City of Augusta, Maine

DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT

FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Historic District Review Board

FROM: Betsy Poulin, Deputy City Planner

DATE: November 13, 2019

RE: Projecting Sign – The Oak Restaurant

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 install a projecting wall sign, 2 feet high by 3 feet wide, 9 feet above the sidewalk, constructed of wood with steel lettering. The sign will be illuminated with a light fixture from above. An awning was approved in this area by the Historic District Review Board on April 16, 2019. The awning will no longer be constructed.

Applicant: Elisha Ireland

Owner: Smithtown Four, LLC - William Guerrette

Location: 233 Water Street (building address 221-237 Water Street)

Tax Map Number: Map 34, Lot 34

Base Zoning: Kennebec Business 1 District (KBD1)

Historic Overlay District: Water Street

Contributing Building: Yes

Individually NR Listed: Yes (227-231 Water Street) and No (233-237 Water Street)

Planning Board Project: No

16 CONY STREET, AUGUSTA, MAINE 04330
PHONE: (207) 626-2365 • FAX: (207) 626-2520

City of Augusta, Maine

DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT

FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Historic District Review Board

FROM: Betsy Poulin, Deputy City Planner

DATE: November 13, 2019

RE: Wall Mounted Sign – Raging Bull Saloon

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 install a wooden building mounted wall sign, 17 ½" high and 17'-7 1/2" long, facing Water Street. The location of the sign is unknown at this time. No lighting is proposed.

Applicant: Christopher Vallee

Owner: The Lofts at 226 LLC / Richard Parkhurst

Location: 228 Water Street

Tax Map Number: Map 34, Lot 60

Base Zoning: Kennebec Business 1 District (KBD1)

Historic Overlay District: Water Street

Contributing Building: Yes

Individually NR Listed: No

Planning Board Project: No

16 CONY STREET, AUGUSTA, MAINE 04330
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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. Sign Permit Application
3. Sign Design

Areas of Concern

1. None.

Code Enforcement Review

1. Code Enforcement has no concerns.

Water Street building façade.

Water Street Historic District

The National Register paperwork states that 228 Water Street, the Chernowsky's Department Store building, was built in 1800 and 1920's. Please see attached excerpts from:

1. National Register – Water Street Historic District (2017)
2. Maine Historic Preservation Commission Survey
3. Excerpt from *Augusta's Water Street Commercial District*, by Charlton Hudson

4. Excerpt from *Downtown Augusta, Maine: A Brief Architectural and Historical Overview*, by Zachary Violette

2017 façade image. Notice the band above the storefront was painted black.

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)

The review standards which apply to this application are § 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 standard.

(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.

Not applicable.

(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 standard.

(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.

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).

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 standard.

(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.

Not applicable.

(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.

Not applicable.

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

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.

Staff recommends that the Board finds the proposed project is in compliance with the standard.

(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.

Staff recommends that the Board finds the proposed project is in compliance with the standard.

The rear of the building faces west onto Commercial Street and is brick masonry. The first story has eight bays of brick infilled windows with granite lintels. The second and third stories have seven bays of six-over-six vinyl double-hung windows with granite sills and lintels. The third story windows have a fixed transom and a cast iron balcony on the fifth bay.

53. Cherwosky's Department Store **1 Contributing Building**
1866, 1920's
228 Water Street
MHPC No. 021-0909

Cherwosky's is a three story building originally built in 1866. The existing Art Deco cast stone façade was installed over an Italianate façade in the 1920's. Cherwosky's is located on the west side of Water Street in downtown Augusta. The façade faces east onto Water Street with a first story storefront and is seven bays wide. Bays one, two, three, five and six contain large fixed sash windows. The fourth bay is the primary entrance that is recessed with a one-light modern door. The seventh bay is a recessed egress door. A combination of polished marble and steel frame the first story storefront.

A string course of dentils divides the first and second story. The second story is clad in flush cast stones with a stylized geometric center. The second story is three bays wide. The first and third bays have elongated six-over-six double-hung windows with transom. Both windows have an incised floral relief panel above. The central bay includes a recessed double aluminum sliding glass door and concrete balcony with metal and glass railing. Stepped cast stone surrounds the door with a relief that frames the elaborate central bay.

The second story is five bays wide with the first and fourth bays containing a small fixed sash. The central fenestration is six-over-six double-hung windows with cast stone circles above.

The rear elevation is brick masonry and faces west onto Commercial Street. The first story has four bays; the north bay has a fixed picture window with shutters, splayed brick arch and granite sill. The second bay has a modern one-light egress door. The remaining two bays are brick infilled window openings with segmental brick arches. The upper floors have four bays of six-over-six vinyl windows with splayed brick lintels and granite sills, the exception being the second story which has three bays.

54. Joseph Piper Building **1 Contributing Building**
1866

SURVEY MAP NO. 201

SURVEY MAP NAME Augusta Survey

MHPC USE ONLY

021-0909

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): ~~Chernowski's~~ Deering and Holway Building

2. PROPERTY NAME (OTHER): Chernoski's

3. STREET ADDRESS: 228-232 Water lot 60

4. TOWN: Augusta

5. COUNTY: Kennebec

6. DATE RECORDED: 7.15.98

7. SURVEYOR: Hudson C.

8. OWNER NAME: Segal

ADDRESS:

9. PRIMARY USE (PRESENT):

___ SINGLE FAMILY
___ MULTI-FAMILY
___ INDUSTRY
___ TRANSPORTATION
___ RECREATION/CULTURE
___ OTHER
___ AGRICULTURE
___ GOVERNMENTAL
___ RELIGIOUS
___ DEFENSE
___ UNKNOWN
✓ COMMERCIAL/TRADE
___ EDUCATION
___ HOTEL
___ SUMMER COTTAGE/CAMP
___ FUNERARY
___ HEALTH CARE
___ LANDSCAPE
___ SOCIAL

10. CONDITION: ✓ GOOD ___ FAIR ___ POOR ___ DESTROYED, DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

___ COLONIAL
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
___ ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ R. ROMANESQUE
___ ROMANESQUE
___ HIGH VIC. GOTHIC
___ NEO-CLASSICAL REV.
___ RENAISSANCE REV.
___ 19TH/20TH C. REVIVAL
___ ARTS & CRAFTS
___ BUNGALOW
OTHER
✓ FOUR SQUARE
___ ART DECO
___ INTERNATIONAL
___ RANCH
___ VERNACULAR

12. OTHER STYLISTIC CATEGORY:

___ COLONIAL
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
___ ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ R. ROMANESQUE
___ ROMANESQUE
___ HIGH VIC. GOTHIC
___ NEO-CLASSICAL REV.
___ RENAISSANCE REV.
___ 19TH/20TH C. REVIVAL
___ ARTS & CRAFTS
___ BUNGALOW
OTHER
___ FOUR SQUARE
___ ART DECO
___ INTERNATIONAL
___ RANCH
___ VERNACULAR

13. HEIGHT:

___ 1 STORY
___ 5 STORY
___ 1 1/2 STORY
___ OVER 5 (___)
___ 2 STORY
___ 2 1/2 STORY
✓ 3 STORY
___ 4 STORY

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

___ 1 BAY
___ 2 BAY
✓ 3 BAY
___ 4 BAY
___ 5 BAY
___ MORE THAN 5 (___)

15. APPENDAGES:

___ SIDE ELL
___ DORMERS
___ REAR ELL
___ PORCH
___ FRONT
___ TOWER
___ ADDED STORIES
___ CUPOLA
___ SHED
___ BAY WINDOW

16. PORCH:
___ ATTACHED ___ ENGAGED ___ ONE STORY ___ MORE THAN ONE STORY
___ FULL WIDTH ___ WRAPAROUND ___ SLEEPING PORCH ___ SECONDARY PORCH

17. PLAN:
___ HALL AND PARLOR ___ 1/2 CAPE ___ CENTRAL HALL ___ SIDE HALL
___ BACK HALL ___ IRREGULAR OTHER ___

18. PRIMARY STRUCTURAL SYSTEM:
___ TIMBER FRAME ___ BRACED FRAME ___ BRICK ___ STONE ___ BALLOON FRAME
___ CONCRETE ___ STEEL ___ LOG ___ PLANK WALL ___ PLATFORM FRAME
___ FRAME CONSTRUCTION - TYPE UNKNOWN OTHER ___

19. CHIMNEY PLACEMENT:
___ I NTERIOR ___ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END ___ EXTERIOR
OTHER ___

20. ROOF CONFIGURATION:
___ GABLE SIDE ___ GABLE FRONT ___ HIP ___ MANSARD ✓ FLAT
___ GAMBREL ___ PARAPET GABLE ___ SHED ___ CROSS ___ GABLE
___ COMPOUND OTHER ___

21. ROOF MATERIAL: WOOD ___ METAL ___ TILE ___ SLATE ___ ASPHALT ? ___ ASBESTOS ___

22. EXTERIOR WALL MATERIALS:
___ CLAPBOARD ___ BRICK ___ FLUSH SHEATHING ___ WOOD SHINGLE ___ STONE
___ LOG ___ PRESSED METAL ✓ CONCRETE ___ STUCCO ___ ASPHALT
___ GRANITE ___ ASBESTOS ___ TERRA COTTA ___ BOARD AND BATTEN ___ ALUMINUM/VINYL
OTHER ___

23. FOUNDATION MATERIAL:
___ FIELDSTONE ___ BRICK ___ WOOD ✓ CONCRETE ___ GRANITE ___ ORNAMENTAL CONC. BLOCK
OTHER ___

24. OUTBUILDINGS/FEATURES:
___ CARRIAGE HOUSE ___ FENCE OR WALL ___ CEMETERY ___ BARN (CONNECTED)
___ BARN (DETACHED) ___ FORMAL GARDEN ___ LANDSCAPE/PLANT MAT. ___ ARCHAEOLOGICAL SITE
___ GARAGE OTHER ___

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: ___ 26. ESTIMATED DATE OF CONSTRUCTION: ~~c1930~~ c1866 47

27. DATE MAJOR ADDITIONS/ALTERATIONS: Art Deco facade of concrete c1938-47

28. ARCHITECT: ___ 29. CONTRACTOR: ___

30. ORIGINAL OWNER: Deering and Holoway Company

31. SUBSEQUENT SIGNIFICANT OWNER: Chernoski's DATES: 1910-1994

32. CULTURAL/ETHNIC AFFILIATION:
___ ENGLISH ___ FRENCH ACADIAN ___ NATIVE AMERICAN ___ SCOTTISH ___ FRENCH CANADIAN
___ EAST EUROPEAN ___ IRISH OTHER ___

33. HISTORIC CONTEXT(S):
✓ COMMERCE ___ INDUSTRY ___ TRANSPORTATION ___ AGRICULTURE ___ MILITARY
___ RELIGION ___ CIVIC AFFAIRS ___ RECREATION ___ HABITATION ___ EDUCATION
___ ART, LIT, SCIENCE ___ SOCIAL

34. COMMENTS/SOURCES: original c1866 Italianate building faced with concrete facade
National Register application Downstreet 1979, Downtown Augusta 1998 by Elizabeth Violette

35. HISTORICAL DRAWINGS EXIST: ___ YES ___ NO LOCATION: ___

ENVIRONMENTAL DATA

36. SITE INTEGRITY: X ORIGINAL ___ MOVED DATE MOVED ___
37. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN X URBAN ___ SUBURBAN
38. QUADRANGLE MAP USED: ___ QUADRANGLE #: ___
39. UTM NORTHING: ___ 40. UTM EASTING: ___
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

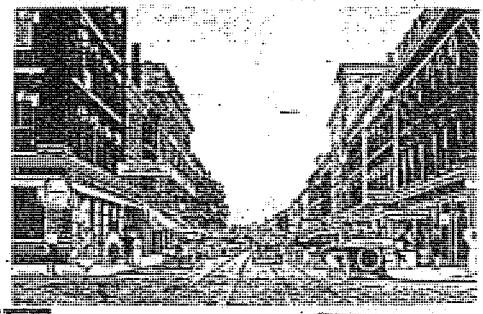
MHPC USE ONLY

DATE ENTERED IN INVENTORY: 1-4-99 PHOTO FILE #: ___
NR STATUS: L ___ HD ___ E ___ NE ___ ND ___ REVIEWER ___
DATA SOURCE: ___ HPF ___ CLG ___ R&C ___ STAFF ___ STATE SURVEY OTHER ___ LEVEL OF SURVEY: ___ R ___ I

FORM K:\KIRK\HBSSFHD3.FRM

DOWNTOWN
AUGUSTA, MAINE
A Brief Architectural and Historical Overview

BY ZACHARY VIOLETTE



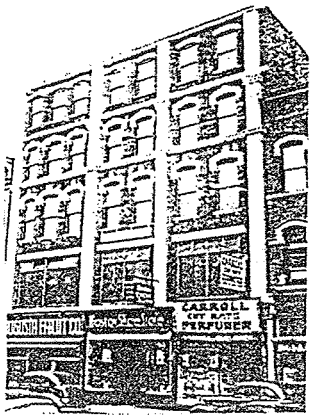
32. **228-232 Water Street**

This Art Deco facade may be a remodeling of a building built in 1866 by the Deering and Holoway Company. Originally a brick building in the Italianate style; remodeling was done in 1914 and the concrete facade was added circa 1938-1947. It was used as Chernowsky's Store For Women from 1910 until it closed in 1994. The facade is a smooth concrete surface with horizontal and vertical banding and the use of stylized geometric motifs. The rear facade is original. This is one of numerous remodelings on Water Street immediately done after WWII in an attempt to modernize the street. A rash of storefront remodelings, window renovations and the application of aluminum siding to some prominent buildings followed in the 1950's and 1960's in a further attempt to modernize Water Street. These remodelings, along with the demolition of certain prominent buildings, damaged the historic Water Street streetscape.

33. **220 Water Street**

Henry Smith and James W. Bradbury had this building built in 1867. Known throughout the 19th century as Grand Hall, it was home to Seth William Post 13 Grand Army of Republic (GAR). This unique Italianate style building is one of the finest on the street. The building is divided by brick piers (originally it had 3 storefronts). Between each set of piers are two square 6/6 sash windows. They are capped by bracketed caps with a segmental arch motif and applied cash iron ornament. This is repeated on the third floor. There is corbelling work between piers. The bracketed cornice features a design of varying large/medium/small brackets and a cross motif in the brickwork between sections. Augusta Supply Company once occupied this building. They made history in 1955 when they moved into a large new building on Western Avenue, opening that fine old Victorian boulevard up to commercial sprawl and starting an exodus of major business form the city's downtown.

34. **214-218 Water Street**

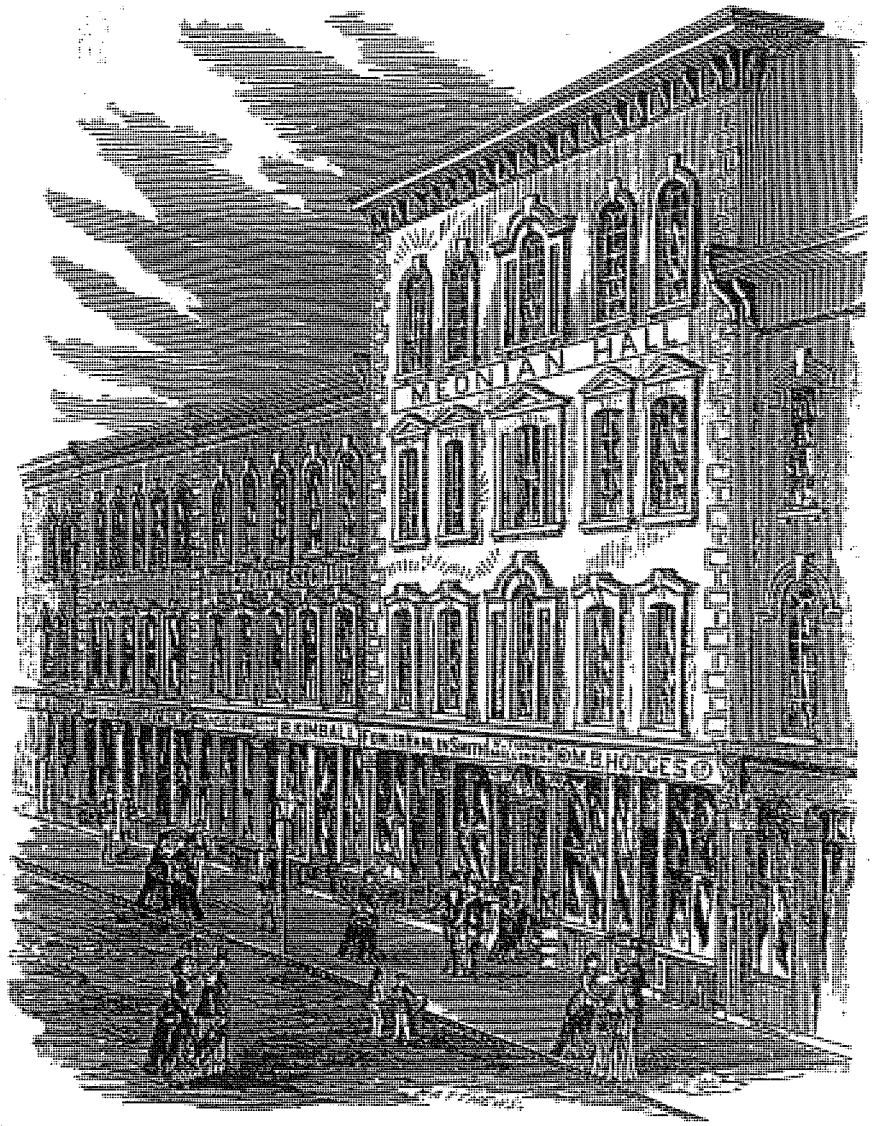


According to North's History, George Cony built this building as a business block in 1866. In 1869, it was converted into a hotel known as the Cony House. It was five stories with a mansard roof and cupola. Each floor above the storefront was marked by seven segmental arched windows with brick cornices. The original bracketed cornice, mansard roof and cupola were removed after 1913 and replaced with a new fifth floor, which has since been removed. By 1902, the building was owned by Augusta Real Estate Association (AREA). Chicago Style windows replaced the original arched windows on the second floor.

AUGUSTA'S WATER STREET COMMERCIAL DISTRICT

BY

CHARLTON HUDSON



MENONIAN AND NORTH'S BLOCKS
1870

31. 234 Water Street

Joseph Piper was the original owner of this circa 1866 Italianate style building. The three story facade is marked by a modern storefront. The upper two stories have rounded-arch windows with projecting caps. Two massive piers frame the facade. A bracketed cornice crowns the building.

32. 228-232 Water Street

Built in the 1920s in the Art Deco style, this two story facade is marked by a smooth concrete surface with horizontal and vertical banding and the use of stylized geometric motifs.

33. 220 Water Street

Henry Smith and James W. Bradbury had this Italianate building constructed in 1867, the same year as the Chernowsky Building next door. The building's upper two floors have four symmetrical bays with brick piers dividing the facade into two sections. Window cornices are segmental and bracketed. Elaborate brick diapering and a bracketed cornice complete the facade. Three "Chicago" style tripartite windows fill the second story, while the third contains window groupings of threes with projecting segmental caps. The fourth story is identical. The original mansard roof was removed in 1913.

34. 214-218 Water Street

Originally the Cony House or Macomber Block, this Second Empire style building had a Mansard roof which was removed in 1913. Bracketed rounded-arch window cornices, a bracketed cornice, and piers faced the circa 1866 structure.

35. 210 Water Street

John Parson commissioned John C. Tibbetts of Augusta to design this Italianate style building. The storefront is modern, while upper story windows are ornamented with segmental arches and unified by a continuous projecting cornice. Diapering or corbelling can be seen in the building's cornice.

36. 204-208 Water Street

James Bradbury and Darius Alden had this Italianate building constructed in 1866. The round-arched windows on both the second and third stories as well as the bracketed cornice give the facade its Italianate inspiration.

37. 190-202 Water Street

This neo-classic building was built in 1909 from designs by the Boston architects Freeman, Frank & Wilcox. Built to house the Bussell and Weston Department Store, the building is significant as an unaltered early twentieth century department

City of Augusta, Maine

DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
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PLANNING

IN THE MATTER OF:

Wall Mounted Sign – Raging Bull Saloon
Historic Preservation Certificate Application
Findings of Fact and Conclusions of Law
November 19, 2019

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 Christopher Vallee, 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

Project Description: The applicant proposes to install a wooden building mounted wall sign, 17 ½" high and 17'-7 1/2" long, facing Water Street. The location of the sign is unknown at this time. No lighting is proposed.

1. **Applicant:** Christopher Vallee
2. **Owner:** The Lofts at 226 LLC / Richard Parkhurst
3. **Location:** 228 Water Street
4. **Tax Map Number:** Map 34, Lot 60
5. **Base Zoning:** Kennebec Business 1 District (KBD1)
6. **Historic Overlay District:** Water Street
7. **Contributing Building:** Yes
8. **Individually NR Listed:** No
9. **Planning Board Project:** No
10. The applicant submitted the following:
    - **a.** Historic Preservation Certificate Application
    - **b.** Sign Permit Application
    - **c.** Sign Design
11. On November 12, 2019 the Kennebec Journal published a legal advertisement for the public hearing regarding the application.
12. On November 12, 2019, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
13. On November 19, 2019, 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 above, the staff review dated November 13, 2019, 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 ___ **the application.**

16 CONY STREET, AUGUSTA, MAINE 04330
PHONE: (207) 626-2365 • FAX: (207) 626-2520

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
Not applicable.

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
This standard does not apply to this project.

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
The project is in compliance with this ordinance standard as the sign is compatible with the size, scale, material and character of the property, neighborhood or environment.

300-316.5.O.2.k
The project additions or alterations will not impair the essential form and integrity of the structure, should they be removed in the future.

THEREFORE, the Historic District Review Board hereby ___ the application of Christopher Vallee as described in the findings above, with the following additional finding:

1. The sign is proposed to be located ___.

No conditions have been placed on the approval.

_____ _____
Daniel Stevens, Historic District Review Board Chair Date

NOV 08 2019

CITY OF AUGUSTA

HISTORIC PRESERVATION CERTIFICATE APPLICATION

BUILDING/PROPERTY E-911 ADDRESS: 228 Water St

BUILDING/PROPERTY PRESENT USE: 1st Floor bar/restaurant Top 2 Floors apartments

BUILDING OWNER'S NAME/CONTACT: Richard Parkhurst 557-3930

BUILDING OWNER'S MAILING ADDRESS: 11 North Campers point Rd, Readfield, Me 04355

APPLICANT/AGENT'S NAME: Christopher Vallee

APPLICANT/AGENT'S ADDRESS: 89 Water St Hallowell Me 04347

APPLICANT/AGENT'S INTEREST IN THE PROPERTY: Tenant

APPLICANT TELEPHONE: 242-2041 APPLICANT E-MAIL: Chris Vallee12@gmail.com

TAX MAP: 34 LOT: 60 BASE ZONING DISTRICT: Commercial

HISTORIC DISTRICT NAME: KBD-1 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.
- Sample materials, if necessary.
- ✓ 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.
- ✓ 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: Christopher Vallee DATE: 11/4/19

HISTORIC DISTRICT REVIEW BOARD MEETING DATE:

HISTORIC PRESERVATION CERTIFICATE GRANTED: YES / NO

PLANNING BOARD REVIEW: YES / NO

Sizes 1½' x 14'8"

Revised: October 16, 2017

NOV 08 2019

CITY OF AUGUSTA
SIGN PERMIT APPLICATION

Sign OWNER: Chris Vallee TELEPHONE: 242-2041

ADDRESS: 89 Water Street, Hallowell, ME 04347

LOCATION: 228 Water St Augusta MAP: 34 LOT: 60

MESSAGE ON SIGN: Raging Bull Saloon

MATERIAL OF SIGN: Wood HEIGHT OF SIGN _____ (25' maximum height) ESTIMATED COST: $900.00

TYPE OF SIGN: (check all that apply): CONTRACTOR INFO: Self

ON-PREMISES SIGNS
1.____ STANDING SIGNS (includes portable signs)
2.X ATTACHED SIGNS (wall signs)
3.____ ROOF SIGNS
4.____ AWNING SIGNS (less than 10% need not meet the sign standards)
5.____ VEHICULAR SIGNS
6.____ HOME OCCUPATION SIGN (4 sq. ft. maximum size)
7.____ INSTITUTIONAL (noncommercial purposes 32 sq. ft.)
8.____ DIRECTIONAL (entrance and exit signs with logos, 4 sq. ft.)
9.____ DIRECTORIES (entrances to business/commercial parks or attached to a building to identify occupants 35' setback, 32 sq. ft. maximum size)
10.____ ADVERTISING/PROMOTIONAL (signs, banners, specialty devices, flags, and inflatables used temporarily - 14 consecutive days only)
11.____ SANDWICHBOARD SIGNS (6 sq. ft. maximum size)
12.____

____ ILLUMINATED, (internal or external)
X NON-ILLUMINATED

SIGNS ALLOWED IN ALL DISTRICTS **WITHOUT** PERMIT
- PUBLIC SAFETY SIGNS
- POSTING PRIVATE PROPERTY
- TEMPORARY SIGNS
  - ORGANIZATION SIGNS (signs/ banners advertising charitable functions, notices of meetings - 90 days prior, remove 2 days after event)
  - REAL ESTATE SIGNS (2 are permitted, either may be free standing or attached to buildings; removed 10 days after sale or rental)
    - 6 sq. ft. residential and shoreland zones
    - 20 sq. ft. KBD1 & KBD2 ZONES
    - 32 sq. ft. PD, RURAL, COMMERCIAL AND INDUSTRIAL ZONES
  - CONSTRUCTION SIGNS (32 sq. ft.; removed 10 days after completion of project)
  - TEMPORARY HOME SALES (barn, basement, garage, yard; posted **on premise** 3 days before, removed 24 hours after)
  - POLITICAL SIGNS (6 weeks prior to election; removed 1 week after election)
- SIGNS IDENTIFYING OCCUPANTS OF RESIDENTIAL PROPERTY
- FLAGS OR INSIGNIA OF ANY GOVERNMENT
  PUBLIC NOTICES (governmental)

THIS APPLICATION MUST BE ACCOMPANIED BY:
1. A SITE PLAN (DRAWN TO SCALE), AND
2. DETAILED DRAWING OF SIGN (SIZES, COLORS, INCLUDING COLORS OF ATTACHED WALL SURFACES)

APPLICANTS SIGNATURE: Chris M Vallee DATE: 11/4/19

DO NOT WRITE BELOW THIS LINE

SPRINKLED: NA PERMIT STATUS CODE: _____ PERMIT NUMBER: _____

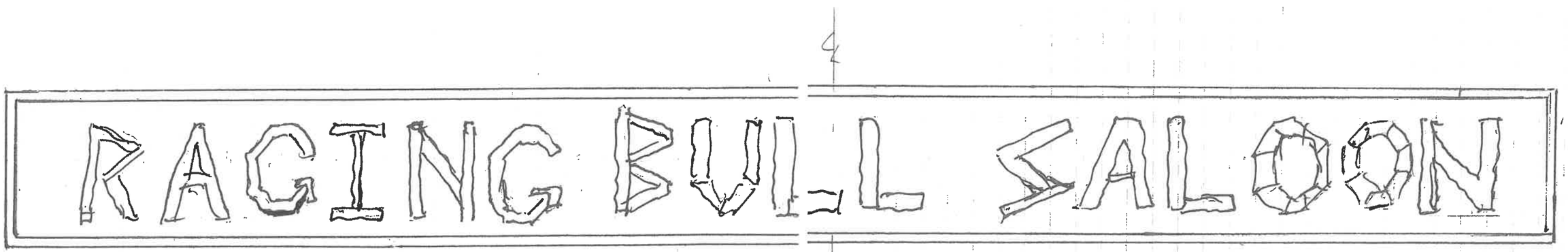
HANDICAPPED: NA ZONING CLASS CODE: _____ NEW SIGN: X

NBC USE GROUP CODE: USI 100 YR. FLOOD: YES ____ NO ____ REPLACING FACE: ___

CONSTRUCTION TYPE CODE: _____ TEMPORARY: ___

FEE CHARGES: _____ CEO SIGNATURE DATE: _____ CODE ENFORCEMENT OFFICER: _____

Revised 5/28/2015



total length = 14'-7½"
total height = 17½"

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. Sign Permit Application
3. Sign Design

Areas of Concern

1. None.

Code Enforcement Review

1. Code Enforcement notes that the propose sign size meets ordinance standards.

Water Street Historic District

Two buildings are part of this application, with Serra Public Affairs having a 227 Water Street address, however being located in the brick building above the 237 Water Street entrance. The National Register paperwork describes the Libby-Cony-Hill Block, c. 1886, which is the granite building to the north of 237 Water Street, c. 1884, a three story brick building. The Libby-Cony Hill Block is individually listed on the National Register and 237 Water Street is not. Attached are excerpts from which provide use and architectural history for these buildings:

1. National Register – Water Street Historic District (2017)
2. Maine Historic Preservation Commission Survey
3. Excerpt from *Augusta's Water Street Commercial District*, by Charlton Hudson
4. Excerpt from *Downtown Augusta, Maine: A Brief Architectural and Historical Overview*, by Zachary Violette

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)

The review standards which apply to this application are § 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 standard.

(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.

Not applicable.

View looking east at the façade of The Oak. Sign is anticipated to be placed in the metal siding area.

(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 standard.

(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.

Not applicable.

December 2018 image of entire building façade.

(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).

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 standard.

(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.

Not applicable.

Existing signage.

(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.

Not applicable.

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

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.

Staff recommends that the Board finds the proposed project is in compliance with the standard.

(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.

Staff recommends that the Board finds the proposed project is in compliance with the standard.

City of Augusta, Maine

DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT

FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

Projecting Wall Sign – The Oak Restaurant
Historic Preservation Certificate Application
Findings of Fact and Conclusions of Law
November 19, 2019

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 Elisha Ireland, 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

Project Description: The applicant proposes to install a projecting wall sign, 2 feet high by 3 feet wide, 9 feet above the sidewalk, constructed of wood with steel lettering. The sign will be illuminated with a light fixture from above. An awning was approved in this area by the Historic District Review Board on April 16, 2019. The awning will no longer be constructed.

1. **Applicant:** Elisha Ireland
2. **Owner:** Smithtown Four, LLC - William Guerrette
3. **Location:** 233 Water Street (building address 221-237 Water Street)
4. **Tax Map Number:** Map 34, Lot 34
5. **Base Zoning:** Kennebec Business 1 District (KBD1)
6. **Historic Overlay District:** Water Street
7. **Contributing Building:** Yes
8. **Individually NR Listed:** Yes (227-231 Water Street) and No (233-237 Water Street)
9. **Planning Board Project:** No
10. The applicant submitted the following:
    - **a.** Historic Preservation Certificate Application
    - **b.** Sign Permit Application
    - **c.** Sign Design
11. On November 12, 2019 the Kennebec Journal published a legal advertisement for the public hearing regarding the application.
12. On November 12, 2019, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
13. On November 19, 2019, 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 above, the staff review dated November 13, 2019, 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 ___ **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
Not applicable.

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
This standard does not apply to this project.

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
The project is in compliance with this ordinance standard as the sign is compatible with the size, scale, material and character of the property, neighborhood or environment.

300-316.5.O.2.k
The project additions or alterations will not impair the essential form and integrity of the structure, should they be removed in the future.

THEREFORE, the Historic District Review Board hereby ___ the application of Elisha Ireland as described in the findings above. No conditions have been placed on the approval.

_____ _____
Daniel Stevens, Historic District Review Board Chair Date

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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.

1. Name of Property

Historic name: Water Street
Other names/site number: Downtown
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 71 to 286 Water Street and 1 Winthrop Street
City or town: Augusta State: Maine County: Kennebec
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets _____does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national **_____ statewide** **X local**

Applicable National Register Criteria:

X A **_____ B** **X C** **_____ D**

Signature of certifying official/Title: **Date**

MAINE HISTORIC PRESERVATION COMMISSION
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title **State or Federal agency/bureau or Tribal Government**

Polished granite bulkheads are below. A sign band of metal with copper Art Deco ornamentation and a retractable canvas awning are above the storefront.

The second floor has three paired sets of window openings between four Art Deco stylized pilasters with cast stone trim. A parapet of brick with red diapering and cast stone coping is above the three bays of windows.

The rear (east) elevation faces Front Street along the Kennebec River. A projecting addition extends from the first story on Water Street and is supported by three concrete columns. Below the addition are two levels. The ground level sub-basement is six bays with a flush single and double egress doors and windows with security gates. The basement level below the projection has a combination of fixed one-light and one-over-one double-hung windows. The east elevation of the projection has seven bays of one-over-one double-hung windows with a fire escape.

16. 237 Water Street **1 Contributing Building**
c. 1884
237 Water Street
MHPC No. 021-0885

237 Water Street is a three story brick Italianate building that shares the same sign band as the abutting Libby-Cony-Hill Block (Granite Block). The first floor storefront is largely granite with an aluminum and glass storefront that has two one-light doors. Adjacent to the storefront is a recessed entrance with a one-light door which accesses the upper floors.

Two brick pilasters which terminate at corbelled brick cornice brackets frame the façade. On the second floor, three bays of six-over-six double-hung windows have corbelled brick segmental arch hoods with granite keystones. Deep granite blocks separate the granite sills on each window, possibly remaining from quoined pilasters on the original first story. A stringcourse of decorative brick separates the second and third story.

On the third story, there are three bays of six-over-six double-hung windows with semi-circular fanlight glazed transoms. Each window has a semi-circular hooded arch with keystone and granite sill. The ornate overhanging eave on the parapet has brackets with a decorative brick cornice below.

The rear (east) elevation has two stories below grade. The sub-basement ground level is a combination of concrete and granite with a central one-light metal door. The upper four stories are brick and three bays wide. The basement first, and third stories have six-over-six double-

hung windows with segmental brick lintels and granite sills. The second story has a wide brick infilled arched window that has a six-over-six double-hung modern window. To the right of the infilled arched opening is a single six-over-six double-hung window with a segmental brick lintel and granite sill.

17. Libby-Cony-Hill Block (Granite Block) 1 Contributing Building
(NR #86001694)
1866
221-225 Water Street
MHPC No. 021-0885

The Libby Cony Hill Block (Granite Block) was built in 1866 and is a wide three story granite building. The first story storefronts were remodeled with smooth granite facing in 1977. At the north end of the façade, a wide recessed entrance is located behind granite Doric columns. Centrally located within the entrance are historic two-light wooden double doors with a wood framed transom. To the right of the wide recessed entrance is a narrow recessed entrance with a modern one-light aluminum door and transom followed by two bays of two-light aluminum framed windows with transoms, a bay or unrelieved granite, three more matching windows and then another recessed entrance with aluminum framed door. A flush granite sign band stretches the length of the storefront and continues onto the abutting building to the south. The second and third stories are clad in rock faced granite. Nine bays of six-over-six double-hung windows with granite sills are on both stories. The façade is capped with a bracketed granite cornice.

The rock faced granite rear (east) elevation faces Front Street along the Kennebec River and has two levels below grade. The sub-basement ground floor has two one-light metal egress doors and a one-light door with sidelights and canvas awning. The upper levels are eight bays wide, the majority of windows are six-over-six double-hung.

18. Parrott Block 1 Contributing Building
1878
237 Water Street
MHPC No. 021-0884

The Parrott Block was built in 1878 in the Italianate style and is located on the east side of Water Street. The painted brick west façade mimics the style of the abutting Barker Block. The façade includes a modern storefront, Italianate brick detailing and a bracketed cornice.

The northern storefront has three display windows with low paneled bulkheads and transoms divided by wood paneled pilasters. To the right is a single infilled window and transom flanked

MAINE
Historic Preservation Commission

Number 2

MAR 19 1986

UTM 19 A 438260/4907050 B
C D

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name:
2. Historic name: Libby-Hill Block
3. Street or rural address: 227-233 Water Street

   City Augusta Zip 04330 County Kennebec
4. Parcel number: Map 34, Lots 34, 35 (now Lot 34 only)
5. Present Owner: Maine Savings Bank Address: 227 Water Street

   City Aguusta Zip 04330 Ownership is: Public Private XX
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

7a. Architectural style: Italianate

7b. Briefly describe the site or structure and describe any major alterations from its original condition:

Constructed of granite, this three story building is capped with an over-hanging cornice supported on simple brackets, also of granite. The windows are square-headed with double hung sash. Except for the third story of 227 Water Street, the original six over six sash has been replaced with one over one sash. Also, the store at 227 Water Street is the only one which retains the original granite piers and lintels. The remaining storefronts were remodelled in a non-historic character with granite facing in 1977.

Attach Photo(s) Here

See Photo 2

8. Construction date: Estimated Factual 1866
9. Architect Unknown
10. Builder
11. Approx. property size (in feet) Frontage Depth or approx. acreage ¼ acre
12. Date(s) of enclosed photograph(s) 12/85

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Most original sash replaced, early 20th century; Store fronts remodelled.

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up XX
Residential ___ Industrial ___ Commercial XX Other: ___

16. Threats to site: None known XX Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? XX Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building is architecturally important as the surviving granite structure on Water Street constructed after the large 1865 fire. Although commonly used for public buildings in Maine, such structures are relatively rare for retail establishments. Built as a block of three stores by B. Libby and Dr. H. H. Hill, the building symbolizes the participation of Augusta's leading developers in rebuilding the city after the fire. These two prominent gentlemen, among the wealthiest in Augusta, chose granite to help ensure no further conflagrations would decimate the central business district.

The first store on the south originally contained James Patterson's book and music store. Next came George Dewell, the barber, followed by A.D. Millet's dry and fancy goods store. The entire upper portion of the block was occupied by George Cony for his dancing school and assembly hall.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture XX Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
Other (describe) ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Maine Farmer (Augusta)
February 8, 1866
November 15, 1866

22. Date form prepared January, 1986
By (name) Roger Reed
Organization MHPC
Address: ___
City ___ Zip ___
Phone: ___

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

Augusta Comm. Dis. MRA
Augusta, Kennebec Co., Me.

Libby-Hill Block
227-233 Water St.

R.Reed, 1/86

MHPC

View looking SE

Photo 2

SURVEY MAP NO. 226
SURVEY MAP NAME Augusta Survey

MHPC USE ONLY
021-0885
INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Libby Conn. Hill Block ~~Benjamin Parkhurst~~ Granite Block Building NR
2. PROPERTY NAME (OTHER):
3. STREET ADDRESS: 221-~~225~~ 237 Water St / 34,35
4. TOWN: Augusta
5. COUNTY: Kennebec
6. DATE RECORDED: 7/15 '98
7. SURVEYOR: Hanson
8. OWNER NAME: A 7/00
ADDRESS:

9. PRIMARY USE (PRESENT):
___ SINGLE FAMILY
___ MULTI-FAMILY
___ INDUSTRY
___ TRANSPORTATION
___ RECREATION/CULTURE
___ OTHER
___ AGRICULTURE
___ GOVERNMENTAL
___ RELIGIOUS
___ DEFENSE
___ UNKNOWN
✓ COMMERCIAL/TRADE
___ EDUCATION
___ HOTEL
___ SUMMER COTTAGE/CAMP
___ FUNERARY
___ HEALTH CARE
___ LANDSCAPE
___ SOCIAL

10. CONDITION: ✓ GOOD ___ FAIR ___ POOR ___ DESTROYED, DATE ___/___/___

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
___ COLONIAL
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
X ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ R. ROMANESQUE
___ ROMANESQUE
___ HIGH VIC. GOTHIC
___ NEO-CLASSICAL REV.
___ RENAISSANCE REV.
___ 19TH/20TH C. REVIVAL
___ ARTS & CRAFTS
___ BUNGALOW
OTHER
___ FOUR SQUARE
___ ART DECO
___ INTERNATIONAL
___ RANCH
___ VERNACULAR

12. OTHER STYLISTIC CATEGORY:
___ COLONIAL
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
___ ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ R. ROMANESQUE
___ ROMANESQUE
___ HIGH VIC. GOTHIC
___ NEO-CLASSICAL REV.
___ RENAISSANCE REV.
___ 19TH/20TH C. REVIVAL
___ ARTS & CRAFTS
___ BUNGALOW
OTHER
___ FOUR SQUARE
___ ART DECO
___ INTERNATIONAL
___ RANCH
___ VERNACULAR

13. HEIGHT:
___ 1 STORY ___ 1½ STORY ___ 2 STORY ___ 2½ STORY ✓ 3 STORY ___ 4 STORY
___ 5 STORY ___ OVER 5 (___)

Only 227 has original facade

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
___ 1 BAY ___ 2 BAY ___ 3 BAY ___ 4 BAY ___ 5 BAY ___ MORE THAN 5 (___)

15. APPENDAGES:
___ SIDE ELL
___ DORMERS
___ REAR ELL
___ PORCH
___ FRONT TOWER
___ ADDED STORIES
___ CUPOLA
___ SHED
___ BAY WINDOW

16. PORCH:
___ ATTACHED ___ ENGAGED ___ ONE STORY ___ MORE THAN ONE STORY
___ FULL WIDTH ___ WRAPAROUND ___ SLEEPING PORCH ___ SECONDARY PORCH

17. PLAN:
___ HALL AND PARLOR ___ 1/2 CAPE ___ CENTRAL HALL ___ SIDE HALL
___ BACK HALL ___ IRREGULAR OTHER ___

18. PRIMARY STRUCTURAL SYSTEM:
___ TIMBER FRAME ___ BRACED FRAME ✓ BRICK ___ STONE ___ BALLOON FRAME
___ CONCRETE ___ STEEL ___ LOG ___ PLANK WALL ___ PLATFORM FRAME
___ FRAME CONSTRUCTION - TYPE UNKNOWN OTHER ___

19. CHIMNEY PLACEMENT:
___ I NTERIOR ___ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END ___ EXTERIOR
OTHER ___

20. ROOF CONFIGURATION:
___ GABLE SIDE ___ GABLE FRONT ___ HIP ___ MANSARD ✓ FLAT
___ GAMBREL ___ PARAPET GABLE ___ SHED ___ CROSS ___ GABLE
___ COMPOUND OTHER ___

21. ROOF MATERIAL: WOOD ___ METAL ___ TILE ___ SLATE ___ ASPHALT ? ASBESTOS ___

22. EXTERIOR WALL MATERIALS:
___ CLAPBOARD ___ BRICK ___ FLUSH SHEATHING ___ WOOD SHINGLE ___ STONE
___ LOG ___ PRESSED METAL ___ CONCRETE ___ STUCCO ___ ASPHALT
✓ GRANITE ___ ASBESTOS ___ TERRA COTTA ___ BOARD AND BATTEN ___ ALUMINUM/VINYL
OTHER ___

23. FOUNDATION MATERIAL:
___ FIELDSTONE ___ BRICK ___ WOOD ___ CONCRETE ✓ GRANITE ___ ORNAMENTAL CONC. BLOCK
OTHER ___

24. OUTBUILDINGS/FEATURES:
___ CARRIAGE HOUSE ___ FENCE OR WALL ___ CEMETERY ___ BARN (CONNECTED)
___ BARN (DETACHED) ___ FORMAL GARDEN ___ LANDSCAPE/PLANT MAT. ___ ARCHAEOLOGICAL SITE
___ GARAGE OTHER ___

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: ___ 26. ESTIMATED DATE OF CONSTRUCTION: 1844

27. DATE MAJOR ADDITIONS/ALTERATIONS: 227 is original, 333 is modern remodelling 1977

28. ARCHITECT: ___ 29. CONTRACTOR: ___

30. ORIGINAL OWNER: Benjamin Parsons - Grain merchant B. Libby and Dr. H. H. Hill

31. SUBSEQUENT SIGNIFICANT OWNER: ___ DATES: ___

32. CULTURAL/ETHNIC AFFILIATION:
___ ENGLISH ___ FRENCH ACADIAN ___ NATIVE AMERICAN ___ SCOTTISH ___ FRENCH CANADIAN
✓ EAST EUROPEAN ___ IRISH OTHER ___

33. HISTORIC CONTEXT(S):
✓ COMMERCE ___ INDUSTRY ___ TRANSPORTATION ___ AGRICULTURE ___ MILITARY
___ RELIGION ___ CIVIC AFFAIRS ___ RECREATION ___ HABITATION ___ EDUCATION
___ ART, LIT, SCIENCE ___ SOCIAL

34. COMMENTS/SOURCES: National Register nomination 1986

35. HISTORICAL DRAWINGS EXIST: ___ YES ___ NO LOCATION: ___

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ✓ ORIGINAL ___ MOVED DATE MOVED ___
37. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN ✓ URBAN ___ SUBURBAN
38. QUADRANGLE MAP USED: ___ QUADRANGLE #: ___
39. UTM NORTHING: ___ 40. UTM EASTING: ___
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

MHPC USE ONLY

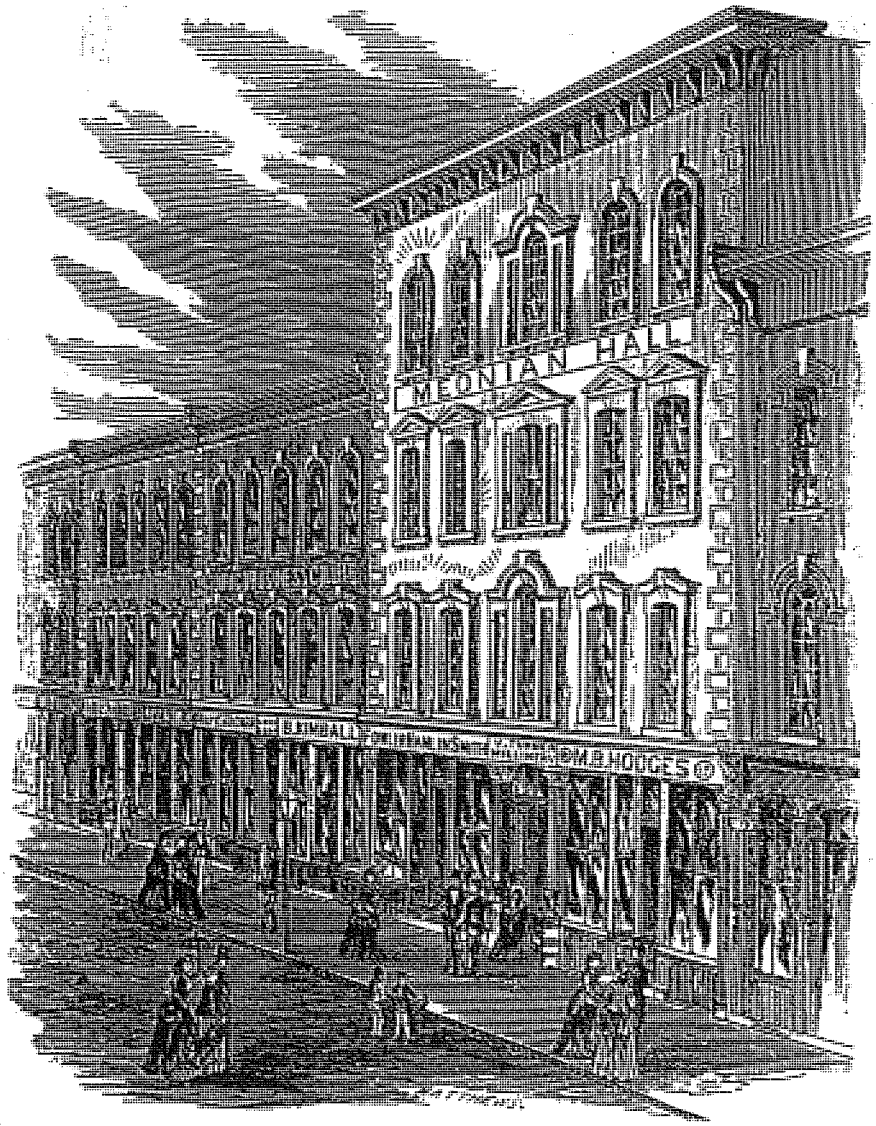
DATE ENTERED IN INVENTORY: 1-4-99 PHOTO FILE #: ___
NR STATUS: L ___ HD ___ E ___ NE ___ ND ___ REVIEWER ___
DATA SOURCE: ___ HPF ___ CLG ___ R&C ___ STAFF ___ STATE SURVEY OTHER ___ LEVEL OF SURVEY: ___R ___I

FORM K:\KIRK\HBSSFHD3.FRM

AUGUSTA'S WATER STREET COMMERCIAL DISTRICT

BY

CHARLTON HUDSON



MENONIAN AND NORTH'S BLOCKS
1870

blocks. This Art Deco style building was built for S. S. Kresge's as a department store. Upper story windows are picked out with cast stone pilasters and trim. Topping the building is a parapet with tapestry brick work and cast stone coping.

12. 235-237 Water Street

This building was built in 1878 by Benjamin Parrott. Italianate elements include round-arched window cornices and a unifying bracketed cornice.

13. 227-233 Water Street

This Italianate structure was built in 1866 by Libby, Cony & Hill. The choice of granite as a building material was obviously influenced by the 1865 fire. Constructed of granite, this three story Italianate structure is capped by a bracketed cornice, the brackets also being granite. Original window sash of six-over-six can be seen as well as simple granite lintels and piers at 227. The other storefronts in the block were remodeled in 1977 with non-historic granite facing.

14. 217-225 Water Street

The original owner of this Italianate building was a Mrs. Leeds. After the 1865 fire, Daniel Woodward rebuilt in 1866 on three lots which he then sold. The three stories are marked by varying Italianate features, the second story having round-arched window cornices, the third story having segmental-arched window cornices, and a bracketed cornice crowning the building.

15. 211 Water Street

This Italianate building constructed in 1898 exhibits round-arched window cornices in its third story. There are three main bays, each separated by brick three story piers. Each bay consists of three round-arched windows on the third story and a single large bay on the second. The original storefront has been modernized.

16. 189-197 Water Street

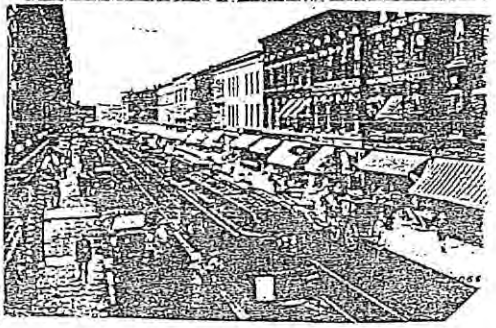
This facade exhibits techniques employed in the 1950s and 1960s by businesses in an attempt to modernize their store fronts.

17. 183-187 Water Street

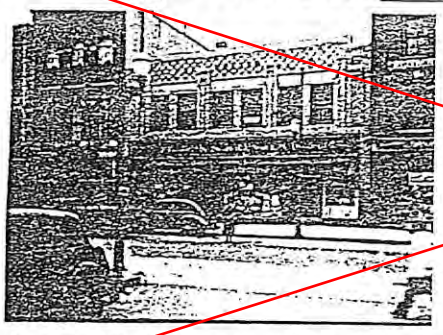
This Italianate three story brick building was built to house three stores. The facade is marked by brick pilasters supporting a bracketed cornice and round-arched windows with decorative metal caps. This block is significant because it is the only remaining structure to have survived the 1865 fire

DOWNTOWN
AUGUSTA, MAINE
A Brief Architectural and Historical Overview

BY ZACHARY VIOLETTE

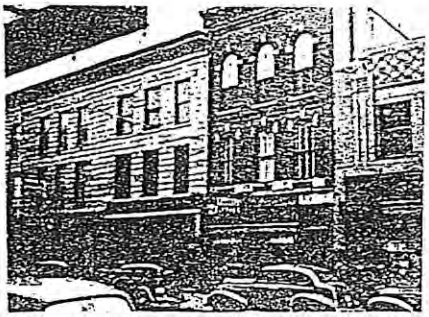


11. **241 - 249 Water Street**



This two-story brick building, with an original bronze and polished granite storefront and an upper story of cast stone, was built in 1932. It replaced a row of three Italianate buildings, identical to 233 - 237 Water Street. Those buildings were once home to Dirigo Business College. This well preserved Art Deco style building was built for the S.S. Kresge Co. The upper story windows are picked out with stone pilasters and trim. Topping the building is a parapet with tapestry brickwork and cast stone. This is one of the finest examples the Art Deco style in central Maine. It has been treated very sensitively on the exterior and even the signage is appropriate.

12. **235 - 237 Water Street**



This ornate Italianate style building was built in 1878 by Benjamin F. Parrott. It was originally one of the four identical buildings that stretched from here to the Brooks Block The remainder of the row, known as the Harlow Block was destroyed in a fire in 1932 (see #11). B.F. Parrott was a grain merchant who had a warehouse at 98 Water Street (see #42). He died in 1922 at the age of ninety at his Winthrop Street mansion.

13. **227 - 223 Water Street**

This simple Italianate structure was built in 1865-1866, for George Libby, Cony & Farr and H.H. Hill. The choice of granite was obviously influenced by the 1865 fire. This three-story structure is capped by a bracketed cornice; the brackets also being of granite. The storefronts in this block have been remodeled with non-historic granite facing. H.H. Hill owned a wooden building on this site in 1865. It was this new building that was first burned, starting the great fire. The fire quickly spread from this central location down both sides of Water Street and up Winthrop and Oak, threatening the residential section of the city.

14. **217 - 225 Water Street**

In 1866, Daniel Woodward rebuilt three brick blocks, two of which he sold. They are three stories in the Italianate style; the second floor having round arch windows, the third having segmental arches surrounded by a bracketed cornice. 223 Water Street contained a public hall called the Golden Cross Hall which was used by many fraternal and charitable organizations. The three buildings were owned by S.C. Whitehouse et.al. in 1902.

CITY OF AUGUSTA

HISTORIC PRESERVATION CERTIFICATE APPLICATION

BUILDING/PROPERTY E-911 ADDRESS: 233 water St

BUILDING/PROPERTY PRESENT USE: restaurant

BUILDING OWNER'S NAME/CONTACT: guerrette properties

BUILDING OWNER'S MAILING ADDRESS: 227 water St augusta me 04330

APPLICANT/AGENT'S NAME: Elisha Inland

APPLICANT/AGENT'S ADDRESS: 654 White Rd Readfield, ME 04008

APPLICANT/AGENT'S INTEREST IN THE PROPERTY: tenant, restaurant owner

APPLICANT TELEPHONE: 207 812 0727 APPLICANT E-MAIL: eli@oktable.me

TAX MAP: 34 LOT: 34 BASE ZONING DISTRICT: KBD 1

HISTORIC DISTRICT NAME: WATER 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.
- ☐ Sample materials, if necessary.
- ☐ 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.
- ✓ 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: [signature] DATE: 11/5/19

HISTORIC DISTRICT REVIEW BOARD MEETING DATE: NOV 19 2019

HISTORIC PRESERVATION CERTIFICATE GRANTED: YES / NO

PLANNING BOARD REVIEW: YES / NO

CITY OF AUGUSTA
SIGN PERMIT APPLICATION

OWNER: Elisha Inland TELEPHONE: 207 812 0727

ADDRESS: 233 Water St Augusta, ME 04330

LOCATION: ↑ MAP: _____ LOT: _____

MESSAGE ON SIGN: The OAK | cocktails · food

MATERIAL OF SIGN: wood / steel HEIGHT OF SIGN 2x3 (25' maximum height) ESTIMATED COST: _____

TYPE OF SIGN: (check all that apply): CONTRACTOR INFO: _____

ON-PREMISES SIGNS

1.____ STANDING SIGNS (includes portable signs)
2.✓ ATTACHED SIGNS (wall signs)
3.____ ROOF SIGNS
4.____ AWNING SIGNS (less than 10% need not meet the sign standards)
5.____ VEHICULAR SIGNS
6.____ HOME OCCUPATION SIGN (4 sq. ft. maximum size)
7.____ INSTITUTIONAL (noncommercial purposes 32 sq. ft.)
8.____ DIRECTIONAL (entrance and exit signs with logos. 4 sq. ft.)
9.____ DIRECTORIES (entrances to business/commercial parks or attached to a building to identify occupants 35' setback, 32 sq. ft. maximum size)
10.___ ADVERTISING/PROMOTIONAL (signs, banners, specialty devices, flags, and inflatables used temporarily - 14 consecutive days only)
11.___ SANDWICHBOARD SIGNS (6 sq. ft. maximum size)
12.___

✓ ILLUMINATED, (internal or external) small light fixture above to illuminate sign.
____ NON-ILLUMINATED

SIGNS ALLOWED IN ALL DISTRICTS **WITHOUT** PERMIT

- PUBLIC SAFETY SIGNS
- POSTING PRIVATE PROPERTY
- TEMPORARY SIGNS
  - ORGANIZATION SIGNS (signs/ banners advertising charitable functions, notices of meetings - 90 days prior, remove 2 days after event)
  - REAL ESTATE SIGNS (2 are permitted, either may be free standing or attached to buildings; removed 10 days after sale or rental)
    - 6 sq. ft. residential and shoreland zones
    - 20 sq. ft. KBD1 & KBD2 ZONES
    - 32 sq. ft. PD, RURAL, COMMERCIAL AND INDUSTRIAL ZONES
  - CONSTRUCTION SIGNS (32 sq. ft.: removed 10 days after completion of project)
  - TEMPORARY HOME SALES (barn, basement, garage, yard; posted **on premise** 3 days before, removed 24 hours after)
  - POLITICAL SIGNS (6 weeks prior to election; removed 1 week after election)
- SIGNS IDENTIFYING OCCUPANTS OF RESIDENTIAL PROPERTY
- FLAGS OR INSIGNIA OF ANY GOVERNMENT
  PUBLIC NOTICES (governmental)

THIS APPLICATION MUST BE ACCOMPANIED BY:

1. A SITE PLAN (DRAWN TO SCALE), AND
2. DETAILED DRAWING OF SIGN (SIZES, COLORS. INCLUDING COLORS OF ATTACHED WALL SURFACES)

APPLICANTS SIGNATURE: _____ DATE: 11/6/19

DO NOT WRITE BELOW THIS LINE

SPRINKLED: NA PERMIT STATUS CODE: N PERMIT NUMBER: _____

HANDICAPPED: NA ZONING CLASS CODE: _____ NEW SIGN: ___

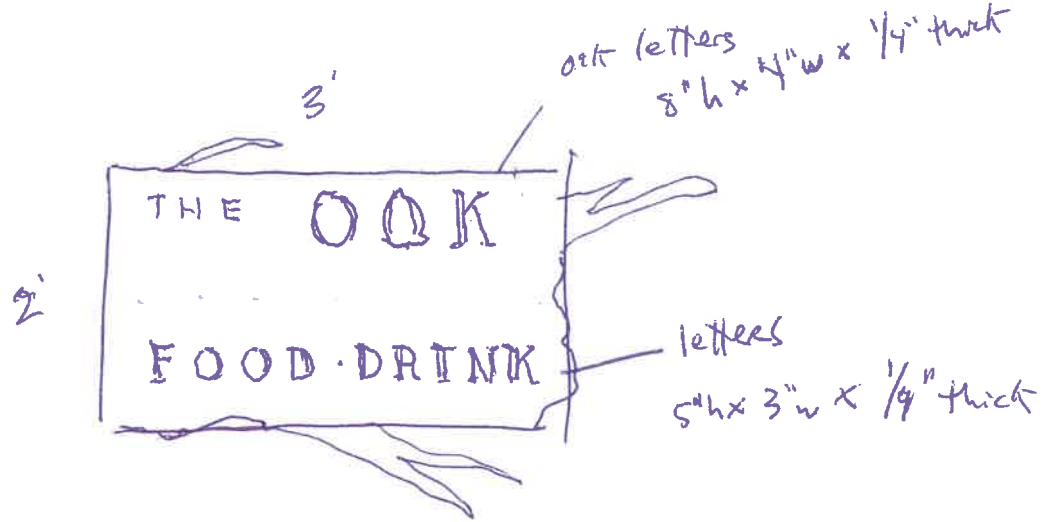
NBC USE GROUP CODE: USI 100 YR. FLOOD: YES ___ NO ___ REPLACING FACE: ___

CONSTRUCTION TYPE CODE: 5B TEMPORARY: ___

FEE CHARGES: _____ CEO SIGNATURE DATE: _____ CODE ENFORCEMENT OFFICER: _____

Revised 5/28/2015

WOOD SIGN
STEEL LETTERS
Projecting sign, over sidewalk.



1. PICTURE OF EXISTING SIGN