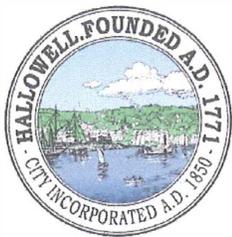


# ITEM 7



## CITY OF HALLOWELL

### Historic District Certificate of Appropriateness Application

Date: August 4, 2020 Map: 09 Lot: 79

Property Address: 20 Academy Street/36 Middle Street Zone: R1

**Instructions:** Please complete all relevant areas of this application and review Sections 9-553 through 9-558 of the City's Revised Code of Ordinances (1997), a copy of which will be provided to you with this application and can also be found on the City's web site. Contact the Code Enforcement Officer for help with completing the application and supporting materials. **Fee: \$25**

#### Applicant Information

If **not** owner, indicate interest in site (check one):  Lease  Option  Purchase /Sales Agreement

Name: Susan Benner Shepherd (Property Manager)

Address: 50 Harwood Road, Farmingdale, ME 04344

Phone: 207 582-4862 Email: shepherds05@roadrunner.com

Property Owner Information  Same as Applicant

Name: Fred and Eleanor Benner

Address: 270 Maple Street, Farmingdale, ME 04344

Phone: 207 622-4485 Email: N/A

#### Proposed Project (check all that apply):

New construction

Alteration

Addition

Other \_\_\_\_\_

Reconstruction

Relocation

Demolition

Does this project represent a change in use (e.g., from single family to multi-family, etc.)?

Yes  No

If yes, indicate proposed use: \_\_\_\_\_

**Briefly describe the scope of the project (e.g., "replacing 8 windows and trim", "adding attached garage", etc.)**

Demolition and removal of existing 19.5 ft. by 18.25 ft. detached garage adjacent to Middle Street building, between 36 and 40 Middle Street. Place and compact gravel in area left by garage removal with required setback from property line. This will add needed parking spaces and help alleviate snow removal efforts in the winter. Install six foot high wooden fence around dumpster.

Estimated cost of project: \$ 5,000.00

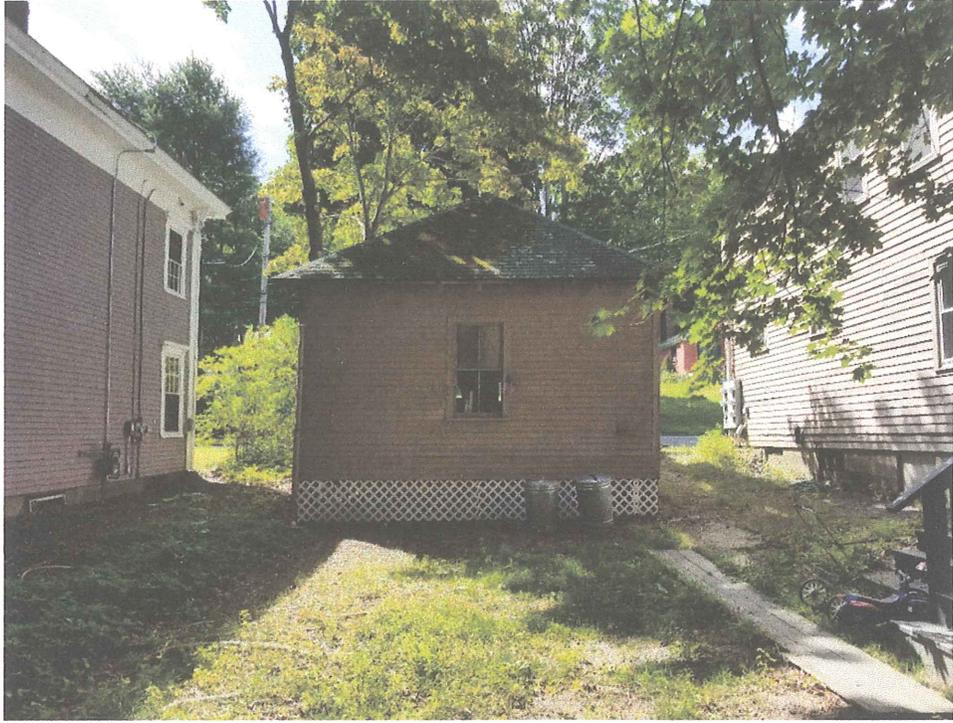
**Include each of the following items in the checklist below in your Historic District Certificate of Appropriateness Application.** The Code Enforcement Officer (CEO) and Planning Board will use the checklist to make sure that your application is complete. The CEO can help you with the checklist and the submission requirements. Some items may not be applicable to your project. If so, check "Not Applicable". The CEO must agree that any submission requirement is not applicable. This checklist *does not* substitute for the requirements of Section 9-555 of the City of Hallowell's Revised Code of Ordinances (1997).

Submission Requirement	Submitted	Not Applicable	CEO Approval
Applicant's name, address and interest in the subject property	<input type="checkbox"/>	<input type="checkbox"/>	
The owner's name and address, if different from the applicant	<input type="checkbox"/>	<input type="checkbox"/>	
The address and location of the property	<input type="checkbox"/>	<input type="checkbox"/>	
A brief written description of the action desired to be undertaken with respect to the property	<input type="checkbox"/>	<input type="checkbox"/>	
A drawing or drawings indicating the design, texture, color, and location of any proposed alteration or new construction for which the Certificate is being applied. As used herein, drawings shall mean plans and exterior elevations drawn to scale, with sufficient detail to show as far as they relate to exterior appearances, the architectural design of buildings, including materials, textures and colors, including samples of materials and colors ( <u>Note</u> : Photos may also be submitted. Speak to the CEO about how best to represent your project.)	<input type="checkbox"/>	<input type="checkbox"/>	
Photographs of the property involved (and adjacent properties if requested by the Planning Board or Code Enforcement Officer)	<input type="checkbox"/>	<input type="checkbox"/>	
Such additional material as the board may reasonably require	<input type="checkbox"/>	<input type="checkbox"/>	

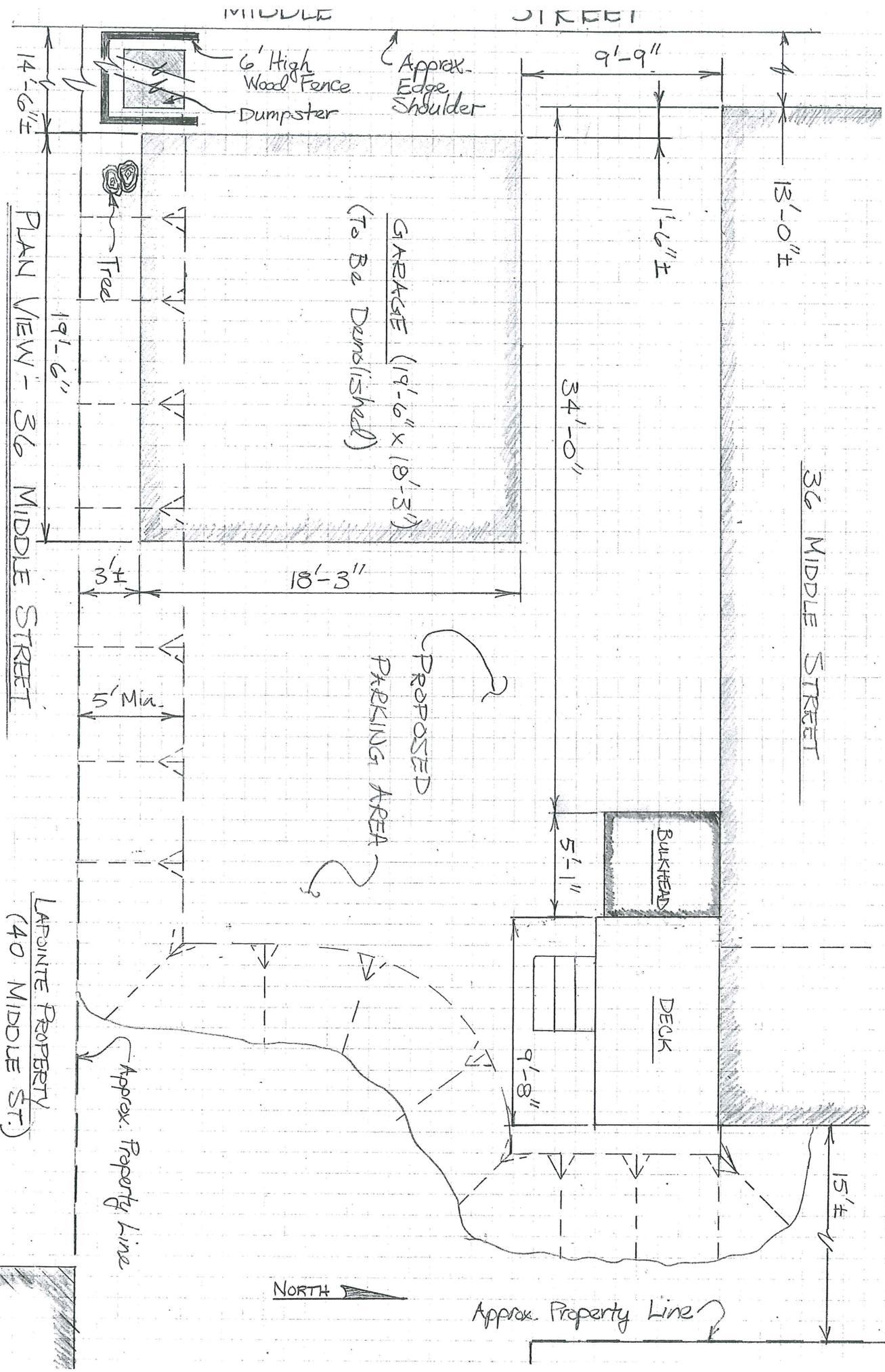
  
Signature of Owner/Agent

8/4/2020  
Date

Susan Benner Shepherd  
(Print Name)







**Email from Scott Hanson, Historic District Consultant**  
**8/11/20**

Doug,

I met with Eric and Sue Shepherd at 136 Middle Street on July 31 to look at the garage they would like to demolish and discuss their plans to address a shortage of parking for tenants.

Sue told me the garage was built in the 1940s by her uncle and originally stood further back on the lot. This is consistent with what can be seen on the 1925 and 1945 Sanborn maps. There is no garage shown in 1925 and a garage is shown set well back from the street in 1945. It was later moved forward to its present location. No Sanborn maps later than 1945 are available to consult, but its current location and Sue's recollection of it being moved are consistent. At some point, an addition was made to the façade of the garage, extending its depth by approximately 18 inches.

In considering the appropriateness of demolishing a building in the historic district, something to be considered is the period of significance for the district. The Hallowell Historic District nomination identifies the period of significance as 18th and 19th Century. Like many early historic district nominations (it was written in 1970), this one does not assign "contributing" and "non-contributing" status to individual buildings, but it is likely the garage at 136 Middle Street would have been considered non-contributing if assignments had been made, given it was built 40 years after the end of the period of significance and has been both moved and altered since construction.

An assignment of contributing and non-contributing status under current guidance on preparing a historic district nomination would likely also consider the building non-contributing even though it is likely the district's period of significance would be extended into the 20th century at least far enough to include the 1932 Post Office.

In my opinion, the demolition of the garage at 136 Middle Street is allowed under the historic preservation ordinance. It also would be acceptable to move it back on the lot, closer to its original location if the owners wanted to keep the building. Please note, the desire for more parking is not the justification for demolition being appropriate. It is appropriate because the building is outside the period of significance, altered, and moved.

I also discussed with the Shepards the details of creating additional parking spaces by filling a portion of the sloping yard where the garage currently stands. A retaining wall at the east end of the fill will have no visibility from a public right of way and its material should not be a concern under the HP ordinance. A section of the filled area on the south side will be somewhat visible from Middle Street and should either be sloped fill down to the existing grade or a retaining wall of an appropriate material, such as granite or field stone. Eastward beyond a point approximately where the southeast corner of the garage is now, the visibility of a retaining wall on the south side of the fill would be minimal at most from the street and its material likely will not have any impact on the character of the historic district.

Finally, I mentioned that a new fence along the south property line needs to meet the standards for material and design. I suggested that a shiny vinyl fence would not meet the standards and that an affordable option for a wood fence is to use prefabricated sections of 4' tall cedar "stockade" fencing with the points cut off by running a circular saw along the sections just below the points. This creates a visually recessive natural wood fence that can be stained or left to weather. Any other simple traditional wood fence design would also work.

Please let me know if you have any questions,

-Scott

Sutherland Conservation & Consulting  
scotthanson@sutherlandcc.net  
207-620-6291