

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

524

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Not For Publication: N/A Vicinity: N/A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 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 at the following level(s) of significance:
 national statewide local

Applicable National Register Criteria:

A B C D

<u>Krist A. Mohnney, SHPO</u>	<u>11/15/16</u>
Signature of certifying official/Title:	Date
MAINE HISTORIC PRESERVATION COMMISSION	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	State or Federal agency/bureau or Tribal Government

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

[Handwritten Signature]

11/17/2017

Signature of the Keeper

Date of Action

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

WATER STREET HISTORIC DISTRICT
 Name of Property

KENNEBEC COUNTY, MAINE
 County and State

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

Contributing	Noncontributing	
37	1	buildings
0	8	sites
1	0	structures
0	0	objects
38	9	Total

Number of contributing resources previously listed in the National Register 13

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE/TRADE: Business
- COMMERCE/TRADE: Financial institution
- COMMERCE/TRADE: Specialty store
- COMMERCE/TRADE: Department store
- COMMERCE/TRADE: Restaurant
- COMMERCE/TRADE: Publishing company
- INDUSTRY/MILL: Cotton storage warehouse
- INDUSTRY: Printing plant
- TRANSPORTATION: Railroad bridge
- RECREATION/ENTERTAINMENT: Movie Theater
- SOCIAL: Meeting hall
- GOVERNMENT: Post Office
- GOVERNMENT: Federal Court

Current Functions

(Enter categories from instructions.)

- COMMERCE/TRADE: Business
- COMMERCE/TRADE: Specialty store
- COMMERCE/TRADE: Restaurant
- COMMERCE/TRADE: Financial Institution

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

COMMERCE/TRADE: Warehouse

GOVERNMENT: Post office

TRANSPORTATION: Railroad bridge

SOCIAL: Meeting hall

WORK IN PROGRESS

VACANT

LANDSCAPE: Park

LANDSCAPE: Fountain

EDUCATION: College

RECREATION & CULTURE: Monument

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek RevivalLATE VICTORIAN: ItalianateLATE VICTORIAN: RomanesqueLATE 19TH AND 20TH CENTURY REVIVALS: Colonial RevivalMODERN MOVEMENT: Art DecoLATE 19TH AND 20TH CENTURY REVIVALS: Classical RevivalEARLY REPUBLIC: FederalLATE VICTORIAN: Renaissance RevivalMODERN MOVEMENT**Materials:** (enter categories from instructions.)Principal exterior materials of the property: BRICK, STONE/granite, marble, METAL/copper, aluminum, cast iron, TERRA COTTA, ASPHALT, CONCRETE, GLASS, CERAMIC TILE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Augusta Water Street Historic District consists of fifty-one buildings, one structure, and eight sites in downtown Augusta, Maine. The city of Augusta has a population of approximately 18,793 and is the capitol of Maine. Located along the Kennebec River, the Water Street Historic District is linear in shape. All but one of the buildings are contributing resources, including three that are individually listed on the National Register and ten that are listed in the Multiple Resource Listing of Augusta's Central Business District. The non-contributing building is the Key Bank Building, built in the 1980's. The structure, a railroad bridge, is contributing. There are two non-contributing objects within the non-contributing sites, a 1911 horse trough fountain that was moved approximately 50 feet in from the center of Winthrop Street to a recently built park in 2015 and a 1967 commemorative plaque on a boulder located along the sidewalk north of the Colonial Theater. One vacant lot and several parking lots are also non-contributing sites. This narrow district is bounded on the east by Front Street south of Bridge Street and the Kennebec River north of Bridge Street, on the south and west by steeply graded hills which are predominately residential in character, and on the north by residential properties and a public park at the base of Sand Hill. The nominated properties consist primarily of multi-

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

story masonry buildings aligned along both sides of the street. The Water Street buildings with their backs to Front Street have additional basement and sub-basement stories below the Water Street grade that can be accessed from Front Street. North of Bridge Street, the buildings on the east side of Water Street extend to the river with exposed basement levels that have no exterior access. The buildings on the west side of Water Street with their backs to Commercial Street have entrances from that street at mid-first story or second story due to the change in grade. They are all two to six stories high on their primary elevations except the small one-story building at 1 Winthrop Street and include examples of the Federal, Greek Revival, Italianate, Renaissance Revival, Colonial Revival, Classical Revival, Art Deco and Modern Movement styles.

Narrative Description

The buildings of the Water Street Historic District are all built to the sidewalk and the majority of the buildings share party walls, creating a nearly continuous wall of buildings along the streets in the district. Gaps are created in the continuous street wall on the east side of Water Street by Winthrop and Bridge streets and by several parking lots. These gaps allow glimpses of the river from the heart of the district. The district contains a combination of one-way and two way streets; the portions of Water and Commercial streets between Winthrop and Bridge Streets are one-way, while the remainder of Water Street is two-way. Parallel parking lines Water Street. Concrete sidewalks with decorative stamped "brick" patterning are lit by decorative street lamps on either side of the street. Small street trees are planted on the wide sidewalks. Commercial Street has angled parking along the west side, below the railroad line, which has been covered in gravel for parking. Between the Maine Farmers Building and Winthrop Street, a small public park, constructed in 2015, surrounds the relocated 1909 granite fountain that previously stood a short distance to the north, in the middle of Winthrop Street. This dense commercial area is unique in Augusta and retains significant integrity.

01. New Purinton Brothers Block
1916
341-347 Water Street
MHPC No. 021-0898

1 Contributing Building

The New Purinton Brothers Block is located on the corner of Water Street and the Kennebec River Rail Trail. The building was built in 1916 in the Classical Revival style. The two story building has a first story storefront and a brick second story. The upper story has a central recessed section that projects above the roofline with a parapet. An overhanging eave with dentils lines the flat roof.

The first story has three storefronts that increase in height from south to north to accommodate the incline of the street. Pressed metal pilasters divide the storefronts. The northern storefront has two recessed entrances that flank the central mulled display window and brick bulkhead. The left recessed entrance provides access to the upper story and contains a one-light door and metal paneled wall treatment. The right recessed entrance has a one-light door, transom

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

and vertical wood paneling. The transom above the northern storefront contains a combination of glass block and original fixed six-mulled sash. The center storefront has a central recessed entrance with one-light door flanked by display glass windows with enameled metal bulkheads. Above the windows is a three paneled wood treatment covering the transom area. The southern storefront has a central recessed entrance with a one-light door flanked by display windows with brick bulkheads. Above the windows is a three paneled wood treatment covering the transom area, as in the center storefront. Separate retractable canvas awnings are below a sign band.

The brick second story has five bays of triple-mulled double-hung replacement windows with wood paneled infill above. The original windows in these openings were full-height without the wood panels. The outer two bays also include lintels with keystones. The central three bays have ornate arches with fanlights.

The south elevation faces the Kennebec River Rail Trail. The grade slopes from west to east, with the rear portion exposing a basement level. A small brick bump-out with a flat roof and arched canvas awning is centrally located. The west elevation storefront sign band and pilasters wrap around onto the first bay of the first floor, framing mulled one-over-one double-hung replacement windows set in brick in-fill. The second bay window opening has a pair of mulled one-over-one double-hung replacement windows. The third bay is largely covered by the brick bump out, with the upper portion of the infilled historic window opening visible above the flat roof. The fourth bay window opening contains a mulled pair of small one-over-one double-hung replacement windows set in wood infill. The second story is twelve bays wide. The first bay has been infilled and the sixth bay has been altered to include a door and fire escape. The remaining ten bays have four-over-four double-hung replacement windows. All window openings have cast stone splayed lintels with keystones. The overhanging eave and dentils terminate above the last bay on the second story.

The rear east elevation faces Front Street along the Kennebec River and is nine bays wide. The ground level is painted brick with two egress doors and a combination of historic and modern fenestration. The upper three stories are unpainted brick. The windows are a combination of historic and modern four-over-four double-hung windows. The first story has four infilled windows. The rear of the building bumps out from the abutting building to the north two bays, which have four-over-four modern windows.

02. Old Purinton Block- Odd Fellows Hall
1898
333-339 Water Street
MHPC No. 021-0897

1 Contributing Building

The Old Purinton Block, or Odd Fellows Hall, is a four story brick building with a first story storefront constructed in 1898. Located between two commercial buildings on the east side of Water Street in downtown Augusta, the Old Purinton Block has had minimal alterations to the first story storefront. The brick upper stories have side pilasters that terminate at the cornice brackets. A brick corbel course below the cornice connects to the side pilasters, which creates

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

a recessed central area on the front façade. An overhanging eave with brackets and dentils lines the flat roof.

The first story storefront has three commercial spaces and is six bays wide. Two recessed entryways framed by iron columns are located asymmetrically between large display windows with wood paneled bulkheads below. The first recessed entrance has three modern aluminum and glass entrance doors with transoms. The second recessed entrance has a single wood entrance with transom and flanking display windows. Brick pilasters are located on either side of the third commercial space. There is a combination of transoms above the display windows. The first bay of storefront windows has three-mulled frosted windows; the central bay has four-mulled leaded glass windows; and the following two bays have three-mulled frosted windows. A sign band with dentils stretches the length of the first story.

The second story is five bays wide. The first and fifth bays are tripartite one-over-one double-hung vinyl replacement windows with infill panels above and masonry jack lintels. The central three bays are one-over-one double-hung windows with infill panels above and segmental arch lintels. A stringcourse of brick dentils separates the second and third stories.

The third story has eight bays of one-over-one vinyl replacement double-hung windows with infill panels above and segmental arch lintels. A pressed copper title block with a relief above the "ODD FELLOWS HALL" inscription is centrally located. A brick diapered stringcourse is between the third and fourth stories.

The fourth story has nine bays of arched window openings with one-over-one vinyl replacement double-hung windows and infilled semi-circular panels above. Semi-circular hoods and horizontal dentils are on the fourth story windows. All fenestration has granite sills.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed ground level. The rear is nine bays wide. The ground level has eight bays of arched openings that have been largely infilled, with the exception of three egress doors and a one-over-one double-hung window. The first, second, and third stories have nine bays of arched openings that have been infilled with one-over-one double-hung windows with segmental arches and granite sills. An infilled window is located on the seventh bay of the first story. The fourth story is without fenestration on the central bay. The outer bays have two semi-circular arched window openings that have been largely infilled. The rear elevation bumps out from the abutting building to the north. The bump out is one bay wide with one-over-one double-hung windows and a fire escape.

03. Kennebec Journal Building
(NR #86001692)
1899
325-331 Water Street
MHPC No. 021-0896

1 Contributing Building

The Kennebec Journal Building was built in 1899 and designed by Arthur Wing in the Romanesque style. The five story brick building has a modern storefront of paneled glass and

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

metal mullions. The grade slopes from south to north on the front facade. Situated between two abutting commercial buildings, the first story storefront has two recessed entrances and four brick pilasters. A polished granite bulkhead is below the paneled glass. A sign band with dentils is above.

The upper four stories are nine bays wide. The second, third, and fourth stories have nine bays of one-over-one double-hung windows with a slight arch and segmental brick. The fifth story has nine bays of arched one-over-one windows with semi-circular hoods. Granite sills appear on all upper story fenestration. Brick dentil stringcourses are located above the second and third stories. Above the fourth story is a stringcourse of brick diapering. The cornice has brick corbelling below an overhanging bracketed eave with dentils.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed basement and sub-basement. The sub-basement level is eight bays wide. Bays one, three, five, six, and eight have been infilled with brick. Bays two, four, and seven have steel structural lintels and flush metal doors. The basement level is nine bays wide. The first bay has been infilled with brick and the second infilled with wood. The remainder of the openings have one-over-one double-hung windows below brick segmental arch lintels. Bays seven, eight, and nine are set approximately 16" lower than the other bays, due to the sloping grade of Water Street and two different floor levels for the basement and first story within the building. The second story is also nine bays wide with one-over-one double-hung windows and brick segmental arch lintels here bays seven, eight, and nine contain taller openings with wood infill above the replacement windows. The second story is eight bays wide. Bays two through seven are like bays two through six on the story below. Bay eight is shorter and wider than the other bays and contains a three mullied one-over-one replacement windows below a steel lintel. The third and fourth stories are identical, with brick infill on the first bay and eight bays of one-over-one double-hung windows below brick segmental arch lintels. The fifth story has nine bays of one-over-one double-hung windows below semi-circular transoms. A fire escape extends from the ground floor to the fifth story. An elevator overrun is located on the southeast corner.

**04. Masonic Hall
(NR #86001695)**

1894

313-321 Water Street

MHPC No. 021-0895

1 Contributing Building

Built in 1894, Masonic Hall is a four story brick building composed of red brick with terra cotta trim designed by John C. Spofford. The first story is a combination of four storefronts with large plate glass. The two outer storefronts have a recessed entrance flanked by plate glass. A free standing cast iron column is located at the center of each entrance. South of the northern storefront, a large arched entry framed with painted terra cotta pilasters opens to a recessed entrance. Between the arched entry and the southwest storefront is a recessed entrance with a one-light door and transom flanked by wood panels. A sign band spans the length of the building.

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

The second story is five bays wide. The first, second, fourth and fifth bays have inset bay windows with square headed window frames and flat brick keystone arches. The central third bay is a single mullied window with large transom, framed with decorative terra cotta detailing and a title block with the inscription, "MASONIC TEMPLE." Brick quoining is limited to the second story.

Two sets of three brick pilasters create four brick arches that extend from the third to fourth stories are located on the outer bays. On the first bay of the third story are four one-over-one-double-hung windows. The central bay has two fixed oval sashes within decorative terra cotta frames. The last bay has four window openings that have been infilled. Granite sill courses are below each set of four windows that transitions into a brick string course where the windows terminate.

Above the third story windows are one-over-one double-hung arched windows with arched hoods. On the outer bays, windows have granite sills and brick diapering below. Like the third story, the southwest set of windows has been infilled. At the center of the building, a pair of one-over-one arch topped windows is separated by a brick pier with intersecting brick arches above and a shared granite sill below. Above the fourth floor windows, a string course of brick dentils is below a diapered frieze and sheet metal cornice.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed basement and sub-basement. The sub-basement level is seven bays wide with a variety of historic openings that have been infilled with brick; three of which have steel structural lintels. The basement level is twelve bays wide. All of the bays except the sixth have under-sized replacement windows and wood infill, combined with air conditioners in six of the openings. The sixth bay has been altered for a single flush one-light double door, accessed by a half-flight wood staircase. The first and second stories each have twelve bays with brick segmental arch lintels, except bay seven on the second story which has a flat steel lintel. All of these openings have one-over-one windows except the fifth bay on the second floor, which has been altered for an egress door to the fire escape. The third and fourth stories have ten bays of windows, the majority being one-over-one double-hung windows with segmental arches. The first four bays on these stories are infilled round arched windows. A fire escape extends from the ground level to the fifth story. A chimney on the southeast corner protrudes from the façade. An interior chimney is on the northeast corner.

**05. Old Federal Building
(NR #74000172)
1885-90
295 Water Street
MHPC No. 021-0894**

1 Contributing Building

Built in 1885-90 as a U.S. Post Office, the Old Federal Building was designed by Mifflin E. Bell in the Richardson Romanesque style. The building was built in three stages; in 1897-1912 the building was enlarged, creating a symmetrical façade with the large central tower that transitions from square to round with conic roofs and smaller round towers at either end. All of the towers have steeply pitched conical roofs with copper finials. Copper is also used on the

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

ridge cap and small vent dormers. Stone finials appear of the attic level dormer windows. In 1920, an addition was constructed at the south end of the building. The hipped roof and towers have slate tiles and copper fascia. Composed of rock faced granite with finished details, the building has a first floor colonnade with six arches supported by columns.

The first floor has three recessed modern entrances, with the primary entrances at the center below the large tower. Storefront windows span the length of the first floor in the recessed area of the colonnade. The end towers each have two one-over-one double-hung windows with semi-circular transoms. The south end of the building has a recessed egress door flanked by one-over-one windows with semi-circular transoms.

The second story has a balustrade with circular openings directly above the first floor arches. Three bays of one-over-one double-hung windows with transoms are on either side of the large central tower. The central tower has a tripartite window and the two side towers have three one-over-over double-hung windows with transoms. The south end has three bays of one-over-one double-hung windows with transoms. A bracketed granite cornice is above the second story.

The third story is within the hipped roof. Two granite chimneys flank the end towers. Three small fixed square windows below a large half-round arched window, separated by stone piers and lintel, are on the third story of the central tower. To either side of the tower is a stone dormer window, with two sash below a half-round sash separated by a stone pier and lintel in each dormer. The two windows in the north dormer are one-over-one double-hung sash and the windows in the south dormer are single pane casement replacement windows. At the fourth story level of the central tower there are three small rectangular windows with fixed one-light sash. Rising above the roofline of the building, the central tower has four sets of openings with two columns in each under a band of granite dentils.

The north elevation shares a tower at the northwest corner with the front façade, already described. The tower at the northeast corner has an inset first story with granite dentils and three rectangular one-over-one windows on both stories. The second story windows are larger and have transoms. The first story, recessed from the corner towers, has three bays with stone arches over each. The first bay is a double door; the center bay has paired one-over-one double-hung windows. The third bay has a single one-over-one window. A large added canopy projects over the first story loading dock, separating the door and windows from the arches above. The recessed second story has two bays; one of which is a one-over-one double-hung window with transom and the second bay being a single-mulled one-over-one window with transom. The third story has a decorative stone gabled dormer with two one-over-one double-hung windows with a semi-circular transom spanning the length of both windows.

The east (rear) elevation faces the Kennebec River. The ground level has ten bays of one-over-one double-hung windows on the main block. A central egress door is accessed by steps or ramp. Wrapping the northeast corner tower is a spiral granite stair that leads to higher grade. A projecting canopy is on the northeast corner of the ground level. The first story has nine bays of one-over-one double-hung windows with semi-circular transoms. The third story has a recessed central bay that includes two sets of triple-mulled double-hung windows with

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

transoms. Flanking the recessed central bay are two projecting bays with three one-over-one double-hung windows with transoms on each. A cornice of granite dentils runs around the projecting bays. Above are decorative stone gabled dormers with two one-over-one double-hung windows with a semi-circular transom spanning the length of both windows. The rectangular south addition projects from the rear elevation. The north elevation of the addition has two garage bays at the ground level. The first and second stories have four bays of one-over-one double-hung windows with transoms. The east elevation has three bays of one-over-one double-hung windows with transoms on the first and second stories.

The south elevation has an exposed ground level which has two bays of windows. The first and second stories have eight bays of windows. The west bay of the first story has a stone arch and arched transom the remaining bays are double-hung one-over-one with transoms.

06. 1 Winthrop Street
c. 1920
1 Winthrop Street
(no survey)

1 Contributing Building

The Augusta Parking District building faces south on Winthrop Street and has elements of the Arts and Crafts style. The building is a two and a half story brick masonry building, however only one story is visible from the front façade. The rectangular building has a flat roof and is not connected to the adjacent commercial block at 283 Water Street.

The front (south) façade is one bay wide with a replaced central six-light door flanked by two one-light fixed windows. The left window has been altered to fit an air conditioner unit into the top sash. Wood paneling frames the front entrance with a sign band above. Decorative precast concrete squares accent the corners of the storefront opening.

The east elevation faces Front Street along the Kennebec River and has an exposed basement and partially exposed sub-basement. The first story and brick basement level are both three bays wide with a pair of replacement casement windows in bays one and two and wood infill in bay three on both floors. The sub-basement is exposed concrete with three bays of infilled windows. A chimney is located on the northeast corner.

The rear (north) elevation has a small sub-basement door. At the basement level are two rectangular fixed windows. The first story has a one-mulled window. All fenestration has concrete sills.

The west elevation is not visible because of its close proximity to the E.C. Allen Block.

07. E.C. Allen Building
1872
283 Water Street
MHPC No. 021-0893

1 Contributing Building

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

Located on the corner of Water and Front Streets, the E.C. Allen Building was built in 1872 to house the E.C. Allen Publishing Company. George G. Stevens originally designed the building with a mansard roof and cupola, which were removed in 1947. The removal of the mansard roof created a brick fourth story with a flat roof. Today the four story brick building has a first story storefront that has been largely altered.

The front (west) elevation faces Water Street. The first story is two storefronts wide and is currently under construction. The southern storefront is three bays wide with a recessed entrance at left containing a one-light egress door, side light and transom all in the process of being removed. The other two bays have had modern storefronts removed and awaits new storefronts. The work underway has exposed historic cast iron columns which are to be incorporated into the new storefront. The northern storefront is clad in shingles and includes a one-mulled storefront window and two recessed entrances with one-light modern doors. A sign band clad in vertical wood siding is above. A narrow entrance to the upper stories is located at the north end of the façade. A granite belt course is above the storefronts, now exposed for its full length except above the center storefront. Above the upper story entrance, the granite lintel has "E.C.ALLEN/283" carved into it.

The second, third and fourth stories are six bays wide with two-over-two wood double-hung windows with exterior one-over-one storm windows. The second story windows have brownstone sills and decorative window hoods. Third story windows are arched and have brownstone sills and semi-circular decorative windows hoods. A wide cast stone belt course divides the third and fourth stories.

The south elevation faces Winthrop Street and is five bays wide. The grade slopes down from west to east on the south elevation, which has a ground level below the wood deck connecting Water Street to the southeast corner egress door. The first story storefront wraps around to the south elevation's west bay. The following three bays are one-over-one double-hung windows. The second, third and fourth stories mimic the front elevation. The first bay of the second story is missing its decorative window hood. The fourth floor has only four bays.

The rear (east) elevation is partially covered by the adjacent Augusta Parking Division Building. The rear elevation has an exposed basement level and partially exposed sub-basement level. The sub-basement is concrete, with the other stories being brick. The upper stories are six bays wide with a combination of fenestration, the majority containing two-over-two double-hung windows and infilled windows. The sub-basement windows have twelve-over-twelve windows. The added fourth story is three bays and has a large glass block window with a small one-over-one double-hung window in the center of the north bay. The glass block is being removed as this is being written in 2016.

08. 275 Water Street
1877
275 Water Street
MHPC No. 021-0893

1 Contributing Building

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

275 Water Street was built in 1877 as an extension of the abutting the E.C. Allen Building. Like the E.C. Allen Building, 275 Water Street historically had a mansard roof and was designed by George G. Stevens. Today the building has a flat roof with an elevator overrun on the southwest corner. The three story building has a modern storefront with two upper floors clad in brick masonry.

The first story storefront has a wide, central recessed entrance flanked by display windows. The entrance includes two modern one-light double doors with transoms. Display windows are between the two double doors. A freestanding column is in the center of the recessed entrance. A wide sign band is above.

A belt course of rusticated granite separates the first and second stories. Two rusticated granite pilasters are on either end of the upper floors with a belt course between the second and third stories. The upper stories are six bays wide with two-over-two arch-topped double-hung windows and exterior storm windows. Second story windows have decorative granite window hoods. Third story windows have corbelled brick window hoods with granite keystones. A cornice of cast stone is below a brick parapet that terminates at a metal fascia.

The rear (east) elevation faces Front Street along the Kennebec River. The rear elevation has an exposed basement and partially exposed sub-basement that are not visible from Water Street, due to the change in grade. A projecting brick addition supported by concrete columns is on the first story. The addition has three bays on the south elevation and six bays on the east elevation, all of which are four-mulled windows with granite sills. Below the addition are five bays of eight-over-eight double-hung windows and one bay with an infilled window with security gate. The ground level has central loading dock doors flanked by infilled windows with security gates. The visible fourth story is six bays wide.

09. Parrott-Bradbury Block

1 Contributing Building

1866, 1948

269-271 Water Street

MHPC No. 021-0892

The Parrott-Bradbury Block was originally built in 1866. In 1948 the third floor was removed and the front façade was altered. Today the Parrott-Bradbury Block is a two story painted brick building with a modern storefront situated between two commercial buildings. A corbelled cornice with dentils is below the Art Deco stone parapet that is inscribed, "LaVERDIERE."

The modern storefront has a recessed entrance on either end of the building with a one-light door, sidelight and transom. In the center of the storefront are two sets of three-mulled storefront windows with transoms. A wood paneled bulkhead is below. The sign band above the storefront has three inset wood panels. The second story has painted brick pilasters on either end of the building and six bays of one-over-one double-hung windows with segmental brick lintels.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed basement and sub-basement due to the change in grade. A three story concrete

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

block addition carried on three concrete columns projects from the rear, its lower floor in line with the first floor on the Water Street elevation. Steel cross bracing provides reinforcement between the concrete piers. Below the projecting addition, the painted masonry basement and sub-basement are visible. The sub-basement has two bays with a one-over-one window behind iron security bars in the first bay and a flush steel door in the second. The basement has two bays containing one-over-one windows. The first story of the projecting addition has four bays of six-over-one double-hung windows. The four bays on the second story bays have been infilled with painted plywood. The third story has a pair of mulled one-over-one double-hung windows in the outer bays and two bays with one-over-one double-hung windows in the center.

**10. Doughty Block
(NR #86001691)
1890
267 Water Street
MHPC No. 021-0891**

1 Contributing Building

The Doughty Block is a six story brick high-rise commercial building located on the east side of Water Street in downtown Augusta, designed by Charles Fletcher in the Renaissance Revival style with Italianate elements and was constructed in 1890.

The first story storefront has been significantly altered. Two modern brick pilasters flank the storefront. The first bay has a slightly recessed entrance with a one-light door and transom. A four-mulled storefront window is to the right of the entrance. A wide sign band is above the storefront.

The second, third, fourth, fifth and sixth floors each have three bays of round arched one-over-one double-hung windows. Projecting semi-circular window hoods above each window spring from projecting capitals on short pilasters beside and between the windows. A continuous granite sill runs beneath each set of windows, stopping short of the corners of the building. A deep overhanging cornice supported on brackets lines the flat roof. With the deeply overhung cornice, the tall narrow building has the appearance of an Italian campanile when viewed head on.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed basement and sub-basement. The first three stories above the basement project in two tiers at the rear and are supported by concrete columns. Below the projection, the basement and sub-basement are three bays wide with infilled openings. The two tier projections and east elevation of the main block are clad in vertical metal siding. The first tier has a single bay with an altered tripartite window. The second tier is two stories high and three bays wide with one-over-one double-hung windows in each bay on both stories. The fourth and the fifth story each have three bays with one-over-one windows. There is no fenestration on the sixth story. All sections of the building have a flat roof.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

11. Vickery Building
(NR #84001380)
1893
263 Water Street
MHPC No. 021-0890

1 Contributing Building

The Vickery Building was designed by John Spofford in the Renaissance Revival style and was constructed in 1893. The four story granite building is three bays wide and includes a variety of carved stone details.

The first story natural finish oak storefront sits behind square granite piers at the sides of the building and a pair of Ionic granite columns that flank the central recessed entrance. Single-light wooden doors enter the store spaces on either side, flanking the central entrance to the upper stories. The outer two bays have double display windows with wood paneling above. Supported by the piers and columns, a granite entablature has "VICKERY" carved into it above the central entrance.

The second story has four sets of Corinthian pilasters resting on the entablature, dividing the second story into three bays. Each pair of pilasters is topped by a tall entablature from which three half-round arches with scrolled keystones spring to frame the three bays at the third floor level. Within each of these three slightly recessed bays, a two-light copper window with transom sits within a carved granite frame beneath a pediment on the second story and a one-over-one window is within a simpler carved frame on the third story. An entablature above the third story arches creates the effect of an attic story at the fourth floor. The fourth story has three pairs of one-over-one double-hung windows in carved granite frames. A frieze with granite relief carving is below a denticulated overhanging bracketed cornice. A paneled parapet with four carved decorative reliefs is above the cornice. The upper wall surface between the windows and ornament is smooth ashlar granite.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed ground level. The rear is six stories and five bays wide. The ground level has a modern egress door with side light in the first bay. The second bay has a historic one-over-one double-hung window, followed by two flush egress doors and an infilled opening. The upper levels have five bays of windows, the majority being one-over-one double-hung windows with segmented arches and granite sills. A chimney is located on the northeast corner.

12. Jones-Quimby Block
1877
257 Water Street
MHPC No. 021-0889

1 Contributing Building

The Jones-Quimby Block was built in 1877 as a three story brick masonry Italianate commercial building. The first story storefront is four bays wide. The two north bays are display windows with transoms. The third and fourth bays are in a recessed entrance that has two one-light modern doors flanked by a display window and a wood panel. A wood paneled bulkhead and sign band are included on the storefront.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The upper floors have brick pilasters flanking the recessed central portion. Brick stringcourses divide each level of windows and the second and third stories. The second story is three bays wide with brick arched hoods with keystones and granite sills. The second story windows are two-over-two double-hung windows. The third story has three bays of arched one-over-one double-hung windows with semi-circular brick hoods with keystones and granite sills. A cornice of inset paneled brick and dentils is below the bracketed overhanging eave.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed sub-basement ground level. The rear elevation is five stories and three bays wide. The sub-basement is concrete with a six-paneled egress door flanked by infilled openings. The basement first and second stories have three bays of two-over-two windows, segmental arched brick lintels and granite sills. The third story has three bays of one-over-one windows, segmental arched lintels and granite sills. Metal fascia extends onto the abutting north building, unifying both structures.

13. George Jones Block
1877
251 Water Street
MHPC No. 021-0888

1 Contributing Building

The George Jones Block was built in 1877 as a three story brick masonry Italianate commercial building. The storefront has been remodeled and no longer retains its historic character. The sign band from the building to the north continues onto the first story storefront.

The first story storefront has four bays of display windows; every other window projects slightly as a "display case" and has solid aluminum panels above and below to fill the height of the adjoining windows. Below the display windows is a brick bulkhead that connects to a brick pilaster separating the fourth and fifth bays. The fifth bay is slightly recessed entrance with a modern six-paneled door and transom. A pressed metal pilaster separates the George Jones Block from its identical neighbor.

The upper floors have brick pilasters flanking the recessed central portion. Brick stringcourses divide each level of windows and the second and third stories. The second story is three bays wide with brick arched hoods with keystones and granite sills. The second story windows are one-over-one double-hung windows. The third story has three bays of arched two-over-two double-hung windows with semi-circular brick hoods with keystones and granite sills. A cornice of inset paneled brick and dentils is below the bracketed overhanging eave.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed sub-basement ground level. The rear elevation is five stories and three bays wide. A brick bump out is located on the northeast corner and terminates at the second story. The sub-basement is concrete with a flush egress door flanked by infilled openings. The upper stories have two-over-two double-hung windows with segmental arches and granite sills. The first story has an infilled opening. Metal fascia extends onto the abutting south building, unifying both structures.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

14. S.S. Brooks Block
1877
251 Water Street
MHPC No. 021-0886

1 Contributing Building

Built following the fire of 1876, the S.S. Brooks Block is a four story brick Italianate building that was constructed in 1877. Built between two commercial buildings, the S.S. Brooks Block is located on the east side of Water Street. The first floor storefront has been altered with a modern storefront. The upper three stories have Italianate elements, such as arched windows and a bracketed overhanging eave.

The first story storefront is three bays wide and divided by brick pilasters. The north bay has a recessed entrance with a one-light door which accesses the upper floors. The central bay has a multi-pane glazed window with a brick bulkhead. The third bay is a recessed entrance with a one-light door, sidelights and transom. Located over the first story is a sign band that continues onto the abutting building.

The upper floors have brick pilasters flanking the recessed central portion. The second and third stories are three bays wide with brick arched hoods with keystones and granite sills. The second story windows are one-over-one double-hung windows, while the third story windows are two-over-two double-hung windows. The fourth story has three bays of arched two-over-two double-hung windows with semi-circular brick hoods with keystones and granite sills. Brick stringcourses are interrupted by the windows on each story, meeting the window openings below, or at the spring points of their arched lintels. A frieze of inset paneled brick and dentils are below the bracketed overhanging eave.

The rear (east) elevation faces Front Street along the Kennebec River and includes an exposed ground level. The sub-basement at ground level is concrete with a central arch. Below the arch is a wide opening that has been largely infilled except for a flush egress door. The upper stories have four bays of windows. The basement has one-over-one windows; the first story has three bays of one-light fixed windows with transoms with an infilled last bay; and the second, third and fourth stories have a combination of one-over-one and six-over-six double-hung windows. All fenestration has granite sills and lintels. A chimney is located on the southeast corner.

15. Kresge Building
(NR #82000755)
1932
241-249 Water Street
MHPC No. 021-0887

1 Contributing Building

The Kresge Building is a two story Art Deco building located on the east side of Water Street between two abutting commercial blocks. A bronze and granite storefront is below a façade of buff brick and cast stone trim. The first story storefront is six bays wide. The first bay is a recessed entrance with a historic one-light door and transom. Two recessed one-light entrances with a sidelight and transom are situated between three polygonal display windows.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

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 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

c. 1884

237 Water Street

MHPC No. 021-0885

1 Contributing Building

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.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

17. Libby-Cony-Hill Block (Granite Block)

(NR #86001694)

1866

221-225 Water Street

MHPC No. 021-0885

1 Contributing Building

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 of 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

1878

237 Water Street

MHPC No. 021-0884

1 Contributing Building

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 by brick piers and then a deep recessed entrance with a one-light door and transom. On the left side of the recess is a painted wood paneled wall and on the right, display windows like those on the facade. At the south side of the façade are two more display windows with transoms divided by wood paneled pilasters. A paneled sign band is above.

The painted brick second and third stories have three brick pilasters that terminate at the wood cornice brackets. Corbelled brick brackets support a frieze below the cornice, creating two bays of recessed wall plane on the upper stories. The second story has three arched six-over-six double-hung windows with glazed semi-circular transoms within each of the two bays. Projecting semi-circular brick hoods with keystones and brick sills are on each of the second story windows. The third story has three six-over-six windows with arched glazed transoms

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

within each of the two bays. Third story windows have projecting segmental arched brick hoods with keystones and bracketed brick sills.

The rear (east) elevation faces Front Street along the Kennebec River and is two levels below grade. The sub-basement ground level is concrete and is six bays wide with two garage doors that are flanked by two windows with security gates. The basement level is four bays wide with three six-over-six double-hung windows; the second of which is within a larger frame that has been infilled. The first story has a modern addition clad in vinyl siding on the left three bays with six bays of six-over-six double-hung windows overall. The second and third stories have six bays of three-over-three double-hung windows. All fenestration has granite sills and lintels, with the exception of the modern addition.

19. Barker Block

1 Contributing Building

1866

217 Water Street

MHPC No. 021-0883

Barker Block was built in 1866 in the Italianate style. The brick building is three stories tall with a first story storefront and is located between two abutting commercial buildings. The upper stories are identical to the abutting Parrot Block.

The first story is four bays wide and is framed with pressed metal. The first two bays are large storefront windows. The third bay is a recessed entrance with a one-light door and transom flanked by a display window. A partition wall separates the third and fourth bays. The fourth bay is a recessed entrance with a one-light door which accesses the upper floors. A metal awning is below a pressed metal sign band.

The second story is three bays wide with arched window openings that have been largely infilled with the exception of small one-over-one double-hung windows. Semi-circular brick window hoods with keystones are above the second story windows. Between the second and third stories is a title block inscribed, "BARKER BLOCK." The third story is three bays wide with one-over-one double-hung windows with bracketed sills and arched projecting hoods with keystones.

The rear (east) elevation faces Front Street along the Kennebec River and has two levels below grade. The sub-basement ground level has an infilled loading dock and square window opening. The upper floors are two bays wide with one-over-one double-hung windows. The basement level windows have been infilled. All fenestration has granite sills and lintels. A fire escape on the third story connects to the adjacent addition on the Old Meonian Hall building.

20. Meonian Hall

1 Contributing Building

1898, 1904

211 Water Street

MHPC No. 021-0882

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

The original building on this site was burned in the 1865 fire; and was rebuilt. It was rebuilt again after a fire in 1898, and again in 1904 in the Romanesque style. The three story brick masonry commercial building has a first floor storefront with decorative brick above.

The front façade faces west onto Water Street. The first story is four bays wide. The first bay contains a large four-mulled window. The second bay contains a recessed entrance with one-light double doors flanked by wood paneling. The third bay has a large three-mulled window. The fourth bay is a recessed entrance with a one-light door and transom accessing the upper floors. The first floor has polished granite bulkheads. A sign band stretches the width of the first story with a canvas awning directly above the primary entrance.

The upper stories are divided into three slightly recessed wall bays by four paneled brick pilasters with Doric capitals. The second story has a Chicago style window with transom in each of the three wall bays, nearly filling the width between pilasters. A stringcourse of brick dentils with above recessed panels divides the second and third stories. The third story has three arched one-over-one windows within each bay. Above the windows are diapered brick and a molded stringcourse. A projecting bracketed cornice with dentils lines the flat roof. The north elevation is without fenestration and is clad in vertical metal siding. A chimney is located on the northeast corner.

The rear (east) elevation has a projecting addition that extends over Front Street to the river bank. Included on the addition is a cast iron porch on the east elevation. Supported by concrete columns, the addition is seven bays with a combination of single and double mulled windows with hopper sash. Below the addition are two basement levels that have a combination of double loading dock doors and infilled windows openings. Two stories are above the addition.

21. Vacant Lot
199 Water Street
No Survey

1 Non-Contributing Site

This lot is an asphalt paved parking lot accessible from Front Street. The lot is one story below the level of Water Street.

22. F.W. Woolworth Company Store
1947
189-197 Water Street
MHPC No. 021-0880

1 Contributing Building

The F.W. Woolworth Company Block was built in 1947 in the Art Deco style. Located on the east side of Water Street along the Kennebec River, the F.W. Woolworth Company Store is a two story commercial block ornamented with painted brick, granite and an Art Deco parapet.

The first story is seven bays wide and largely consists of aluminum and glass with polished granite bulkheads with reliefs. The first bay is a recessed upper story entrance with a modern single-light door with sidelight and transom. The second bay is a four-mulled storefront

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

window. The third bay is a recessed entrance with a one-light double-door and transom, flanked by storefront windows. The fourth, fifth and seventh bay are six-mulled storefront windows. The sixth bay is a recessed entrance with a one-light door, sidelights and transom, flanked by storefront windows. A painted brick sign band is above the length of the storefront.

The second story is without fenestration. The façade is decorated with vertical brick projections and reliefs.

The south elevation has a ground level and is a combination of the historic building and a modern addition; the historic building is painted brick and the modern addition is unpainted brick. The first story has eight bays of two-over-two windows. The southeast corner has a door that accesses a rear porch. The modern addition has a breezeway where Front Street connects to Bridge Street. The rear (east) elevation faces the Kennebec River and includes a porch. The north elevation is clad in unpainted brick with a central exterior chimney.

23. Williams Block

1 Contributing Building

(NR #86001699)

1862

179, 185, 187 Water Street

MHPC No. 021-0878

The Williams Block is located on the corner of Water and Bridge Streets. Constructed in 1862, the three story brick building was design by Francis H. Fassett in the Italianate style. Built by attorney and former U.S. Senator Reuel Williams, one of the most important citizens Augusta produced in the 19th century. The Williams Block was the only building south of Bridge Street that survived the 1865 fire.

The Williams Block consists of three storefronts. A bracketed cornice spans the length of the storefronts. Original square cast iron columns divide the three storefronts. The north storefront has a wide storefront window that angles back into the recessed entrance at right. Three large panes of plate glass are divided by narrow aluminum framing. The window sits on a brick bulkhead. The recessed entry has a one-light aluminum-framed door with transom. This storefront is contained within brick piers adjacent to the cast iron columns at either side. A retractable canvas awning is above the storefront. The second storefront is four bays wide and retains its historic configuration and materials, except for the replaced aluminum-framed doors. A recessed bay at the north side of the storefront provided access to the upper stories. A second recessed entrance is centered between display windows that rest on low paneled wood bulkheads. Above the storefront is a leaded prismatic glass transom. The third storefront is similar to the first in having a wide aluminum framed display window over a brick bulkhead with a recessed aluminum framed door. The only notable difference from the first storefront is that the bulkhead is taller and the recessed entry bay not angled. The historic transom area is covered by a wide sign band.

The second and third floors have four brick pilasters dividing the upper façade into three bays that correspond to the storefronts on the first floor. The southern third of the façade has been painted white, while the other two are unpainted brick, except for the window hoods and

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

overhanging eave and brackets. The second and third stories are three bays wide with three windows within each bay except for the second story above the south storefront. Above the north storefront, windows are two-over-two arched windows with projecting metal arched hoods and bracketed sills. Above the second storefront are one-over-one double-hung windows with a semi-circular transom with metal arched hoods and bracketed sills. Above the third storefront is a broad opening containing five mullied one-over-one double-hung windows beneath an iron lintel. The third story has three one-over-one double-hung windows with semi-circular infill and metal arched hoods and bracketed sills. The central window has a security grate. A projecting bracketed cornice lines the flat roofline.

The rear (east) elevation faces the Kennebec River and a rear parking area. The corner building is slightly inset. Situated on an incline, the rear of the Williams Block includes a ground level, with three upper stories that are visible from Water Street. The ground level is concrete block with a combination of flush egress doors, infilled windows and a six-mullied window with security grates. The upper three stories are eight bays wide, the majority being one-over-one double-hung windows. The exception being the last two bays on the third floor which are six-over-one double-hung windows and a modern one-light door with semi-circular transom on the third bay of the second story. The first bay of the first floor and the fourth bay of the second story have been infilled with brick. All fenestration has granite sills and lintels. A fire escape is centrally located.

The north elevation is brick on the first story and vertical metal siding on the second and third stories. A chimney is located on the north elevation.

24. Allen Lombard Block
1847- 55, 1918
175-177 Water Street
MHPC No. 021-0877

1 Contributing Building

Located on the corner of Water and Bridge Streets, the Allen Lombard Block was originally built between the years 1847-1855. The fire of 1918 destroyed much of the original Greek Revival style façade. The brick masonry building is three stories tall with a projecting cornice and brackets. Two chimneys are located on the south end of the flat roof.

The front façade faces west onto Water Street with a first story storefront that is four bays wide. The first bay is a recessed entrance with a one-light door with transom that accesses the upper floors. The second and fourth bays are large storefront windows with brick bulkheads. The primary entrance is located between the two storefront windows. The entrance is a modern one-light door with a sidelight and transom. The first story is framed by painted granite piers and lintels. The second and third stories are brick masonry. The second story is two bays wide, while the third is three bays wide. All fenestration is one-over-one double-hung windows with painted cast stone lintels and sills.

The south elevation faces Bridge Street. The first story is five bays wide; the first four bays have large storefront windows, while the last bay has been infilled with brick. The second story

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

is six bays wide, while the third story is five bays wide. All fenestration is one-over-one double-hung windows with painted cast stone lintels and sills.

The rear (east) elevation faces the Kennebec River and has a ground floor that is not visible from Water Street. The ground floor is four bays wide that have been infilled with wood. The first story is three bays wide with one-over-one double-hung windows. The second and third stories are four bays wide with one-over-one double-hung windows. The exception is the last bay of the second story which has been infilled with wood. All fenestration has granite sills and lintels. Two fire escapes are located on the second and third stories; both connect to the abutting Darby Block. The foundation is stone.

25. Darby Block

1846-1856

169-173 Water Street

MHPC No. 021-0876

1 Contributing Building

The Darby Block is a three story commercial building that was built between the years 1846-1856. The 1918 fire destroyed the original façade. A projecting cornice lines the flat roof.

The first story of the Darby Block is divided into two separate storefronts by a central pier clad in vertical metal siding. The first bay has a recessed entrance with a one-light modern door that accesses the upper floors. The first storefront has a double mullied storefront window with a transom area that has been covered with sheet metal. The same sheet metal material is used on the bulkheads. A one-light modern door with transom accesses the first commercial space. The first bay of the second storefront is a one-light modern door, followed by a double-mullied and two single storefront windows. The transom area has been covered with a sheet metal material, as well as the bulkheads. An awning with vertical metal siding and fascia is above the length of both storefronts. The sign band has also been covered by vertical metal siding.

The brick second and third stories are six bays wide of one-over-one double-hung windows with granite sills and lintels.

Visibility of the rear (east) elevation is limited. It appears the rear elevation along the banks of the Kennebec River has an exposed basement level that is not visible from Water Street. Fire escapes on the third and second stories connect to the abutting Allen Lombard Block. Fenestration is a combination of arched and square headed one-over-one double-hung windows.

26. Reuel Williams Building

1838

159, 161, 165 Water Street

MHPC No. 021-0874

1 Contributing Building

The 1838 Reuel Williams Building is a four story brick masonry commercial block with three separate storefronts. A projecting cornice lines the flat roof.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The first storefront has a central recessed entrance with a modern one-light door flanking by storefront windows. A canvas awning is above the first storefront. Between the first and second storefronts is a recessed entrance with a two-paneled one-light door with transom that accesses the upper floors. The second storefront has two recessed entrances with one-light doors and transoms. Between the two entrances is a double mulled storefront window. The third storefront is largely glass and aluminum with a central one-light door. A beadboard bulkhead is below the storefront windows. To the right of the storefront is a modern one-light door with fixed transom that accesses the upper floors.

The upper three floors are seven bays wide, the majority being one-over-one double-hung windows. The exceptions are the first and second bays on the third floor which are four-mulled windows. All fenestration has granite sills and lintels.

Visibility of the rear (east) elevation is limited. It appears the rear elevation along the banks of the Kennebec River has an exposed basement level that is not visible from Water Street. A bump-out addition clad in vertical metal siding is located on the first story. Fire escapes are located on the third and fourth stories.

27. Reuel Williams Block
1851-54
157 Water Street
MHPC No. 021-0875

1 Contributing Building

The Reuel Williams Block was built in 1851-54 as a three story brick commercial building. Modern storefronts have replaced the historic storefronts. A projecting cornice lines a flat roof. Chimneys are located on the northwest corner and in the center of the two commercial spaces.

The first story is divided into two commercial spaces. The north storefront has two bays of double-mulled storefront windows above wood paneled bulkheads. The third bay is a recessed entrance with a modern one-light door and transom. Wood beveled pilasters flank the storefront. A wood awning with dentils and brackets is above a wide sign band. The second storefront has a four-mulled storefront window with a slightly recessed entrance. The entrance includes two modern doors; one of which accesses the first floor commercial space and the second that accesses the upper floors.

The upper two floors are five bays wide of one-over-one double-hung windows with granite sills and lintels. Three bays are directly above the north storefront, with the remaining two bays above the south storefront. A stringcourse of brick is directly above the second story windows.

Visibility of the rear (east) elevation is limited. It appears the rear elevation along the banks of the Kennebec River has an exposed basement level that is not visible from Water Street. Four bays wide, the majority of fenestration is one-over-one double-hung windows with granite sills and lintels.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

28. Appia J. Whipple and Francis Beach Building
c. 1912
149-153 Water Street
MHPC No. 021-0873

1 Contributing Building

The Appia J. Whipple and Francis Beach Building was built c. 1912. The first floor storefront is framed by flanked pilasters capped in corbelled brick. A central recessed entry includes modern one-light double doors with transom. Flanking the central entrance are two sets of double-mulled storefront windows with wood paneled bulkheads below. A wide sign band with dentils is above.

The second story has four brick pilasters that create three bays. A stringcourse with corbelled brick divides the pilasters, creating three recessed panels below the projecting cornice. The north bay has a fixed light tripartite window. The central bay has a two-over-two double-hung window, a fixed one-light window and a one-over-one double-hung window. The third bay has a two-over-two double-hung window. A projecting cornice lines the flat roof.

Visibility of the rear (east) elevation is limited. It appears the rear elevation along the banks of the Kennebec River has an exposed basement level that is not visible from Water Street. The rear of the Appia J. Whipple and Francis Beach Building projects out slightly beyond the abutting Reuel Williams Block.

29. Benedict Maher and Hannah White Building
1913-1917
147 Water Street
MHPC No. 021-0872

1 Contributing Building

The Benedict Maher and Hannah White Building was built between the years 1913-1917 after the fire of 1912. The three story rectangular brick masonry building was built as part of the commercial block on the east side of Water Street. The original storefront has been infilled with modern materials. The upper stories have brick pilasters that terminate at corbelled brick, creating a recessed central plane. A projecting cornice lines the flat roof.

The first story is three bays wide with beveled pilasters on each end. Two sets of double-mulled storefront windows are above a wood paneled bulkhead. To the right is a recessed entrance. A wide sign band is above the first story.

The second story is three bays wide of one-over-one double-hung windows. The third story has three bays of infilled windows. All fenestration have splayed arches and cast stone sills.

Visibility of the rear (east) elevation is limited. It appears the rear elevation along the banks of the Kennebec River has an exposed basement level that is not visible from Water Street. The south elevation at the rear projects out two bays from the abutting Appia J. Whipple and Francis Beach Building. The east elevation is three bays wide with a combination of fenestration.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

**30. Colonial Theater
(NR#14000834)
1913, 1926
139 Water Street
MHPC No. 021-0871**

1 Contributing Building

The Colonial Theater in downtown Augusta, Maine was originally constructed in 1913 with a substantial rebuilding and expansion in 1926 following a devastating fire that left only the exterior partially intact. The original design for the theater came from prominent Maine architect Harry S. Coombs; the rebuild and expansion was designed by Bunker & Savage Architects of Augusta. The theater has been vacant for several years following decades of use as a warehouse. The Art Deco front façade is clad in buff painted red brick and is two stories tall, accented with vertical and horizontal projecting courses of brick. At the center of the west façade is a brick parapet with an ornate galvanized iron tablet. The tablet features a cartouche flanked by vines and scrolls. Metal coping caps the parapet and west façade roofline. A chimney is located on the northwest corner.

Five entrances are located at the front façade with three central doors to the lobby and one door at each of the end bays opening to balcony stairs. The now-missing marquee projected above the transoms over the center three doors. A small six-over-six double-hung window is located between the center door openings and the door at the southwest corner. The second story is seven bays wide. The second, third, fifth and sixth bays are six-over-six double-hung windows. The first and seventh windows are four-over-four double-hung windows; the fourth window is six-light. All second floor windows have cast stone keystones.

The north elevation was historically a party wall, which today has the remains of plaster on the brick masonry. The grade slopes from west to east exposing the basement level wall. The roof line slopes from west to east before meeting a raised flyway over the stage at the rear. There is no fenestration on the north elevation. The south elevation faces a narrow alley and has only one first story egress door near mid-wall and one double-hung window near the rear corner, in the back stage area.

The rear (east) portion of the building, expanded from the original footprint in 1926, has a tall exposed concrete foundation with brick masonry continuing on the first floor. The rear of the building is surrounded by the water of the Kennebec River, which has caused deterioration to the concrete foundation near the base. The east elevation is three bays wide, divided by brick pilasters, with two windows in the outer bays. The south elevation at the rear has a single two-over-one window.

**31. Parking Lot
129-133 Water Street
MHPC No. 021-0870**

1 Non-Contributing Site

This non-contributing site is currently used for public parking. Historically, the Hill-Macomber Block stood here. It was a three story brick building built in 1891. It was damaged by fire in

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

1983 and the third story was removed. In 1998, the rear portion of the vacant building collapsed and the remainder of the building was demolished.

**32. Parking Lots
99-127 Water Street
MHPC No. 021-0871**

1 Non-Contributing Site

This non-contributing site contains two tax parcels, both now owned by the Augusta Parking District and used as public parking lots. Historically, the south lot contained five small one and two story wood-framed commercial buildings which stood through 1949, according to Sanborn maps. It is not known when these buildings were demolished. A memorial plaque mounted on a boulder was installed on the site in 1967, ten years after the end of the period of significance for the district. The north lot contained the Riverside Block, a three story brick building with five storefronts built in 1892. It was destroyed by fire c. 1997.

**33. Utility Right of Way
73-93 Water Street
No Survey**

1 Non-Contributing Site

This 20' wide utility right-of-way, owned by the Greater Augusta Utility District, passes under the railroad overpass and through the parking lot owned as part of the railroad right-of-way by the State of Maine. Historically, this was part of the railroad right-of-way.

**34. Maine Central Railroad Overpass Bridge and Rail Line
1913
Vicinity of 97 Water Street
(No Survey)**

1 Contributing Structure

The Maine Central Railroad overpass bridge is a two-track riveted steel through-plate deck girder bridge built in 1913. A lower center girder is located between the two tracks. The deck surface is ballasted with stone. There is no builder's plate or other indication of the bridge builder or foundry. The western end of the bridge is supported by a granite block abutment likely reused from an earlier iron bridge. Cast-in-place concrete was used to adapt the granite abutment to the current bridge. The east end of the bridge is supported on a reinforced concrete pier that sits adjacent to the sidewalk, with steel lattice work columns set into the other side of the sidewalk to provide additional support. The rail line extends south parallel to Commercial Street within the district to the south side of Winthrop Street. It continues east of the overpass on deck trusses across the parking lot and then across the Kennebec River on a Warren deck truss bridge, outside the boundary of the district.

**35. Edwards Manufacturing Building
1882
71 Water Street
MHPC No. 021-0868**

1 Contributing Building

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The Edwards Manufacturing Building was built in 1882 in the Italianate style. The three story brick masonry building is located along the Kennebec River in Augusta. The west facing original storefront bays have been infilled. Three chimneys are located on the center and south end of the flat roof.

The first story of the Edwards Manufacturing Building is divided into four storefronts by historic cast iron columns. The storefronts are clad in T-1-11 plywood. The northernmost storefront has a center recess containing a modern metal six-light over two panel door. At the south of this storefront is a historic tall wooden door which has a single light above two short panels and a transom above. A matching historic door on the other side of the dividing cast iron column is at the north end of the second storefront. The remainder of the storefront has a center recess with modern door and two small window openings on either side. The third storefront is a solid wall with a historic door at the south. The fourth and south most storefront has a historic door at the north with a center recess with modern steel door to the south. All of the historic doors have their lights painted over or infilled with painted plywood. Each storefront has an air conditioning unit projecting from the plywood infill. A sign board fronts the lintel above the storefronts and runs the full length of the building, terminating in metal consoles at either end. A granite cornice above the signboard divides the first and the upper stories.

The upper two stories are divided by five vertical brick pilasters; within each bay are three two-over-two double-hung windows with segmental caps and cast stone sills. A projecting cornice has five large brackets.

The south elevation slopes from west to east. Stucco covers the brick wall. On the ground level a flush metal door is located on the southeast corner, flanked by exposed cement block. The first story has a central flush metal door accessed by a wooden ramp. The second and third stories have four bays of infilled windows, which still retain the granite sills and lintels.

The north elevation has stucco that covers the brick wall. The ground level has a flush metal door on the northeast corner. The second and third stories have four bays of modern one-over-one double-hung windows with granite sills and lintels.

The rear (east) elevation also has stucco that covers the brick wall. The majority of the twelve window bays at the first, second and third floors have been infilled. The ground level is eight bays wide. Four historic loading docks framed with granite have been infilled with cement block; three of the four currently have flush metal doors installed.

36. Edwards Cotton Storage Building

1 Contributing Building

1920

74 Water Street

(no survey)

The Edwards Cotton Storage Building was built in 1920 as part of the larger Edwards Manufacturing Company Cotton Mill further north on the Kennebec River. The large six story industrial building is a combination of brick and concrete, located on the corner of Water and

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

Laurel Streets. The outer two bays are concrete, while the inner four bays are brick masonry divided by concrete piers. A concrete cornice is below copper fascia.

The front façade faces east onto Water Street. The concrete first story has two historic four-paneled one-light double loading dock doors in the second and fifth bay. The lights have been covered. Above the south loading dock is a concrete name block that is inscribed with the word, "EDWARDS." The second loading dock has an identical date block that is inscribed, "1920." A historic three-paneled one-light egress door is located in the fourth bay. Four infilled windows are on the first floor; a single eight-light steel framed window in the sixth bay has not been infilled.

The second story is six bays wide. The outer bays are concrete with eight-light steel framed windows with concrete sills. The second and fifth bays contain the concrete name/date blocks which extend to frame the double-mulled six-light steel framed windows. The central two bays have double-mulled six-light steel framed windows with concrete sills.

Like the second story, the third, fourth, fifth and sixth stories have outer bays that are concrete with eight-light steel framed windows and concrete sills. The inner four bays have double-mulled six-light steel framed windows with concrete sills.

The north elevation is situated on the incline on Laurel Street. The first story is concrete and is six bays wide. The first, second, third and fifth bays are infilled. The fourth bay is a two-over-two window with a security grate. The sixth bay is a recessed egress door with a concrete Art Deco door surround. The recessed entrance is brick masonry with a historic three-paneled, one-light egress door. The upper stories have outer concrete bays with brick in the central bay. The second story has five bays; the first bay is an eight-light steel framed window, the following four bays are infilled. The third, fourth, fifth and sixth stories are six bays wide. The first bay is in the concrete portion and is an eight-light steel framed window. Within the brick masonry are a pair of mulled six-light steel framed sash flanked by two four-light windows. The fifth and sixth bays are within the concrete and are six-light windows. Brick elevator overruns are located on the northwest corner and in the center of the roof.

The rear (west) elevation faces a paved parking area and is seven bays wide. Like the front façade, the outer two bays are concrete, while the inner four bays are brick masonry divided by concrete pilasters. The third story second bay has an egress door accessed by concrete steps on the northwest corner and historic four-paneled one-light double loading dock doors to the south. A second set of double doors is located in the fifth bay. The fenestration pattern for the remainder of the bays matches that of the east façade floors three through six. The majority of windows on the west of the building have been infilled.

The south elevation abuts the Swift & Company Building and is without fenestration.

37. Swift & Company Building
c. 1918
82 Water Street
(no survey)

1 Contributing Building

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Located between two former industrial buildings, the Swift & Company building is a two story brick masonry building on the west side of Water Street. The building is located between the large Wesco and Edwards buildings. Originally Swift & Company Whole Meats occupied the building.

The first floor on the front façade is divided into five bays by six brick pilasters. The first two bays have been infilled with brick. A recessed entrance accessed by concrete steps is in the third bay. The fourth bay has a tripartite window with small Doric columns separating the three-over-one windows. The fifth bay spans two original bays, widened by the removal of the pilaster at center to form a wide garage bay, currently infilled with plywood. The second story is divided into six bays by seven pilasters. Like the first story, the first two bays are infilled with brick. Above the main entrance is a three-over-one window. The following three bays are tripartite windows with small Doric columns separating the three-over-one double-hung windows. All upper floor fenestration has corbelled brick above. A pedimented parapet rises above the second and third bays. A flat parapet lines the flat roof over the other bays. The south and north elevations abut neighboring buildings and the rear (west) elevation is not visible from any public way.

38. Fuller Holway Building (Wesco Warehouse)
1918
98 Water Street
(no survey)

1 Contributing Building

The Fuller Holway Building (Wesco Warehouse) is located on the west side of Water Street. Built in 1918, the large brick and granite building has been rehabilitated into housing units. Historically the building functioned as a flour and grain store, warehouse, and mill. The main block of the building is twelve bays wide and four stories high with an additional two stories above the north four bays and a two-bay wide three story tall addition on the south. The main block has brick pilasters that divide the front façade bays.

The first story has granite panels and one-over-one double-hung windows filling the historic display window spaces between brick pilasters. A modern door hood on brackets covers the two bay main entrance of modern glass and aluminum with one-light double-doors. The three story addition has a one-over-one double-hung window in the south bay and a flush metal egress door. The upper stories of the main block have one-over-one double-hung windows with splayed brick lintels and cast stone sills in each bay. The three story addition has a double mullied window with one-over-one double-hung windows on the second floor and two bays of one-over-one double-hung windows on the third. The two story rooftop addition on the main block has four bays of one-over-one double-hung windows on each floor. The main block and rooftop addition have corbelled brick cornices. The roofline of the three story addition is flat with metal fascia.

The north elevation is brick and without fenestration. Three bays of brick infilled windows are located on the fourth floor. The rear (west) elevation is only three stories high due to the change in grade from front to back. It has a modern clapboard penthouse above the three-

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

story masonry building. The penthouse has a gabled roof. The north two bays of the brick masonry building are five stories tall, followed by four bays that are three stories tall. The fenestration is a combination of double-mulled and single one-over-one double-hung windows.

The south elevation has a one story brick masonry addition that is three bays wide, which is attached to a two story, eight bays wide addition which includes a chimney. The main block has one visible story on the south elevation with three bays of windows, one having been infilled with brick.

**39. Commercial Street Extension
Commercial Street
No Survey**

1 Non-Contributing

This tax parcel is owned by the City of Augusta and used for an extension of Commercial Street from Bridge Street to Water Street with public parking on either side. For all practical purposes, this lot is a public street.

**40. Edmund T. Bridge Buildings
1835
158 Water Street
MHPC No. 021-0919**

1 Contributing Building

158 Water Street is one part of a block known was the Edmund T. Bridge Buildings. It is a set of three row-buildings on the west side on Water Street built in 1835. Originally Federal in design, the originally identical buildings have undergone a variety of alterations. Historically the block had a gabled roof, today all three buildings have flat roofs. Alterations appear to have occurred primarily within the period of significance and although altered, the primary facades contribute to the streetscape with traditional storefronts and traditional upper story fenestration patterns.

158 Water Street is four stories tall with a modern aluminum framed storefront with a central one-light aluminum entrance on the first story; the upper floors are brick with granite window sills and lintels. The second floor is two bays wide with one-over-one double-hung windows. It appears that historically the windows were longer; today the bottom portion has been infilled with plywood. The third and fourth stories are two bays wide with one-over-one double-hung windows. The north elevation is clad in vertical metal siding without fenestration. The rear of the building faces west on Commercial Street and is three stories tall. The rear elevation has vertical metal siding covering the historic brick. The northwest corner is exposed to show historic brick. The first story is two bays wide; the first bay containing a historic two-over-two double-hung window with granite lintel and sill. The second bay contains double aluminum one-light doors. The south elevation shares a party wall with 164 Water Street.

**41. Edmund T. Bridge Buildings
1835
164 Water Street
MHPC No. 021-0919**

1 Contributing Building

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

164 Water Street is the second of the group known as the Edmund T. Bridge Buildings which were discussed in general under 158 Water Street.

164 Water Street is five stories tall and is painted brick. The first story storefront is divided into four bays by granite posts and lintels. The first bay contains a modern aluminum framed glass door providing access to the upper stories. A similar door is located in the third bay, providing access to the retail space. Aluminum framed display windows are located in the flanking bays. An overhanging metal awning is above the storefront. The second, third and fourth stories have three bays of one-over-one double-hung windows. The fifth story has three bays of window openings that have been infilled with plywood. All fenestration has painted granite Federal style lintels and sills. The cornice is formed sheet metal. A painted brick chimney is located on the southeast corner.

The rear west elevation is painted brick and is four stories high. The first story is four bays wide. The first three bays contain vinyl six-over-six windows. The fourth bay contains a six-paneled metal door with sidelights. The second story has six-over-six windows in the first two bays and no fenestration in the third. The third and fourth stories are three bays wide with historic two-over-two windows. All windows have granite lintels and sills. A fire escape connects the fourth floor to the ground level. The north and south elevations are party walls with the neighboring buildings.

42. Edmund T. Bridge Buildings

1 Contributing Building

1835

166 Water Street

MHPC No. 021-0919

166 Water Street is the third in the group known as Edmund T. Bridge Buildings which were discussed in general under 158 Water Street.

166 Water Street is four stories tall with two chimneys extending above the roofline on the south elevation. The brick façade faces east onto Water Street. The first story is divided into three bays by granite posts and lintels. The center entrance is a one-light aluminum door. The flanking bays have square aluminum framed display windows with retractable canvas awnings. The second, third and fourth stories are two bays wide with one-over-one double-hung windows with Federal style granite lintels and sills. Metal fascia lines the flat roof. The south elevation is clad in vertical metal siding. A single window with shutters is in the center of the second floor. The rear (west) elevation is brick and is three stories tall. The first, second and third stories are two bays wide. The first story includes a window and a six paneled metal door. The second and third stories have two bays of one-over-one windows, with a fire escape connecting each level. Windows have granite lintels and sills. The north elevation is a party wall with 164 Water Street

43. Parking Lot

1 Non-Contributing Site

168 Water Street

No Survey

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

This City owned paved lot is used for parking. Historically, the Edmund T. Bridge Buildings continued across this site to Bridge Street.

**44. On-Street Parking
168 Water Street
No Survey**

1 Non-Contributing Site

This City owned paved lot is used for parking along and a portion of the Commercial Street Extension.

**45. Sturgis & Haskell Block
(NR #86001697)
1867
178-182 Water Street
MHPC No. 021-0918**

1 Contributing Building

The Sturgis & Haskell Block is a three story brick building with a rounded corner at the intersection of Water and Bridge Streets. Designed by John C. Tibbetts, the Sturgis & Haskell Block is part of a row of four Italianate commercial buildings. Constructed in 1867 by Ira Sturgis and Erastus Haskell, this block was part of the last group of structures erected in the two years following the fire. The three-story painted brick building includes brick corbelling, decorative window hoods and an overhanging cornice with brackets. The original cast iron storefront is intact, although larger plate glass has replaced smaller panes.

Cast iron columns divide the first story façade into two storefronts with a recessed entryway on the curved corner bay of the building. The first story has three recessed entrances. The first two face Water Street and are flanked by two storefront windows. The first (south) set of storefront windows retain their historic paneled wood bulkheads, the second set have later brick bulkheads. Above the second entrance is a canvas awning. The third recessed entrance faces the intersection of Water and Bridge Streets and includes a historic one-light, one-panel door with three-light transom flanked by a window. The second and third stories have five bays of one-over-one double-hung windows. The curved corner has one bay of one-over-one double-hung windows on the second and third stories.

The grade slopes up from Water Street to Commercial Street on the north elevation. Large segmental blind arches are on the first story. The second and third stories have five bays of one-over-one double-hung windows with arched window hoods as on the east.

Due to the change in grade from Water Street, the rear (west) elevation windows for the first story are set at sidewalk height. The first story is six bays wide with historic window openings in the first, second, fourth, and fifth bays. All but the first have been infilled with brick or wood. The first contains a six-over-six wood window behind an iron bar security grate. The third and sixth bays contain doors, which are set halfway between the first and second stories. The first door is a one-light, two-paneled egress door with an infilled transom. The second is a flush egress door with granite steps and lintel. The second story is five bays wide with the second,

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

third, and fourth bays infilled with brick. The fourth bay contains a small octagonal window set in the brick infill. The first bay contains an under-sized one-over-one vinyl replacement window with plywood infill above. The fifth bay contains a six-over-six double-hung window. The third story is six bays wide with one-over-one double-hung windows like that on the second floor in the first three bays and six-over-six windows like on the second floor in the remaining bays. All of the openings except the second and third bays of the first floor have rough-faced granite lintels and sills. Because the building is now split into two tax lots under separate ownership, the northern half of the west elevation is painted white and the south half is unpainted brick.

**46. Noble Block
(NR #86001696)**

1 Contributing Building

**1865-66
184-186 Water Street
MHPC No. 021-0917**

The Noble Block is a three story brick Italianate building designed by John C. Tibbetts. Brick corbelling decorates the window trim and stringcourse. The storefront is flanked by cast iron columns and has a recessed entrance between multi-light display windows. Like the Sturgis and Haskell Block on its north side, the Noble block shares many of its architectural elements with that building's design. The first story was built immediately after the 1865 Great Fire with the upper two stories added in 1867, the year the block to the north was built.

The upper stories are inset between brick pilasters. The second and third stories have three bays of rectangular six-over-six vinyl double-hung windows with infilled arches above. The second story windows have rounded-arch frames. A corbelled brick string course separates the second and third floor. The third story windows have a continuous projecting hood. A projecting cornice above the third story is shared with the block on the north.

The rear of the building is red brick and faces west onto Commercial Street. All three stories are three bays wide. The first and third bays of the first floor contain window openings with brick infill and the second contains a solid wood door. Due to the change in grade from Water Street to Commercial Street, the first story window openings are set at sidewalk height and the door opens onto a landing mid-way between the first and second stories. All three of these openings have heavy granite lintels and the door opening is flanked by granite posts. The second floor is two bays wide. On the upper two stories, all of the openings contain six-over-six double-hung windows. The windows have granite sills and lintels. Corbelled brick is below an overhanging eave.

**47. Whitehouse Block
(NR #86001698)**

1 Contributing Building

**1865-66
188 Water Street
MHPC No. 021-0916**

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

The Whitehouse Block is a three story brick Italianate building designed by Francis Fassett and constructed in 1865-66. Italianate style features include an over-hanging cornice, decorative metal window caps and stone quoins for the second and third stories.

The storefront is flanked by cast iron columns and has a recessed entrance between multi-light display windows. The upper story facade is painted brick masonry with quoining. The second and third stories have three bays of rectangular six-over-six vinyl double-hung windows with infilled arches above. The second story windows have rounded-arch metal frames. A corbelled brick string course separates the second and third floor. The third story windows have faceted arched hoods of pressed metal with keystones. An overhanging eave with brackets is above.

The rear of the building is red brick and faces west onto Commercial Street. The first story is two bays wide. The first bay contains a partially infilled window opening behind an iron bar security grille at sidewalk level. The second bay contains a modern one-light aluminum framed door. The second and third floors each have three bays of six-over-six double-hung windows with granite sills and lintels. The third bay on the second story is covered by a tall rounded awning with signage over the door on the first floor. The north and south portions of the building have a corbelled brick cornice.

48. Bussell & Weston Department Store

1 Contributing Building

(NR #86001690)

1909

190-202 Water Street

MHPC No. 021-0915

The Bussell & Weston building is a three story brick neo-classical revival building designed by Boston architects Harry S. Freeman, Wilcox and Frank in 1909. Classical pilasters extend the height of the upper floor windows. Below the wide overhanging cornice with brackets and dentils is a decorative brick pattern incorporating diapering and corbelled bricks. Historically a stepped parapet was above the façade. Sometime between 1912-1920 the parapet was removed and replaced with the large over-hanging cornice.

The first story is six bays wide divided by brick pilasters capped with corbelled brick. The first, second, fourth and fifth bays are large display windows with tripartite multi-pane transom lights. The third bay is a recessed entryway with two one-light aluminum doors flanked by large glass display windows. The sixth bay is a recessed entrance with a historic one-light egress door. A retractable canvas awning is above the first story.

The second and third stories are six bays wide with five bays of tripartite fixed metal sash windows with multi-pane transom lights. The sixth bay is a single fixed metal sash window. Metal panels divide the second and third stories.

The rear of the building faces west onto Commercial Street and is painted brick. The first story is ten bays wide with a central egress door. The remaining bays are low square windows that rest on the sidewalk with granite lintels and security grates. The second story is eight bays wide with one-over-one double-hung windows, granite sills and lintels and security grates. The

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

third floor is ten bays wide, with two-over-two double-hung windows with granite sills and lintels. A corbelled brick cornice is below metal fascia.

49. James Bradbury & Darius Alden Building

1 Contributing Building

1866

204-208 Water Street

MHPC No. 021-0913

The James Bradbury & Darius Alden Building is a three story brick masonry Italianate building constructed in 1866. The two bays at the south side of the façade are now owned with the neighboring building at 210 Water Street but clearly were constructed as part of the Bradbury and Alden Building. Those two bays share a storefront with the neighboring building. It has modern aluminum framed display windows over a low bulkhead and an aluminum framed glass door to the upper stories at right. It has a sign board that extends from the top of the aluminum storefront system to just below the second story window sills. On the remainder of the façade, the first floor storefront is framed in dark painted aluminum and has a recessed entrance with a one-light door set between two sets of large storefront windows. A retractable canvas awning and leaded prismatic glass block transom with mosaic lettering reading, "Hershey's Shoe Store" is above the storefront. A historic cast iron engaged column is on the north end of the storefront.

The second story has six bays of one-over-one double-hung windows with a semi-circular transom. The two second story windows on the south have rectangular replacement double-hung sash set in the historic round-top openings with wood infill panels in the arches. The other four bays have vinyl double-hung replacement windows with round arch transoms. All the second story windows have round-arched masonry hoods with a segmented keystone and corbelled sill. The third story windows have faceted arches, segmented keystones and bracketed sills. The two on the south end of the façade have rectangular vinyl replacement windows with wood infill panels in the faceted arch. The remaining four bays two-over-two vinyl replacement double-hung window with the upper sash shaped to the opening. The façade is topped with a bracketed cornice. The upper stories of the two southern bays are painted a different color than the remaining four bays.

The brick rear of the building faces west onto Commercial Street. The first story is six bays wide. The first bay has a large double mullioned window with low bulkhead fitted into a wide opening that appears to have been a freight door originally. The second bay contains a tall opening that extends into the second story. The opening has a one-light aluminum framed door below a tall vinyl replacement window transom. The third bay also appears to have been a freight door originally and has a one-light aluminum framed door set beside a fixed solid panel. The remaining three bays are shorter and set lower in the wall. They are filled with angled v-groove wood panels. The second story is also six bays wide with large fixed four-light vinyl replacement windows in bays one and three; the transom described with the first story in bay two; under-sized vinyl replacement double-hung windows below wood infill panels in bays four and five; and plywood infill in bay six. The third story has bays of one-over-one double-hung windows. The first three bays are vinyl replacement windows and the remaining two are wood with older aluminum storm windows. All of the openings have granite sills and lintels.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The elevation has a corbelled bricked cornice below a metal fascia that extends down further on the southern portion of the building that is now owned in common with 208-210 Water Street.

50. John Parsons Building

1 Contributing Building

1866

210 Water Street

MHPC No. 021-0914

The three-story brick John Parsons Building was designed by J.C. Tibbetts in the Italianate style. As mentioned in the description of the neighboring building at 204-208 Water Street, the modern storefront extends across the first two bays of that building, which are owned in common with this building. It has modern aluminum framed display windows over a low bulkhead and a deeply recessed entrance with doors to two retail spaces. The tiled floor of the recess has "LAMEY WELLAHAN" spelled out in tile, identifying the shoe store that once occupied the space. A round steel column at the center of the recess opening provides support for the upper stories. There are two display windows on each side of the recess. A retractable canvas awning runs the length of the display windows. Above the awning, a wide sign board extends to just under the second story windows.

The second and third stories are four bays wide. All upper floor windows are under-sized one-over-one vinyl double-hung units with painted wood infill panels above. The second floor openings have connecting arched lintels and corbelled and bracketed sills. The third story openings rest on a stringcourse that has brackets and dentils and have projecting hoods. The bracketed cornice has a wide overhang.

The rear of the building faces west onto Commercial Street. The first story is four bays wide with an aluminum framed one-light door in the first bay. The three remaining bays are low openings set at sidewalk height. The first is infilled with angled v-groove wood and the other two contain aluminum louvers. The second story is three bays wide. The first bay has been infilled with painted plywood. The second bay has a double-hung window that is too narrow for the opening with wood infill on each side and a vinyl double-hung replacement window in the third bay. The third story is four bays wide with historic two-over-two wood windows behind older aluminum storm windows. A fire escape extends from the middle two bays of the third story down to the ground level. All windows have granite lintels and sills. A shallow brick corbelled cornice is at the top of the elevation.

51. Macomber Block

1 Contributing Building

1866

212-218 Water Street

MHPC No. 021-0911

The Macomber Block is a four story building originally built with a mansard roof in the Second Empire style. The mansard roof was removed in 1913, leaving a flat roof. The upper floors are painted brick masonry. It appears as though the second story tripartite windows are a later addition. The front façade faces east onto Water Street.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The first story has three separate modern storefronts. The first storefront is four bays wide clad in enameled metal. The first bay includes a recessed entrance with a historic three-light two paneled wood door. The second bay is a fixed sash aluminum storefront window. The third bay is a second recessed entrance with a one-light aluminum door. The fourth bay has been covered by plywood, but was historically a storefront window. Above the storefront is a retractable canvas awning with leaded glass mosaic transom above, which reads "RETAIL WHOLESALE/CANDY TOBACCO/ FRUIT PRODUCE." The second storefront is three bays wide with a central recessed entrance. A modern one-light aluminum door is flanked by glazed storefront windows. Enameled metal appears at the base of the windows and above the storefront. The third storefront is three bays wide with a central recessed entrance that includes a one-light aluminum door and transom. The first bay has a large picture window with glass block below. The third bay has a window also. A cast stone stringcourse separates the first and second story.

The upper floors are painted brick masonry divided into three bays by pilasters capped in corbelled brick that terminate after the third story and repeat at the fourth. The second story has three bays of tripartite windows with a combination of modern windows, generally double-hung. Centrally located above the second story is a name block which reads, "MACOMBER BLOCK." The third and fourth floors have three one-over-one double-hung windows within the first bay and two windows in the second and third bays. The third and fourth floor windows have projecting hoods with keystones. The third floor sills are bracketed. A corbelled stringcourse separates the third and fourth floor and acts as a continuous window sill. The cornice has brick dentils and metal fascia.

The rear of the building is painted brick masonry that faces west onto Commercial Street. As with other elevations along the street, it is approximately a half-story above the first floor level on Water Street due to the change in grade. Consequently, the first story windows sit at sidewalk height and the doors rise slightly into the second story, entering into stair landings. The first story is nine bays wide. The first, second, fifth, sixth, and ninth bays have low, square window openings. The first has a fixed one-light sash; the second a two-over-two double-hung window; the fifth and sixth are infilled with wood; and the ninth, a smaller opening, contains a six-light wood sash. The third and fourth bays contain historic one-light, two paneled wooden egress doors. The seventh bay has a recessed modern one-light aluminum framed egress door. The eighth bay has a historic three-light, two-paneled egress door. The second story is six bays wide with varied fenestration. The first and third bays have one-over-one double-hung vinyl windows with transoms. The second, fourth and fifth bays are infilled with glass block. The sixth bay has a smaller one-over-one double-hung window. All of these openings have projecting brick sills except the fourth and fifth, which are separated from the doors below by a granite sill. A granite stringcourse separates the second and third stories. The third and fourth stories are seven bays wide with a combination of window types, the majority being one-over-one vinyl double-hung units. The third bay on the third floor has been infilled with glass block. The third bay on the fourth floor retains the historic two-over-one double-hung window. All openings have granite sills and lintels. Brick dentils line the metal fascia on the flat roof.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

52. Smith & Bradbury Building

1867

226 Water Street

MHPC No. 021-0910 / No. 021-0912

1 Contributing Building

The Smith & Bradbury Building is a three story Italianate building built in 1867. The front façade faces east onto Water Street. The first story is largely fixed sash storefront windows. Ten bays wide, the third bay includes a recessed entrance with transom. Above the first story is a retractable canvas awning and wide transom.

The second and third stories are painted brick masonry divided into three bays by brick pilasters that are capped in corbelled brick. Within each bay are two six-over-six windows with transom. Granite sills and projecting Italianate style hoods with decorative reliefs appear on each window. The ornate cornice includes corbelled brick, inset crosses and an overhanging eave with wide brackets.

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

1866, 1920's

228 Water Street

MHPC No. 021-0909

1 Contributing Building

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 that 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 third story is five bays wide with the first and fifth 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

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

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
1866
234 Water Street
MHPC No. 021-0908

1 Contributing Building

The Joseph Piper Building is a three story Italianate building built in 1866. The front façade faces east onto Water Street and has a three bay glass and aluminum storefront. The center entrance is a recessed modern aluminum door. Above the first story is a band of vertical metal siding.

The second and third floors are painted brick recessed within two projecting pilasters that are supported by corbelled brick. The second story has two bays of modern vinyl double-hung windows. Above the windows vertical metal siding infills the historic arches. Projecting hoods with decorative keystones and rounded sills appear on both windows.

The third story is two bays wide with historic double-hung windows. Angled projecting hoods with decorative keystones and rounded sills are on both windows. A bracketed cornice with an overhanging eave appears on the flat roof.

The rear elevation faces west onto Commercial Street. The first story is three bays wide. Two double-hung windows with lattice work covering the bottom sash are on the north portion of the first story. Granite sills rest directly on the sidewalk with a connecting granite lintel above. A single light egress door with granite lintel is to the right of the windows.

The second and third stories each have two historic one-over-one double-hung windows with granite sills and lintels. Corbelled brick appears below the metal fascia on the flat roof.

55. Granite National Bank
1866, 1901, 1926, 1957
244 Water Street
MHPC No. 021-0907

1 Contributing Building

The former Granite National Bank is located on the corner of Water and Oak Streets. The building was designed by F.H. Fassett in the Second Empire style and built in 1866. The building has undergone several substantial alterations since first constructed. In 1926, its mansard roof and Second Empire exterior detailing were removed and the building re-clad in granite in the neo-classical style by the Boston architecture firm J. Williams Beal, Sons. This exterior remained in place barely thirty years before most of the 1926 exterior was re-clad in a Modernist idiom that was extended across seven of the nine bays of the neighboring Hunt Block. The remaining two bays had their Italianate detailing removed and the façade covered in smooth modern brick, with a portion of the historic granite cornice over the storefront

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

remaining visible. At the corner of Oak and Commercial streets, a small portion of the Neo-Classical Granite Bank exterior remains exposed. This remodeling was designed by Harriman Associates of Auburn in 1957.¹ The existing 1950's exterior of the former Granite National Bank is a combination of aluminum windows and concrete panels.

The front façade faces east onto Water Street and is thirteen bays wide, divided so that the three last bays on the north appear to be a separate building. The base of the first ten bays is polished granite, which is interrupted at the central recessed entrance. Above the entrance is a large square block with the street number '244' installed in the middle. First, second and tenth bays are cast stone. The majority of the front façade, seven bays between the cast stone bays, is filled with glass and aluminum ribbon windows on both stories. The brick portion of the façade at the north end has been altered considering it is currently without an entrance. It has three bays of fixed aluminum sash windows on the first story. A granite column is on the north corner and connects to a granite string course. The second story has an aluminum tripartite fixed sash window with below hopper sashes on the north and south ends. Metal fascia lines the flat roof.

The south elevation faces Oak Street and is situated on an incline. The northeast corner of the south elevation mimics the design of the front façade, with cast stone rectangles flanking three bays of glass and aluminum ribbon windows. The southwest corner has a first story that is clad in rusticated granite with deep set mortar and a large window. A projecting string course separates the first and second stories. The second story is smooth ashlar granite with a large window directly above the first story window. A historic vault alarm is to the west of the second story window.

The west elevation faces Commercial Street and has a combination of building materials. The southwest corner has the same cladding as the southwest corner of the south elevation. A single aluminum fixed sash window is on the southwest corner of the second floor. The center of the building is painted brick. Eight-light aluminum windows below hopper sashes on the ends and projecting sills are on the second story. A flush metal egress door is on the northwest corner. At the north end of the building, the first story projects out from the second, with corbelled bricks separating the two stories. A window may have been infilled with brick, as a granite lintel remains. The second story is two bays wide, with a single fixed aluminum sash with a hopper sash below on the left and a tripartite aluminum fixed sash window with below hopper sashes on the north and south ends. Second story windows have cast stone sills.

56. Key Bank Building

1987

286 Water Street

No Survey

1 Non-Contributing Building

The Key Bank Building is a Post Modern nine story brick and cast stone office building and plaza that fills the block between Water, Oak, Commercial, and Winthrop streets. It was

¹ "National Register Application, Part A" form attached to MHPC Survey form for 244 Water Street completed by Charlton Hudson, July 15, 1998. Survey Map No. 199, Augusta Survey. "Part A" form appears to date from the 1980's. The author is unidentified.

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

designed by Richard Bertman of the Boston architectural firm CBT Architects, built in 1987. While non-contributing, the building holds space like the historic buildings on the block with setback and massing on the lower sections that mirrors the historic buildings.

The site was previously occupied by five buildings. The Alden/Day Building at Water and Oak Streets was built in 1902. South of that building, the Hotel North and Annex were built in 1877. Two 1860's Italianate style buildings were next and the six story E.C. Allen Building, built in 1880, was on the corner of Water and Winthrop streets, where an open plaza now abuts the Key bank Building.

57. Market Square Park

1 Non-Contributing Site

2015

Vicinity of 296 Water Street

(no survey)

The site is a recently built public park on the site of the former Augusta Opera House and a portion of Market Square. Located in the park is a non-contributing granite horse trough/fountain. The fountain was recently moved a short distance from the center of Winthrop Street at its intersection with Water Street to its current location. A large circular granite base contains one tier of flowing water from the center. Projecting from the center is a granite tapered block with cast iron light fixture on top. The light fixture has five orb light fixtures, the central light being taller than the surrounding four. The east side of the fountain has a plaque which states, "IN MEMORY OF/JOSEPH BAKER/ AND/ ORVILLE DEWEY BAKER/ PRESENTED TO THE/ CITY OF AUGUSTA/ BY THE HEIRS OF/ ORVILLE DEWEY BAKER/1909."

58. Maine Farmer Building

1 Contributing Building

1904

300-304 Water Street

MHPC No. 021-0906

The Maine Farmer Building is a three story Early 20th Century Commercial style building located on the west side of Water Street. Facing east onto Water Street, the front façade is a combination of red and buff brick. The first story has a central recessed entrance. A secondary entrance is located on the north end of the first story and contains a modern aluminum framed glass door. Five bays of four-light windows are on the first story with a canvas awning above.

The second story has seven bays of windows divided by two pilasters of buff brick. Two pairs of double-hung windows flank a central tripartite window. Cast stone sills appear on each set of windows. A string course with recessed panels above separates the second and third floors.

The third story mimics the second, although the fenestration is separated by buff brick. A string course terminates at each pilaster above the third story windows. A central pedimented date block that reads "1904" rests on the string course. Corbelled brick is below the bracketed cornice. The north elevation facing Market Square is dryvit stucco and without fenestration.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

There is a single door on the first story and aluminum ventilation ducts from the restaurant kitchen in the building.

59. Wendenburg Block

1 Contributing Building

1894

312 Water Street

MHPC No. 021-0905

The Wendenburg Block is located on the west side of Water Street between the Peachey Building and the Maine Farmer Building. The three story Italianate building was designed by Boston architect John Spofford. The building has a storefront on the first story with brick on the upper stories and a flat roof.

The first floor is largely storefront windows with modern glass double-doors on the north corner. The south and north corners have cast iron pilasters. A steel lintel separates the first story from the second.

The second and third stories are recessed brick with three bays of windows with cast stone sills. Arched corbelled brick lintels with cast stone key stones and ends are above each window. The second floor windows are one-over-one double-hung, while the third floor windows are six-over-six. Brick dentils are below a metal cornice; historically the cornice was bracketed.

60. Peachey Building

1 Contributing Building

1894

314-320 Water Street

MHPC No. 021-0904

The Peachey Building was designed by Boston architect John C. Spofford in the Renaissance Revival style. The building is a four story rectangular block with a flat roof. The first story is a combination of wood and dryvit stucco, with the upper floors being buff brick with terra cotta decoration. The south elevation is clad in modern metal siding.

The façade facing east on Water Street is divided into three bays at the storefront. The first floor has a central recessed entrance enframed by a concrete arch within a decorative terracotta frame. Tripartite storefront windows flank the entrance. A molded string course with dentils divides the first and second floor. The façade was covered with modern metal siding for several decades but has been fully exposed again.

The upper three stories are six bays of double-hung windows. The second floor windows have a granite sill with a splayed brick lintel. The buff brick is rusticated on the second floor, terminating at the decorative terra cotta string course that divides the second and third floor. The third floor buff brick is laid in common bond. The six bays of double-hung windows rest on the terra cotta string course. Splayed brick lintels with a central terra cotta keystone are above the windows. The fourth floor has six bays of rounded-arch double-hung windows. A continuous decorative terra cotta sill with dentils is located below the windows. Above the

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

fourth floor arched windows is a decorative terra cotta string course. Between the cornice dentils and string course is a central terra cotta name block that reads, "HILL-MACOMBER-WRIGHT."

The south elevation slopes from west to east. The first floor is clad in painted wood T-1-11 siding. The upper three stories are clad in dryvit stucco. Four bays of recessed double-hung windows are located on the second, third and fourth floors. The east side of the third floor has the address installed on the concrete siding.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

Areas of Significance (Enter categories from instructions.)

ARCHITECTURE

COMMERCE

INDUSTRY

ENTERTAINMENT/RECREATION

TRANSPORTATION

Period of Significance

1835-1957

Significant Dates

1865

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bell, Mifflin E. (1847-1904), Supervising Architect of the Treasury Dept., Washington, DC

Bunker and Savage Architects (1919-2015), Augusta, ME

Cleverdon, Varney & Pike (1928-present), Boston

Coombs, Harry S., (1878-1939), Lewiston, ME

Fassett, Francis A. (1823-1908), Bath and Portland, ME

Fletcher, Charles, (1846-1936), Augusta, ME

Freeman, Funk and Wilcox, Architects (c. 1905 -1910), Boston, MA

Harriman Associates (1870-present), Auburn, ME

J. Williams Beal, Sons, (1920-1960) Boston

Spofford, John C., (1854-1936), Boston, MA

Stevens, George, (1823-c. 1890), Portland, ME

Tibbetts, John C. (1826-c. 1910) Augusta, ME

Wing, Arthur (1870-1912), Augusta, ME

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Statement of Significance Summary Paragraph

The Water Street Historic District located in the City of Augusta, Kennebec County, Maine, is significant under National Register Criterion A in the areas of Commerce, Industry, Transportation and Entertainment and Recreation. As the most intact remaining section of the historical dense commercial downtown in Augusta, the district illustrates a common pattern of retail and commercial uses in first floor spaces with office, fraternal, hotel, or residential spaces above, and was a hub for the city's entertainment and recreational facilities. The Water Street Historic District is also significant under National Register Criterion C in the area of Architecture. The fifty-one contributing resources comprise a visually cohesive grouping of commercial, governmental, and institutional buildings built between 1835 and 1957, which generally retain a high degree of historic integrity. Architect designed buildings demonstrate the influence of Greek Revival, Italianate, Romanesque Revival, Beaux Arts, and Colonial Revival styles, with examples of the Art Deco and Moderne styles as well. The period of significance for the architecture, 1835 –1957, represents span between the earliest built date for a contributing resource within the district and the most recent built date occurring fifty years before the present.

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Areas of Significance: Criterion A
Commerce, Entertainment/Recreation, Industry, Transportation

Commerce

The Water Street Historic District is significant in the area of Commerce as the city's historic downtown commercial district. The commercial center of Augusta was established along Water Street in the early developmental years of the village, when the adjacent wharves and river ferry were established at the head of tide. The street is one of the oldest in the city and is located between the residential, governmental, and industrial areas of the city running parallel to the west bank of the Kennebec River. Starting at the rotary intersection of State Street and Western Avenue, Water Street runs northerly toward the Sand Hill residential neighborhood. Commercial development on Water Street occurred historically in the area between the existing railroad underpass on the south and the railroad overpass on the north and remains largely intact from the end of the period of significance.

The growth of Augusta created a demand for merchants, shops, stores, doctors, lawyers, and other downtown businesses. The buildings constructed along Water Street were designed to

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

accommodate these uses. The businesses thrived because of the easy proximity to residential neighborhoods that developed north and west of Water Street and the traffic along the street from outlying towns. Hotels, churches, schools, and libraries were also built nearby, building up the community and keeping residents close to the commercial hub. With the mills to the north of downtown, many workers would commute by foot to and from work. Each day, the district was filled with pedestrian, trolley, carriage, and wagon traffic in the street and railroad traffic passing through.

The population in 1800 was 1,211. It grew to 3,980 by 1830 and 5,314 in 1840. The period of significance for the district begins at the midpoint between those dates. It increased to 8,225 by 1850 but declined to 7,609 in 1860 and only gained 199 citizens over the next decade, with the Great Fire occurring in the middle of that decade. The population was 8,665 in 1880, shortly before expansion of the textile mill by Edwards Manufacturing, and grew to 10,527 in 1890. The population continued to grow by approximately 1,100 per decade until 1920, when it reached 14,114. It increased by more than 3000 between 1920 and 1930 and by more than 2000 in the next decade, reaching 19,360 in 1940. Growth slowed after 1940, with fewer than 1000 additional people in each of the three decades. The population reached a high of 21,945 people in 1970 and has been decreasing since.²

The commercial district developed over time, with a mid-nineteenth century building boom following construction of the first dam at head-of-tide, which powered seven sawmills, a grist mill, and a machine shop by 1846.³ This building boom was extended by the arrival of the railroad in 1848. A re-building boom followed the 1865 Great Fire, which destroyed most of the commercial downtown south of Bridge Street. Built in 1882, the large Edwards Manufacturing cotton mill employed 700 people, spurred new residential development north of the district and provided many new customers for downtown businesses. Also in the 1880's, the development of monthly subscription magazine publishing in Augusta resulted in the construction of several significant buildings to house the publishing companies and the granite U.S. Post Office building to handle the high volume magazine shipping to subscribers. Prior to construction of the new post office, a substation specifically to handle magazine shipping was established in 271-273 Water Street, an existing building near the rented main post office.⁴

The late-nineteenth century boom affected the scale, styles, and uses of the buildings in the commercial center and largely shaped the Water Street seen today. The growth continued the pattern of small businesses along Water Street, but also allowed for larger department stores to take root around the turn of the twentieth century. The largest was the Bussell and Weston Department Store at 204-208 Water Street (#48), designed by the Boston firm of Freeman, Funk and Wilcox and built in 1909.⁵ Bridging the categories of commerce and industry, the 22,000 square foot Fuller Holloway Company wholesale grocery, flour, and feed warehouse was built at 90-98 Water Street (#38) in 1912, one of the few sites on Water Street that could be directly served by a railroad siding.

² <http://www.library.umaine.edu/govdoc/Census%20Population%201790%202000.pdf>. Accessed July 19, 2016.

³ Natural Resources Council of Maine. "A Brief History of the Edwards Dam."

⁴ Sanborn Insurance Company map, 1884.

⁵ Violette, Zackery. *Downtown Augusta, Maine – A Brief Architectural and Historical Overview*, 11.

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

Entertainment and Recreation

The Water Street Historic District is significant in the area of Entertainment and Recreation as the primary location of the city's venues for entertainment and fraternal organizations throughout its history. Notable of the surviving entertainment venues is the 1913 Colonial Theater (#30, NR #14000384), and the 1894 Masonic Lodge (#4, NR #82000755). The Colonial Theater was built on the site of the Theater Comique and a bowling alley, which were destroyed in a 1912 fire.⁶ In the Granite Block (#13), the entire upper portion of the block was occupied by George Cony for his dancing school and assembly hall.

Many people came to the city as visitors, to shop and be entertained. Several hotels were located in the district, as would be expected near the railway depot and downtown business and entertainment venues.⁷ By 1887, two hotels had been established on the west side of Water Street. The Hotel North filled most of the block bounded by Winthrop, Water, Commercial, and Oak Streets from 1887 until 1966.⁸ This block was cleared for the Key Bank Building in the 1980's. The Cony Hotel was opened in 1869 on the west side of Water Street in the building that still stands at number 214-218 (#51), approximately midway between Oak and Bridge streets. This hotel later expanded into the upper stories of the John Parsons Building next door at 210 Water Street (#50).⁹ The City Hotel was located at 149-153 Water Street, on the east side of the street north of Bridge Street, prior to being destroyed by fire in 1912. It was replaced by a new commercial building (#28).

Meonian Hall, on the east side of Water Street at number 211(#20), was a popular gathering spot for dances, lectures, political rallies, and other entertainment. The first Meonian Hall burned in the 1865 fire and was rebuilt, remaining a popular downtown venue until it closed in 1904.¹⁰ Francis Fassett designed Granite Hall was one of the city's most popular entertainment venues following its construction in 1866. It was located next to Market Square, on southwest corner of Water and Winthrop streets, on the site of the park constructed in 2015. A fire in December 1890 gutted the building, which was reconstructed in 1893 as the Augusta Opera House by Bunker and Savage, architects of Augusta.¹¹ It later became a movie theater and was substantially renovated and renamed The Capital in 1931-32. It closed in the late 1950s and burned in 1983.¹² The Theater Comique first introduced movies as a new form of entertainment in Augusta between 1903 and 1910.¹³ It was destroyed by fire in 1912 and replaced by the Harry S. Coombs designed Colonial Theater in 1913. The building was substantially enlarged when reconstructed as designed by Bunker and Savage in 1926,

⁶ Violette, 7.

⁷ Sanborn Insurance Company map, 1884.

⁸ Violette, 9.

⁹ Violette, 10.

¹⁰ Shettleworth, Earle G., Jr. *Victorian Augusta*, Arcadia Publishing, 2008, 54.

¹¹ Sleeper, Frank H. *Augusta, Images of America*, 1995, 95.

¹² Mitchell Christi. Colonial Theater National Register of Historic Places Nomination Form, Maine Historic Preservation Commission, Augusta, ME: 2015.

¹³ Mitchell Christi. Colonial Theater National Register of Historic Places Nomination Form, Maine Historic Preservation Commission, Augusta, ME: 2015.

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

following another fire. After the expansion it seated 1,240 people and remained in operation until 1969.¹⁴

Fraternal organizations also built and/or occupied numerous buildings in the district during the period of significance. The Grand Army of the Republic (GAR) was a fraternal organization for veterans of the Union forces during the Civil War. Their hall was located in the Grand Hall building at 228-232 Water Street (#53). Other organizations within the district include the I.O.O.F. (Odd Fellows) who built their hall at 335 Water Street (#02) in 1898, and the Masons, who built their Temple at 313-321 Water Street (#04), in 1894. The Augusta Literary Association, precursor to the Lithgow Library, was housed on the upper floors of 204-208 Water Street (#49) prior to the construction of the new library on Winthrop Street in 1896.¹⁵

Industry

As was common in the nineteenth century, commercial, residential, and industrial uses existed in close proximity in Augusta (at the north end of the district). While no residential properties are included in the district, the worker housing in the nearby Bond Street Historic District was listed on the National Register in 2014 (NR #14000137). Numerous manufacturing industries capitalized on the water power of Bond Brook in the eighteenth century and the Kennebec River in the nineteenth century. Most of these mills were just north of the district and all have disappeared except two buildings of the Edwards Company on Water Street. The Edwards Manufacturing Company cotton mill was the largest, filling a multi-acre site on the west bank of the Kennebec. It was largely destroyed in a fire in 1989 and the remains of the complex were subsequently demolished. The cotton storehouse/warehouse building and the Edwards Building across the street remain within the district boundary as the last substantial structures from the complex. The storehouse location, across the street and separated from the other mill buildings by a short distance, was dictated by the location of an existing railroad siding. No rail line reached the plant complex across the street. Also served by the same railroad siding was the Swift and Company meat packing plant at 82 Water Street (#37) and the Fuller Holway Building at 98 Water Street (#38).

Transportation

Augusta's downtown developed at the furthest inland navigable point for large vessels on the Kennebec River at a time when the river was the primary transportation route in and out of central Maine, making it an important terminus and transshipment point for passenger and freight transportation on the river. A ferry crossing connected the two sides of the river. Construction of the bridge just above head of navigation in 1797 created an important transportation link spurring development of the district, with roads eventually extending from the bridge eastward to the coast and westward to the lakes and western mountains. Although not historic, the existing bridge is in the location of the historic bridges that preceded it and continues to serve as an important transportation link for the city. Water Street itself is part of

¹⁴ Mitchell Christi. Colonial Theater National Register of Historic Places Nomination Form, Maine Historic Preservation Commission, Augusta, ME: 2015.

¹⁵ Violette, 11.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

the early road along the west bank of the river, connecting downriver and upriver communities through Augusta.

Further spurring development within the district was the construction of the Kennebec and Portland Railroad (K&PRR), chartered in 1846 and completed from Portland to Augusta in 1851. The Somerset and Kennebec Railroad was chartered in 1848 and completed from Augusta to Waterville in 1853. The line was connected to Bangor from Waterville via the Penobscot and Kennebec Railroad (P&KRR). In 1862, the K&P, A&K and P&K merged to form the Maine Central Railroad, which eventually absorbed additional lines to create a rail network that extended from Portland to Vanceboro, in Washington County; with branch lines extending up the coast from Brunswick to Rockland; eastward from Burnham Junction to Belfast on Penobscot Bay and from Bangor to Bar Harbor; and westward from Portland and Lewiston to points in Oxford County. In Augusta, the passenger and freight depots for the K&P and later Maine Central Railroad were located first on Commercial Street and subsequently on Water Street. Neither depot remains standing and both locations are now used for parking. The railroad tracks remain, covered over with gravel for parking.

Near the north end of the district, the Maine Central railroad line passes over Water Street as it curves eastward and crosses the Kennebec River on a Warren deck-truss bridge. The existing riveted plate girder bridge over Water Street was built in 1913, replacing an earlier iron structure. A rail siding off the mainline just south of the Water Street overpass originally accessed a gravel pit used for railroad construction and later served several warehouse buildings between the overpass and Laurel Street.¹⁶ The larger warehouse building was built by the Edwards Manufacturing Company in 1920 to serve their now demolished textile mill just northeast of the district. The mill complex was not served by rail and access to the rail siding was clearly the reason for siting the warehouse across Water Street from the remainder of the plant.

Area of Significance: Criterion C

Architecture

The contributing buildings of the Water Street Historic District embody the distinctive characteristics of downtown commercial blocks from the period of significance and though some buildings lack individual distinction, they contribute to the district as a whole through their setting, location, massing, and relationship to the street and each other. The character defining features of the district are the relationships of the buildings to each other, their massing, materials, and design. The buildings are also significant for their depiction of the evolution of the commercial center with expansion and new construction throughout the period of significance. Many of the buildings follow the tradition of mixed use for downtown commercial buildings, with retail space on the first floors, professional offices on the second, and meeting halls above. The buildings of the district replaced earlier wood-framed commercial buildings, primarily in the years immediately after the 1865 fire. One of the characteristics of the district is the use of brick as the primary building material for the majority of buildings.

¹⁶ Shettleworth, Earle G., Jr. *Victorian Augusta*, Arcadia Publishing, 2008, 54.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The details in the architectural design of the buildings create a cohesive district of commercial structures. None of the buildings rise over six stories, and nearly all have flat roofs, creating a sense of uniformity among the buildings.

Six buildings in the district pre-date the 1865 Great Fire, with built dates between 1835 and 1862. Most of these show Greek Revival elements with later alterations during the period of significance. The 1862 Williams Building, by Francis H. Fassett, is in the Italianate style. Eighteen of the fifty contributing buildings were built between 1866 and 1880, creating a large group of Victorian commercial style blocks. Some of the most notable are the Sturgis & Haskell Block which features a curved corner, and the Granite Block, a large granite-faced commercial building. Between 1890 and 1920, another group of buildings were constructed in the Renaissance Revival, Neo-Classical, and Early Twentieth Century Commercial style, including the Post Office, Masonic Building, Kennebec Journal Building, and Bussell and Weston Department Store. A smaller group of buildings were built or significantly altered between 1920 and 1957. These buildings introduced the Art Deco style in the S.S. Kresge Building, Woolworth Building, and Cherwosky's Department Store; and the Modern Movement in the re-cladding of the Granite National Bank Building.

The architectural anchor of the district, both the tallest and most architecturally distinct of the historic buildings, is the round-towered Richardson Romanesque style Post Office, or Old Federal Building at 295 Water Street (#05). Built of granite in three phases between 1890 and 1920, its central tower is visible for nearly the entire length of Water Street. It was designed under the direction of the Supervising Architect of the Treasury Department, Mifflin E. Bell. Other examples of buildings notable for their architectural significance are:

Vickery Building, 263 Water Street (#11). The Vickery Building was designed by John Spofford in the Renaissance Revival style for publisher Peleg O. Vickery and was constructed in 1893. The four story granite building features a variety of carved stone details and an elegant composition of Classical architectural forms and details. The first story has natural finish oak storefronts framed by square granite piers and a pair of Ionic granite columns that flank the recessed entrance. A granite entablature has "VICKERY" carved into it above the central entrance. The second story has four sets of Corinthian pilasters resting on the entablature, dividing the second story into three bays. Each pair of pilasters is topped by a tall entablature from which three half-round arches with scrolled keystones spring to frame the three bays at the third floor level. Within each of these three slightly recessed bays there are elaborately framed windows. An entablature above the third story arches creates an attic story with windows in carved granite frames. A frieze with granite relief carving is below a denticulated overhanging bracketed cornice. A paneled parapet with four carved decorative reliefs is above the cornice.

Kennebec Journal Building, 325-331 Water Street (#03). The Kennebec Journal Building was built in 1899 and designed by Arthur Wing in the Romanesque style. Wing was a local architect whose career was cut short by an early death in 1912. This building served as the long-time offices of the *Kennebec Journal*, the oldest newspaper in Maine still in business. Architecturally, the building is a largely unaltered example of a restrained Romanesque style. The *Kennebec Journal*, which was founded in 1825 occupied several other buildings before

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

the construction of this structure. The newspaper moved to more modern facilities after the end of the period of significance.

Sturgis & Haskell Block, 178-182 Water Street (#45). The Sturgis & Haskell Block is a three story brick building with a rounded corner at the intersection of Water and Bridge Streets. Designed by John C. Tibbetts, the Sturgis & Haskell Block is part of a row of Italianate commercial buildings. Constructed in 1867 by Ira Sturgis and Erastus Haskell, this block was part of the last group of structures erected in the two years following the fire. The three story painted brick building includes brick corbelling, decorative window hoods and an overhanging cornice with brackets. The original cast iron storefront is intact, although larger plate glass has replaced smaller panes.

Bussell & Weston Building, 190-202 Water Street (#48). The Bussell & Weston building is a three story brick masonry Neo-Classical Revival building designed by Boston architectural firm Freeman, Funk and Wilcox in 1909. The building was built as a department store and continued in that use until 1985. Bussell & Weston selected a Boston firm to design a structure which departed from the predominant Italianate character of the street using a then up-to-date architectural vocabulary common to department stores of the period. The large Chicago style windows, interrupted only by pilasters, the use of white vitrified brick, and the flat façade are all characteristic of early 20th century retail architecture. The cornice was added between 1912-1926, replacing a stepped parapet.

Libby-Cony-Hill Block (Granite Block), 221-225 Water Street (#17). The Libby-Cony-Hill Block (Granite Block) was built in 1866 on the east side of Water Street. The large three story granite building is capped with an over-hanging bracketed cornice. Although commonly used for public buildings in Maine, the use of granite is 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 great fire. 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.

Williams Block, 179, 185, 187 Water Street (#23).

The Italianate style Williams Block is located on the corner of Water and Bridge Streets. Constructed in 1862, the three story brick building was design by Francis H. Fassett. The building was built by former US senator Reuel Williams, one of Augusta's important citizens in the 19th century. The Williams Block was the only building south of Bridge Street that survived the 1865 fire.

Doughty Block, 267 Water Street (#10). The 1890 six-story Doughty Block is the only example of a late nineteenth century "high-rise" commercial building in Augusta. It is a relatively early example of such a tall building for Maine. The building's architectural styling, however, is somewhat old-fashioned for its day. As an early example, it mixes forward looking Renaissance Revival round arched windows and deep over-hanging cornice with backward looking Italianate elements like sill courses, which create a horizontal effect in opposition to the vertical thrust typical of "sky-scrapers" built in the following decades. The architect, Charles

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Fletcher, was a local builder who was active in Augusta from the 1870's to the 1920's. He erected this building for Charles Doughty in 1890.

Whitehouse Block, 188 Water Street (#47). The Whitehouse Block is a three story brick Italianate building designed by Francis Fassett and constructed between 1865-66. Italianate style features include an over-hanging cornice, decorative metal window caps and stone quoins for the second and third stories. It is part of a group of four Italianate buildings which are the most important surviving concentration of buildings constructed immediately after the disastrous 1865 fire. O.C. Whitehouse, the dry goods merchant who built this block, put his store on the second floor. The first floor was occupied by the Augusta Savings Bank and the office of the United States Pension Agent, while the third floor was reserved as a hall for fraternal societies. The building has been attributed to Francis Fassett, the Bath (later Portland) architect who designed several major structures in Augusta before and after the 1865 fire, based on stylistic similarities to his other work.

Noble Block, 184 - 186 Water Street (#46). The Noble Block is a three story brick Italianate building designed by John C. Tibbetts. The three-bay storefront is divided by cast iron engaged columns. A recessed entrance flanked by display windows is centrally located. The windows are segmented and round arched with double-hung sash. Brick corbelling decorates the window trim and stringcourse. A projecting cornice above the third story is shared with the block on the south. With the neighboring Whitehouse Block (#47) this building is as part of a row of four Italianate style stores which are the most important surviving group of structures erected after the 1865 fire. T.C. Noble built the first story in late 1865, the year of the fire. The upper two stories were not added until 1867, the year the block to the north was built.

The 1947 F.W. Woolworth Building at 189-197 Water Street (#22) is an example of a chain store building built in a style used by the company across the nation to create a recognizable "image" for the company. This building is typical of many stores constructed for Woolworth's in the 1930's and 1940's all across the United States, including the Woolworth's built on Congress Street in Portland, Maine a year before this building was built. The Portland Woodworth's Building was designed by the Boston architecture and engineering firm Cleverdon, Varney & Pike prior to the Great Depression but not built until 1946.¹⁷ Given the similarities of the buildings and their close construction dates, it is likely the same firm designed the Augusta store. As in Portland, the company had previously occupied the first floor retail space of a taller Victorian era building (271-273 Water Street) prior to building this modern building. The Art Deco style is typically characterized by an emphasis on verticality, even in one and two-story buildings. Egyptian, Byzantine and Moorish motifs are often incorporated, as in the stylized terra cotta ornament along the parapet of this building. The terra cotta surfaces of the upper façade create interesting shadow lines and carry the eye upward rather than along the façade. Verticality is emphasized, too, by the stylized columns and capitals between the windows. The metal ventilation grilles in the polished granite bulkhead panels under the storefront windows incorporate a repeating "W" into their design, and example of Woolworth's "branding" of their buildings. This was the last entirely new building built in the district during the period of significance.

¹⁷ Hanson, Scott T. "Congress Street Historic District NPS Certification Application," 2010.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

A more exceptional Art Deco style building is the S.S. Kresge's Building at 241-249 Water Street (#15), built in 1932. Here, the materials are bronze, polished granite, cast stone, and tapestry brick. Like the Woolworth building, it is two stories and replaced taller Victorian era buildings built after the 1865 fire. The storefront is exceptional and one of the few Art Deco bronze storefronts surviving in Maine. Like the Woolworth store building, this building uses materials and design motifs the company used for stores across the country to build a recognizable company brand. Similar examples exist in Philadelphia, Pennsylvania and Elk Hart, Indiana.

The Granite National Bank Buildings at 244 Water Street (#55) was designed in the Second Empire style by Francis H. Fassett in 1866. Its three-story exterior was brick and stone with cast iron storefronts and it was capped with a Mansard roof. Around 1900, the Mansard roof was removed and a brick parapet added. In 1926, its exterior was dramatically rebuilt in the Neo-Classical style using granite for a rusticated base and smooth ashlar upper stories with four two-story pilasters on the façade supporting a wide frieze and cornice. In 1959, it was again dramatically altered when it was shortened to two stories and re-clad in the Modernist style using aluminum framing for large windows and cast concrete panels.¹⁸ This alteration combined the original Granite National Bank Building with the neighboring Hunt Block, however the new Modernist façade on Water Street and the south (Oak Street) elevation stopped short of the ends of the two elevations. A portion of the 1926 granite exterior of the bank building remains exposed at the southwest corner of the building and the northernmost two bays of the original nine bays of the Hunt Block were stripped of their Italianate detail and re-clad in modern brick at the northeast corner. These two bays appear to be a separate building, but are not. The 1950's exterior of the building retains a high degree of integrity to its original construction and is the newest contributing construction in the district.

Many buildings on Water Street have experienced alterations to roofs and/or storefronts. Two buildings that were built in the Second Empire style, the E.C. Allen Building (#07) and the Granite National Bank Building (#52), had their Mansard roofs removed in the twentieth century. In the case of the Granite Bank, this was part of a Neo-Classical re-cladding of the building in the early part of the century that was subsequently removed when the building was re-clad in a Modernist idiom by the Boston architecture firm J. Williams Beal, Sons in 1957. The E.C. Allen Mansard roof was replaced with a brick fourth floor and flat roof following a fire in 1947. Nearly all of the 19th century buildings had their storefronts altered after World War II, as was typical throughout Maine.

Developmental history/additional historic context information (If appropriate.)

The settlement that became Augusta was established at the head of tide on the Kennebec River, which provided access for fur trading with the Native Americans. The Cushnoc Trading Post was established there by the Massachusetts based Plymouth Company in 1628 and remained in operation for forty years before being abandoned.¹⁹ As in most of Maine, permanent settlement was deterred by numerous conflicts between the English, French, and Native Americans which began in 1675 and continued sporadically until 1763. The site at

¹⁸ City of Augusta, Tax Assessor's records for 244 Water Street.

¹⁹ Nason, Emma Huntington. *Old Hallowell on the Kennebec*, 10.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Cushnoc was abandoned at the start of those wars and remained so until Captain James Howard had Fort Western built at the start of the French and Indian War in 1754. The fort was built to guard against French aggression from the north and provided the security needed for settlers to begin trickling back into the area. Following cessation of hostilities in 1763, the fort served primarily as a trading post, which encouraged further settlement of the area. The settlement was named Hallowell after Benjamin Hallowell, one of the Kennebec Proprietors, the group of Boston merchants and traders who held title to a vast area of land on both sides of the Kennebec River.

The town was granted a charter by Massachusetts in 1771. It encompassed ninety square miles, including all of today's Hallowell, Augusta, and Chelsea and large portions of today's Manchester and Farmingdale.²⁰ On February 20, 1797, the area now known as Augusta separated from Hallowell and incorporated as a town called Harrington. Six months later, on June 9, 1897, Harrington was renamed Augusta.²¹ In 1832, the Maine state capital was moved from Portland to Augusta, triggering expansion of the town and development of the commercial area along Water Street.²² By 1840 Augusta had a population of 3,980. The town incorporated as a city on August 20, 1849.²³

Water Street was laid out in 1785 as part of a road along the west bank of the river. As the town grew, a commercial district developed near the river along Front and Water Streets, near the 1797 bridge across the Kennebec. This was the furthest inland navigable point for large vessels on the Kennebec River, making it an important location for transportation on the river. Construction of the bridge just above head of navigation created another important transportation link within the district. This initial dense development was primarily wood-framed commercial buildings of one to two-and-a-half stories.

On September 17, 1865 the Great Augusta Fire destroyed much of the city's commercial downtown along Water Street.²⁴ Eighty buildings worth an estimated half-million dollars were destroyed.²⁵ Following the fire, the downtown was quickly rebuilt with small, temporary, wood buildings, most of which were replaced with larger brick and stone buildings in the following years. By November 1866, twenty-nine new buildings had been erected; many designed by architects Francis A. Fassett and John C. Tibbetts. During the reconstruction, Fassett was quoted in an Augusta newspaper as saying, "When the buildings upon Water Street now being erected shall have been completed, the architectural character of the same will be superior to any street in any city in the state."²⁶

²⁰ Nason, 21.

²¹ Augusta. Maine An Encyclopedia. 2011. Accessed June 03, 2016. <http://maineanencyclopedia.com/augusta/>.

²² Reed, Roger G. Multiple Resources of Augusta's Central Business District National Register of Historic Places Nomination Form, Maine Historic Preservation Commission, Augusta, ME: 1987.

²³ North, James W. *The History of Augusta, from the Earliest Settlement to the Present Time: With Notices of the Plymouth Company, and Settlements on the Kennebec; Together with Biographical Sketches and Genealogical Register*. Augusta: Clapp and North, 1870.

²⁴ Augusta. Maine An Encyclopedia. 2011. Accessed June 03, 2016. <http://maineanencyclopedia.com/augusta/>.

²⁵ Violette, 1.

²⁶ Violette, 1.

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

During the late 19th century the publishing industry flourished in Augusta. E.C. Allen, Gannett & Morse, and Vickery & Hill were large successful publishers in Augusta. E.C. Allen built three buildings (two extant, 275 Water Street #07 and 287 Water Street #08), while Gannett built one building (325-331 Water St, #03) and Vickery another (263 Water Street, #11). William Howard Gannett's *Comfort* magazine was the first magazine in America to reach a circulation of one million monthly. Newspapers with a wide circulation were also published within the district, including the Universalist *Gospel Banner*, published at 257 Water Street.²⁷ The *Maine Farmer*, the nation's third oldest agricultural publication, moved to Smith's Block, opposite Market Square at the southeast corner of Water and Winthrop streets in 1870.²⁸ That building was demolished for construction of the Post Office on that site between 1885 and 1890 and the *Maine Farmer* then published at 300-304 Water Street (#58) until 1921.²⁹

Augusta became the Maine state capital in 1832. The State House and other governmental facilities that were built over the following century were located well south of the downtown area, with other state institutions across the river. Augusta's role as the state capital appears to have had minimal effect on the development of the commercial downtown. The majority of legislators apparently stayed at the Augusta House Hotel, built near the Capitol building in 1832 and expanded in 1864 and 1910.³⁰ The railroad station used by legislators from across the state was located downtown and the shops and restaurants within the district undoubtedly derived some business from these individuals when the legislature was in session.

The Kennebec Dam Company was incorporated in 1834 with the dam completed in 1837 and the canal and basin constructed on the west side of the river in 1838. Initially, the industry powered by the dam was focused on wood products, with ten sawmills in operation in 1838.³¹ The first textile mill, containing 10,000 spindles, was established in 1846. Large scale textile manufacturing began in 1867 when the A. & W. Sprague Manufacturing Company of Rhode Island purchased the existing cotton mill and other mills powered by the dam.³² The cotton mill was destroyed by fire in March 14th of the same year, the newspaper reporting, "The cotton batting mill... was destroyed by fire... The Machinery and a large quantity of cotton were destroyed. Loss \$20,000."³³ A December 1867 article in the same newspaper indicates that an even larger mill building was destroyed by fire later the same year, "A large building, the property of the A & W Sprague Manufacturing Company, of Providence, R. I., and occupied by several firms for the manufacture of sash, blinds and doors, furniture and other wood works, a grist-mill, salt manufactory, machinist, &c., was totally destroyed by fire this afternoon. The total loss is about \$80,000, with no insurance."³⁴ Sprague built a large new mill with a capacity for 40,000 spindles on the property and rebuilt the dam to increase the water power.³⁵ In 1873, the Sprague Company's Augusta mill was running 32,000 spindles and employing 450 workers

²⁷ Violette, 3.

²⁸ "Sesquicentennial Edition," *Kennebec Journal*, Augusta, ME, July 30, 1947, n.p.

²⁹ 1884 Sanborn map.

³⁰ Shettleworth, Earle G., Jr. *Victorian Augusta*, Arcadia Publishing, 2008, 42.

³¹ "Sesquicentennial Edition," *Kennebec Journal*, Augusta, ME, July 30, 1947, n.p.

³² Webber, Samuel. *Manual of Power for Machines, Shafts, and Belts: With the History of Cotton Manufacture in the United States*, 1879, 65.

³³ "A Cotton Mill Destroyed at Augusta, Me." *New York Times*, March 15, 1867, n.p.

³⁴ "Destructive Fire in Augusta, Me." *New York Times*, December 20, 1867, n.p.

³⁵ Webber, 65.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

with an annual payroll of \$150,000.³⁶ By the early 1880's, the Sprague Company was in financial difficulties and the mill was sold to a group of investors incorporated as Edwards Manufacturing Company in 1883.³⁷

The Edwards Manufacturing Company almost immediately began to expand the plant. The 1884 Sanborn insurance map shows three mill buildings, a picker house, boiler house, and store house. Notations state that Mill 2 was built in 1877 (by the Sprague Co.), the store house in 1883 (by Edwards) and the largest mill, Mill 3 was then under construction. A much smaller line of buildings to the north housed wood products mills of various sorts. The 1889 Sanborn map shows two new mills, the same size as Mill 3, (Mills 4 and 5) being constructed at either end of that mill, along with a new power house and dust room. Mill 4 displaced the wood products mills on the north end of the site. Additional buildings for cotton storage and for coal storage had been built between the 1883 store house and the boiler house on the west side of the complex. This phase of construction largely built-out the site and no additional major construction was done at the complex until the 1930's.

This rapid expansion in the 1880's required a vastly expanded workforce. Agents and recruiters from the company toured "Lower Canada" for employees, bringing an influx of French speaking residents to Augusta³⁸ The mill remained in operation under the Edwards Manufacturing Company until the Great Depression, when it and several other Maine mills were purchased by a group of investors associated with electric power companies, who were interested in maintaining these large electrical power customers. Among the mills purchased by the corporation was the Bates Manufacturing Company, of Lewiston.³⁹ The Augusta mill became known as the Edwards Division of Bates Manufacturing Company after ownership was transferred to that company in 1945.⁴⁰ After several subsequent changes of ownership in the 1960's and 1970's, the mill closed in 1984.⁴¹ The complex burned in 1989

By 1889, the Augusta Pulp Company opened across the river, at the east end of the dam, providing more jobs to the area and bringing in more residents to the city.⁴² The 1895 Sanborn insurance map documents that this pulp mill was owned by Edwards Manufacturing Company by that date with a paper mill added. The Cushnoc Fibre Company, another pulp mill, had been built just to the south. By 1903 these buildings were all occupied by the Cushnoc Paper Company, with the larger building still owned by Edwards Manufacturing. Between 1918 and 1927, a major expansion of this plant occurred with the construction of a large new paper mill and paper store house to the north of the existing buildings. By 1949, this paper and pulp mill

³⁶ Whitman, William E. S.. *The Wealth and Industry of Maine: For the Year 1873 – First Annual Report*, Augusta, 1873, 83.

³⁷ Mitchell, Christi, Bond Street Historic District National Register of Historic Places Nomination Form, Maine Historic Preservation Commission. Augusta, April 11, 2014.

³⁸ Mitchell, Christi, Bond Street Historic District National Register of Historic Places Nomination Form, Maine Historic Preservation Commission. Augusta, April 11, 2014.

³⁹ Hanson, Scott and Melanie Spreen. "Bates Mill Historic District" National Register of Historic Places Nomination Form, Maine Historic Preservation Commission, Augusta, December 15, 2010.

⁴⁰ Sanborn Insurance maps,

⁴¹ Mitchell, Christi. Bond Street Historic District National Register of Historic Places Nomination Form, Maine Historic Preservation Commission. Augusta, April 11, 2014.

⁴² Sanborn Insurance Company map, *Augusta, Maine*, 1889.

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

was called Kennebec Pulp and Paper Company, a division of Hudson Pulp and Paper Corporation.⁴³

Together, the manufacturers mentioned above employed thousands of workers. The ethnic makeup of the population was affected by the railroad and mill development of the city. The first wave of "non-English" residents was the Irish laborers and French who built the dam and mills,⁴⁴ and then the railroads. The Portland and Kennebec Railroad (later Maine Central) connected to the Canadian owned Grand Trunk Railway in Yarmouth Junction. The Grand trunk ran from Portland to Montreal and provided Canadians relatively easy access to the expanding mill towns of Lewiston and Waterville as well as Augusta. The expansion of the cotton mill and establishment of the pulp and paper mill was enough to bring a large influx of French-Canadians to the area. They settled primarily in their own area at the north end of the city and established their own churches and other institutions.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Nason, Emma Huntington. *Old Hallowell on the Kennebec*, Augusta, ME: 1909, republished by Sam Teddy Publishing, South China, ME: 2009.

⁴³ Sanborn Insurance Company maps, *Augusta, Maine*: 1903, 1910, 1918, 1927, 1949.

⁴⁴ Mitchell, Christi. Bond Street Historic District National Register of Historic Places Nomination Form, Maine Historic Preservation Commission. Augusta, April 11, 2014.

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

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<http://www.nrcm.org/projects-hot-issues/healthy-waters/edwards-dam-and-kennebec-restoration/a-brief-history-of-edwards-dam/>. Accessed July 14, 2016.

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"Sesquicentennial Edition," *Kennebec Journal*, Augusta, ME, July 30, 1947, Maine State Library.

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Sleeper, Frank H. *Images of America: Augusta*. Arcadia Publishing, Dover, New Hampshire: 1995.

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Accessed July 19, 2016.

Violette, Zackery. *Downtown Augusta, Maine – A Brief Architectural and Historical Overview*, unpublished report, no date, Planning Department, Augusta City Hall, 16 Cony Street, Augusta, ME.

Webber, Samuel. *Manual of Power for Machines, Shafts, and Belts: With the History of Cotton Manufacture in the United States*, D. Appleton and Company, New York: 1879.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

WATER STREET HISTORIC DISTRICT
Name of Property

KENNEBEC COUNTY, MAINE
County and State

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): SEE INVENTORY

10. Geographical Data

Acreeage of Property 15.28

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 438269 | Northing: 4907648 |
| 2. Zone: 19 | Easting: 438422 | Northing: 4907631 |

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

3. Zone:19	Easting: 438291	Northing: 4906873
4. Zone:19	Easting: 438139	Northing: 4906949

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Water Street Historic District begins at the southeast corner of the New Purington Block at 341-347 Water Street and extends northerly along the rear line of the buildings on the east side of Water Street to the northeast corner of the Edwards Building at 71 Water Street. The boundary then follows the north wall of the Edwards Building to Water Street and crosses the street to the east face of the Edwards Cotton Storage Building at 74 Water Street. It then turns northerly along the east elevation of 74 Water Street to the northeast corner of the building, then westerly along the north elevation to the northwest corner of the building, and then southerly following the rear line of the buildings to the Maine Central Railroad Overpass. From that point, it follows the western boundary of the railroad line to the south side of Winthrop Street. From this point, the boundary extends easterly along Winthrop Street northwest corner of the public park at Winthrop and Water streets and then southerly along the rear of the park and the three adjoining buildings to the southwest corner of the Peachy Building at 314-320 Water Street, then easterly along the south elevation of that building and across Water Street to the west façade of the Kennebec Journal Building at 325-331 Water Street. From this point, the boundary runs southerly along the facades of the buildings on the east side of Water Street to the southwest corner of the New Purington Block at 341-347 Water Street, turning easterly to the point of beginning at the southeast corner of that building.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Water Street Historic District includes the historic resources that document the development of downtown Augusta between 1835 and 1957 and retain sufficient integrity for inclusion in the district. Several non-contributing vacant and parking lots have been included, as has the non-contributing 1980's Key Bank Building which fills the block bounded by Water, Oak, Commercial, and Winthrop streets.

11. Form Prepared By

name/title: Scott Hanson and Kendal Anderson
organization: Sutherland Conservation & Consulting
street & number: 295 Water Street, Suite 306
city or town: Augusta state: Maine zip code: 04330
e-mail: scotthanson@sutherlandcc.net
telephone: 207-620-6291
date: August 31, 2016

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Water Street Historic District

City or Vicinity: Augusta

County: Kennebec State: Maine

Photographer: Scott Hanson

Date Photographed: June 2016

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera:

All digital images are labeled as follows:

ME_KennebecCounty_WaterStreetHistoricDistrict_#.tif

0001. Looking north on Water Street showing the New Purinton Brothers Block (#1) on the corner, followed by the Old Purinton Block-Odd Fellows Hall (#2), the Kennebec Journal Building (#3) and Masonic Hall (#4).
0002. Looking northeast at the Kennebec Journal Building (#3), Masonic Hall (#4) and Old Federal Building (#5).
0003. Looking east at the Old Federal Building (#5) with Non-Contributing Market Square Park (#54) in front.
0004. Looking northwest from Winthrop Street at 1 Winthrop Street (#6) and the E.C. Allen Building (#7).
0005. Looking northeast at the E.C. Allen Building (#7), 1 Winthrop Street (#6) and 275 Water Street (#8).
0006. Looking northeast at the Parrott-Bradbury Block (#9), Doughty Block (#10), Vickery Building (#11), Jones-Quimby Block (#12) and George Jones Block (#13)
0007. Looking southeast at the Jones-Quimby Block (#12), Vickery Building (#11) and Doughty Block (#10).
0008. Looking east at the Kresge Building (#15) and 237 Water Street (#16).
0009. Looking north at 237 Water Street (#16), Libby Cony Hill Block (#17), Parrott Block (#18), and Barker Block (#19).
0010. Looking southeast at Old Meonian Hall (#20), Barker Block (#19), Parrott Block (#18), and Libby Cony Hill Block (#17).
0011. Looking north at the intersection on Water and Bridge Streets, showing the Williams Block (#23), Allen Lombard Block (#24), Darby Block (#25), and Reuel Williams Building (#26).
0012. Looking southeast at the Reuel Williams Block (#27), Reuel Williams Building (#26), Darby Block (#25), and Allen Lombard Block (#24).

WATER STREET HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State

0013. Looking northeast at the Reuel Williams Block (#27), Appia J. Whipple and Francis Beach Building (#28), Benedict Maher and Hannah White Building (#29), and Colonial Theatre (#30).
0014. Looking north under the train tracks showing the Edwards Manufacturing Building (#35), Edwards Building (#36), Swift & Company Building (#37), and Wesco Building (#38).
0015. Looking south at the Edwards Manufacturing Building (#35).
0016. Looking southwest at the Edwards Building (#36).
0017. Looking south at the Swift & Company Building (#37) and Wesco Building (#38).
0018. Looking north at the Edmund T. Bridge Buildings (#40, 41, 42).
0019. Looking southwest at the corner of Water and Bridge Streets at the Sturgis & Haskell Block (#45), Noble Block (#46), and Whitehouse Block (#47).
0020. Looking south at the Whitehouse Block (#47), Bussell & Weston (#48), James Bradbury & Darius Alden Building (#49), and John Parsons Building (#50). Non-Contributing Key Bank Building (#56) in distance.
0021. Looking north with the Granite National Bank (#55), Joseph Piper Building (#54), and Cherwosky's (#53) at left; on the left is the Kresge Building (#15).
0022. Looking northwest from the bridge at the rear of buildings inventory #24 - 30.
0023. Looking southwest from the bridge at the rear of buildings inventory #1-21.
0024. Detail of the fountain (#57) at the intersection of Winthrop and Water Streets.
0025. Looking northwest at the Peachey Building (#60), Wendenburg Block (#59) and the Maine Farmer Building (#58).

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

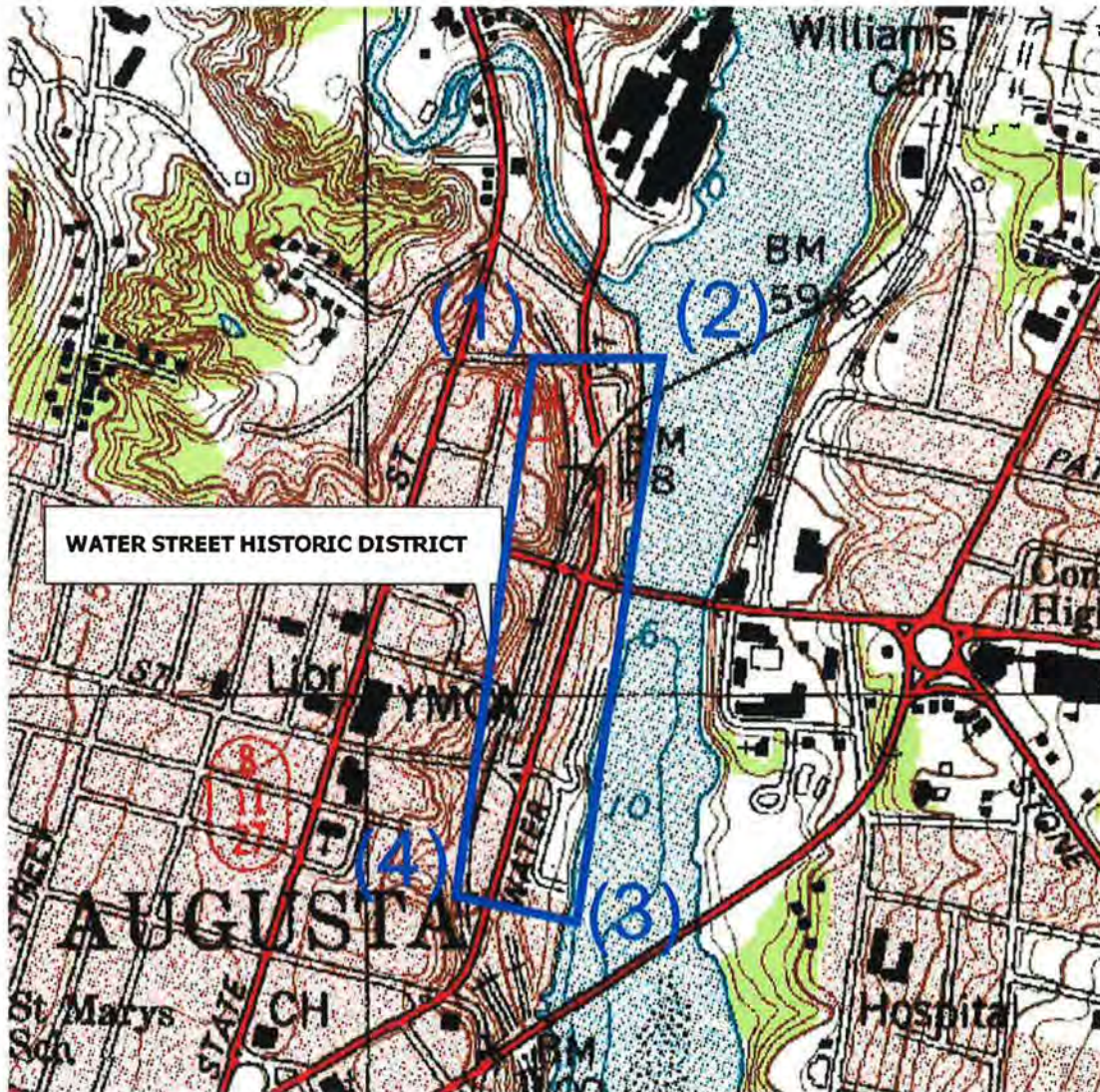
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State



**WATER STREET HISTORIC DISTRICT
AUGUSTA, KENNEBEC COUNTY, MAINE
18 OCTOBER 2016**

UTMs NAD 83

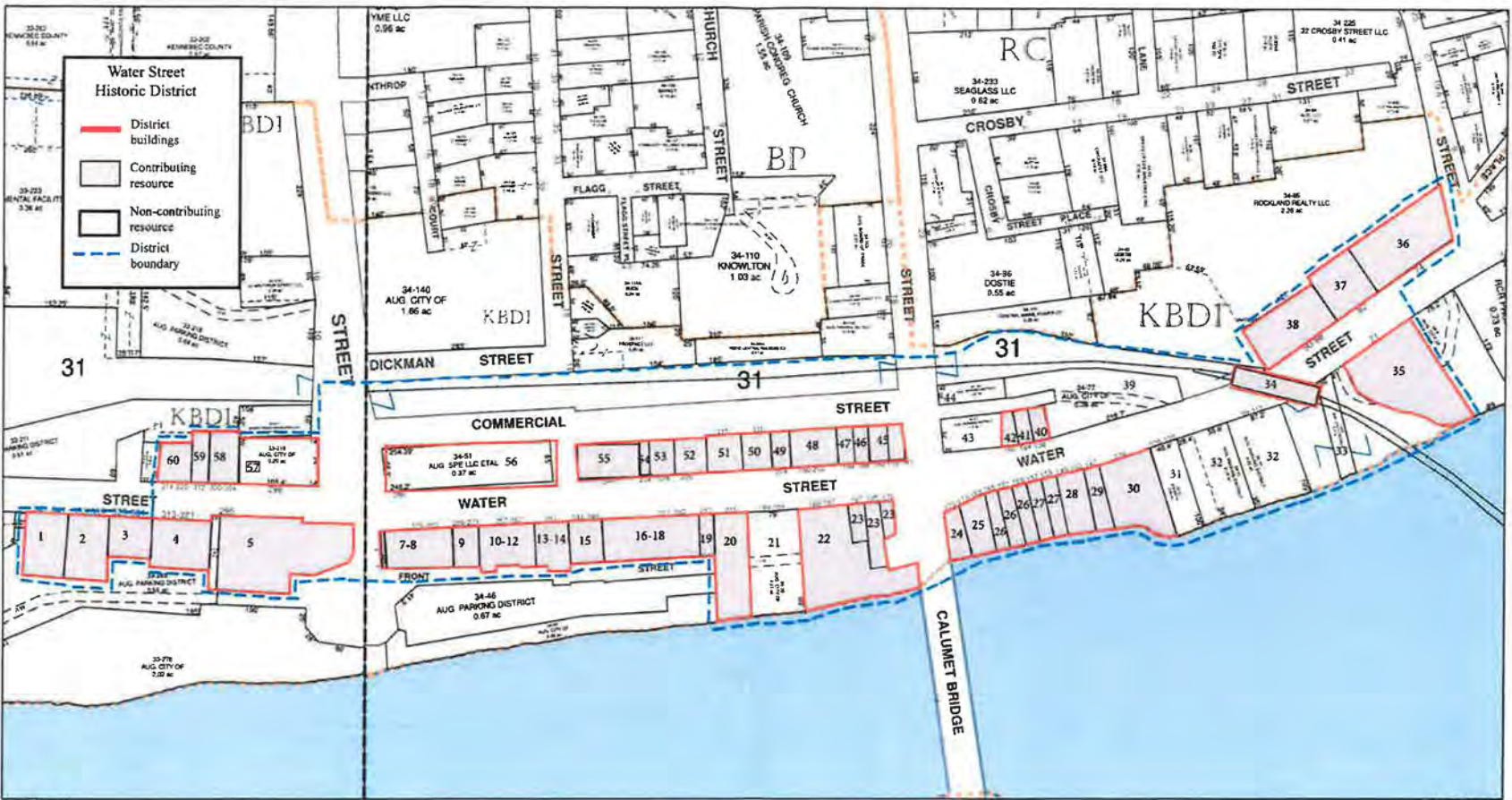
- (1) 19 / 438269 / 4907648
- (2) 19 / 438422 / 4907631
- (3) 19 / 438291 / 4906873
- (4) 19 / 438139 / 4906949

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WATER STREET HISTORIC DISTRICT
 Name of Property

KENNEBEC COUNTY, MAINE
 County and State



Tax Map 33

Tax Map 34



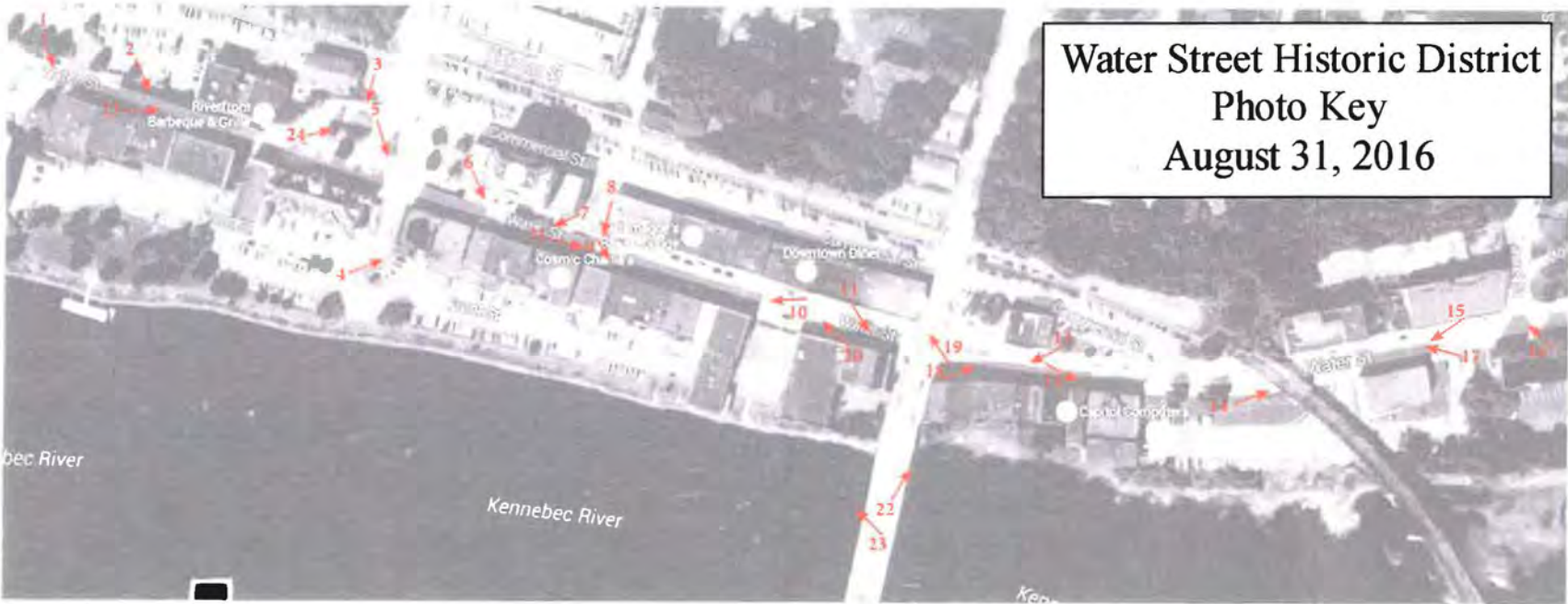
PROPERTY MAP
CITY OF AUGUSTA
 KENNEBEC COUNTY MAINE
 11-13-2010
 1:00 PM

WATER STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State



Water Street Historic District
Photo Key
August 31, 2016



Numbers correspond to photo log and arrows indicate direction of camera.



EXIT ONLY

HANDLEY HALL

AUGUSTA PAWN & JEWELRY

Fot Michaud PHOTOGRAPHY

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PARKING DISTRICT

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ANY TIME

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Chick's Life Design
T-shirts & Baby Products





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CAPITOL COMPUTERS
STEREO DOCTOR

MAIN SECURITY SURVEILLANCE

CAPITOL COMPUTERS

TRAINING CENTER



STATE LAW
TO
RETURN CROSSWALK







EAGLES CLUB



EAGLES CLUB





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PRESENTED TO THE CITY OF WASHINGTON
BY WILLIAM B. BAKER'S SON



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HANDLEY HALL
WATER 331 STREET

BEADS
on the
KENNEBEC

River & Back
Dance Club

Kennebec River Fall Triathlon
Half Marathon, 5K & Half Marathon Relay

STATE LAW

ENTRANCE ONLY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 1/17/2017 Date of Weekly List: 1/25/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/17/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

October 3, 2016

Kirk F. Mohney
S.H.P.O.
Maine Historic Preservation Commission
55 Capitol Street, Station #65
Augusta, Maine 04333



RE: 98 Water Street, Augusta

Dear Mr. Kirk F. Mohney:


Per your letter on September 26th, 2016, which states Owners of private properties nominated to the National Register have an opportunity to concur in the object to listing in accord with the National Historic Preservation Act and 36 CFR 60. It also states If you choose to object to the listing of your property, the notarized objection must be submitted to Kirk F. Mohney., S.H.P.O., Maine Historic Preservation Commission, 55Capitol Street, Station #65, Augusta, Maine 04333 before October 27th, 2016.

The owner of 98 Water Street is objecting to the listing of his property located at 98 Water Street in Augusta, Maine. If you have any questions, please feel free to contact us at the below number or address.

Sincerely,



William P. Pearse Jr.
Manager for JMC Partners LLC
General Partner
247 Commercial Street, Suite A,
Rockport, Maine 04856



10-3-16

Matthew P. Schultz
Notary Public, State of Maine
My Commission Expires July 21, 2022

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Kirk F. Mohny
S.H.P.O
Maine Historic Preservation Commission
55 Capitol Street
Station #65
Augusta, ME 04333



October 4, 2016

RE: Water Street Historic District, Augusta, ME

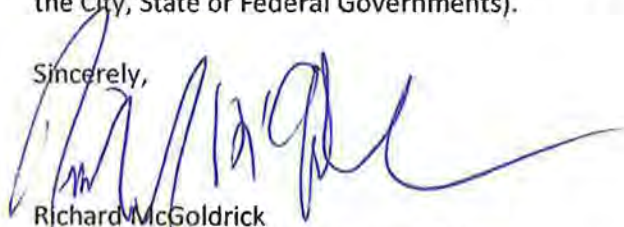
Dear Mr. Mahoney,

I am writing in response to your September 26, 2016 notification that four of my properties are included in a proposed nomination of a section of Water Street, Augusta as a National Register of Historic Places Designee, (187, 189, 211, and 244 Water Street). I sternly object to this proposal, as it would cause undue economic hardship to me and my family. We have made substantial improvements to three of these properties over the past fifteen years, and 189 and 211 Water Street have been vacant for over two years.

Since we have already invested more money into these properties than they are currently worth, a designation as "historic" would only make any improvements for potential tenants more expensive and subject to more cumbersome permitting processes.

Perhaps you and other members of State Government could concentrate your efforts on bringing tenants such as State offices to the Water Street District, rather than make it more difficult for those of us who have invested substantial private funds in renovating these buildings (with no assistance from the City, State or Federal Governments).

Sincerely,



Richard McGoldrick
rmcgoldrick@commercialpropertiesinc.com

cc: Bill Bridgeo, Manager City of Augusta
Paul Lepage, Governor, State of Maine

Bread of Life Ministries

"Bread of Life Ministries feeds the hungry, shelters the homeless, and provides services that help people change their lives and take personal responsibility. God calls us to minister to one another and assist those in need."



Kirk F. Mohny, SHPO
Maine Historic Preservation Commission
55 Capitol Street
SHS 65
Augusta Maine 04333-0065



RE: Water Street Historic District, 157 and 159 Water Street, Augusta
Tax map number 034, lots 18 and 19

Dear Mr. Mohny:

Please be advised that Bread of Life Ministries, Inc., the record owner of the above-referenced property, hereby objects to the listing of its property in the National Register.

Very truly,

John A. Richardson,
Executive Director

STATE OF MAINE
Kennebec, ss.

October 17, 2016

Then personally appeared the above named John A. Richardson, in his capacity as executive director of Bread of Life Ministries, Inc., and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Notary Public/Attorney at Law

Printed Name:

My commission expires



United Way
Member Agency

EXECUTIVE OFFICE: 157 Water Street, Augusta, Maine 04330-4607
TELEPHONE: (207) 626-3434 • FAX: (207) 621-6385 • EMAIL: breadoflife@mainebreadoflife.org
BREAD OF LIFE KITCHEN: 157 Water Street, Augusta • 207-621-2541
BREAD OF LIFE SHELTER: 155 Hospital Street, Augusta • 207-626-3479



PAUL R. LEPAGE
GOVERNOR

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



KIRK F. MOHNEY
DIRECTOR

28 November 2016

J. Paul Loether, Deputy
Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

On November 14, 2016, I submitted three National Register nominations for properties in the State of Maine. For the Water Street Historic District, Kennebec County, Maine, I did not include copies of timely objection letters. Please find copies of two notarized objection letters enclosed.

I have also enclosed a copy of a third owner objection letter that was not notarized. This nonnotarized letter is from an owner of multiple properties in the district including one that was previously listed.

I apologize for not sending this information with the initial submission. I hope this information can be attached to the original submission without too much difficulty. If you have any questions relating to this information, please do not hesitate to contact me at (207) 287-2132 x 8.

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.



PAUL R. LEPAGE
GOVERNOR

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

KIRK F. MOHNEY
DIRECTOR

14 November 2016

J. Paul Loether, Deputy
Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find three (3) new National Register nominations for properties in the State of Maine:

Water Street Historic District, Kennebec County
Freeman Barn, Aroostook County
Wallace / Haskell Homestead, Sagadahoc County

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-2132 x 8.

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.