

MaineDOT's Standard Operating Procedures

For Identification of Historic Properties

As described in MaineDOT Environmental Office's Standard Operating Procedures for Section 106 of the National Historic Preservation Act process, the following procedure was followed to identify historic properties (36 CFR 800.4):

The Historic Coordinator (HC) will determine the Area of Potential Effect (APE) and then conduct an Above Ground Cultural Resource Survey or assign projects to the consultant(s) and/or the MHPC archaeological staff. The identification and evaluation of historic properties must be performed by professionals who meet the professional standards established by the Secretary of the Interior [§ 800.2(a)(1)]. The Professional Qualification Standards are published in 36 CFR 61. The HC will provide topographic maps with the APE clearly identified and a written project scope of work. The HC will enter dates into ProjEx under Schedule/Approval/Section 106 architectural survey and Section 106 archaeological survey for when the surveys were assigned and completed. The HC will also enter the name of the surveyor in the permit number section. If there is no PIN number, then the information will be filed in the CPD Non- PIN Regional e-file and archives database.

All above ground surveys will be entered into the web-based historic properties database and GIS layer by the Historic Coordinator or the consultant. All surveys and determinations of eligibility and effects will meet the requirements of the MHPC Survey Guidelines.

The following is a breakdown of responsibility for 800.4:

§800.4 (a) (1) - MaineDOT/HC

§800.4 (a) (2) - MaineDOT/HC consultant, MHPC archaeological staff, and Tribes

§800.4 (a) (3) - MaineDOT/HC

§800.4 (a) (4) - MaineDOT/HC and the lead federal agency

§800.4 (b), (c) and (d) - MaineDOT/HC, consultant, MHPC archaeological staff, and Tribes.

The Historic Coordinator, and/or consultant, and/or the MHPC archaeological staff, and/or the THPO (as appropriate) in accordance with 36 CFR § 800.4 (c) and MHPC Survey Guidelines, will evaluate and recommend whether properties within the APE are eligible for and/or listed on the National Register of Historic Places. The HC will make a final determination of eligibility for the SHPO's concurrence.

A. If there are no National Register eligible or listed properties within the APE, a survey report with eligibility recommendations will be supplied to the HC by the architectural consultant, and/or the MHPC archaeological staff, and/or the THPO (see MHPC Survey Guidelines for Architectural Survey Report guidelines). The report will include all properties surveyed and indicate (property by property) why they are not eligible for the National Register. The HC will make a final determination and forward the supporting documentation with a detailed cover memo and finding of **No historic properties affected** to the SHPO/THPO for concurrence. In accordance with § 800.4(d), all participating consulting parties will be notified and the documentation will be made available subject to confidentiality provisions of 800.11(c). Documentation will be in accordance with 36 CFR § 800.4(d) and § 800.11(d). All documentation will be filed in the CPD e-file and dates will be entered into ProjEx under Schedule/Approval/Section 106 SHPO concurrence. If there is no PIN number, then the information will be filed in the CPD Non- PIN Regional e-file and archives database.

i. If the SHPO/THPO does not object within 30 days of receipt of an adequately documented finding, a memo will be forwarded from the SHPO/THPO to the HC stating so. If no response is received after 30 days from the SHPO/THPO, concurrence will be assumed [see §800.4(d)(1)(i)]. This will complete Section 106. All documentation will be filed in the CPD e-file and dates will be entered into ProjEx under Schedule/Approvals/Section 106 SHPO concurrence. If there is no PIN number, then the information will be filed in the CPD Non-PIN Regional e-file and archives database.

ii. If the SHPO/THPO objects to the finding of no historic properties affected, then the HC, the lead federal agency, and/or the SHPO will follow §800.4(d)(1)(ii) by meeting to resolve the disagreement, or the lead federal agency will forward the finding and supporting documentation to the Advisory Council on Historic Preservation (ACHP) and request that the ACHP review the finding pursuant to §800.4(d)(1)(iv)(C).

B. If there are National Register eligible or listed properties identified within the APE, a survey report with eligibility recommendations will be supplied to the HC by the architectural consultant, and/or the MHPC archaeological staff, and/or the THPO (see MHPC Survey Guidelines for Architectural Survey Report guidelines). The report will indicate under which National Park Service National Register Criteria (Criteria A, B, C or D) the property is eligible and which of the seven aspects of integrity (Location, Design, Setting, Materials, Workmanship, Feeling, and/or Association) the property retains to convey its significance. The HC will make a final determination of eligibility for the SHPO's concurrence. For nearly all projects, the determination of National Register boundaries will automatically default to the modern-day parcel boundaries. The need for more refined and individual assessments of boundaries beyond that will be assessed on a case-by-case basis.

i. If the SHPO/THPO objects to the finding of National Register eligibility, then the HC, the lead federal agency, and the SHPO will meet to resolve the disagreement, or the lead federal agency will forward the finding and supporting documentation to the Secretary of

the Interior (specifically the Keeper of the National Register within the U.S. Dept of Interior/National Park Service) pursuant to 36 CFR § 63 requesting a determination of eligibility. The Keeper of the National Register will respond within 45 days with a determination.

**Architectural Survey Report
Traffic Flow and Pedestrian Safety
Improvements
Wiscasset, Maine
WIN 18216.00**

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Prepared for: *Sponsoring agency or entity*
Maine Department of Transportation, Augusta, Maine

Dates: *Provide the dates from when the project was started up through when the report was written and/or revised and submitted.*
March 9, 2016 – April 14, 2016

Level: *Reconnaissance or Intensive*
Reconnaissance

Name of surveyors: *(If different from author, provide contact information for each surveyor.)*
Amanda C. Taylor

Continuing project? *If so, please summarize previous efforts.*
No.

I. EXECUTIVE SUMMARY

The proposed project consists of traffic flow and pedestrian safety improvements along US Route 1 (Main Street) and Water Street in Wiscasset. There are 130 properties in the survey area that were identified as 45 years or older. Eighty-eight resources were previously surveyed. The project area is contained within the boundaries of the National Register of Historic Places-listed Wiscasset Historic District.

II. RESEARCH DESIGN AND BACKGROUND RESEARCH

A. Basis: *Describe the purpose of this survey. Identify the Federal or State regulations mandating this survey, or any Programmatic Agreements associated with this project.*

The purpose of the survey is to identify and document all resources 45 years old or older within the APE and evaluate eligibility for listing in the National Register of Historic Places. The survey is a requirement by Section 106 of the National Historic Preservation Act of 1966, as amended, 16 U.S.C 470 f, which states that prior to the expenditure of any Federal funds, the agency should consider the effect of any undertaking on any district, site, building, structure, or object listed in or eligible for the National Register of Historic Places. The Maine Department of Transportation will report all findings to the Maine Historic Preservation Commission pursuant to the Programmatic Agreement with Federal Highway Administration, Federal Transportation Administration and MaineDOT.

**B. Project Description/
Scope of Work:** *Describe the underlying project, specifically citing the type of project and duration of project. Summarize planned or anticipated alterations to landscapes, buildings, structures, districts, objects or sites*

The proposed project consists of traffic flow and pedestrian safety improvements along US Route 1 (Main Street), Water Street, and Railroad Street in Wiscasset. Two options have been proposed for this project and this survey accounts for both. Option 1 includes adding traffic lights at the intersections of Main Street and Middle and Water Streets, adding seasonal bollards along sidewalks on Main Street between Middle and Water Streets, and adding on street parking and a parking lot to Railroad Avenue. Option 2 includes the elements discussed above in the first option, but also includes **removing the former Haggett's Garage (SM #62)** for a parking lot on Water Street, and removing on-street parking on Water Street to add wider sidewalks with landscaping and café tables and benches.

C. Area of Potential Effect:

1. On a USGS topographic map draw the outermost boundary of the area of potential effect in red. Label this line "Project APE". If necessary, additional topographic maps or overlays may be submitted showing the limits of each specific APE if more than one potential effect is present within the project area.

2. List all the potential effects associated with the above cited scope of work. Distinguish between direct and indirect effects when applicable.

The direct effects associated with this project will be due to highway rehabilitation including possible takes, change in physical features and other effects that are not completely outlined at this time. These effects will only be experienced by the properties adjacent to the proposed project.

Indirect effects associated with this project are visual for any property that has visual line of the project area.

Effects will be further outlined once more information including design plans are detailed for the project. At this time, the architectural survey is capturing any historic resources that could be potentially affected by the project.

3. Provide a narrative of how the geographical limit of each potential effect within the project area was established.

The Area of Potential Effects is defined as the area in which the project may cause alterations to the visual setting or characteristics of properties in the vicinity of the project. This definition is illustrated on the topographic map submitted with the survey package.

D. Survey Boundaries:

1. Draw the boundaries of the survey on the topographic map in blue or black and label this line "Survey Boundaries." The boundaries of a survey map include portions of a property that lie outside the APE.

2. Describe the limits of the surveyed area. The survey boundary may be larger than the APE. Make reference to geographic landmarks, addresses or political boundaries. Utilize reasonable demarcations – tree lines, back lots.

The survey area mimics the APE. The APE includes a large portion of Wiscasset proper and Wiscasset Historic District.

The potential visual introduction of traffic signals at the intersections of Main and Middle Streets and at Main and Water Streets led to extending the APE as follows:

- Northwest to the High Street
 - Extending approximately 1100 feet northwest from Main and Middle Streets intersection
- South to Fore Street
 - Extending approximately 870 feet south from intersection of Main and Middle Streets
- South to Water Street near Bigfoot Alley
 - Extending approximately 500 feet south from intersection of Main and Water Streets
- North to Sheepscot River

- Extending approximately 800 feet north from intersection of Main and Water Streets
- North to northern boundary of Ancient Cemetery
 - Extending approximately 870 feet north from the intersection of Main and Middle Streets
- East to Sheepscot River
 - Extending approximately 200 feet east to Sheepscot River

The topography at the southern end of Water Street descends, creating a slight hill that blocks a viewshed of the intersection with Main Street. This slight decent also affects the southeast corner of Middle Street at Fore Street, and blocks a viewshed of Main Street. The thick density of buildings and undulating terrain also blocks the southwest ends of Fort Hill, Pleasant, and Summer Streets from views of the Middle and Main Streets intersection.

The potential visual introduction of a paved parking lot at the northern terminus of Railroad Avenue led to extending the APE northwest approximately 1000 feet from the end of Railroad Avenue to the intersection of Warren and Hodge Streets. Building density and distance prevented a viewshed of the paved parking lot along Hodge Street, Summer Street, and northern Washington Street.

E. Survey Methodology:

1. Describe background research method.

The National Register Information System and MHPC files were consulted to determine if there are any properties in the APE that are listed in, or officially eligible for listing in, the National Register. Additionally the surveyor looked at MHPC files to determine if they contained any previously recorded resources within the APE. The surveyor researched local histories at the Maine State Library for information about properties in the survey area.

2. Describe field research method.

The surveyor conducted an initial drive through the project area and determined there were resources present greater than forty-five years of age. Next, the surveyor walked the project area and recorded on MHPC survey forms all of the buildings, structures, sites, objects, and landscape features within the boundaries that appeared to be forty-five years old or older, and photographs were taken of each resource.

3. Did you undertake a file search at MHPC for NR or previously recorded properties?

Yes.

III. SURVEY FINDINGS

A. Acres:

Provide the total number of acres within the survey boundaries.

The survey area is approximately 48 acres.

B. Setting:

Provide a general overview of the setting, including topography, development, and landscape.

The setting of the project area is a small town. Wiscasset proper is situated on the west bank of the Sheepscot River. The town is located on a slight hill that gently slopes eastward towards the river. The Lincoln County Courthouse, First Congregational Church (SM #3), and two historic houses (SM #1, 2) sit at the highest point in town and face eastward towards the

river and the central core of the town. Many historic buildings in Wiscasset are oriented towards the Sheepscot River, including many residences along Main Street and Pleasant, Fort Hill, Middle, and Water Streets south of Main Street.

The project area is bisected by Main Street (Route 1). From the intersection with Summer Street east to Railroad Avenue, Main Street is largely a wide thoroughfare. The street width contains wide shoulders at the western end, which extend further to become diagonal parking along the downtown commercial area. This wide Main Street configuration with diagonal parking at the commercial buildings is a traditional pattern of use in Wiscasset. Numerous historic images show that Main Street has always extended from sidewalk to sidewalk with horse and wagons or early automobiles pulled up to the sidewalk often diagonally or straight on. Several historic maps of Wiscasset also show that Main Street is twice the width of the rest of the **town's roadways**. Historic images and maps depicting Main Street are included at the end of this report. The Maine Memory Network also has several historic images that depict Main Street in Wiscasset.

Another integral part of the setting along Main Street in Wiscasset is the unimpeded view from the Common (SM #5) and First Congregational Church (SM #3) east towards the Sheepscot River and Donald Davey Bridge. The view remains largely unimpeded by modern day intrusions, such as traffic lights, signalization, and commercial and traffic signage. Historic images below also show this view looking east towards the Sheepscot River on Main Street.

C. Number of Resources Recorded:

Count each individually recorded building, structure, object, or site.

130 properties were surveyed.

D. Previously Inventoried Properties:

Address whether any of the resources had been previously surveyed. If so, how many, and how were these properties represented and evaluated within the current project?

Eighty-eight resources (SM #1-4, 7, 9, 11, 13, 15, 17, 18, 20, 22, 24, 26-28, 30, 32, 34, 37-39, 41, 43-45, 47, 49, 51-53, 56, 58, 61, 63-66, 68-70, 72-82, 84, 86, 89, 90, 92-96, 98-105, 107, 109, 111, 113, 115-121, 123, 125-130) were previously surveyed. All of these resources (except SM #82) were surveyed in 2000 by G. DiPerri. SM #65, 66, 68-70, 72, 73, 82, 84, 86, 127 were also surveyed by J. M. Hewat in 1995. As a result of the age of these surveys, all resources have received new survey forms and digital images.

The following resources were previously determined contributing resources to the Wiscasset HD: SM #1-4, 7, 11, 13, 18, 20, 22, 24, 26, 27, 30, 34, 38, 41, 45, 49, 52, 53, 56, 58, 63, 66, 69, 77, 79, 84, 86, 89, 90, 92, 93, 95, 96, 100, 101, 103, 105, 107, 109, 111, 113, 115-121, 123, and 127-130. These determinations remain accurate, except for SM #100, which was **likely constructed outside of the historic district's period of significance**; and SM #123, which has been altered beyond the threshold of inclusion.

The following resources were determined non-contributing resources to the Wiscasset HD: SM #17, 64, 68, 76, 81, and 82. These determinations remain accurate, except that SM #82 is found to contribute to the Wiscasset HD.

Determinations of eligibility were not made on the following resources: SM

#9, 28, 32, 36, 37, 39, 43, 44, 47, 51, 61, 62, 65, 70, 72-75, 78, 80, 94, 98, 99, 102, 104, and 126. Determinations of eligibility have been made as part of this survey for all of these resources.

E. Types of Properties:

1. Summarize general trends within the project area: commercial, residential, urban, rural, etc.

The survey area contains a mixture of properties including commercial, residential, educational, and religious. The area has an urban feel.

2. Summarize the age, style, and condition of the resources within the project area.

The resources are varied in age and style. The earliest resources in the project area date from the latter part of the eighteenth century and are Federal in style, including the Governor Smith House (SM #1), Christophers House (SM #15), Kingsbury-Nickels House (SM #20), Hodge House (SM #27), Decker House (SM #34), and Manasseh Smith House (SM #96). The Federal style was also popular into the early nineteenth century (SM #2, 4, 121) before transitioning to the Greek Revival (SM #37, 86, 107) and Italianate (SM #72, 77, 90) styles. The early twentieth century is also well represented in the survey area and includes a 19th/20 Century Revival bank building (SM #120), two 19th/20th Century Revival style houses (SM #9 and 32), the vernacular Turner Creamery Building (SM #80), Telephone Company Building (SM #105). The latest resources in the project area **include the 1961 Wiscasset Post Office (SM #98) and 1954/1957 Red's Eats (SM #78).**

3. Describe in detail any potentially eligible individual properties or historic districts.

The Wiscasset Historic District (SM #1-130) is listed in the National Register. The district contains a variety of eighteenth-, nineteenth-, and twentieth-century vernacular and high style architecture. The historic district is **anchored by the town's commercial core** and intact surrounding residential neighborhoods. The district contains most of Wiscasset proper, which is situated along the Sheepscot River.

The 1807-08 Nickels-Sortwell House (SM #113) is individually listed in the National Register, while also a contributing resource within the Wiscasset Historic District. The three story Federal-style house is five bays wide and has a low pitched hipped roof. The front elevation is characterized by a central bay with rounded arches in each story, including an elaborate fanlight above the front entry, Palladian window on the second story, and two-part fanlight in the third story. The central three bays of the front elevation are demarcated by engaged pilasters and rounded arches on the first story. The building has four massive tall brick chimneys. It is clad in wood clapboard with flush wood siding on the front elevation. It also has a shallow front porch with fluted columns topped with a balconette, added in 1917-18. The front yard is slightly terraced and accentuated with a heavy turned wood fence.

The Red Brick School (SM #128), aka Old Academy Building, is individually listed in the National Register, while also a contributing resource within the Wiscasset Historic District. The two-story brick structure has a square footprint. It has a low-pitched hipped roof with cornice and hexagonal cupola, and a brick chimney. The building has segmental arched window openings with twelve-over-twelve windows and stone sills. The building retains functional wood shutters and a paneled wood door. The building sits on a granite block foundation.

Red's Eats (SM #78) is eligible for individual listing in the National Register. The small one-story rectangular shed-roofed building is located at the northeast corner of Main Street (Route 1) and Water Street. The building is clad in red clapboard siding. The shed roof has a slight cantilever at the front elevation creating a slight hood over the walk-up order opening, which is closed with wood shutters. An awning extends the hood further over the sidewalk. A small single-pane vinyl window is located on the south elevation, located just under the roofline and next to a screened-in shed addition (enclosed with plywood in the off-season). A wood door is located on the north elevation near the northwest corner. An industrial fan, venting, and duct work has been added to the roof.

F. NR Eligibility:

1. Address resource integrity, NR criteria, area of significance and period of significance.

The Wiscasset Historic District (SM #1-130) is listed in the National Register under Criteria A and C for Architecture, Conservation, and Education. The district contains a high level of intact vernacular and high style residential and commercial structures. The historic district originally had a period of significance from 1739-1870. In 2012 the period of significance was increased to 1909 to include the First Congregational Church (SM #3). **The supplemental information notes that the church, "provides continuity of style, massing, design, and workmanship with the Colonial and Federal architecture, even as it preserves the setting, and feeling of the common and monumental public buildings that historically characterized Wiscasset.** The supplemental information only addresses the church and not any other resources constructed between 1870 and 1909.

This survey acknowledges the quality and quantity of resources constructed within the historic district between 1870 and 1909 and after 1909 to c.1930. As a result the period of significance for the Wiscasset Historic District should be expanded to 1739-c.1930. **Wiscasset's exceptional architectural heritage does not end at 1870 or even 1909.** Throughout the latter part of the nineteenth century and well into the twentieth century, Wiscasset continued to experience economic growth and construction of above average buildings. These buildings also provide continuity within the historic district in terms of massing, style, and materials. The historic district contains numerous commercial structures constructed after 1870 that are significant to its architectural heritage, such as SM #77, 101, 105, and 118. The district also contains several well executed 19th/20th Century Revival-style houses (SM #9, 32) and a commercial structure (SM #120). A windshield survey of the rest of the Wiscasset Historic District outside of the APE also found additional structures built from 1870-c.1930 on Summer Street, Hodge Street, and Federal Street.

The Nickels-Sortwell House (SM #113) is listed in the National Register under Criterion C for Architecture. The house is largely intact and is a superior example of the Federal style, particularly in Maine, and its period of significance is 1807-08. Captain Nickels, a shipmaster, built the house. It served as a hotel from 1820-1900. Alvin Sortwell purchased the property in 1900 and later restored it in 1917-18. Historic New England has owned the property since 1958.

The Red Brick School (SM #128) is listed in the National Register under Criterion A for Education. The building retains a high level of integrity. Its period of significance is 1807.

Red's Eats (SM #78) is eligible for listing in the National Register under

Criterion A for Entertainment/Recreation. Its period of significance is 1954/1957. **Red's Eats** is a cultural and culinary institution related to latter twentieth-century tourism in Wiscasset and is one of the most well-known lobster shacks in Maine. The food stand is a vital representative of **Wiscasset's role in Maine's tourism industry**. Route 1, established as a national thoroughfare in the 1920s, brought a continuous stream of summer tourists to Maine and through Wiscasset. As a result, a food stand has been located at this corner (Route 1 and Water Street) since 1938. Leland and Mabel Bryant began selling food out of a wagon known as the Little Trailer. The trailer changed hands several times until Alan and Marnie Pease bought it. They opened a second trailer in Boothbay Harbor in 1954, but soon decided to relocate it to Wiscasset to replace the original stand. Pease, upon entering law school (he would later become a Maine District Court judge), sold the food stand to Frank Hammond. Hammond sold it to **Harold "Red" and Millie Delano in 1957. The Delano's christened the business Red's Eats, but it was under subsequent owner, Al Gagnon that the stand's reputation for lobster rolls grew to legendary proportions. Red's Eats** does not need to meet Criteria Consideration B because it was moved prior to its period of significance.

2. For a historic district provide a topographic map showing the limits of the proposed district illustrating street or landscape views and all non-historic or non-contributing resources.

IV. BIBLIOGRAPHY

Chase, Fannie S. *Wiscasset in Pownalborough*. Wiscasset: Judith Chase Churchill, 1941.

National Register of Historic Places, Nickels-Sortwell House, Wiscasset, Lincoln County, Maine, National Register #70000078.

_____, Red Brick School, Wiscasset, Lincoln County, Maine, National Register #70000089.

_____, Wiscasset Historic District & Additional Information, Wiscasset, Lincoln County, Maine, National Register #73000242.

United States Department of the Interior, Geological Survey. Wiscasset Quadrangle, Lincoln County, Maine, 7.5 Minute Series.

Wright, Virginia. *Red's Eats: World's Best Lobster Shack*. Camden: Down East Books, 2010.

Historic Images of Wiscasset



Main Street looking toward bridge over Sheepscot River, pre-1900 (Wiscasset Public Library Archives)



Main Street looking toward bridge over Sheepscot River, after 1900 (Wiscasset Public Library Archives)



Main Street looking toward bridge over Sheepscot River, c.1920 (Wiscasset Public Library Archives)



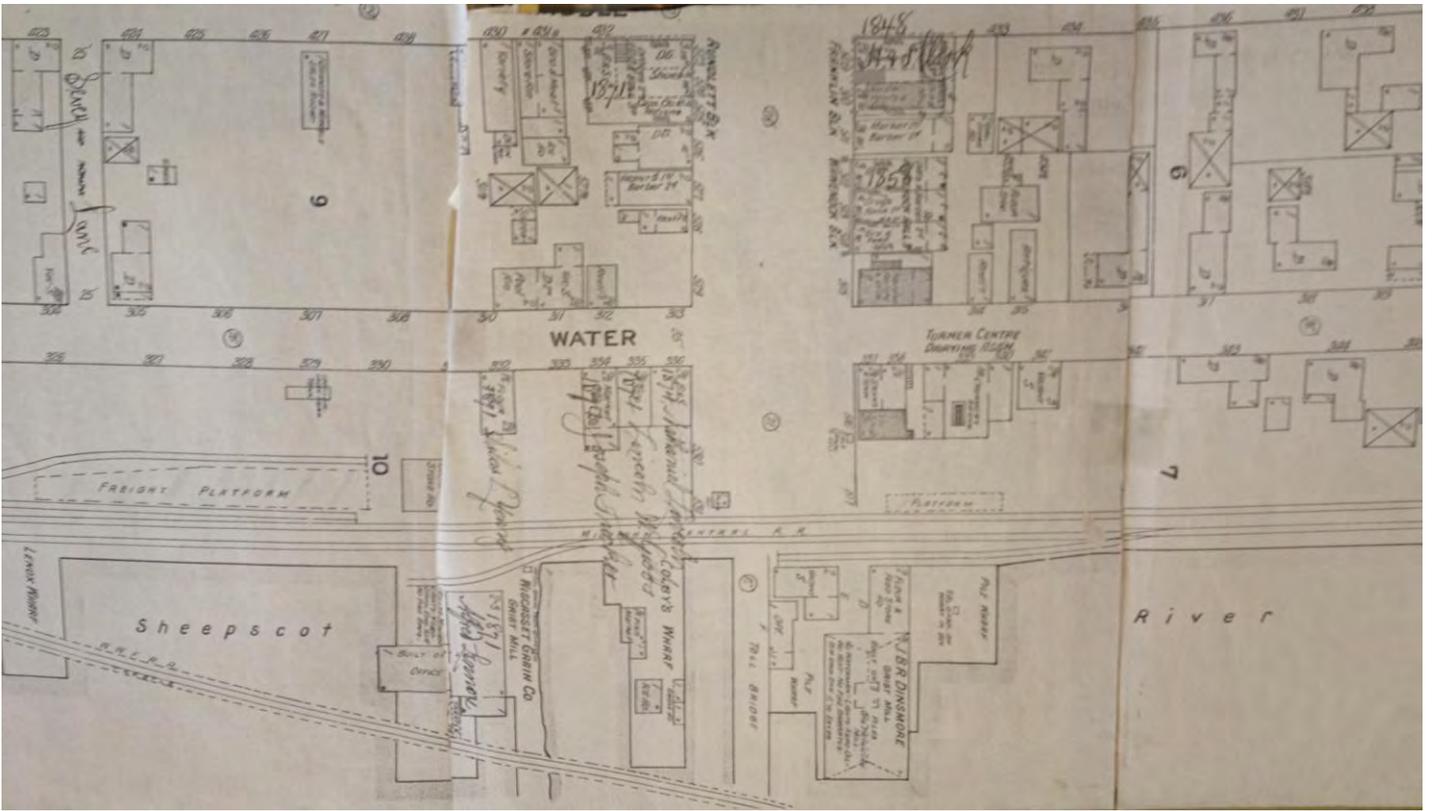
Stereoscope of Main Street looking towards bridge, pre-1900 (Wiscasset Public Library Archives)



Main Street looking west towards Common, pre-1907 (Wiscasset Public Library Archives)

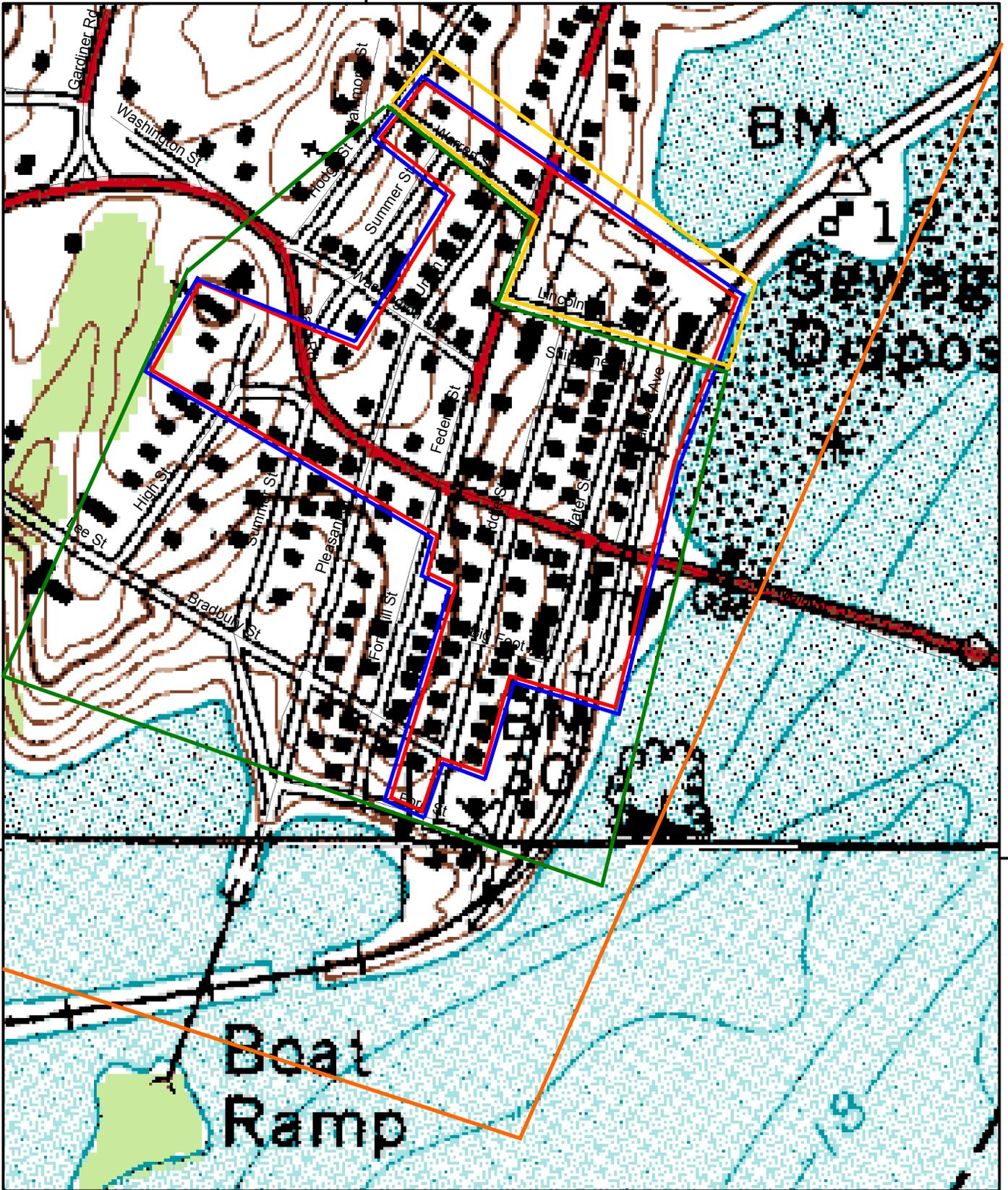


Aerial image of Wiscasset, c.1940 (Wiscasset Public Library Archives)



1910 Sanborn Map of intersection of Water and Main Streets (Wiscasset Public Library Archives)

69°40'0"W



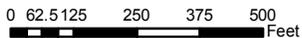
44°0'0"N

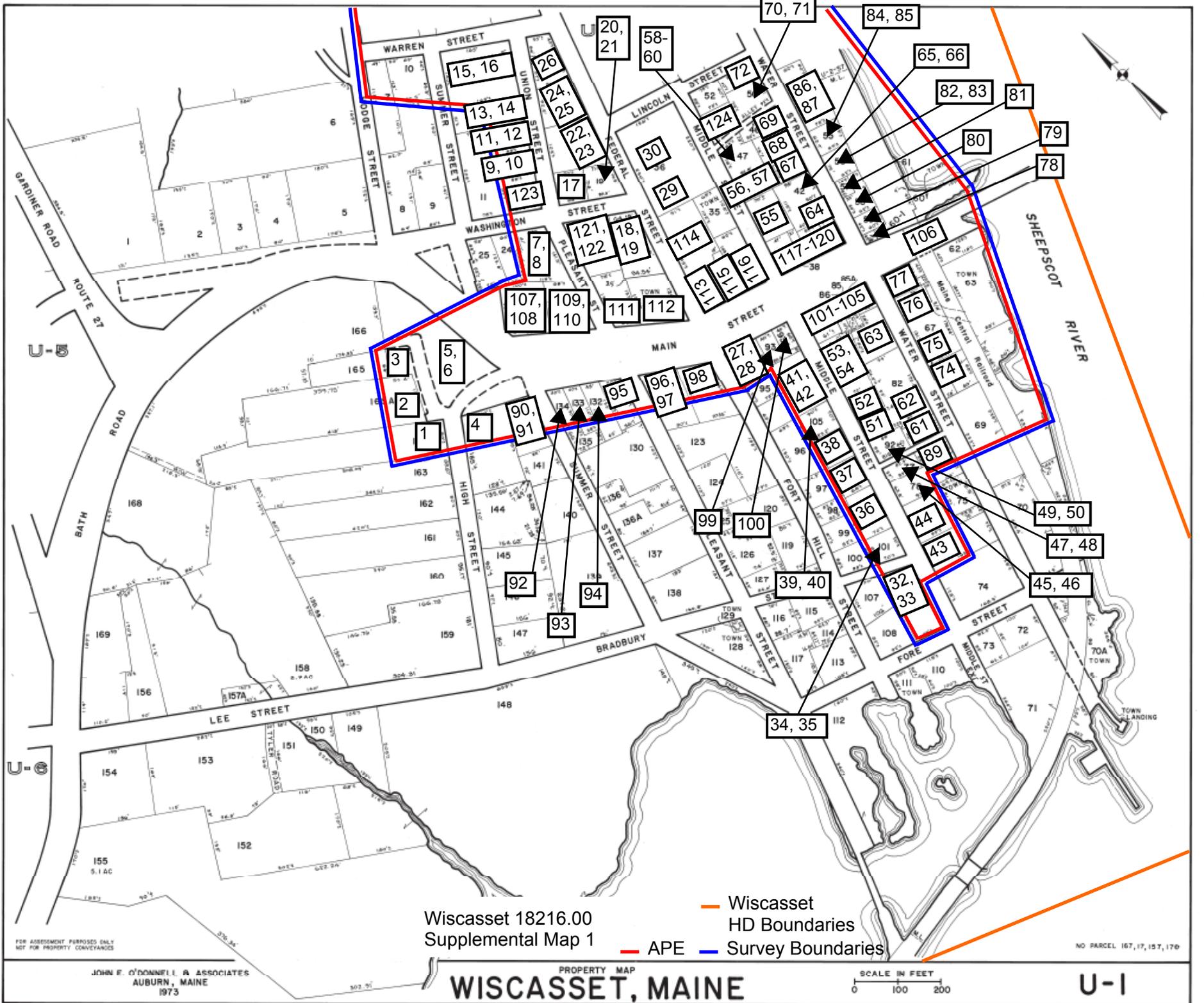
44°0'0"N

69°40'0"W

- APE
- Survey Boundaries
- Wiscasset HD
- Supplemental Map 1
- Supplemental Map 2

MDOT WIN 18216.00
 Wiscasset
 Traffic Improvements





Wiscasset 18216.00
 Supplemental Map 1

— Wiscasset
 HD Boundaries
 — APE — Survey Boundaries

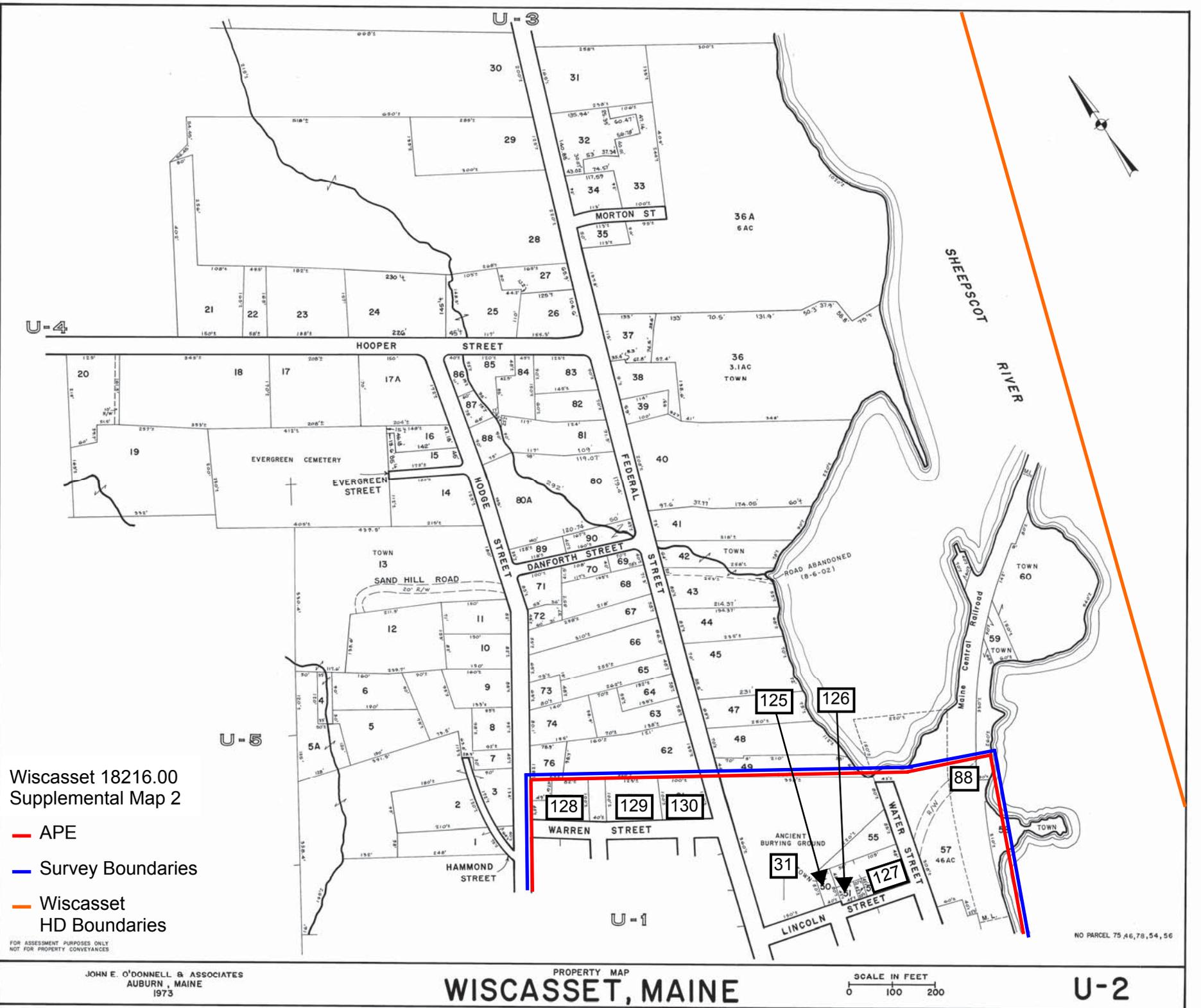
NO PARCEL 167, 17, 157, 170

JOHN F. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1973

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
 0 100 200

U-1



Wiscasset 18216.00
Supplemental Map 2

- APE
- Survey Boundaries
- Wiscasset HD Boundaries

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1973

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
0 100 200

NO PARCEL 75,46,78,54,56

U-2

Town(s):		Wiscasset					
WIN #s:		18216.00					
Surveyor:		Amanda C. Taylor Kleinfelder 151 Capitol Street, Ste. 2 Augusta, ME 04330					
Survey Date:		3/9/2016					
Map No.	Street No.	Address	Town	Individually Eligible for NR	Contributing to an NR District	Criteria	Aspects of Integrity
1	22	High Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
2	24	High Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
3	28	High Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
4	21	High Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
5	n/a	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
6	n/a	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
7	62	Pleasant Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
8	62	Pleasant Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
9	4	Union Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
10	4	Union Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
11	6	Union Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.

12	6	Union Street	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.
13	10	Union Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
14	10	Union Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
15	14	Union Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
16	14	Union Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
17	1	Union Street	Wiscasset	N	N	n/a	Resource previously determined not eligible for National Register.
18	8	Federal Street/Route 218	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
19	8	Federal Street/Route 218	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
20	14	Federal Street/Route 218	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
21	14	Federal Street/Route 218	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
22	18	Federal Street/Route 218	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
23	18	Federal Street/Route 218	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
24	22	Federal Street/Route 218	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
25	22	Federal Street/Route 218	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
26	26	Federal Street/Route 218	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.

27	35	Fort Hill Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
28	35	Fort Hill Street	Wiscasset	N	N	n/a	Resource lacks integrity of materials and design due to use of vinyl siding and numerous changes in fenestration.
29	n/a	Federal Street/Route 218	Wiscasset	Y	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
30	15	Federal Street/Route 218	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
31	n/a	Federal Street/Route 218	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
32	10	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
33	10	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
34	14	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
35	14	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
36	20	Middle Street	Wiscasset	N	N	n/a	Resource lacks integrity of materials, workmanship, and design due to use of replacement wood shingles, added two-story porch, and faux porte cochere.
37	24	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
38	26	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
39	28	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
40	28	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
41	32	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.

42	32	Middle Street	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.
43	11	Middle Street	Wiscasset	N	N	n/a	Resource lacks integrity of materials and workmanship due to changes in fenestration and replacement siding.
44	15	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
45	21	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
46	21	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
47	23	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
48	23	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
49	25	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
50	25	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
51	27	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
52	29	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
53	33	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
54	33	Middle Street	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.
55	49	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
56	53	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.

57	53	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
58	55	Middle Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
59	55	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
60	55	Middle Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
61	30	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
62	36	Water Street	Wiscasset	N	N	n/a	Resource lacks integrity of materials, design, and workmanship due to added second story, alterations to roofline, and changes in fenestration patterns.
63	40	Water Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
64	52	Water Street	Wiscasset	N	N	n/a	Resource previously determined not eligible for National Register.
65	54	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
66	58	Water Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
67	not used						
68	60	Water Street	Wiscasset	N	N	n/a	Resource previously determined not eligible for National Register.
69	62	Water Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
70	64	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
71	64	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
72	66	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
73	74	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.

74	33	Water Street	Wiscasset	N	N	n/a	Resource lacks integrity of design and workmanship due to many additions and fenestration changes.
75	37	Water Street	Wiscasset	N	N	n/a	Resource lacks integrity of design and workmanship due to many additions and fenestration changes.
76	41	Water Street	Wiscasset	N	N	n/a	Resource previously determined not eligible for National Register.
77	45	Water Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
78	41	Water Street	Wiscasset	Y	N	A	Resource retains a high level of integrity to demonstrate significance under Entertainment/Recreation
79	49	Water Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
80	51	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
81	55	Water Street	Wiscasset	N	N	n/a	Resource previously determined not eligible for National Register.
82	57	Water Street	Wiscasset	N	Y	A, C	Resource retains enough integrity to contribute to Wiscasset HD; reconsidered previous not eligible determination.
83	57	Water Street	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.
84	59	Water Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
85	59	Water Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
86	61	Water Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
87	61	Water Street	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.

88	n/a	Railroad Avenue	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
89	2	Bigfoot Alley	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
90	228	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
91	228	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
92	210	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
93	200	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
94	190	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
95	180	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
96	152	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
97	152	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
98	140	Route 1 (Main Street)	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.
99	106	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
100	100	Route 1 (Main Street)	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.
101	80	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.

102	72	Route 1 (Main Street)	Wiscasset	N	N	n/a	Outside of the POS for HD; does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.
103	68	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
104	64	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
105	60	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
106	n/a	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
107	211	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
108	211	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
109	191	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
110	191	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
111	161	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
112	n/a	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
113	121	Route 1 (Main Street)	Wiscasset	Y	Y	A, C	Individually listed in the National Register; contributing resources to Wiscasset HD.
114	121	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
115	111	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
116	101	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.

117	85	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
118	75	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
119	63	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
120	55	Route 1 (Main Street)	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
121	4	Washington Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
122	4	Washington Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
123	9	Washington Street	Wiscasset	N	N	n/a	Resource lacks integrity of materials and design due to added dormers and sliding glass doors.
124	5	Shinbone Alley	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
125	7	Lincoln Street	Wiscasset	N	N	A, C	Resource previously determined not eligible for National Register.
126	5	Lincoln Street	Wiscasset	N	Y	A, C	Contributing resource in Wiscasset HD; retains sufficient integrity.
127	1	Lincoln Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
128	15	Warren Street	Wiscasset	Y	Y	A, C	Individually listed in the National Register; contributing resources to Wiscasset HD.
129	3	Warren Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.
130	7	Warren Street	Wiscasset	N	Y	A, C	Previously determined a contributing resource to the Wiscasset HD; retains sufficient integrity.

Photo Index

Amanda Taylor, Kleinfelder, 3/9/2016

SURVEY MAP #	STREET NO.	ADDRESS	TOWN	DIGITAL IMAGE #S
1	22	High Street	Wiscasset	18786.00_001
2	24	High Street	Wiscasset	18786.00_002
3	28	High Street	Wiscasset	18786.00_003
4	21	High Street	Wiscasset	18786.00_004
5	n/a	Route 1 (Main Street)	Wiscasset	18786.00_005
6	n/a	Route 1 (Main Street)	Wiscasset	18786.00_006
7	62	Pleasant Street	Wiscasset	18786.00_007
8	62	Pleasant Street	Wiscasset	18786.00_008
				18786.00_009
9	4	Union Street	Wiscasset	18786.00_009a
10	4	Union Street	Wiscasset	18786.00_010
11	6	Union Street	Wiscasset	18786.00_011
12	6	Union Street	Wiscasset	18786.00_012
13	10	Union Street	Wiscasset	18786.00_013
14	10	Union Street	Wiscasset	18786.00_014
15	14	Union Street	Wiscasset	18786.00_015
16	14	Union Street	Wiscasset	18786.00_016
17	1	Union Street	Wiscasset	18786.00_017
18	8	Federal Street/Route 218	Wiscasset	18786.00_018
19	8	Federal Street/Route 218	Wiscasset	18786.00_019
20	14	Federal Street/Route 218	Wiscasset	18786.00_020
21	14	Federal Street/Route 218	Wiscasset	18786.00_021
22	18	Federal Street/Route 218	Wiscasset	18786.00_022
23	18	Federal Street/Route 218	Wiscasset	18786.00_023
24	22	Federal Street/Route 218	Wiscasset	18786.00_024
				18786.00_025
25	22	Federal Street/Route 218	Wiscasset	18786.00_025a
26	26	Federal Street/Route 218	Wiscasset	18786.00_026
27	35	Fort Hill Street	Wiscasset	18786.00_027
28	35	Fort Hill Street	Wiscasset	18786.00_028
29	n/a	Federal Street/Route 218	Wiscasset	18786.00_029

STATE OF MAINE

MEMORANDUM

May 19, 2016

To: Megan M. Hopkin, ENV/Maine Department of Transportation

From: Kirk F. Mohney, State Historic Preservation Officer *KFM*

Subject: 18216.00; traffic improvements, downtown Wiscasset; MHPC #0620-16

In response to your recent request, I have reviewed the information received April 29, 2016 to initiate consultation on the above referenced undertaking pursuant to the Maine Programmatic Agreement and Section 106 of the National Historic Preservation Act of 1966, as amended.

Identification of Historic Properties

The Commission agrees with the MDOT's conclusion that the proposed undertaking occurs within the Wiscasset Historic District, which is listed in the National Register of Historic Places. In addition, the Nickels-Sortwell House (SM #113) and the Red Brick School (SM #128) are individually listed in the Register. The Nickels-Sortwell House is also a National Historic Landmark.

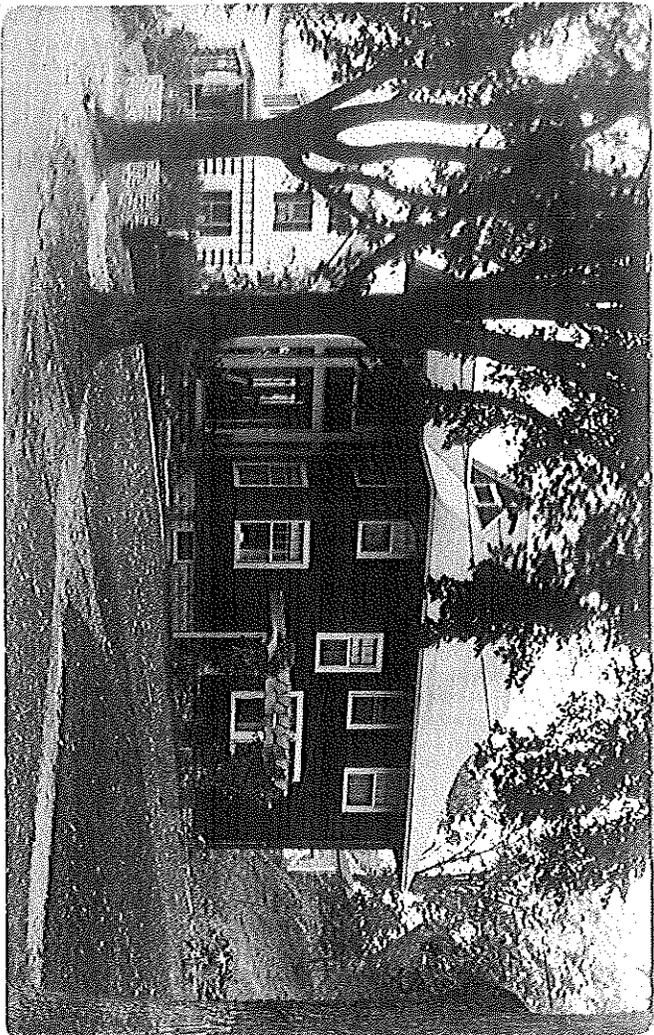
With regard to the classification of contributing and non-contributing resources in the historic district that were not previously evaluated, the Commission makes the following conclusions relative to MDOT's determinations:

- Garage, 6 Union Street (SM #12), non-contributing; agree
- Hip roofed outbuilding, 31 Fort Hill Street (SM #28); non-contributing. What was the historic use of this building, and where was it moved from – if that is in fact the case?
- The Milk Shed, 15 Federal Street (SM #29), contributing; agree
- 20 Middle Street (SM #36), non-contributing. As shown on the attached photo postcard from the early 1900s, the two-story portico/sleeping porch is an original feature. A shallow gable roof has been added above the trellis on the side elevation, but otherwise the building appears to retain sufficient integrity to merit its classification as a contributing resource.
- Garage, 32 Middle Street (SM #42), non-contributing; agree
- Outbuilding, 11 Middle Street (SM #43), non-contributing; Despite its conversion to residential uses, this hip-roofed building appears to convey the characteristics of an early 20th century outbuilding, probably a carriage house. Unless additional documentation can be found to show that the present building is either not historic or has been radically altered we conclude that it should be classified as a contributing resource.
- Garage, 33 Middle Street (SM #54), non-contributing; agree

- 30 Water Street (SM #61), contributing; The construction date of the front addition/porch enclosure and deck needs to be ascertained, if possible, to determine if it existed during the district's period of significance.
- Haggett's Garage, 36 Water Street (SM #62), non-contributing. Please submit a copy of the historic photographs that show earlier configuration of the building. In addition, please describe the historic functional relationship (if any) between this building and the other Haggett's Garage building at 27 Middle Street (SM #51).
- 33 Water Street (SM #74), non-contributing; agree
- 37 Water Street (SM #75), non-contributing; agree
- Red's Eats, 41 Water Street (SM #78), individually NR eligible, Criterion A. We agree that this property appears to be eligible under Criterion A, but we recommend that the period of significance extend to 1966 since its significant function continued up to and beyond that date. The area of significance should be Commerce rather than Entertainment/Recreation. In addition, the building may also be eligible under Criterion C as a distinctive property type.
- Garage, 57 Water Street (SM #83), non-contributing; agree
- Garage, 61 Water Street (SM #87), non-contributing; agree
- Wiscasset Post Office, 140 Main Street (SM #98), non-contributing. Although the construction date of the post office is outside of the proposed period of significance for the district, it appears to be individually eligible for listing in the National Register under Criterion A in the area of Politics/Government, and possibly Criterion C in the area of Architecture.
- 100 Main Street (SM #100), non-contributing. Please provide a source for the c.1950 date of this building.
- 72 Main Street (SM #102), non-contributing. Please provide a source for the c.1970 date of this building.
- 9 Washington Street (SM #123), non-contributing. We conclude that this house possesses sufficient integrity to merit classification as a contributing resource in the district.

If you have any questions regarding the Commission's conclusions or requests for additional information, please contact me.

20 MIDDLE ST. WISCHESSET



STATE OF MAINE

MEMORANDUM

June 9, 2016

To: Megan M. Hopkin, ENV/Maine Department of Transportation

From: Kirk F. Mohny, State Historic Preservation Officer *KFM*

Subject: 18216.00; traffic improvements, downtown Wiscasset; MHPC #0620-16

In response to your recent request, I have reviewed the information received June 3, 2016 to initiate consultation on the above referenced undertaking pursuant to the Maine Programmatic Agreement and Section 106 of the National Historic Preservation Act of 1966, as amended.

Identification of Historic Properties

Based on the additional information that has been provided to us, the Commission makes the following conclusions regarding the MDOT's National Register eligibility determinations, or classification of contributing and non-contributing resources in the historic district that were not previously evaluated:

- Hip roofed outbuilding, 31 Fort Hill Street (SM #28); non-contributing; agree
- 20 Middle Street (SM #36), contributing; agree
- Outbuilding, 11 Middle Street (SM #43), contributing; agree
- 30 Water Street (SM #61), contributing; agree
- Haggett's Garage, 36 Water Street (SM #62), non-contributing; agree
- Red's Eats, 41 Water Street (SM #78). We agree that this property is individually eligible for listing in the National Register of Historic Places under Criterion A in the area of Commerce, and that the period of significance extends to 1966 since its significant function continued up to and beyond that date. The building also appears to be eligible under Criterion C as a distinctive property type.
- Wiscasset Post Office, 140 Main Street (SM #98). We agree that this property is individually eligible for listing in the National Register of Historic Places under Criterion A in the area of Politics/Government, and possibly Criterion C in the area of Architecture.
- 100 Main Street (SM #100), non-contributing; agree.
- 72 Main Street (SM #102), non-contributing; agree.
- 9 Washington Street (SM #123), contributing; agree.



KLEINFELDER MEMORANDUM

TO: Megan Hopkin
FROM: Amanda Taylor
DATE: June 1, 2016
SUBJECT: Re: Wiscasset 18216.00 Request for Additional Information

Please find below a response to the Maine Historic Preservation Commission's request dated May 19, 2016 for additional information related to the Wiscasset 18216.00 traffic improvement project on Route 1.

Identification of Historic Properties

31 Fort Hill Street (SM #28)

According to the form completed by G. DiPerri in July 2000, the carriage house at 31 Fort Hill Street was moved to this location c.1970. The form notes that this was the carriage house for the Macurda House. The Macurda House is historically known as the Hodge House (SM #27). Currently, the carriage house is a separate property from the Hodge House. According to G. DiPerri, the properties were split c.1970.

Consulting aerial photographs from 1956 and 1967, the carriage house appears at this location. Photo 1 (attached below) also shows the carriage house here. The photo dates between 1932 and 1967.¹ Other images prior to 1956 are not available and whether the carriage house was moved before this time is unknown. Deed research proved inconclusive about the status of this property. The building sits on a brick foundation, which suggests that this could be its original location.

Despite the fact that the 2000 forms may be incorrect in terms of moving the carriage house, it remains a non-contributing resource to the Wiscasset Historic District. The building has been severely altered with the addition of vinyl siding and numerous changes in fenestration. The carriage house windows have been replaced by vinyl narrow single-light paired windows. The front entry also feels altered, particularly as it is flanked by the narrow paired windows on both sides. As a result, the building lacks integrity of materials, design, and workmanship.

20 Middle Street (SM #36)

As confirmed by the postcard image, this resource retains enough integrity to contribute to the Wiscasset Historic District.

¹ The photo dates are based on the presence of the grounded schooners in the Sheepscot River and comparison with a 1967 aerial image found at www.historicaerials.com. This website also has an aerial image for 1956 in Wiscasset. These two aerial images are referenced throughout this memo.



11 Middle Street (SM #43)

Photo 1 shows a square hipped roof structure at this location, likely this resource. The resource is also visible in the 1956 aerial image. Deed research did not reveal any pertinent information about the age of the building. Despite changes to the fenestration, this resource retains enough integrity to contribute to the Wiscasset Historic District.

30 Water Street (SM #61)

Photo 1 shows this house with an enclosed front porch. The porch has two paired windows flanking the front entry. Photo 2 (attached below and also dates between 1932 and 1967) shows the enclosed front porch with two picture windows on the south elevation. A 1910 Sanborn map shows the house with an open front porch, but the 1925 Sanborn map depicts the porch as enclosed. The addition of the front deck is unknown, but occurred before 2007 according to Google streetview. The deck addition does not greatly diminish the house's integrity of design and materials, and could easily be removed. The enclosure of the front porch occurred within the proposed period of significance. Thus, the resource contributes to the Wiscasset Historic District.

Haggett's Garage (SM #62)

Photos 1 and 2 depict earlier configurations of Haggett's Garage. Both images show the building with a flat roof and slight central parapet along the front elevation. No windows are located in the upper end of the first story on the front elevation.

As noted on the current form, the buildings located at 62 Water Street (SM #62) and 27 Middle Street (SM #51) were once connected. The building at 27 Middle Street was the original location of Haggett's Garage and was built in c.1911. The building at 62 Water Street was constructed in 1916. By 1925 the two buildings were connected via a third structure. According to a 1925 Sanborn Fire Insurance Map, the middle building had capacity for ten cars and had a wood floor. The c.1911 garage is noted as a sales room and repair shop, while the 1916 garage is shown as having capacity for 35 cars. The 1938 Sanborn map shows that the middle building had been separated from the 1916 garage, but remained attached to the c.1911 building. By this time the c.1911 building is shown as a laundry, while the 1916 building retained an auto sales and service use. The Haggett's stayed in the automotive business for almost 90 years in Wiscasset.

As verified in the historic images (Photo 1 and 2), Haggett's Garage (SM #62) has suffered from severe alterations to its original scale and roofline. A second story has been added to the building changing the flat roof to a gable-front roof with a gabled monitor. The corners of the building were also cut to accommodate the gable-front roof. Small gabled entries were also added to the new roofline on the north and south elevations. The front elevation was further altered by adding two banks of windows for light into the second story. The building's fenestration has changed on the north and south elevations as well, including the addition of windows and doors. The heavy cornice with modillions were also likely a later addition and is incompatible with the utilitarian nature of the building's original design. Photo 1 below also shows that a small one-bay garage was located on the south elevation (this garage bay is also



shown on the 1938 Sanborn map). As a result, Haggett's Garage lacks integrity of design, materials, and workmanship and is not a contributing resources to the Wiscasset Historic District.

Red's Eats (SM #78)

The period of significance for Red's Eats can be extended to 1966 and the area of significance is Commerce. The resource is also eligible under Criterion C for Architecture. Red's Eats is an intact example of a roadside food stand popular in coastal Maine after World War II. With automobile based tourism booming after the war, modest roadside eateries such as Red's Eats opened along major travel routes. These types of buildings are identified by a walk-up window for ordering food and a simple utilitarian plan that includes space for cooking large pots of seafood. Often the walk-up opening is shaded by a roof overhand, porch, or added awning. These types of roadside food stands were mostly constructed along busy thoroughfares, such as Route 1, where motorists could park nearby and then walk up to place their order. Seating is typically separate from the building and is often outdoors. Other similar examples in coastal Maine include The Clam Shack in Kennebunkport and Bob's Clam Shack in Kittery.

Wiscasset Post Office (SM #98)

The Wiscasset Post Office is individually eligible for the National Register under Criterion A and Criterion C under Architecture and Politics/Government. The period of significance is 1961. The post office was completed in 1961 and features the 20th Century Revival style. The post office is an excellent representation of this style, which was popular with the federal government throughout the 1960s. The post office retains a simplified classical door surround, gable over the entry, cornice returns, and a square cupola.

100 Main Street (SM #100)

The c.1950 date for this structure was based on exterior observations made in the field and cursory information gleaned from historic photos of Wiscasset's downtown. Historic photos from the early- to mid- twentieth century show a different building at this location. The structure shown at this location in Photo 3 is two stories with a hipped roof and a storefront that spans the entire width of the front elevation. Photo 3, based on the cars shown, likely dates to c.1925.² An aerial image from 1967 clearly shows a gabled structure at this location, while a 1956 aerial image also suggests a gabled roofline. As a result, and based on the buildings composition and materials, the c.1950 date of construction is still suggested, which is outside the period of significance for the Wiscasset Historic District. The building, therefore, does not contribute to the district nor is it individually eligible.

72 Main Street (SM #102)

The c.1970 date for this structure was based on exterior observations made in the field and cursory information gleaned from historic photos of Wiscasset's downtown. Historic photos from the early- to mid- twentieth century show a different building at this location. The building shown in Photo 3 is only two stories tall and is situated further east of SM #101 (Rundlett Block). The

² Photo 3 is available on the Maine Memory Network. This copy was obtained at Treat's in Wiscasset.



photo suggests an overhang between the two buildings, but the angle and quality make this an assumption. Additionally, Photo 1 shows a roofline (a hipped roof) attached to SM #101. This roofline is suggested in an aerial photo from 1956 and 1967. The roofline in Photo 1, however, is a full story shorter than the current roofline of SM #102 nor does the roofline extend as far south as SM #102 does today. Therefore, the building was either completely enveloped with a story added or demolished after 1967. As a result, the current structure retains the c.1970 construction date and does not contribute to the Wiscasset Historic District nor is it individually eligible.

9 Washington Street (SM #123)

Despite the addition of a large shed dormer and French doors, the house retains enough integrity to contribute to the Wiscasset Historic District.

Photo 1



Photo 2



Photo 3

