE	
PERMIT STATUS	
ZONING CLASS	
USE GROUP	
CONSTRUCTION TYPE	
IMPROVEMENT TYPE	

TYPE OF HEATING FUEL	SPECIFY: <u>N/A</u>

FEES		
UNFINISHED AREAS		\$.05 p/sq. ft.
NEW CONSTRUCTION		\$.18 p/sq. ft.
RENOVATION		\$.13 p/sq. ft.
ACCESSORY & PARKING		\$.05 p/sq. ft.
LATE		DOUBLED
REVIEW FEE		\$ 30.
TOTAL FEE		

TYPE OF SEWAGE DISPOSAL	(check one)
<input checked="" type="checkbox"/> PUBLIC SYSTEM	
PRIVATE SYSTEM	

TYPE OF WATER SUPPLY	(check one)
<input checked="" type="checkbox"/> PUBLIC SYSTEM	
PRIVATE SYSTEM	

DIMENSIONS	
NUMBER OF STORIES	<u>2</u>
TOTAL GROUND FLOOR AREA	(sq. ft.)
TOTAL UPPER OF STORY AREAS	(sq. ft.)
TOTAL IMPERVIOUS SURFACES	(sq. ft.)
<u>4-6</u> TOTAL # OF PARKING SPACES PROVIDED	

APPROVALS		(Date)
GAID (SANITARY/ WATER DISTRICT)		
CITY ENGINEER		
CEO / LPI		

Note: Only window replacement & Door replacement No frame alterations 10/31/2017

CITY OF AUGUSTA

HISTORIC PRESERVATION CERTIFICATE APPLICATION

BUILDING/PROPERTY E-911 ADDRESS: 18 Crosby St. Augusta Me.
BUILDING/PROPERTY PRESENT USE: Residential multi-family (commercial)
BUILDING OWNER'S NAME/CONTACT: Terry Berry 207 242 7216
BUILDING OWNER'S MAILING ADDRESS:
APPLICANT/AGENT'S NAME: Randy Trefethen
APPLICANT/AGENT'S ADDRESS: 107 Eastern Dr. Wales Me 04280
APPLICANT/AGENT'S INTEREST IN THE PROPERTY: Contractor
APPLICANT TELEPHONE: 207 844 0097 APPLICANT E-MAIL: randy@renovaterightmaine.com
TAX MAP: LOT: BASE ZONING DISTRICT:

HISTORIC DISTRICT NAME: Crosby St Hist. District CONTRIBUTING PROPERTY: YES / NO
HISTORIC SITE OR LANDMARK: YES NO INDIVIDUAL HISTORIC PROPERTY: YES NO

TYPE OF WORK. PLEASE CHECK ALL WHICH APPLY:

- Reconstruction, restoration, renovation and/or alteration changing the exterior appearance, as visible from the street or associated public land, except for exterior painting.
New construction of a principal or accessory structure visible from the street or visible from public lands associated with the structure where such structure will be located in an historic district.
Demolition of an historic landmark, individual historic property or any contributing structure in an historic district.
Moving an historic landmark, individual historic property or any contributing structure in an historic district.
Improvement projects and objects on contributing properties, such as lighting, sidewalks, raised walkways, handicapped access ramps, paving, curbing, signs, solar panels, heat pumps, and satellite dishes larger than 39 inches in diameter located beyond the right-of-way of any public street or way, but visible from the street, and located within an historic district or affecting any historic site or landmark.

APPLICATION MATERIALS. PLEASE CHECK ALL WHICH APPLY:

- Description of the activity requiring a Historic Preservation Certificate. (NO frame alteration) (window and door replacement)
Drawing(s) showing the design and location of proposed alteration or new construction. Drawings may include plans and exterior elevations, drawn to scale, with sufficient detail to show the architectural design, materials and visual textures of the exterior of the building(s). Drawing(s) are not required to be professionally prepared, but shall be clear, complete and specific. See attached docs.
Sample materials, if necessary. See Harvey window spec attached. (sample)
Photograph(s) of the building(s) involved and of adjacent buildings.
A site plan and/or building photos indicating improvements affecting appearance, such as fences and walls, walks, terraces, accessory buildings, lights, signs and other elements. Unit drawings for window placement
Letter of Authorization from the building owner for the project, if the applicant a tenant.
Letter of Authorization from the applicant, if represented by an agent.
10 copies of above listed materials.

APPLICANT'S SIGNATURE: Randy Trefethen DATE: 12/18/17

HISTORIC DISTRICT REVIEW BOARD MEETING DATE: March 20, 2018
HISTORIC PRESERVATION CERTIFICATE GRANTED: YES / NO
PLANNING BOARD REVIEW: YES NO

CITY OF AUGUSTA
HISTORIC PRESERVATION CERTIFICATE APPLICATION
REVIEW PROCESS

APPLICABLE ORDINANCE STANDARDS: LAND USE ORDINANCE, HISTORIC DISTRICT §300-316.5

NO APPLICATION FEE IS REQUIRED FOR A HISTORIC PRESERVATION CERTIFICATE APPLICATION.

ACTIVITIES NOT REQUIRING AN HISTORIC PRESERVATION CERTIFICATE:

- (1) The ordinary maintenance or repair of any exterior architectural feature of any structure or other improvement project when that repair does not involve a change in design, appearance, or materials.
- (2) Impermanent or reversible alterations such as storm windows, storm doors, window air conditioners, shutters, or paint color.
- (3) Lawn and garden objects and landscaping, including plantings, sculptures, walkways and walls of two feet or less in height.
- (4) Minor changes to noncontributing buildings. Minor changes are defined as small-scale alterations to a structure or site that do not significantly affect its appearance and are easily reversible. Minor changes may include improvement projects such as lighting, sidewalks, paving and curbing.
- (5) Alterations to structures on noncontributing properties, which do not change the size or footprint of the structure.
- (6) The construction or alteration of any structure not visible from the street. Visible from the street is defined as any site or structure that can be seen from any public street or way abutting the subject property.
- (7) The construction, reconstruction, alteration or demolition of any structure where construction is in accordance with a valid building permit issued before establishing new districts, sites or landmarks designated by adoption of or amendment to the Historic District Ordinance §300-316.5.
- (8) The construction, reconstruction, alteration, restoration or demolition of any feature which the Code Enforcement Officer shall certify is required because of an unsafe or dangerous condition to ensure public safety or when efforts to save such a feature have been declared impractical or uneconomic in response to concerns for public safety.

THE CITY OF AUGUSTA WILL NOTIFY THE APPLICANT AND PROPERTY OWNERS WITHIN 500 FEET OF THE PROPERTY BOUNDARY OF THE PROJECT TO BE REVIEWED. NO FEE ACCOMPANIES THE NOTIFICATION PROCESS. AT THE REQUEST OF THE APPLICANT, OR ANY OTHER PERSON RECEIVING NOTICE OR WHEN THE BOARD DEEMS IT NECESSARY, A PUBLIC HEARING ON THE APPLICATION WILL BE CONDUCTED BY THE BOARD.

APPLICATIONS SHALL BE CONSIDERED AT A REGULAR HISTORIC DISTRICT REVIEW BOARD MEETING, WHICH ARE HELD ON THE THIRD TUESDAY OF EACH MONTH. MEETING AGENDAS WILL BE POSTED 7 DAYS BEFORE THE MEETING.



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

October 3, 2017

Mr. David Orcutt
Program Manager
Penquis
P.O. Box 1162
Bangor, ME 04402

Project: ~~MHP# 1263-17 322-1 Street~~
~~Lead Abatement Interior/Exterior, Replace Windows~~
Town: ~~Bangor~~

In response to your recent request, I have reviewed the information received September 28, 2017 to initiate consultation on the above referenced project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

The property is a contributing resource within the National Register listed Bath Historic District.

I have concluded that this undertaking will have **no adverse effect** upon this historic property. However, this finding is **conditional** as long as the following requirements are met:

- 1) Interior doors should be retained, scraped and painted including the door surround and trim.
- 2) We recommend that the existing wooden windows be retained, scraped and painted.
- 3) If not feasible to retain windows, the sash light configuration of the replacement windows must match the historic wood windows (e.g. 6-over-6). If a casement window is necessary for egress in some situations, please match the sash light configuration so the window appears to be similar to the existing. *All sash light configuration will be same as existing currently.*
- 4) All original historic exterior and interior wood trim must be retained.
- 5) The open glass area of the new windows must match that of the existing windows. We request that the jambs be opened and modified as needed to accept the new window sash. All exterior and interior wood trim must be reinstalled.
- 6) Vinyl replacement windows are not acceptable to our office for this project. We recommend that the replacement sash be either wood or aluminum clad wood sash.
- 7) The following companies manufacture windows that appear to meet the stipulations noted above. (Inclusion on this list does not represent an endorsement by the Maine Historic

Window Brand

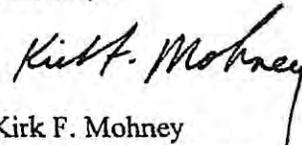
MHPC# 1263-17
October 3, 2017

Preservation Commission.) There may be additional companies that are not included on this list that manufacture products that are equivalent:

<u>Manufacturer:</u>	<u>Specific product line:</u>
Brosco -----	Authentic Divided Lite
Anderson -----	Woodwright
Kolbe & Kolbe -----	Heritage Series
Weathershield -----	Legacy
Harvey -----	Majesty <i>Chosen units</i>
Pella-----	Precision Fit Architect Series
Trimline-----	Ultra-fit Series
Lincoln-----	Simulated Divided Lite w/ internal aluminum gridwork
Marvin-----	Ultimate Double Hung

Please contact Megan Hopkin at (207)287-2992 or megan.m.hopkin@maine.gov if we can be of further assistance in this matter.

Sincerely,



Kirk F. Mohny
State Historic Preservation
Officer

Include with Application
- Betsy Paulin Dept City Planner
Augusta



ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
RANDY/JT	None	Whse Pickup	PORTLAND WAREHOUSE
CLERK		JOB NAME	COUPON
jgml - John Marcus		111 FRANKLIN AVE	

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
--------	-------------	-----	------------	----------

12000-1 Majesty DH , Unit Size 33.25 x 64.5, RO 33.5 x 64.75
 U-Factor = 0.27, SHGC = 0.24, VT = 0.43, Size Options = Custom Size,
 Replacement
 Frame Width (Inches) = 33.25, Frame Height (Inches) = 64.5
 Double Glazed, Double Low-E RS, Argon Filled
 Performance Packages = E Star 6.0 2015
 Natural Pine , Unit Color = Black, Jamb Liner Color = Standard-Almond
 Lock Option = Double, Coppertone, Routed
 Half Screen, Fiberglass Mesh
 Unit 1 Bottom: None
 Unit 1 Top: Sim Div Lite, Colonial, Black, Interior Finish = None, 2W1H
 Overall Frame Width (Inches) = 33.25, Overall Frame Height (Inches) =
 64.5, Overall Rough Opening Width (Inches) = 33.5, Overall Rough
 Opening Height (Inches) = 64.75
 Clear Opening Width = 29.375, Clear Opening Height = 26, Clear
 Opening Square Footage = 5.3

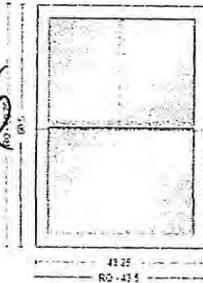


SAMPLE

Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
--------	-------------	-----	------------	----------

13000-1 Majesty DH , Unit Size 43.25 x 60.5, RO 43.5 x 60.75
 U-Factor = 0.27, SHGC = 0.24, VT = 0.43, Size Options = Custom Size,
 Replacement
 Frame Width (Inches) = 43.25, Frame Height (Inches) = 60.5
 Double Glazed, Double Low-E RS, Argon Filled
 Performance Packages = E Star 6.0 2015
 Natural Pine , Unit Color = Black, Jamb Liner Color = Standard-Almond
 Lock Option = Double, Coppertone, Routed
 Half Screen, Fiberglass Mesh
 Unit 1 Bottom: None
 Unit 1 Top: Sim Div Lite, Colonial, Black, Interior Finish = None, 2W1H
 Overall Frame Width (Inches) = 43.25, Overall Frame Height (Inches) =
 60.5, Overall Rough Opening Width (Inches) = 43.5, Overall Rough
 Opening Height (Inches) = 60.75
 Clear Opening Width = 39.375, Clear Opening Height = 24, Clear
 Opening Square Footage = 6.6

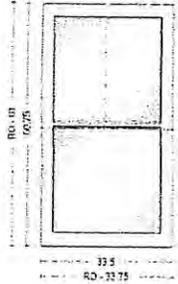


Handwritten notes:
 • Sample specification of units to be used
 • Mullen style to change as needed.

Room Location: None Assigned

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
--------	-------------	-----	------------	----------

14000-1 Majesty DH , Unit Size 33.5 x 60.75, RO 33.75 x 61
 U-Factor = 0.27, SHGC = 0.24, VT = 0.43, Size Options = Custom Size,
 Replacement
 Frame Width (Inches) = 33.5, Frame Height (Inches) = 60.75
 Double Glazed, Double Low-E RS, Argon Filled
 Performance Packages = E Star 6.0 2015
 Natural Pine , Unit Color = Black, Jamb Liner Color = Standard-Almond
 Lock Option = Double, Coppertone, Routed
 Half Screen, Fiberglass Mesh
 Unit 1 Bottom: None
 Unit 1 Top: Sim Div Lite, Colonial, Black, Interior Finish = None, 2W1H
 Overall Frame Width (Inches) = 33.5, Overall Frame Height (Inches) =
 60.75, Overall Rough Opening Width (Inches) = 33.75, Overall Rough
 Opening Height (Inches) = 61
 Clear Opening Width = 29.625, Clear Opening Height = 24.125, Clear
 Opening Square Footage = 5



Room Location: None Assigned

'Renovate' Right Const. Quote

18 Crosby St.
Augusta Me.

Randy Trefethen
844-0097

Majesty window's (see sample spec attached)

Apt #1

- (X6) 32 x 50 ³/₈ (2/1 DH) 1/2 screen
- (X1) 32 x 50 ³/₈ (2/1 ~~ER~~) ~~1/2~~ screen full ER
- (X2) 24 x 40 ³/₈ (2/1 DH) 1/2 screen

Apt #2

- (X2) 27 x 44 ⁵/₈ (2/1 DH) 1/2 screen
- (X1) 27 x 44 ³/₄ (2/1 ER) full screen
- (X1) 32 x 50 ⁵/₈ (2/1 DH) 1/2 screen
- (X5) 27 x 44 ³/₄ (2/1 DH) 1/2 screen

Apt #3

- (X1) 24 1/2 x 40 ³/₈ (2/1 DH / lower OBS) 1/2 screen
Sash
- (X6) 33 3/4 x 61 ³/₈ (6/6 DH) 1/2 screen
- (X2) 24 1/4 x 40 ³/₈ (2/1 DH) 1/2 screen

Apt #4

- (X1) 33 3/4 x 57 ³/₈ (6/6 DH) 1/2 screen

- Interior natural pine
- Exterior Black clad.
- Grids/mullens between glass / end protruding both int/ext.
- Double locks typ. for size of units
-

Empty Apt #1

MCLPPP 16-029
18 Crosby Ln. Apt A
Augusta, ME

10/11/16

Apt #1
APT A

24x40³/₈

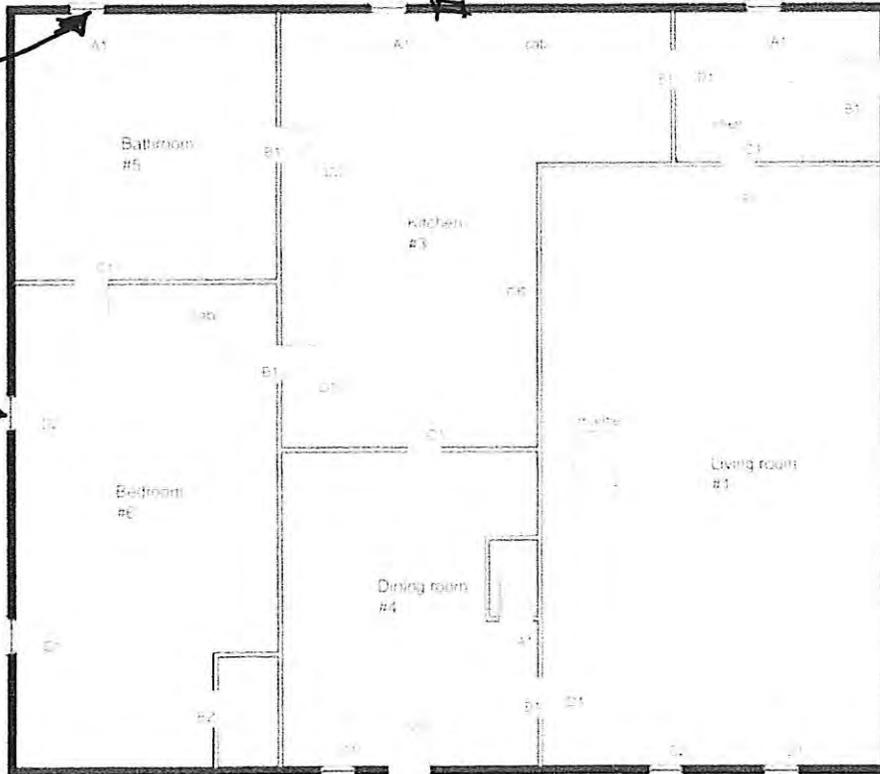
32x50³/₈ 2¹/₄ DH

Hallway #2

32x50³/₈ DH 2¹/₄

32x50³/₈ DH 2¹/₄

32x50³/₈ ER 2¹/₄



B

32x50³/₈ 2¹/₄ DH C

32x50³/₈ 2¹/₄ DH

Note: There are 3 additional 32x50^{3/8} 2 1/2 DIT
on alley side of building for this
unit. (No Beds)

APT #1



Note! there is
another window
to left side
of this unit
(32x50^{3/8} 2 1/2 DIT)
NOT inside
unit picture

32x50^{3/8}
2 1/2 DIT

32x50^{3/8}
2 1/2 DIT

32x50^{3/8}
2 1/2 DIT

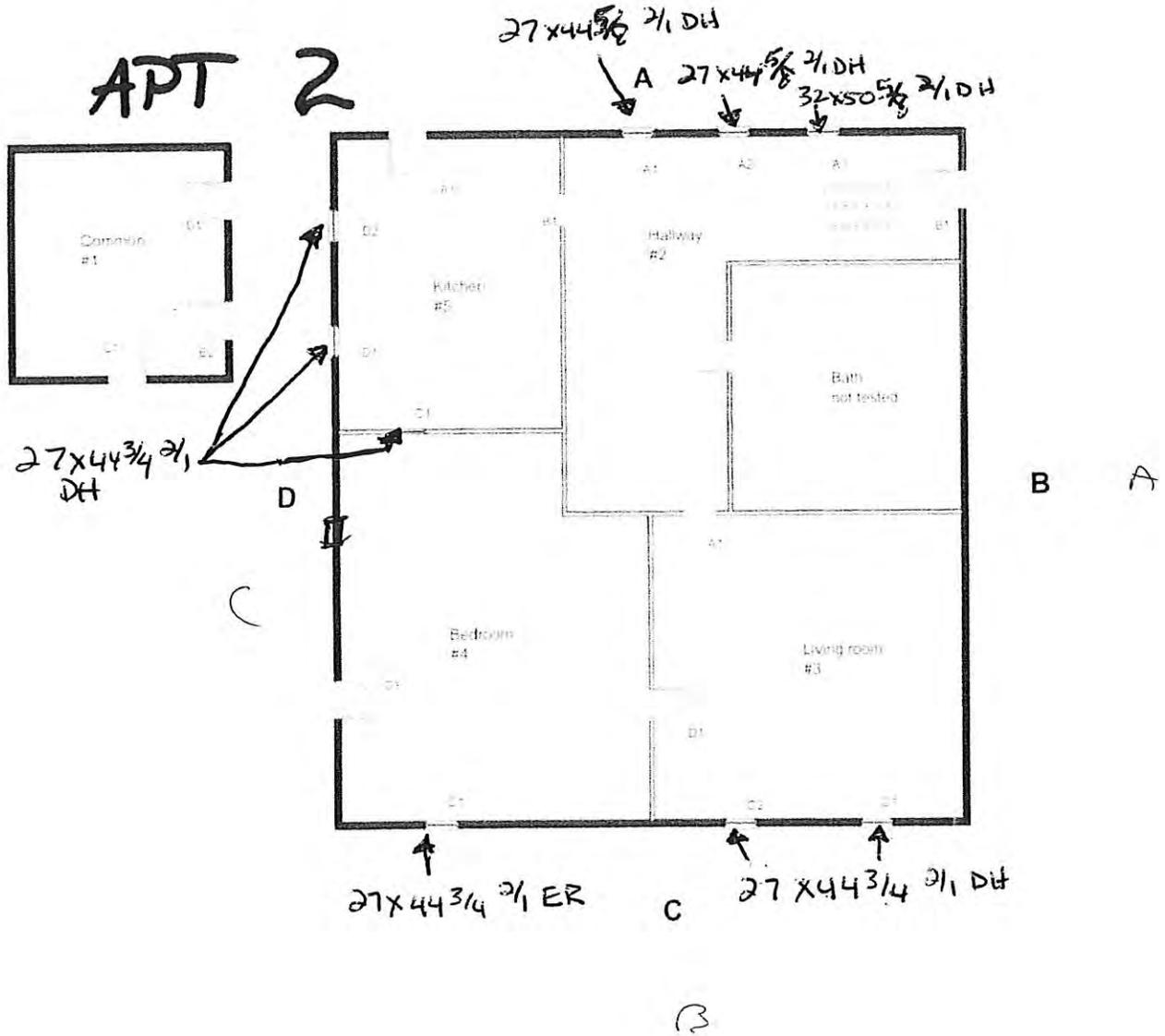
32x50^{3/8}
2 1/2 DIT

NO
PARKING

Tenant 2nd Floor
 Vickie / Steve / cats 530 2228

MCLPPP 16-029 additional units
 18 Crosby Ln. Apt 2
 Augusta, ME

11/01/16



Apt #2



Apt #2

27 x 44 ³/₄ ²/₁



Apt #2

3/1
21x49 5/8
4

3/1
32x50 5/8

NO
PARKING



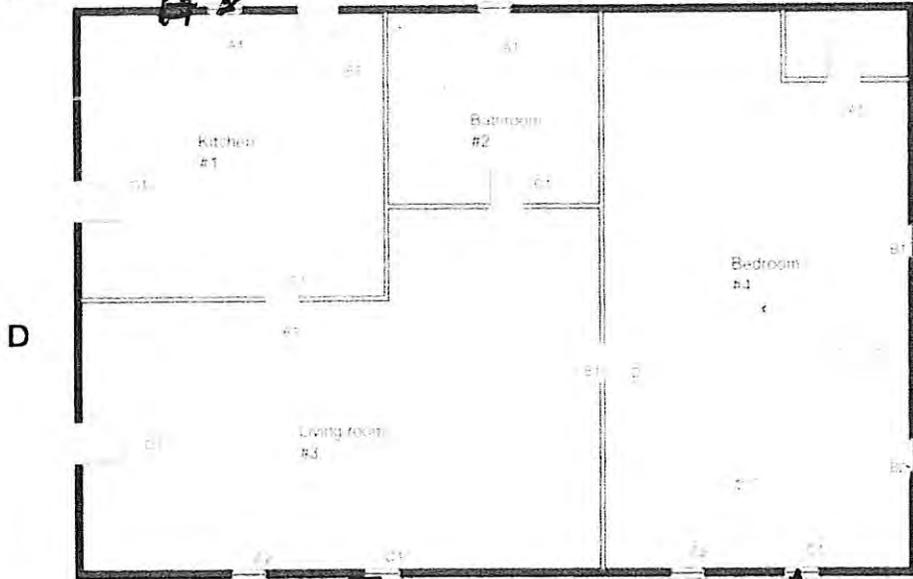
Call 2 weeks prior to start

Tenant William = Contact Care taker Gary 609 3853
458 6860

MCI PPF 16-029 additional unit
18 Crosby Ln. Apt 3
Augusta, ME

11/01/16

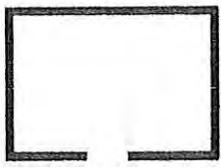
APT 3 $24\frac{1}{4} \times 40\frac{3}{8}$ A $24\frac{1}{2} \times 40\frac{3}{8}$ 2/1 Lower frosted sub glass DH



$33\frac{3}{4} \times 61\frac{3}{8}$
6/6 DH
B Bath = $20' \times 24'$
5.05F egress
 $33\frac{3}{4} \times 61\frac{3}{8}$
6/6 DH

$33\frac{3}{4} \times 61\frac{3}{8}$ DH 6/6 C

$33\frac{3}{4} \times 61\frac{3}{8}$ 6/6 DH
Bath will equal $20' \times 24' \times 5.05F$
egress rule if acceptable



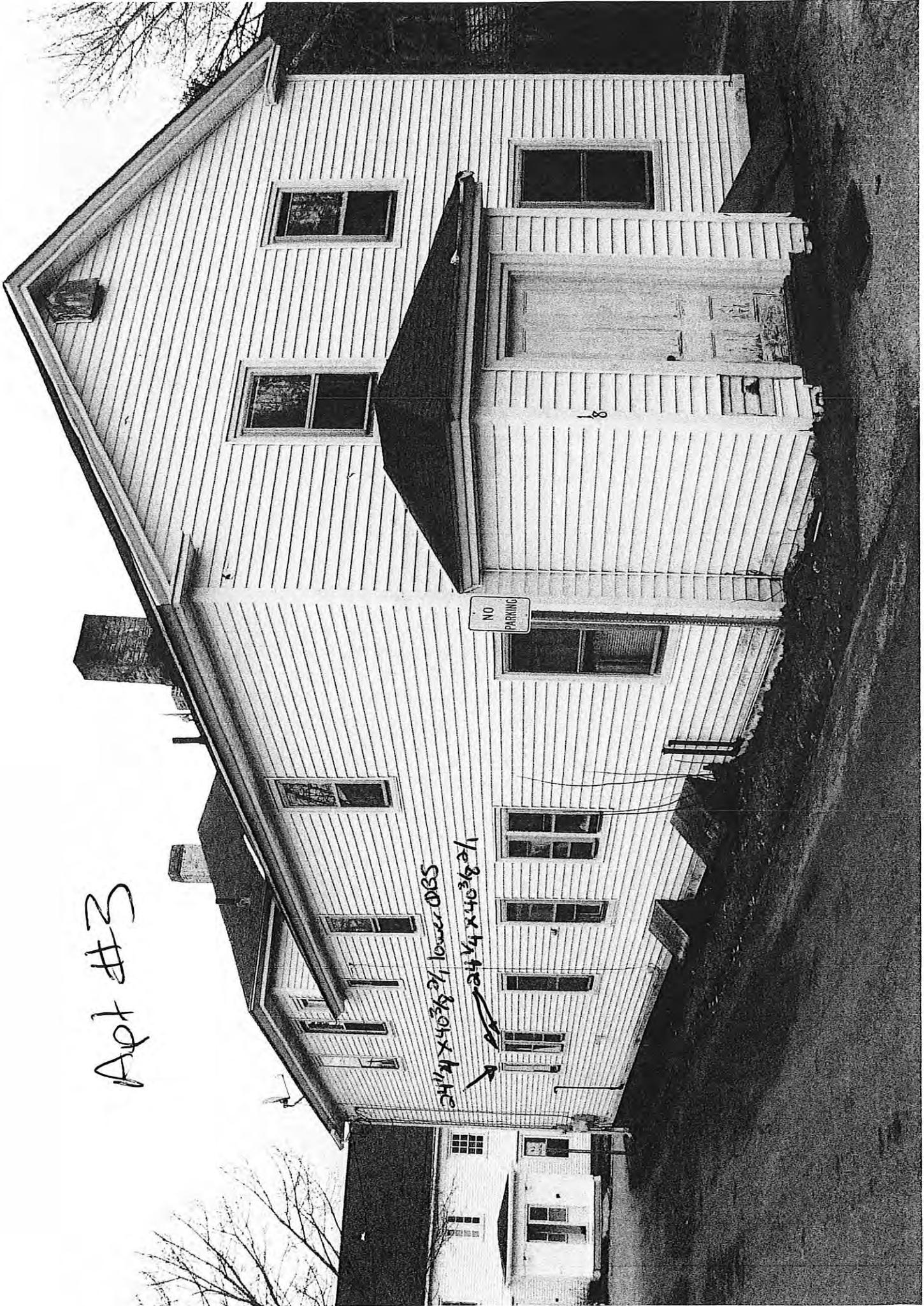
Common interior readings listed on Apt 2

Apt #3

24' x 40' 6" 2nd lower DBS
1/2 8' 0" x 4 1/2' the
24' x 40' 6" 2nd

NO
PARKING

8





Apt #3

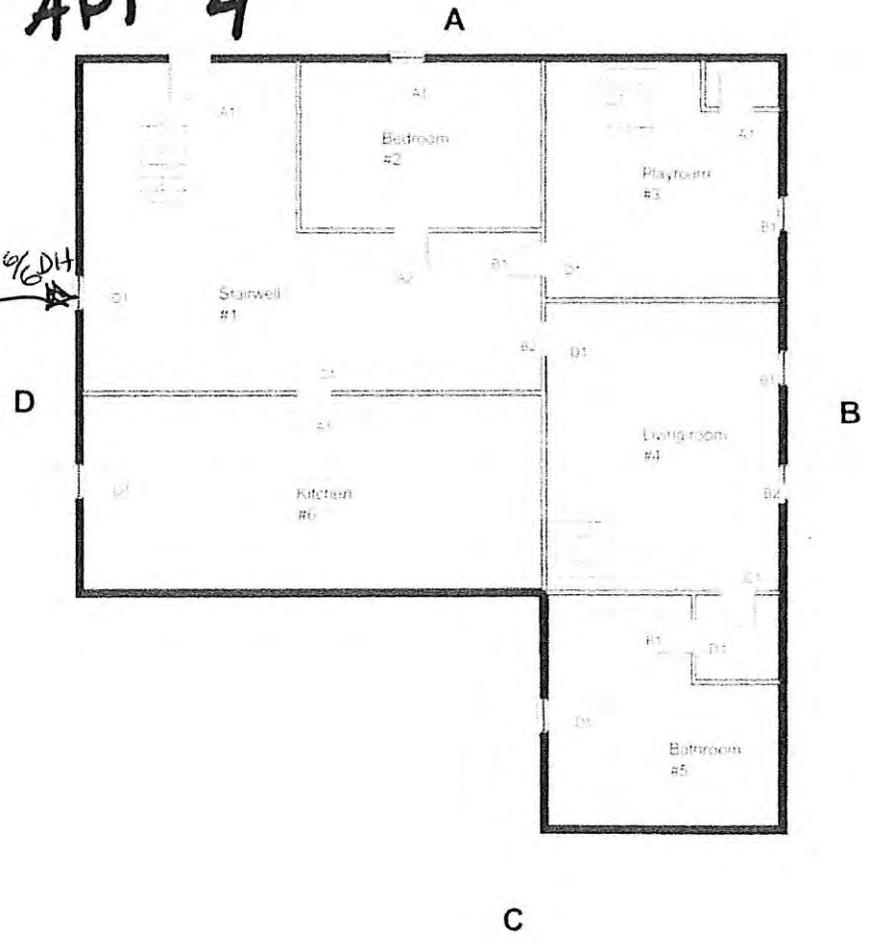
Tenant
Corgan 629-8948 2nd Floor

MCLPPP 18-029 additional unit
18 Crosby Ln Apt 4
Augusta, ME

11/01/16

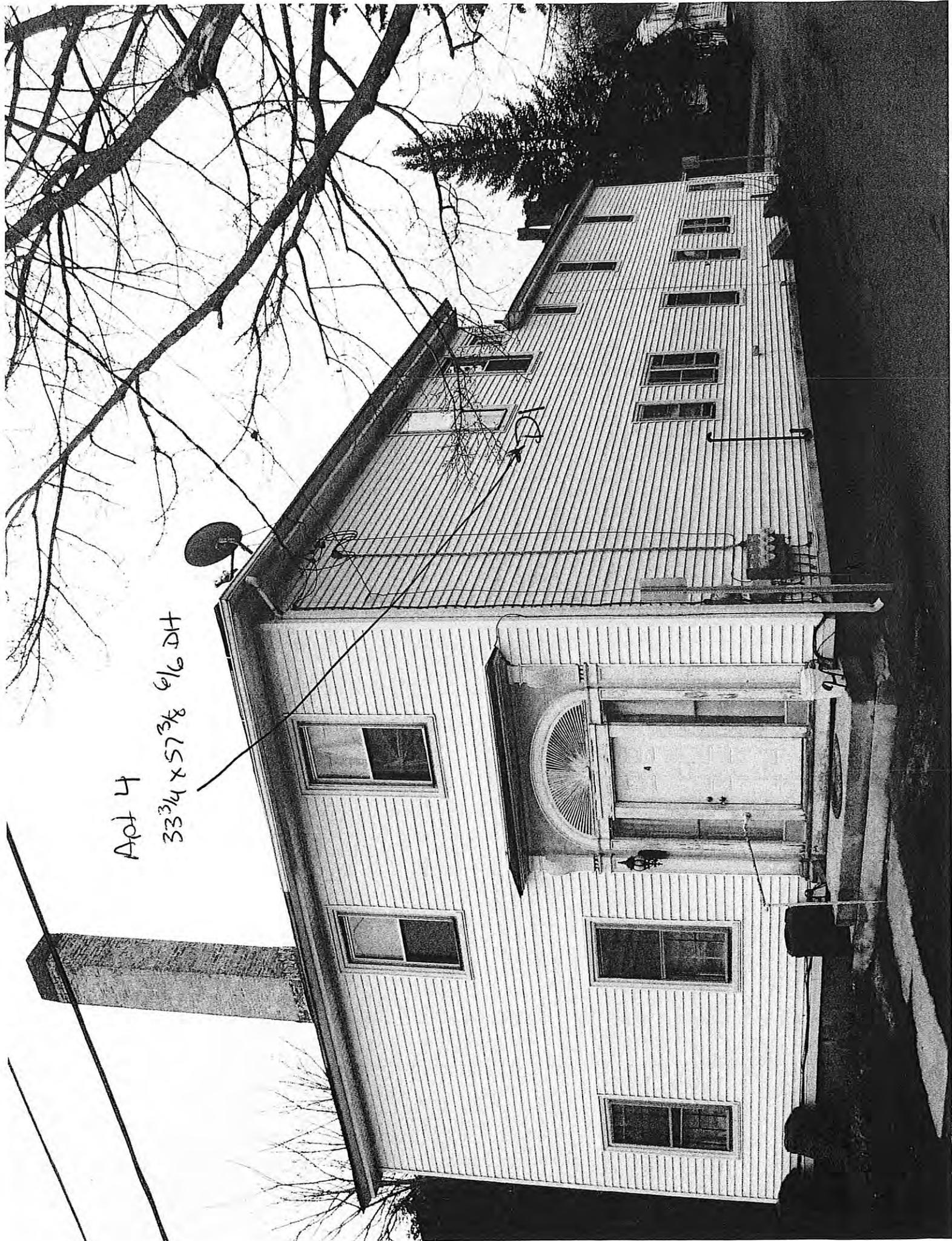
APT 4

33³/₄ x 57³/₈ 9/16 DH



Appt 4

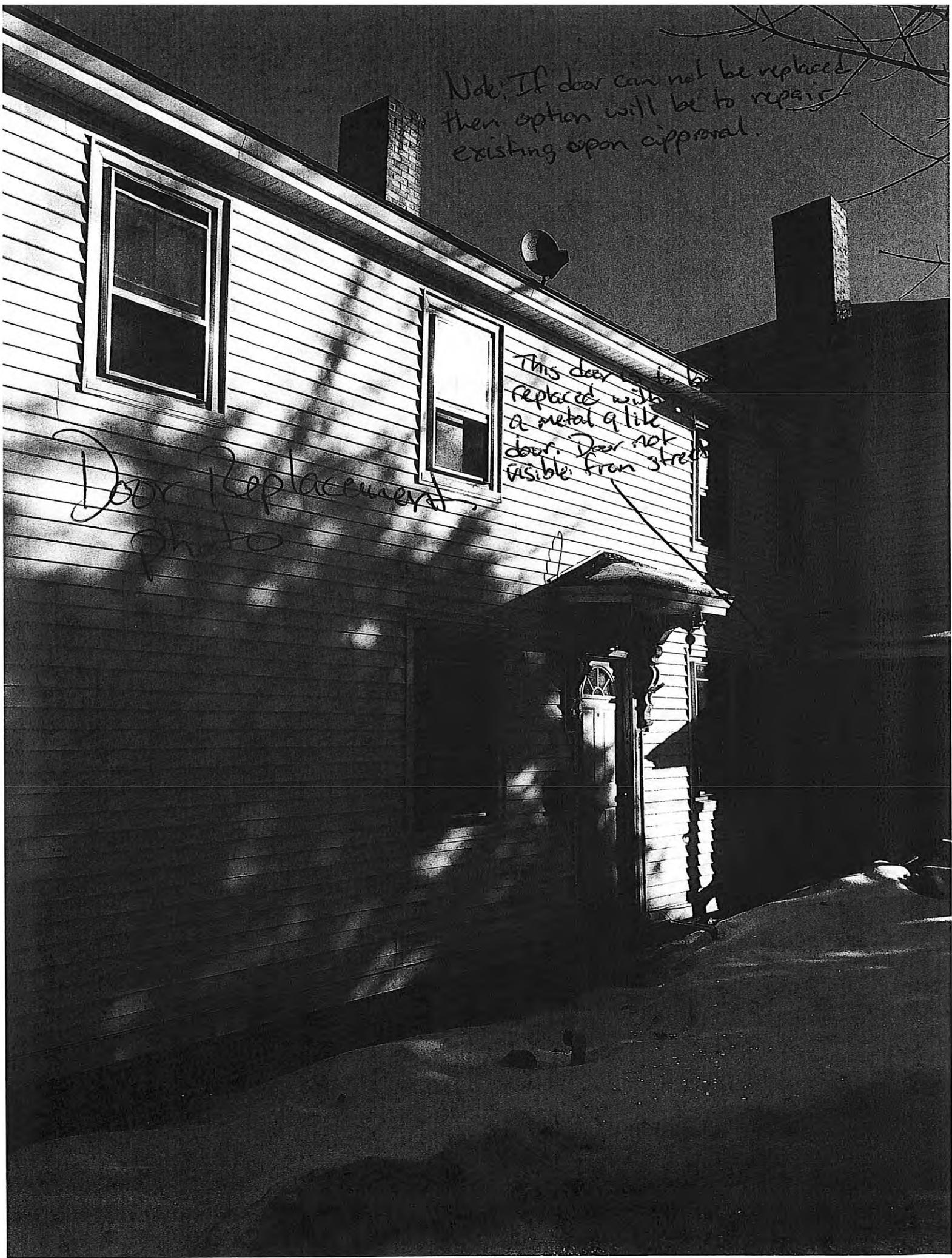
33³/₄ x 57³/₈ 6/16 DH

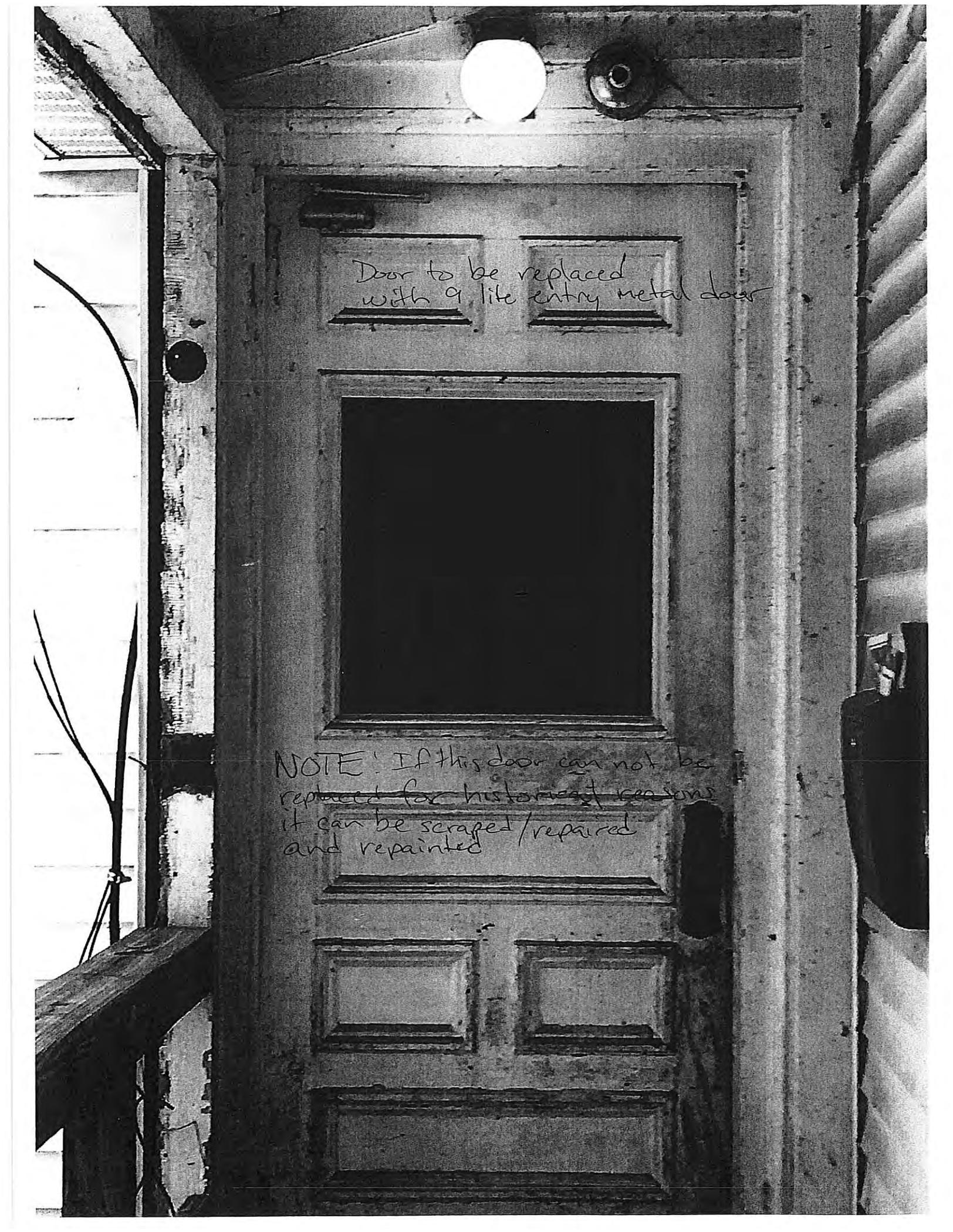


Note: If door can not be replaced then option will be to repair existing upon approval.

This door will be replaced with a metal & tile door. Door not visible from street.

Door Replacement photo





Door to be replaced
with a life entry metal door

NOTE: If this door can not be
replaced for historical reasons
it can be scraped/repaired
and repainted

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Historic District Review Board
FROM: Betsy Poulin, Deputy City Planner
DATE: March 14, 2018
RE: Window and Door Replacement – 62 State Street

SUMMARY OF REQUEST

Request: The request is for a Historic Preservation Certificate review as per section 300-316.5 of the Augusta Land Use Ordinance. The applicant proposes to replace windows on an existing ten unit residential apartment building, on the rear ell of the Dr. J.W. Ellis House. The ell is visible from the public way, however is secondary to the original main house along State Street. Window replacement is required to meet Life Safety 101 Fire Code egress requirements. Existing white double hung replacement windows are proposed to be replaced with Spencer Walcott white vinyl new construction casement windows. Existing windows are non-historic replacement windows in poor condition. Proposed windows to be 1/1 with simulated divided lite to mimic the look of the adjacent double hung windows. The window units will be taller to meet Life Safety 101 Fire Code requirements. A door on the rear of the building is proposed to be replaced with a fiberglass, smooth texture, half-light door with divided light (9 lite) in the glass and two recessed panels below. Standard brickmold trim is proposed, to match the adjacent door.

Owner: BH Homes, LLC (Heather Longfellow)
Applicant: Heather Longfellow
Location: 62 State Street
Base Zoning: Institutional/Business/Professional District (BP)
Historic Overlay District: Winthrop Street
Contributing Building: Yes
Individually NR Listed: No – National Register of Historic Places Inventory NR# 79000148
Planning Board Project: No

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Historic District Review Board with the following items:

1. Historic Preservation Certificate Application
2. Commercial Building Permit Application
3. Images of Building and Proposed Window and Door Replacement Locations
4. Window and Door Cut-Sheets

Areas of Concern

1. None. Staff asked the applicant to revise the window style submitted to mimic the look of the double hung windows on this portion of the building, with 1/1 lites.

Code Enforcement Review

1. Code Enforcement does not see any issues with the door and window replacements proposed. Window and door sizes meet egress requirements.

Winthrop Street Historic District

The National Register paperwork states that 62 State Street is the Dr. J.W. Ellis House, c. 1855. The date of the construction of the ell has not been determined; however an ell is shown on the 1889 Sanborn Maps. Attached are excerpts from:

1. National Register - Winthrop Street Historic District (2001)
2. National Register of Historic Places Inventory Form (1979)

CRITERIA FOR REVIEW OF A HISTORIC PRESERVATION CERTIFICATE (Section 300-316.5 of the LUO)

Standards of Evaluation (Section 300-316.5.O of the LUO)

Four types of projects are reviewed in this section

1. Reconstruction, renovation and alteration
2. Construction of new buildings and other structures in historic districts
3. Visual compatibility factors for new construction and additions
4. Demolition or removal

Review by the Board will be conducted for the first type of project, reconstruction, renovation and alteration.

Section 300-316.5.O(1). General.

- (a) The Board's areas of focus shall be matters affecting the maintenance of historic structures, the protection of archaeological resources, and the preservation of the historic character of viewsapes.
- (b) The standards of evaluation described below and elsewhere in this section (*Historic Districts*) are intended for the evaluation of contributing properties. Changes to a noncontributing property are considered only insofar as they may affect the historic integrity of the viewscape or the district as a whole.



*Northern façade of building viewed from State Street. Rear ell on right side of image.
Upper right window to be replaced.*

Section 300-316.5.O(2). Reconstruction, renovation and alteration.

- (a) Except as specified in Subsection L (*Activities not requiring an historic preservation certificate*), a structure designated as an historic landmark or site or a structure located in a designated historic district, or related structures or improvements, such as walls, fences, lights fixtures, steps, or paving located in a designated historic district, shall not

be altered, and no historic preservation certificate shall be issued for such actions unless these actions will preserve or enhance the historical and architectural character of the structure, and are visually compatible with the viewscape.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as the proposed window replacements are on the rear ell of the building. The replacement windows match the visual style and character of the existing windows; however the size of the window openings will increase to meet Life Safety 101 Code requirements. The door replacement will match another existing door on the building, to improve the consistency of the viewscape of the neighborhood.



Northern façade of building as viewed from Pleasant Street. Two windows on farthest right of image to be replaced.

- (b) Every reasonable effort shall be made to use a property for its originally intended purpose or to provide compatible use for a property that requires minimal alteration to the character-defining features of the structure or site and its environment. When NFPA Life Safety 101 Code modifications subject to the Historic District Ordinance are made to a structure, every effort shall be made to accommodate the standards of the Historic District Ordinance while meeting the NFPA Life Safety 101 Code requirements. The Board shall review the cost of complying with the NFPA Life Safety 101 Codes and

determine that the changes made have the least impact possible on the historic characteristics of the structure, while still enabling the building to generate a reasonable return to the owner. In cases where the originally intended purpose of the structure has been modified over time, those changes shall be considered during the Board review of the application.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as the architectural character of the structure will be only slightly altered with the proposed window replacements in order to meet NEPA Life Safety 101 Codes. The windows on the building are of an inconsistent sizing currently and the new window sizes will not drastically alter the character.



Southern and western facades of building as viewed from Pleasant Street. The left door under shed roof is proposed to be replaced. The two windows (first and second floor) on the far left of the image to be replaced. Two windows (first and second floor) between shed roofs at doorways to be replaced.

- (c) Rehabilitation work shall not destroy or displace the distinguishing features or character of a structure and setting. Distinctive stylistic features that characterize historic structures shall be preserved wherever possible.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as distinguishing features or the character of the structure are not being impacted.

- (d) All structures and sites shall be recognized as products of their own time. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.

This review standard is not applicable.



*62 State Street is building on right of image. Rear ell is visible from State Street.
Door to be replaced is beneath shed roof.*

- (e) Changes that may have taken place in the course of time are evidence of the history and development of a structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. Features not original to the structure that have not acquired their own

significance are deemed noncontributing and, therefore, can be replaced according to standards under Subsection O(2)(g) or (j).

This review standard is not applicable.

- (f) Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site shall be treated with sensitivity.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as no distinctive stylistic features will be impacted.



Two left windows (first and second floor) and door to be replaced.

- (g) Deteriorated architectural features of structures, or settings, shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other structures.

Staff recommends that the Board finds the proposed project is in compliance with the ordinance as repair of the non-historic windows is not an option and the replacement will not detract from the composition, design, texture and other visual qualities of the building. The door is also a non-historic door and replacement will be more consistent with the composition, design, texture and other visual qualities of the building.

- (h) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other methods that will damage the historic building materials shall not be undertaken.

This review standard is not applicable.

- (i) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

This review standard is not applicable.



Two windows (first and second floor) to left of door to be replaced.

- (j) Contemporary design for alterations and additions to existing properties is permitted when it does not destroy significant historical, architectural or cultural material, and the design is compatible with the size, scale, material, and character of the property, neighborhood or environment. In particular, modern energy systems and their features (solar panels, heat pumps, etc.) shall be allowed to be incorporated into properties with an effort to make them fit into the character of the property and neighborhood as best as possible.

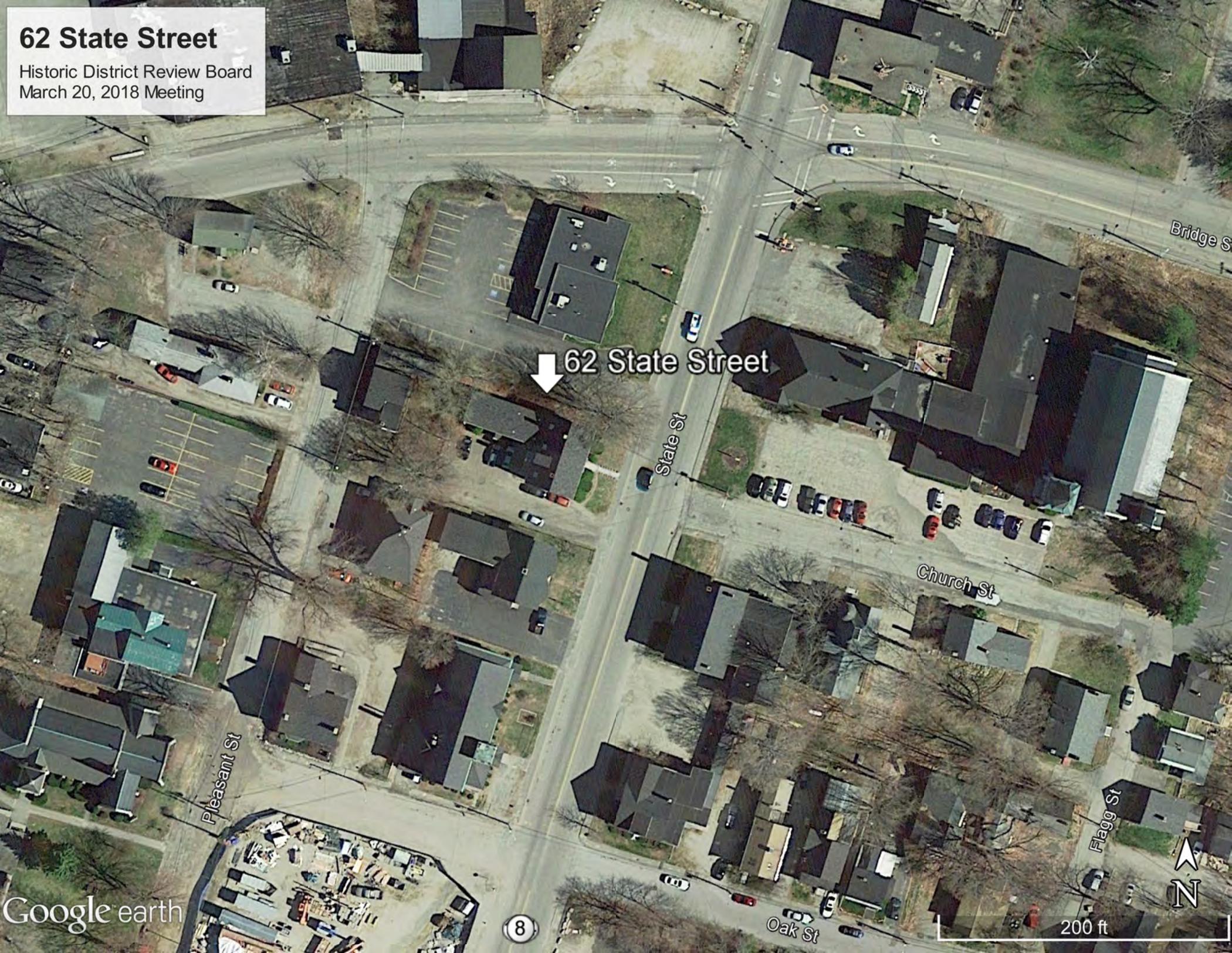
This review standard is not applicable.

- (k) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

This review standard is not applicable.

62 State Street

Historic District Review Board
March 20, 2018 Meeting



62 State Street

State St

Church St

Pleasant St

Flag St

Oak St



200 ft

8

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Winthrop Street Historic District

other names/site number _____

2. Location

Roughly Bounded by State, Bridge, North and South Chestnut, and

street & number Green Streets N/A not for publication

city or town Augusta N/A vicinity

state Maine code ME county Kennebec code 011 zip code 04330

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

Maine Historic Preservation Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is: _____ Signature of the Keeper _____ Date of Action _____

- entered in the National Register. See continuation sheet. _____
- determined eligible for the National Register. See continuation sheet. _____
- determined not eligible for the National Register. _____
- removed from the National Register. _____
- other, (explain): _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-contributing	
183	35	buildings
		sites
		structures
		objects
183	35	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

10

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic/Single Dwelling
- Domestic/Multiple Dwelling
- Religion/Religious Facility
- Government/Correctional Facility
- Government/Courthouse
- Education/Library
- Commerce/Trade/Business
- Recreation & Culture/Sports Facility

Current Functions

(Enter categories from instructions)

- Domestic/Single Dwelling
- Domestic/Multiple Dwelling
- Religion/Religious Facility
- Government/Correctional Facility
- Government/Courthouse
- Education/Library
- Commerce/Trade/Professional
- Recreation & Culture/Sports Facility

7. Description

Architectural Classification

(Enter categories from instructions)

- Federal
- Greek Revival
- Late Victorian

Materials

(Enter categories from instructions)

- foundation Stone/Granite
- walls Wood/Weatherboard
- roof Brick
- other Asphalt

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTHROP STREET HISTORIC DISTRICT

KENNEBEC, MAINE

Section number 7 Page 2

The Winthrop Street Historic District is an irregular L-shaped area with Winthrop and State Streets forming its primary corridors. Its boundaries encompass the community's most significant extant concentration of historic resources ranging in date from the first quarter of the nineteenth century through the first quarter of the twentieth century. Architectural resources represent a diverse grouping of residential, religious, civic and governmental buildings of wood, brick and granite frame construction in addition to a notable landscape feature. The district contains 193 contributing resources and 35 non-contributing resources (indicated respectively by the capital letters C and NC in the accompanying inventory list). Ten of these properties are individually listed in the National Register.

Winthrop Street originates at the western shore of the Kennebec River and gradually ascends through the downtown to the intersection with State Street. From here, it rises steeply to the top of Burnt Hill, the prominent location of Forest Grove Cemetery. State Street and the district's perpendicular side streets were laid out on level ground. The district exhibits cohesion in terms of lot size, set back and streetscape. This is readily apparent on State and Winthrop Streets. The remaining portions of the district exhibit similar patterns but expressed in a more modest scale. Buildings are of timber frame construction for the most part with masonry construction utilized for civic structures. Historically, streets were tree lined with majestic elms; the absence of this landscape feature is noticeable. Lot size for structures on State and Winthrop is noticeably large, the present structures reflecting the status of their owners. Smaller lots are found on the remaining streets.

The historic district contains a sampling of recognized architectural styles originating with the Federal era and concluding with the Colonial Revival period. These styles are chronologically expressed in the facades of residential, civic, religious and governmental structures. Materials chosen for the construction of these buildings was primarily wood with brick frame for several Federal period residences and twentieth century commercial/civic buildings. Granite block was utilized in two Kennebec County buildings, two churches, and the Lithgow Library.

Several buildings remain from Augusta's earliest period of settlement. These early Federal period two story hipped roof structures are grouped at the intersection of Green and State Streets and the eastern end of Winthrop Street, the Jewett-Potter House (30), c. 1811, the Chandler-Bassett House (101), c. 1814-1820, both built by one of Augusta's early housewrights, Ephraim Dutton. Although unrecognizable today, the house at 61 Winthrop Street (116), c. 1811-1815, had its origins as a hipped roof Federal in this first period of settlement for Augusta.

Of particular interest are the half house types and one double house attributed to house wright Thomas Little. These Federal style houses are concentrated at the northern end of Summer and Elm Streets. Although construction dates for these structures dates to the late Federal period, c. 1830-1838, they represent the efforts of a highly skilled craftsman/architect. Executed in identical fashion on approximately a dozen structures throughout the city, the facades and forms of these dwellings are perhaps the most unique examples of high style Federal architecture in Kennebec County.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTHROP STREET HISTORIC DISTRICT

KENNEBEC, MAINE

Section number 7 Page 3

The front gable two and a half story house type with facade incorporating both elements of the Federal and Greek Revival styles is well represented in the district. The three examples sited adjacent to one another on Winthrop Street (137), c. 1830-1838, (138), c. 1842, (139), c. 1847-1851 represent a transition between the refined simplicity of the Federal period and the boldness of scale of the Greek Revival. The c. 1830 Lunt-Redington House (47) on State Street illustrates this transition in the hipped roof symmetrical five bay façade with the incorporation of Greek Revival door surround.

The Greek Revival is expressed in the façade of the Kennebec County Courthouse, c. 1828 (44). Domestically, the style is expressed through applied ornament, corner pilasters, and boxed cornice and door surrounds affixed to a front gable structure in an attempt to simulate the Greek temple form. Most illustrative of this is the Doe House, c. 1830-1838 (66) on Chapel Street and the Lot Morrill House, c. 1835 (128) on Winthrop Street. Perhaps the most inspired of all Greek Revival era structures is, the Dr. Hiram Hill House (41), c. 1854, a highly personalized incorporation of Greek form and Exotic Revival elements. The Dr. J. W. Ellis House, (40), c. 1855 with c. 1803 rear ell, is perhaps the most fully developed in terms of its formality. Vernacular capes with applied devices are seen in the district's side streets.

The Gothic Revival is restricted to religious edifices, St. Mark's Episcopal Church, c. 1886, (1) and The South Parish Congregational Church, c. 1865, (186) serving as examples.

The Italianate style reaches its full realization on Winthrop Street, (122), c. 1877, (123), c. 1877. Also the John Sanborn House on Green, c. 1860, (103), depicts an interpretation of the style. The Italianate is also translated through applied stylistic devices affixed to basically vernacular structures, the majority of which are two story front gable with bay windows, bracketed door hoods, eaves and bracketed window cornices. The second Empire is fully realized on Green Street (104), c. 1868, perhaps the only true high style example in the district if not the city of Augusta.

The later nineteenth century architectural styles, Queen Anne, Stick Style and Richardsonian Romanesque are found respectively in the facades of (188), c. 1898-1903, located on Church Street, The All Soul's Church (39), c. 1879 on State Street and the Lithgow Library (114) c. 1894-96. The remodeling of early nineteenth century Federal period structures in the Victorian mode was a frequent practice and is to be seen in numerous examples on Winthrop Street, (133), a five bay Federal remodeled in the Colonial Revival, (116), a c. 1811 Federal remodeled in the Italianate/Colonial Revival and (115), originally a Federal five bay remodeled into a Victorian amalgamation of styles.

Twentieth century architectural expression in the district is found in the Colonial Revival facades of both domestic and civic buildings. The Percy Vickery Hill House, (46), and the Governor John Hill Mansion, (29), c. 1901, are the most sophisticated extant buildings built for one of Augusta's most prominent families. Craftsman bungalows and Dutch Colonial Revival are seen in the less affluent areas.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWINTHROP STREET HISTORIC DISTRICTKENNEBEC, MAINESection number 7 Page 4

The Augusta Y. M. C. A., (113), c. 1914, served to further enhance the town center clustered at the intersection of Winthrop and State when constructed and still serves this role.

The landscape feature of the district is the somewhat altered Monument Park (50) designed, c. 1882, historically the mall on the 1838 map of Augusta. This green area serves as a buffer to commercial Western Avenue and the southern terminus of the historic district.

INVENTORY LIST

*Pleasant Street*1. **St. Mark's Episcopal Church, 1886 - C**

9 Summer Street

Richard M. Upjohn, Architect

(NR 7/19/84)

St. Mark's Episcopal Church is constructed of quarry-faced granite with slate roofs and wooden trim. Designed in the Gothic style, the windows are either lancet arched or square headed with ogee-shaped tracery. Similar detailing is used for the small wooden porticos over the entrances to the vestry, the chapel and the undercroft. The paneled doors are also lancet arched.

2. **E. Dole House/South Parish Parsonage, c. 1835-1838 - C**

49 Oak Street

The Oak Street façade of this two and a half story Federal structure with Italianate detailing is of three bays. A bay window of rounded arch design is balanced by two six-over-six double-hung sash, four symmetrically placed six-over-six sash complete the second story. A bracketed eave rings the side gable dwelling. The structure is of brick frame construction and rests on a granite foundation. A rear ell addition was made to the property prior to 1889. The structure is on the 1838 map of Augusta.

*Summer Street*3. **Francis Butler House, c.1844-1848 - C**

5 Summer Street

This one and a half story vernacular front gable dwelling appears on the 1851 map of Augusta and has applied Greek Revival stylistic elements which include a door surround and side lights, corner pilasters and cornice all of exaggerated proportion. Of note are the fluted pilasters comprising the door surround perhaps copied from pattern books of the day. The facade is of three asymmetrical bays, two six-over-six double-hung sash and the side hall entry. The upper story of three six-over-six sashes completes the facade. A small porch was added to the rear of the structure between 1903 and 1910.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWINTHROP STREET HISTORIC DISTRICTKENNEBEC, MAINESection number 7 Page 14

38. Commercial Building - NC

76 State Street

One-story, rectangular brick building.

39. All Souls Unitarian Church, c.1879 - C

70 State Street

Thomas W. Silloway and W. W. Cobb, Architects

(NR 1/31/78)

The All Souls Unitarian Church in Augusta, designed by Thomas W. Silloway and W. W. Cobb of Boston, was dedicated in December 1879. It is one of the finest and most elaborate Stick Style churches in Maine. The church has an irregular elongated plan and consists of two stories covered by a shingled gable roof. A square tower rises above the principal entrance and features a very steep pyramidal roof. The church is of frame construction with clapboard siding and is supported by a granite foundation.

40. Dr. J. W. Ellis House, c. 1855 -C

62 State Street

(NR 8/15/79)

The Dr. Ellis House of Augusta is a distinctive and stylish example of the Late Greek Revival style, and dates from c. 1855. The house is of frame construction with two internal brick chimneys, gabled roof, and clapboard siding, and quarried granite foundation. Trim is typical of the period, featuring wide entablature below the cornice, boxed returns, and fluted corner pilasters. Fenestration is 6/6 throughout the building. The facade, which faces east, is three bays wide with a central entrance. The entrance consists of a recessed doorway containing a paneled door flanked by sidelights. The entrance is enframed by an entablatured lintel and fluted pilasters. Above the lintel is the most distinctive detail in the building's trim. Here is an ornate and slightly projecting panel of carved wood which carries in relief a wreath and stemmed flowers. This decorative element is echoed in form (though not in detail) above the window lintels. A two-story ell of frame construction with gable roof extends from the rear of the house.

41. Dr. Hiram Hill House, c.1854-1855 - C

64 State Street

Augusta physician Hiram Hill in a most unusual interpretation of the Greek revival style built this unique two and a half-story end gable. The street facade is of two curved two-story bays, each with a curved tripartite sash window crowned with a stylized lintel. These two bowed sections continue to the roofline and are topped with a corresponding roof profile. Placed symmetrically across the facade are monumentally scaled pilasters with incised panel and topped by stylized lotus leaves. The south facade contains the entry which is housed within a one story vestibule. Ornament here is identical to elsewhere in the structure although the scale is smaller. The end gable contains a single sash window with rounded arch and stylized lintel. A two-story ell lies to the rear. The entire building is clad with wooden shingles and rest on a granite foundation. This highly personal version of the Greek revival is of unknown origin. Research reveals Dr. Hill to have been the sole designer of this truly unique dwelling.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTHROP STREET HISTORIC DISTRICT

KENNEBEC, MAINE

Section number 8 Page 5

c. 1850-1950

At no time had the wealth and permanent population of Augusta been so great and future prospects so high than in 1850. The factories and mills on the dam were in full operation at this time only to be expanded. A comparison between the 1838 and 1851 maps depicts this period of settlement graphically as the majority of the district was initially settled by 1851. The majority of State and Winthrop Streets are developed by this time. Adding to the streetscape of State Street in 1858 was the new Jail, designed by Boston architect Gridley J. F. Bryant. Illustrating this new prosperity was the decision of the owners of (116) on Winthrop to remodel in the 1860s the c. 1811-15 Federal in the now fashionable Italianate style.

Sprague Manufacturing of Rhode Island only further enhanced the development of the Kennebec's waterpower in 1866 with the purchase of large tracts of Augusta. Hoping to harness the full power of the river, Sprague set about to transform the town into a thriving industrial region. With the arrival of the railroad in the 1851 this was nearly accomplished.

The Italianate style now flourished, and is evident in both high style and vernacular examples. Those enriched by manufacturing and industry chose the Italianate style (122) and (123) on Winthrop Street, the latter designed by the Portland architect Francis H. Fassett. One other example of note, (103) is located on Green Street, architect George Stevens of Augusta. Also now appearing as fashionable was the Second Empire, (104) on Green Street.

The ensuing decades witnessed the demise of Sprague Manufacturing, replaced by Edwards Manufacturing in 1884. Along with industrial prowess, Augusta soon began to grow as a publishing center. By 1868, E.C. Allen Publishing, magazine and book publishers were firmly established. Perhaps inspired by this, Peleg Vickery started Vickery's Fireside Visitor, which by 1879 had a circulation of 165,000. The growing business was now housed on Chapel Street as Vickery expanded his publications to include numerous papers reaching a circulation of over one million by 1900. Gannett publishing was also established in 1886, its publication Comfort achieved the distinction as the most widely read magazine in the world by 1900. The need for employee housing driven by these two industries as well as growing State employment required in house development. Portions of Court and Weston Streets were developed by Vickery and Hill as well as (34-36) on State Street for executive housing, all c. 1879. Portions of Chapel, Sewall and Winthrop soon began to see additional space added to formerly single-family dwellings, thus satisfying a strongly needed housing shortage.

Architecturally, the Queen Anne style signifies the turn of the century prosperity of Augusta. A fully realized example is to be found on Church Street, (188) c. 1898. As development of State and Winthrop was completed by 1851, remodeling in the Queen Anne fashion was popular. Soon Colonial Revival began to prevail as the leading style. Several examples of architect John Calvin Stevens's work are found in the district. Here, formerly Federal or Greek Revival structures were given a Colonial Revival façade, (121) on Winthrop Street illustrative of this fashionable updating. The remodeling of (27) on State Street by John Calvin Stevens in the Colonial Revival is also

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTHROP STREET HISTORIC DISTRICT

KENNEBEC, MAINE

Section number 8 Page 6

a dramatic example. The construction in 1901 of the Governor John Hill Mansion, also by architect Stevens, and the Percy Hill Mansion, architect Charles Cogswell, both near each other on State Street, saw the Colonial Revival reach its zenith in terms of expression.

Also representative of the turn of the century prosperity and preoccupation with things literary, the Lithgow Library's Richardsonian Romanesque façade was completed in 1894.

Three extant religious edifices in the district are of note. The Gothic Revival style South Parish Congregational Church, (185), c. 1865, architect Francis Fassett, towers over the city as it is sited on a prominent hill. St Mark's Episcopal Church, (1) is also Gothic Revival and is sited discreetly within the district. The architect, Richard M. Upjohn, was the son of the famous proponent of the Gothic Revival style, Oaklands in Gardiner being a prime example of the senior Upjohn's work. All Souls Unitarian Church, c. 1879, architects Thomas W. Silloway and W. W. Cobb of Boston, is located on State Street and is an important example of the Stick Style.

The completion of the Augusta Y. M. C. A. in 1914 marks the end of major construction projects for the district. As the automobile became ever more popular, housing development was focused away from the center of Augusta, this included Winthrop and State Streets. Division of the district by the addition of the rotary and subsequent bridge in 1947 abruptly changed the State Street/ Winthrop Street area. The increasing commercial development of Western Avenue served to isolate the residential area adjacent to the north. Encroaching commercial development pressures were also progressing from Water Street as formerly single-family space now converted to office space. The growth of State government as employer called for expanding office space in the district. This is now apparent, as formerly single-family structures on State Street are all now used for office space.

With the period of significance ending in 1951, numerous instances of demolition, incompatible infill construction and complete shift of building use have occurred in the district, particularly State and Winthrop Streets. The demolition of several key structures in the district, 77 Winthrop, a landmark example of the Greek Revival, c. 1853, the Unitarian-Universalist Community Church, c. 1868, and the destruction by fire in 1987 of the c. 1840 Francis G. Butler House and the c. 1889 Italianate row built by Sprague Manufacturing, now site of Gardiner Savings Bank, had a major impact on the cohesive nature of the architectural makeup of the district as well as altering the fabric of a tightly knit neighborhood to now accept modern office space. These are now sites of infill non-historic construction. The shift from single family dwelling to what now constitutes commercial office space was a gradual and ongoing occurrence beginning in the 1960's. The entire portion of State Street which falls in the district is office space while the eastern end of Winthrop is as well. The lesser streets comprising the district have retained residential use. Twentieth century alterations have also occurred in the district, particularly in the Colonial Revival mode, and have acquired significance in their own right. Although architectural and historical significance is retained for the two corridors, the resources' intended uses have changed from that of an affluent neighborhood to accommodate ever growing professional office space.

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NATIONAL PARK SERVICE

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DATE ENTERED AUG 15 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Dr. J. W. Ellis House

AND/OR COMMON

Maine Democratic State Committee Headquarters

LOCATION

STREET & NUMBER

62 State Street

___ NOT FOR PUBLICATION

CITY, TOWN

Augusta

___ VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Maine

CODE

023

COUNTY

Kennebec

CODE

011

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: Political

OWNER OF PROPERTY

NAME

Maine Democratic State Committee

STREET & NUMBER

62 State Street

CITY, TOWN

Augusta,

___ VICINITY OF

STATE

Maine 04330

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Kennebec County Registry of Deeds

STREET & NUMBER

CITY, TOWN

Augusta,

STATE

Maine

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Dr. Ellis House of Augusta is a distinctive and stylish example of the late Greek Revival style, and dates from c.1855.

The house is of frame construction with two internal brick chimneys, gabled roof, clapboard siding, and quarried granite foundation. Trim is typical of the period, featuring wide entablature below the cornice, boxed returns, and fluted corner pilasters. Fenestration is 6/6 throughout the building.

The facade, which faces east, is three bays wide with a central entrance. The entrance consists of a recessed doorway containing a panelled door flanked by sidelights. The entrance is enframed by an entablatured lintel and fluted pilasters. Above the lintel is the most distinctive detail in the building's trim. Here is an ornate and slightly projecting panel of carved wood which carries in relief a wreath and stemmed flowers. This decorative element is echoed in form (though not in detail) above the window lintels.

A two-story ell of frame construction with gable roof extends from the rear of the house. This is devoid of decorative detail.

Internally, the Dr. Ellis House features woodwork of its period, with entablatured lintels over doors and windows. The central hall is fitted with a graceful curving staircase. Some alteration has taken place in converting the interior spaces for office use, but much of the Greek Revival flavor remains.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

c.1855

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The first house on this property, at least a part of which may form the ell of the present dwelling, was built in 1803 by Lot Hamlen, a clerk, glazier and surveyer of lumber. Except for some interior woodwork, however, there is little evidence of the nature of this earlier structure.

In 1855 the property was purchased by Dr. Joseph Willard Ellis, who served as City Physician from 1850 to 1856 and then for many years in private practice. He was named for Joseph Willard, President of Harvard College where both he and his father obtained medical degrees.

Shortly after the purchase Dr. Ellis erected the main part of the present house, a formal and decorative example of the Greek Revival. It is without question the finest example of this particular version of the style in the city. Both the interior and exterior reflect an attention to detail, proportion and scale which suggests the work of an accomplished architect. Regrettably no record of its designer has been found.

Of particular note, of course, is the unusual decorative panel above the front door, a feature which has become something of a local landmark. The entire doorway is, in fact, a masterpiece of stylistic arrangement and design.

The building continued to serve as a private residence until 1970 when it was purchased by the Maine Democratic State Committee.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Beck, Joseph T., Historical Notes on Augusta, Maine. Farmington, 1962.

North, J. W., History of Augusta. Augusta, 1870.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/2

QUADRANGLE NAME Augusta

QUADRANGLE SCALE 1:62500

UTM REFERENCES

A 19 | 438010 | 4907170
 ZONE EASTING NORTHING

B [] | [] | []
 ZONE EASTING NORTHING

C [] | [] | []

D [] | [] | []

E [] | [] | []

F [] | [] | []

G [] | [] | []

H [] | [] | []

VERBAL BOUNDARY DESCRIPTION

Assessor's Map #34, Lot #163

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Frank A. Beard, Historian/Robert L. Bradley, Architectural Historian

ORGANIZATION

Maine Historic Preservation Commission

DATE

July, 1979

STREET & NUMBER

242 State Street

TELEPHONE

207/289-2133

CITY OR TOWN

Augusta,

STATE

Maine 04333

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Carol S. Stull

TITLE

S.H.P.O.

DATE

July 16, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles W. Atkinson
 ATTENDING OFFICER OF THE NATIONAL REGISTER

DATE 8-15-79

ATTEST: *Carol Stull*
 CHIEF OF REGISTRATION

DATE 8-15-79



City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

**Window and Door Replacement - 62 State Street
Historic Preservation Certificate Application
Findings of Fact and Conclusions of Law
March 20, 2018**

Pursuant to the provisions of the City of Augusta Land Use Ordinance, the City of Augusta Historic District Review Board has considered the application of BH Homes, LLC (Heather Longfellow), including supportive data, staff review comments, public meeting testimony, and related materials contained in the record. The Historic District Review Board makes the following Findings of Fact and Conclusions of Law.

Findings of Fact

- 1. Project Description:** The applicant proposes to replace windows on an existing ten unit residential apartment building, on the rear ell of the Dr. J.W. Ellis House. The ell is visible from the public way, however is secondary to the original main house along State Street. Window replacement is required to meet Life Safety 101 Fire Code egress requirements. Existing white double hung replacement windows are proposed to be replaced with Spencer Walcott white vinyl new construction casement windows. Existing windows are non-historic replacement windows in poor condition. Proposed windows to be 1/1 with simulated divided lite to mimic the look of the adjacent double hung windows. The window units will be taller to meet Life Safety 101 Fire Code requirements. A door on the rear of the building is proposed to be replaced with a fiberglass, smooth texture, half-light door with divided light (9 lite) in the glass and two recessed panels below. Standard brickmold trim is proposed, to match the adjacent door.
- 2. Owner:** BH Homes, LLC (Heather Longfellow)
- 3. Applicant:** Heather Longfellow
- 4. Location:** 62 State Street
- 5. Tax Map Number:** Map 34, Lot 163
- 6. Base Zoning:** Institutional/Business/Professional District (BP)
- 7. Historic Overlay District:** Winthrop Street
- 8. Contributing Building:** Yes
- 9. Individually NR Listed:** No - National Register of Historic Places Inventory NR# 79000148
- 10. Planning Board Project:** No
- 11. On February 23, 2018 the applicant submitted the following:**
 - a. Commercial Building Permit Application
 - b. Images of Building and Proposed Window Replacements
 - c. Window and Door Cut-Sheet
- 12. On March 6, 2018 the applicant submitted the following:**

- a. Historic Preservation Certificate Application
13. On March 14, 2018 the applicant submitted the following:
- a. Updated Window Cut-Sheet
14. On March 13, 2018 the Kennebec Journal published a legal advertisement for the public hearing regarding the application.
15. On March 13, 2018, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
16. On March 20, 2018, the Historic District Review Board held a public meeting regarding the application. The Historic District Review Board conducted a detailed review of the material listed in Item 11 through 15 above, the staff review dated March 14, 2018, and considered testimony by the applicant and interested members of the public. _____ individuals testified at the public meeting and _____ written communications regarding the application were received. The Board voted to **(approve/approve with conditions/deny) the application.**

Conclusions of Law

In view of the above actions and the application and supporting documentation in the record, the Historic District Review Board makes the following conclusions of law.

§ 300-316.5.O. Historic District – Standards of Evaluation

The review standards which apply to this application are § 300-316.5.O.2. Reconstruction, renovation and alteration.

300-316.5.O.2.a

The project is in compliance with this ordinance standard as it preserves and enhances the historical and architectural character of the structure and is visually compatible with the viewscape.

300-316.5.O.2.b

The project is in compliance with this ordinance standard as it is not altering the character-defining features of the structure, site or its environment.

300-316.5.O.2.c

The project is in compliance with this ordinance standard as it preserves distinctive stylistic features that characterize the historic structure.

300-316.5.O.2.d

This standard does not apply to this project.

300-316.5.O.2.e

This standard does not apply to this project.

300-316.5.O.2.f

The project is in compliance with this ordinance standard as it has not disturbed distinctive stylistic features of the structure.

300-316.5.O.2.g

The project is in compliance with this ordinance standard as the new materials are compatible with existing materials.

300-316.5.O.2.h

This standard does not apply to this project.

300-316.5.O.2.i

This standard does not apply to this project.

300-316.5.O.2.j

This standard does not apply to this project.

300-316.5.O.2.k

This standard does not apply to this project.

THEREFORE, the Historic District Review Board hereby **(approves, approves with conditions, denies)**, the application of BH Homes, LLC (Heather Longfellow) as described in the findings above, **with the following additional finding(s)**.

1. None.

Conditions of Approval

The following conditions shall be met prior to the issuance of a permit from the Code Enforcement Bureau.

1. None.

Daniel Stevens, Historic District Review Board Chair

Date



CITY OF AUGUSTA

HISTORIC PRESERVATION CERTIFICATE APPLICATION

BUILDING/PROPERTY E-911 ADDRESS: 62 STATE ST AUGUSTA MAINE 04330
BUILDING/PROPERTY PRESENT USE: 10 UNIT APARTMENT BUILDING
BUILDING OWNER'S NAME/CONTACT: HEATHER LONGFELLOW (BH Homes LLC) 04344
BUILDING OWNER'S MAILING ADDRESS: 484 MAPLE STREET FARMINGDALE ME
APPLICANT/AGENT'S NAME: SAME
APPLICANT/AGENT'S ADDRESS: SAME
APPLICANT/AGENT'S INTEREST IN THE PROPERTY: OWNER
APPLICANT TELEPHONE: 1-207 441 5551 APPLICANT E-MAIL: heatherlongfellow@gmail.com
TAX MAP: 34 LOT: 163 BASE ZONING DISTRICT: BP

HISTORIC DISTRICT NAME: Winthrop Street CONTRIBUTING PROPERTY: YES / NO
HISTORIC SITE OR LANDMARK: YES / NO INDIVIDUAL HISTORIC PROPERTY: YES / NO

TYPE OF WORK. PLEASE CHECK ALL WHICH APPLY:

- Reconstruction, restoration, renovation and/or alteration changing the exterior appearance, as visible from the street or associated public land, except for exterior painting.
New construction of a principal or accessory structure visible from the street or visible from public lands associated with the structure where such structure will be located in an historic district.
Demolition of an historic landmark, individual historic property or any contributing structure in an historic district.
Moving an historic landmark, individual historic property or any contributing structure in an historic district.
Improvement projects and objects on contributing properties, such as lighting, sidewalks, raised walkways, handicapped access ramps, paving, curbing, signs, solar panels, heat pumps, and satellite dishes larger than 39 inches in diameter located beyond the right-of-way of any public street or way, but visible from the street, and located within an historic district or affecting any historic site or landmark.

APPLICATION MATERIALS. PLEASE CHECK ALL WHICH APPLY:

- Description of the activity requiring a Historic Preservation Certificate.
Drawing(s) showing the design and location of proposed alteration or new construction. Drawings may include plans and exterior elevations, drawn to scale, with sufficient detail to show the architectural design, materials and visual textures of the exterior of the building(s). Drawing(s) are not required to be professionally prepared, but shall be clear, complete and specific.
N/A Sample materials, if necessary.
Photograph(s) of the building(s) involved and of adjacent buildings.
N/A A site plan and/or building photos indicating improvements affecting appearance, such as fences and walls, walks, terraces, accessory buildings, lights, signs and other elements.
N/A Letter of Authorization from the building owner for the project, if the applicant a tenant.
N/A Letter of Authorization from the applicant, if represented by an agent.
10 copies of above listed materials.

APPLICANT'S SIGNATURE: Heather Longfellow DATE: 3-6-18

HISTORIC DISTRICT REVIEW BOARD MEETING DATE: MARCH 20, 2018
HISTORIC PRESERVATION CERTIFICATE GRANTED: YES / NO
PLANNING BOARD REVIEW: YES / NO



COMMERCIAL
BUILDING PERMIT
APPLICATION

FEB 23 2018

PROJECT LOCATION 62 STATE STREET
(road / street)

OWNER / LEASEE HEATHER LONGFELLOW
(please print)

OWNER / LEASEE'S ADDRESS _____ 484 MAPLE STREET
(number) (road / street)

FARMINGDALE MAINE 04344 1207 441 5551
(city) (state) (zip code) (phone)

SIGNATURE: Heather Longfellow CONTRACTOR INFORMATION: THIBODEAUC PROPERTY MAINT.
(date) 02/17/18

Name:

Location:

Map: 27 Lot: 163 Permit #

\$4,000 +/- TOTAL COST

TYPE OF IMPROVEMENT (check one)	
<input type="checkbox"/>	NEW BUILDING
<input type="checkbox"/>	ADDITION
<input checked="" type="checkbox"/>	ALTERATION
<input type="checkbox"/>	REPAIR, REPLACE
<input type="checkbox"/>	MOVING
<input type="checkbox"/>	FOUNDATION
PROPOSED USE (check one)	
<input type="checkbox"/>	ASSEMBLY (50 or more)
<input type="checkbox"/>	BUSINESS
<input type="checkbox"/>	EDUCATIONAL (K - 12)
<input type="checkbox"/>	FACTORY
<input type="checkbox"/>	INSTITUTIONAL (Health Care/ Detention)
<input type="checkbox"/>	MERCANTILE (Retail)
<input type="checkbox"/>	STORAGE (Warehouse/Parking)
<input checked="" type="checkbox"/>	OTHER (tower etc.) <u>RENTAL UNIT</u>
TYPE OF FRAME (check one)	
<input checked="" type="checkbox"/>	WOOD FRAME
<input type="checkbox"/>	STRUCTURAL STEEL
<input type="checkbox"/>	CONCRETE
<input type="checkbox"/>	OTHER
TYPE OF HEATING FUEL	
SPECIFY: <u>OIL / ELECTRIC</u>	
TYPE OF SEWAGE DISPOSAL (check one)	
<input checked="" type="checkbox"/>	PUBLIC SYSTEM
<input type="checkbox"/>	PRIVATE SYSTEM
TYPE OF WATER SUPPLY (check one)	
<input checked="" type="checkbox"/>	PUBLIC SYSTEM
<input type="checkbox"/>	PRIVATE SYSTEM
DIMENSIONS	
<u>2</u>	NUMBER OF STORIES
<u>1060</u>	TOTAL GROUND FLOOR AREA (sq. ft.)
<u>1060</u>	TOTAL UPPER OF STORY AREAS (sq. ft.)
<u>3400</u>	TOTAL IMPERVIOUS SURFACES (sq. ft.)
<u>6</u>	TOTAL # OF PARKING SPACES PROVIDED

THIS APPLICATION MUST BE ACCOMPANIED BY:
ONE (1) SETS OF STAMPED (A/E) PLANS
(TWO C.D. IF OVER FIVE PAGES-ONE CITY/ONE GAUD)

2009 INTERNATIONAL BUILDING CODE

TO BE COMPLETED BY CITY STAFF

ZONING DATA		
	MAP	
	LOT	
	ZONING DISTRICT	
	FRONT SETBACK	
	SIDE / REAR SETBACKS	
CONSTRUCTION DATA		
	SPRINKLED	
	HANDICAPPED	
	IN 100 YEAR FLOOD ZONE	
	PERMIT STATUS	
	ZONING CLASS	
	USE GROUP	
	CONSTRUCTION TYPE	
	IMPROVEMENT TYPE	
FEES		
	UNFINISHED AREAS	\$.05 p/sq. ft.
	NEW CONSTRUCTION	\$.18 p/sq. ft.
	RENOVATION	\$.13 p/sq. ft.
	ACCESSORY & PARKING	\$.05 p/sq. ft.
	LATE	DOUBLED
	REVIEW FEE	\$ 30.
	TOTAL FEE	
APPROVALS (Date)		
	GAID (SANITARY/ WATER DISTRICT)	
	CITY ENGINEER	
	CEO / LPI	

E-911 OK
~~Winthrop~~ Winthrop Street Historic District - HDRB Review Meeting 3/20/18

10/31/2017

I want to put
in 5 new windows
in bedrooms
that will be
able to be used
for escape. I

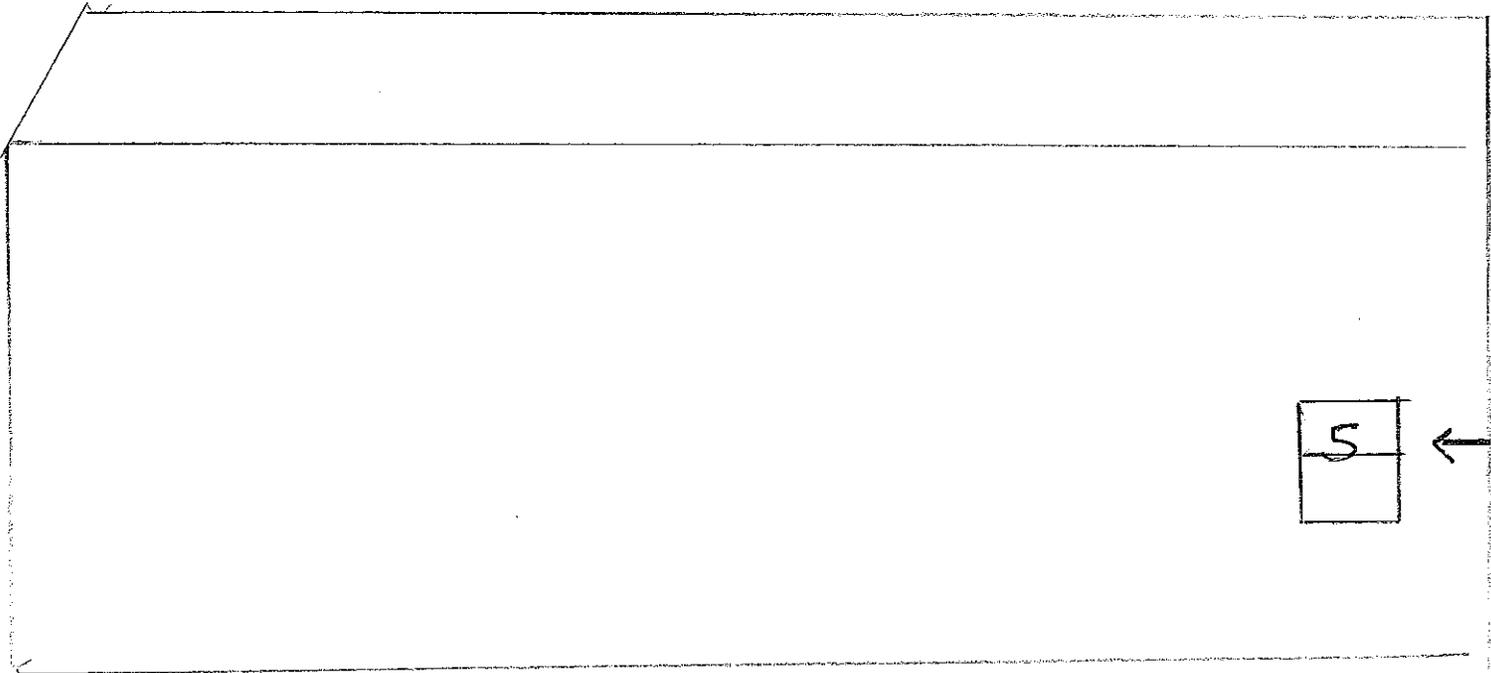
rent to programs

Augusta Housing
etc. Brap
so they would pass
inspections.

Don't know if I
can put in clear
glass or have to have
tint if so 3 over 3
or as we designed?

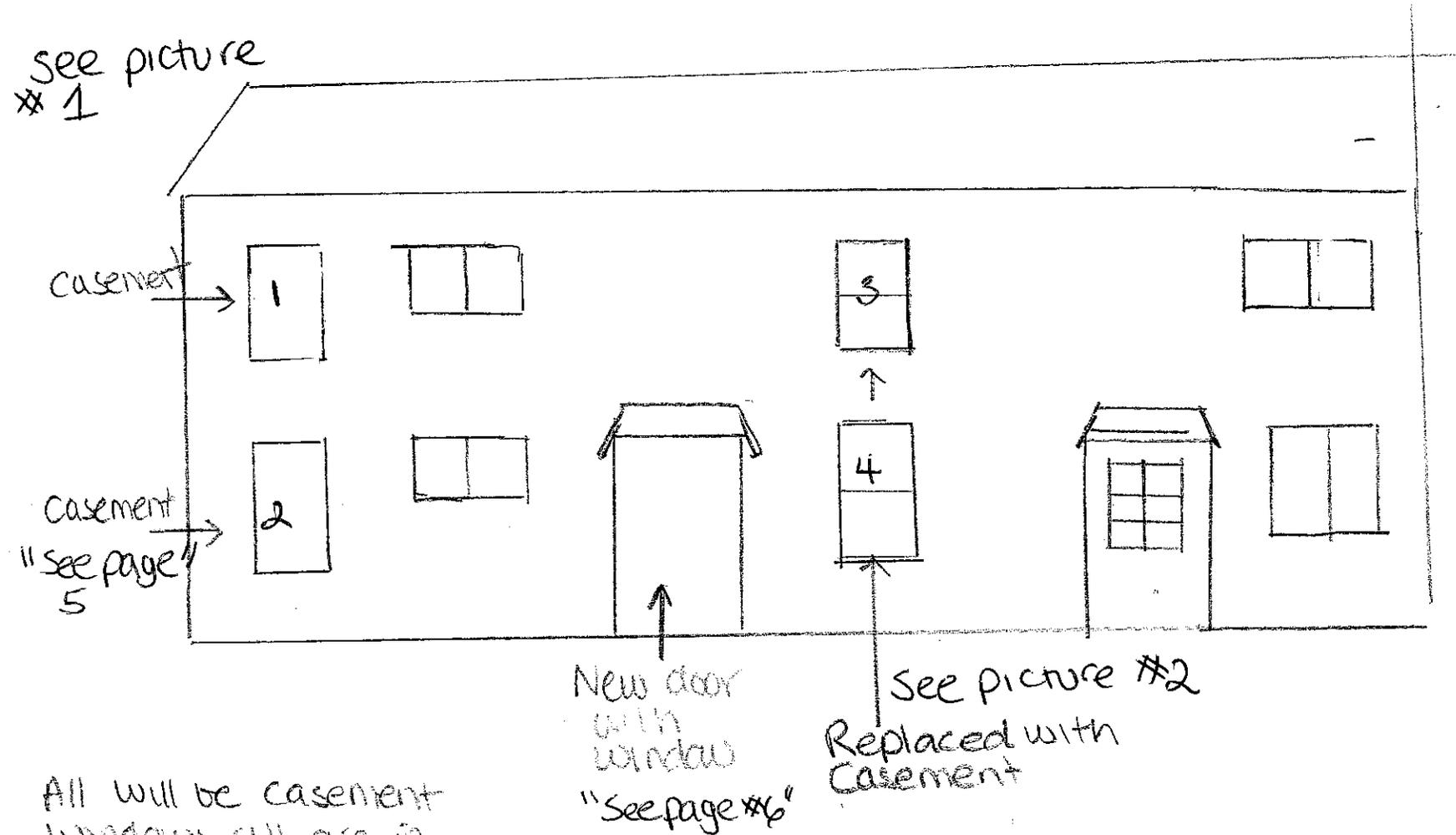
62 State Street.

Back of Building.



Picture *3
replace with
Casement
window
(Bedroom)

Front of Building 62 State Street.

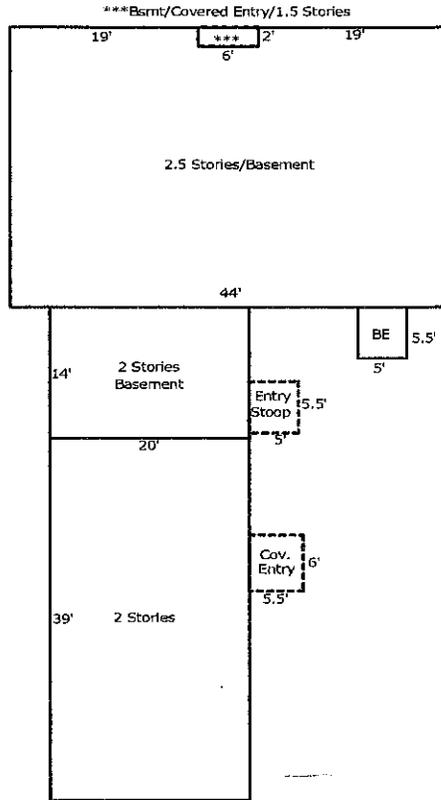


All will be casement
Windows all are in
Bedrooms.

SKETCH ADDENDUM

Borrower or Owner **William & Heather Longfellow**
 Property Address **62 State Street**
 City **Augusta** County **Kennebec** State **ME** Zip Code **04330**
 Client **Kennebec Savings Bank**

Sketch drawn from measurements taken on the date of inspection and may be rounded in some instances.



Sketch by Apex Sketch v6 Standard™

Comments:

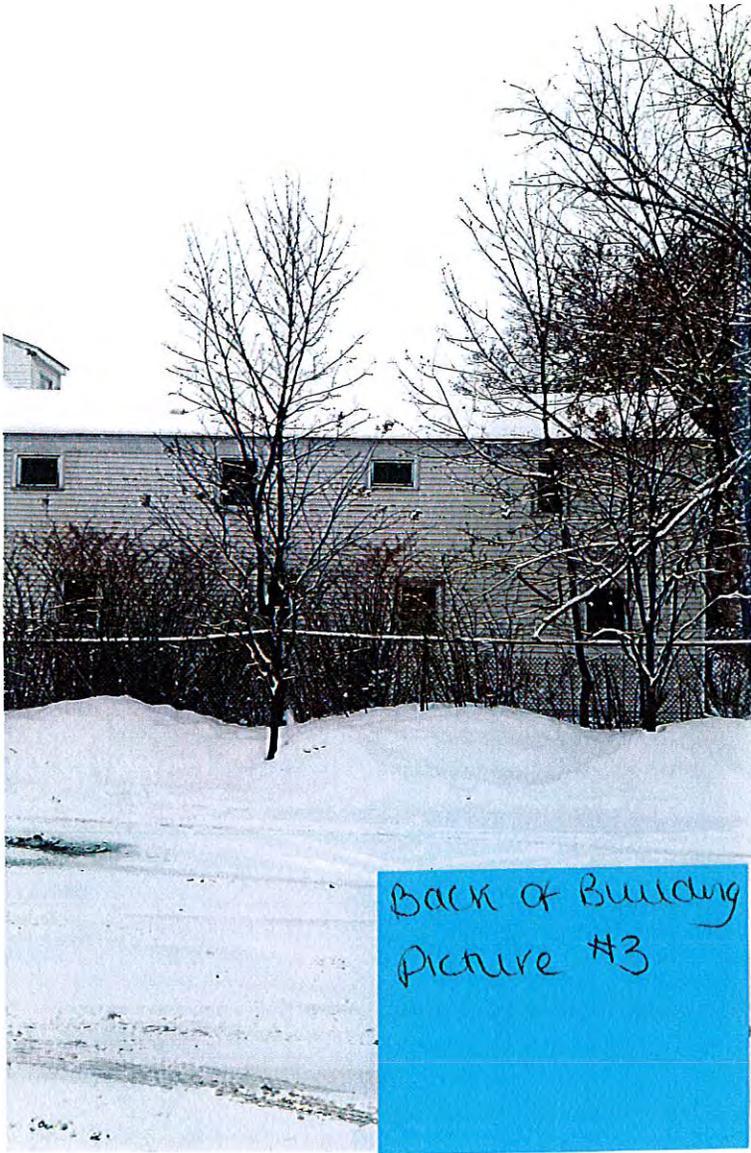
AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	First Floor	2368.00	2368.00
GBA2	Second Floor	2380.00	2380.00
GBA3	Third Floor	660.00	660.00
BSMT	Basement	1600.00	1600.00
P/P	Entry Stoop	27.50	
	Covered Entry	33.00	
	Covered Entry	12.00	72.50
OTH	Basement Entry	27.50	27.50

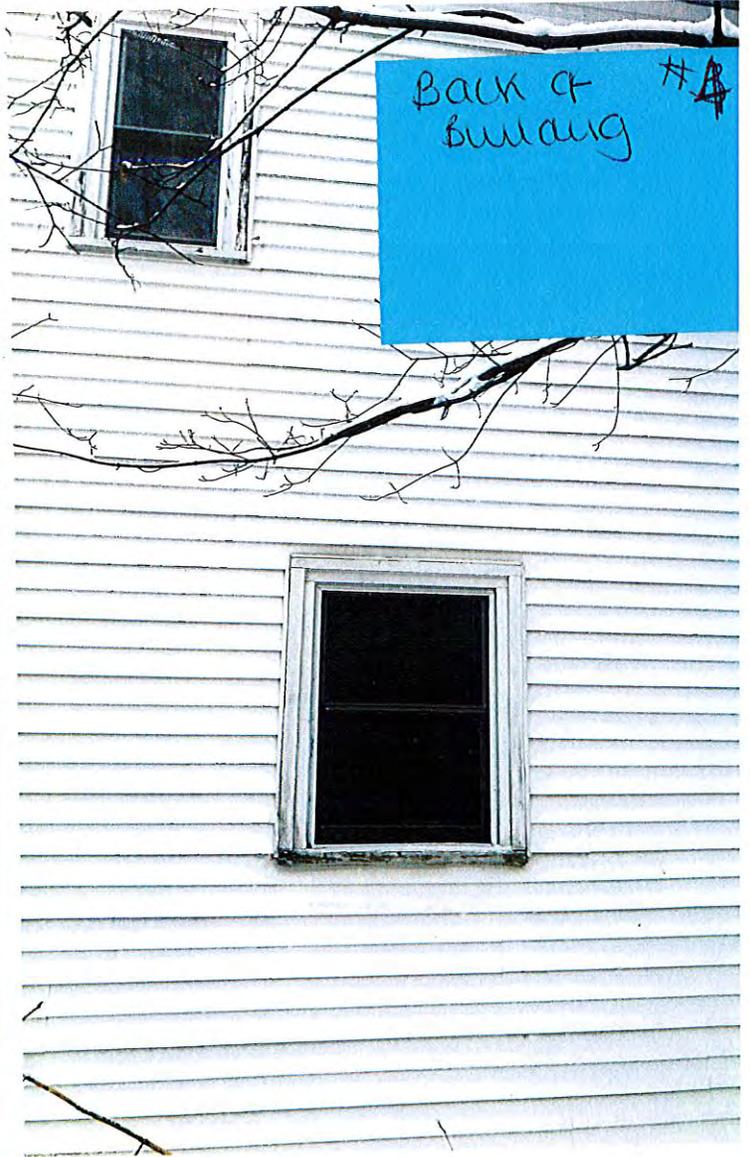
BUILDING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
44.0	x	28.0	1232.00
53.0	x	20.0	1060.00
2.0	x	19.0	38.00
2.0	x	19.0	38.00
Second Floor			
44.0	x	30.0	1320.00
53.0	x	20.0	1060.00
Third Floor			
15.0	x	44.0	660.00

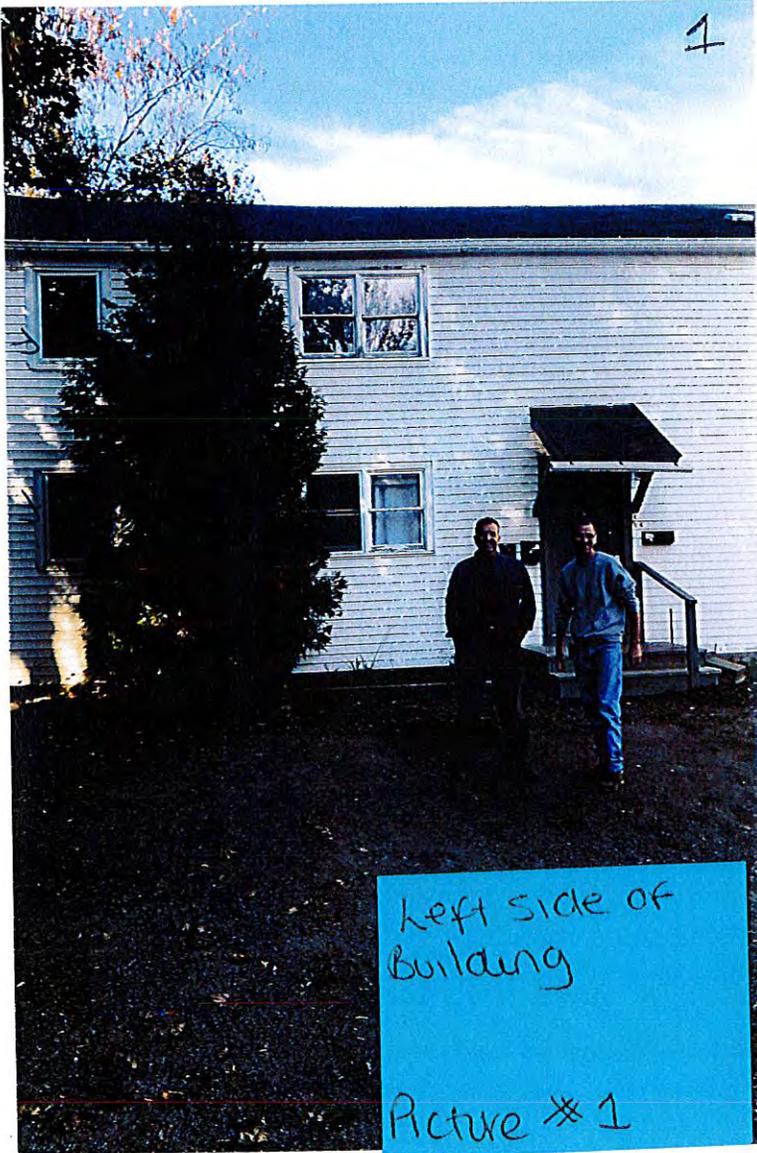
Net BUILDING Area (rounded) 5408 7 Items (rounded) 5408



Back of Building
Picture #3



Back of Building #4



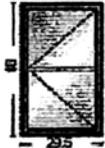
BILL TO:

SHIP TO:

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
399894	None		3/14/2018 8:51:33 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Dave Rines		Unassigned	Unassigned

LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
100-1		1	\$397.87	\$397.87

Walcott New Construction Casement
 29.5 X 48 Unit Size, Left Operating, White, Insul Low-E & Argon, 2 Lite SDL, 7/8", White Simulated Divided Lite w/o Spacer Bar, 1.375in Horizontal Checkrail Applied 1, Special Hinge, 22.5 X 43 Clear Opening, 6.71 SQFT, No Window Opening Control Device, White Handle & Lock, White Screen Applied
 w/Nailing Flange, 5/4 X 3-1/2 Flat w/ J-Channel Matches
 Exterior Frame Color, w/Historical Sill Nose
 Unit 1: UFactor: 0.26, SHG: 0.26, VLT: 0.46, CR: 61
 Energy Star Qualified (Northern)



Opening: 30" X 48.5"
 O.S.M.: 29.5" X 48"

Tag: None Assigned

All Prices are net. Quote is good for thirty days. Please review all quantities, specifications, and information for accuracy. Special orders can not be returned for credit. Signature implies acceptance of these specifications. Your order will not be processed without authorized signature.

Thank you for all of your efforts!

SUB TOTAL	\$397.87
LABOR	\$0.00
FREIGHT	\$0.00
SALES TAX	\$0.22
TOTAL	\$398.09

We appreciate the opportunity to provide you with this quote!

Quote Form



LAPOINT LUMBER - AUGUSTA
2385 NORTH BELFAST AVE
AUGUSTA ME 04330
207-622-5025



Project Information (ID #2108753)		Hide
Project Name: Quick Quote	Quote Date: 01/23/2018	
Customer:	Submitted Date:	
Contact Name:	PO#: QQ000	
Phone (Main):	Sales Rep Name: Dave Rines	
Phone (Cell):		
Customer Type:		
Terms:		

Delivery Information	Hide
Shipping Contact:	Comments:
Shipping Address:	
City:	
State:	
Zip:	

Unit Detail	Hide All Configuration Options
--------------------	--

Item: 0001: Ext 36" x 80" S262-GBGCWLE LHI 6 9/16" FrameSaver	Location:	Quantity: 1
--	------------------	--------------------



Smooth Star 36"x80" Single Door

446.61



EXTERIOR
Left-Hand Inswing

Configuration Options [Hide](#)

EXT Single Door 36" x 80" S262-GBGCWLE (GBG), 6 9/16" FrameSaver, PVC Brickmould w/ J Channel Standard Brickmould, Left Hand Inswing, Brushed Nickel Ball Bearing Hinges, Mill Finish w/ Light Cap Composite Adjustable Sill, White Compression Weatherstripping, Single Lock Bore 2-3/8" Backset Bore

Rough Opening: 38 1/2" x 82 1/2"
Total Unit: 40 1/4" x 83 3/8" (Includes Exterior Casing)

Item Total: \$ 446.61
Item Quantity Total: \$ 446.61

Unit Summary	Hide
---------------------	----------------------

Item Description	Quantity	Unit Price	Total Price
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