



CITY OF HALLOWELL

Historic District Certificate of Appropriateness Application

Date: 10/5/20 Map: 9 Lot: 179, 180, 181

Property Address: 188, 190, 192, 194 Water St Zone: _____

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: Robert Whisenant

Address: P.O. Box 333, Topsham ME 04086

Phone: 207751-7231 Email: brunoswf@gmail.com

Property Owner Information Same as Applicant

Name: Y WINE, LLC

Address: 15 Paradise Pl Suite 264

Phone: 941-504-5427 Email: Lwa Low Walters@woodlandsmaine.com

Proposed Project (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> New construction | <input type="checkbox"/> Reconstruction |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Relocation |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Other _____ | |

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.)

Enclosing rear lower Deck with lower walls & upper windows, lower half finish with shiplap and upper windows are Double hung. Two 10"-12" vent pipes will exit upper 1/2 and will turn upwards to above roof to meet code

Estimated cost of project: \$ 15000.00

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
The owner's name and address, if different from the applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The address and location of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A brief written description of the action desired to be undertaken with respect to the property	<input checked="" 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 (Note: Photos may also be submitted. Speak to the CEO about how best to represent your project.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Photographs of the property involved (and adjacent properties if requested by the Planning Board or Code Enforcement Officer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Such additional material as the board may reasonably require	<input type="checkbox"/>	<input type="checkbox"/>	

Robert Whisenant
Signature of Owner/Agent

10/5/20
Date

Robert Whisenant
(Print Name)

October 5, 2020

City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

RE: 190, 192, 194 Water Street

City Representatives / Planning Board Members,

I am writing to confirm that Robert Whisenant (*Bruno's Wood-Fired Pizzeria, LLC*) has entered into an agreement to occupy 190, 192 and 194 Water Street (*the former site of Joyce's Restaurant*) in downtown Hallowell, ME.

Sincerely,

A handwritten signature in blue ink that reads "Matthew L. Walters". The signature is written in a cursive style with a large initial "M".

Matthew L. Walters
Member

Below: Subject Property, Former Joyce's Restaurant, Water St., Map 9 Lots 179, 180, 181



Right: Area to be enclosed to house pizza ovens and chimneys. Photo taken from Front St.



Left: Existing chimney at the business's Bath location. Proposed chimneys to be similar.

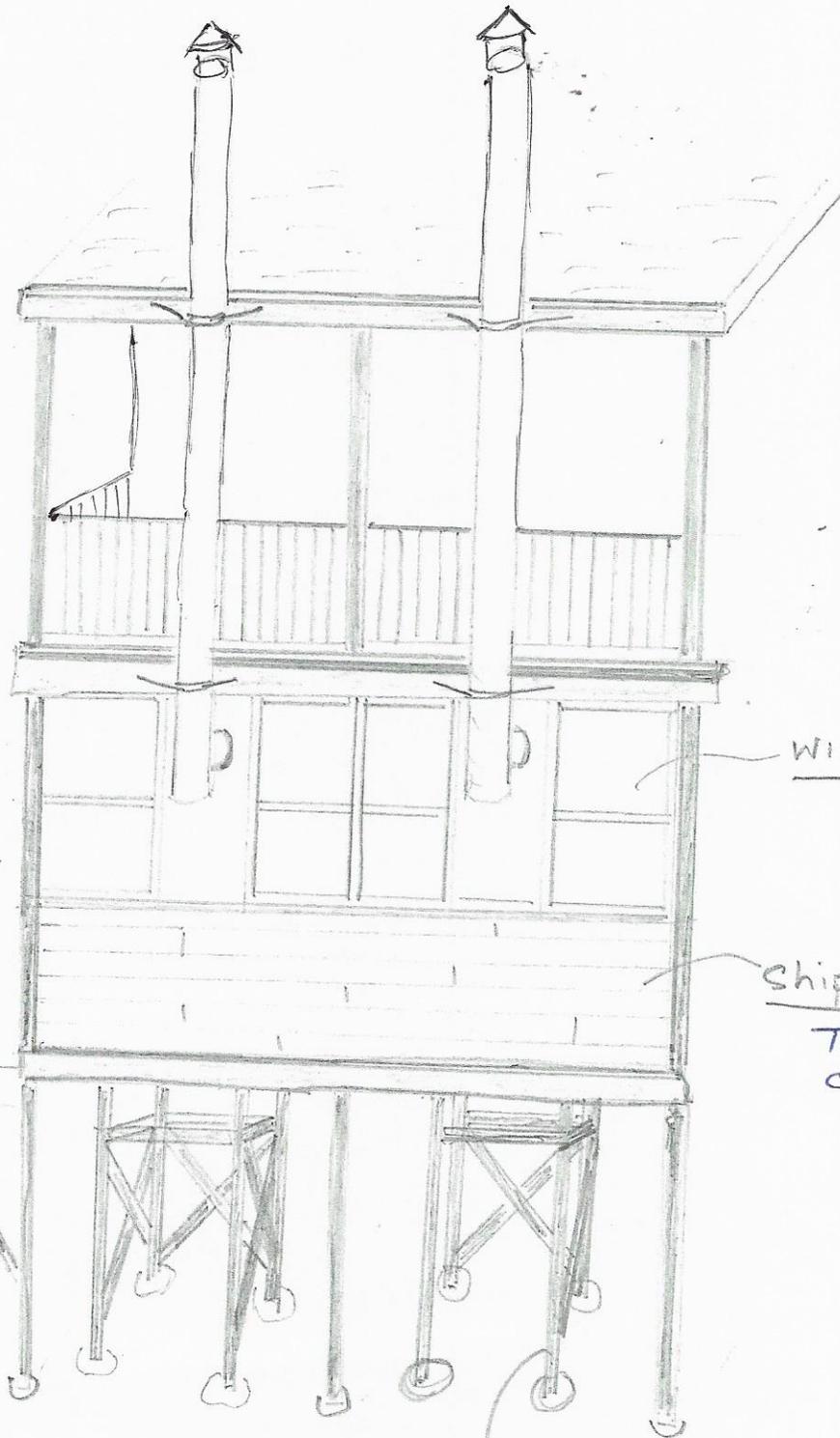
10/9/20 Email from HD Consultant Scott Hanson

Hi Doug,

Given the location of this (basically invisible from the public way) and the fact that the rear deck is a modern addition to the building, I don't see any issues with it. The river side of those buildings were historically more utilitarian in character, like the proposed work. It might be worth asking if the metal chimney sections are available in black rather than stainless to make them blend into the buildings a bit more.

-Scott

Exhibit A



WINDOWS

SHIPLAP SIDING

TAN same
color as existing

OVEN SUPPORTS
Subject to ENGINEER
DESIGN

Robert Whisenant

Bruno's Wood-Fired Pizzeria

128 Front St

Bath, ME 04530

10/6/20

City of Hallowell

Doug:

Per our conversation, the chimney will terminate about 3 to 5 feet above the roof surface, more if required by codes. The proposed location of the exit pipes will be more than 10 feet from any openings or a/c equipment. Furthermore, it will be well below the roof ridge line and not visible from Water St at any angle. The vent pipes are double lined galvanized metal chimney with a vertical run of less than 20 feet to termination over roof.

The windows will vinyl double hung windows with no grills and painted the same tan-ish color currently existing on the back side of the building. The siding below the windows and where the vent pipes exit the building will be similar rough shiplap but laid horizontal, painted the same tan-ish color See picture Label A and B.

The deck supports will be 6x6 pressure treated lumber and constructed per instruction by the building owner's architect and approved by the Town CEO to support the ovens weight. This area will also be used for under cover firewood storage. Timbers can also be painted black to match existing post. The public view of this area is minimal and primarily used by vendors for deliveries.

Respectfully,

Robert Whisenant

207-751-7231

Picture A: Siding



Picture B: Windows

