



Pierce School Apartments

Project Proposal

11.16.2018

Prepared by:

Reservoir Ventures, LLC

PO Box 299

Stockton Springs, ME 04981

Overview

The Pierce School located at 24 Church St. in Belfast Maine (*Map 36 Lot 145*) was designed by Architect Wilfred E. Mansur of Bangor and constructed in 1915. The renaissance style brick building with stone trim was proudly operated as a school from its commission to 2003. After closing its doors due to district consolidation the building sat for many years before having brief occupancy as a school of music and more recently a marijuana cultivation facility. The stately building comprises of two stories with a full basement sitting on 0.74 acres.

Due to the overwhelming need for housing within the city limits of Belfast, it is the objective of this venture to convert the use of the building to eight stylish, energy efficient, and safe apartments. The apartments will be integrated within the existing shell of the building with minimal to no impact on the exterior facade and unique architectural details of the building. The exterior landscaping and flow of the lot will be carefully and tastefully executed in order to maintain the elegance of the surrounding neighborhood and have a positive impact on the community. Therefore, this project meets the Conditions of Contract Rezoning as a multi-family rental apartment complex.

Goals & Project Requirements

1. *Use of the site:*

The property is to be converted into a Multi-family home/ apartment building consisting of eight one or two bedroom apartments. Three units on the first and second floors and two garden level units. The lot will not be used for multiple/mixed uses or be subdivided. It will remain solely residential to fit into the surrounding neighborhoods and provide a quality living environment. The existing green spaces will remain with additional landscaping to screen parking.

2. *Site Layout:*

The exterior facade, historical significance, and unique architectural details of the building will be maintained and highlighted where possible. As depicted in the enclosed site plan (1.2), the exterior parking, landscaping, and flow will complement the character of the building and surrounding area as well as promote a healthy and safe environment. The existing above ground propane storage tank will be buried away from the paved area on the south side of the building.

3. *Public use areas:*

In order to provide a safe environment for the people/families living within the units, the premises in general will be private. Within the premises for occupants of the building will be some common areas including garden space and storage areas. No new public amenities are proposed for the exterior but the existing green space on Church Street will remain.

4. *Traffic analysis and management:*

The building was operated as a school for 78 years including up to 200 students and faculty at any given time. Daily trip levels will be reduced from historical use. The daily flow of traffic for eight one/two bedroom apartments will be easily accommodated with an ample sized parking lot and public access roads on Elm and Church Streets. The large existing parking lot will also accommodate construction vehicles and equipment with minimal to no impact on the surrounding neighborhoods during the construction phase.

5. *Site circulation and traffic impact assessment:*

As per the enclosed site plan (1.2) for the parking areas, for flow and safety of traffic within the boundaries of the premises, the existing entry/exit from Elm Street will be converted to an entry only and an exit added on the North West side of the property line back on to Elm Street. This will allow for proper flow through the site reducing congestion and allowing for safe access to the building. Proper sidewalk terminations & markings will be added across entry and exit points. A safe lighted walkway will be added for access to city sidewalks. The existing propane tank will be moved to the south part of the lot and buried for protection from traffic. The proposed traffic pattern will provide safe and efficient flow for occupants and with minimal impact on the surrounding neighborhood. Utilizing the already existing heavier trafficked roads of Church and High will seamlessly integrate into existing traffic patterns.

The city owned and maintained sidewalks along Elm Street are in poor condition and need of repair. Considering the substantial financial investment into the updating of the site exterior, we would respectfully request the city repair the sidewalks and add a crosswalk from the sidewalk termination on Elm Street to the sidewalk on the north side of Church Street.

6. *Parking areas:*

As per the Technical Standards in Chapter 98 of the City Code of Ordinances, for an eight unit apartment building, 18 parking spaces and 1 Handicap parking space would be required. As per the enclosed parking site plan(1.2), the lot can accommodate 18 standard parking spaces and 1 handicap parking space within the existing boundaries of the property. Each standard space meets the 16'x9' stall requirements at 60°. The handicap stall will be the required 16'x10' with a clear/protected zone of 4' in width, allow good access to the rear entrance, be less than 2% slope, and properly marked. Therefore, additional, streetside, or public parking will not be required.

7. *Building appearance:*

Unique and historical architectural details of the building will be maintained. The orientation of the building will remain the same from Church and Elm Streets. Masonry repairs, door, and window replacements are envisioned as part of long-term building upgrades.

8. *Building height:*

No change to the existing height and profile of the building.

9. *Utilities:*

The owners reserve the right to bury the power line service. No other changes to utilities are planned.

10. *Glare/lighting:*

As per the attached site plan (1.2), exterior lamp posts and building lighting will tastefully illuminate the parking spaces, access to the building, and building vestibules with due regard to not adversely impact the surrounding neighborhood or roads. Lighting below 3000 kelvins will be used to provide soft yet affective lighting soothing to the eyes and flattering to the building and lot. Light poles will not exceed 16 ft in height.

11. *Noise:*

Noise will be strictly controlled and regulated through lease agreements in order to not only protect the quality of living for the occupants but also the surrounding area. Violations of noise policy and agreements will be corrected quickly and strictly. Other controls for noise will be strict quiet times, maximum occupancy, and large gathering restrictions. Noise during construction that will affect the surrounding neighborhood will be limited to weekdays during regular business hours.

12. *Odors:*

Residential use, no odors, gases, or other noxious impacts should present themselves outside normal dwelling utilities.

13. *Stormwater management:*

No changes or impacts to existing flow of stormwater into city maintained sewer system.

14. *Solid waste collection and disposal:*

Trash collection will be via a dumpster that is tastefully integrated into the property. The dumpster will be enclosed with a 6 ft privacy fence. The trash will be collected and maintained by third party professionals on a routine and regular schedule. Trash or other items left out or clutter on the property will not be tolerated and strictly controlled by the terms in the lease and enforced by property managers.

15. *Landscaping:*

The landscaping of the lot will be tastefully done to allow the building to continue to seamlessly integrate into the surrounding neighborhood. The new parking lot and flow will be landscaped at a minimum to the Technical Standards in the City Code of Ordinances. Screening will be added between the parking area and Elm Street. The southern and eastern sides of the property already possess adequate foliage to provide privacy to adjacent houses. This foliage will be maintained.

16. Handicap accessibility:

Local, state, and federal handicap accessibility requirements do not apply to this project as per the below:

Chapter 11 Accessibility, Section 1107, subsection 1107.6.2.2 & 1107.6.2.2.2:

Residential Group R-2: "Residential Group R-2 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including: Apartment houses".

"Type B Units: Where there are four or more dwelling or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B Unit."

Chapter 12 Historic Buildings, Section 1205 Change of Occupancy, Section 1205.15 Accessibility Requirements:

"Exception: Type B dwelling or sleeping units required by section 1107 of the IEBC are not required to be provided in historical buildings."

Please see the enclosed historical registry form from the NPS, on page 6, #52.

17. Signs:

See enclosed (1.8) sign design and location. A small sign at the entrance of the parking lot from Elm Street will be added to identify Pierce School Apartments and the entrance.

18. Construction activities and schedule:

See Project Timeline.

19. Technical and financial ability of applicant:

As indicated in the purchase and sale agreement, the project will be financed through a commercial construction loan. Camden National Bank can provide a statement of financial capacity upon request.

Reservoir Ventures LLC is a team of locals that are experienced in real estate investments, apartment buildings, and rental houses. The company and its partners currently manage a successful, tasteful, and safe multifamily apartment building in Searsport. We also have managed single family home rentals over the years in Naples and currently in Stockton Springs. Other real estate ventures include high efficiency renovations and upgrades of an old single family home in Belfast. All the aforementioned experience and knowledge provides the Reservoir Ventures team with the necessary framework to facilitate the long term success of the Pierce School Apartment project.

See the enclosed management plan for the subject property.

20. *Performance guarantees for required improvements:*

The City shall determine the amount and type of performance guarantees that should be required, if any.

21. *Other concerns:*

None

Project Timeline

I. Phase I Planning & Development

Meeting	Target Date	Alt. Date	Notes
1st Planning Board	12 Dec 2018	9 Jan 2019	Holidays
2nd Planning Board	9 Jan 2019	23 Jan 2019	Fish Farm Proposal
3rd Planning Board	23 Jan 2019	6 Feb 2019	In-Town Design Review Committee*
1st City Council	5 Feb 2019	19 Feb 2019	Fish Farm Proposal
2nd City Council	19 Feb 2019	5 Mar 2019	Fish Farm Proposal

*Design Review decision can take up to 30 day

II. Phase II Summarized Construction Timeline

Task	Start Date	Completion Date	Notes
General Building	March 2019	October 2019	HVAC, Electric, Plumbing, Sprinkler, Fire Safety
Parking Lot	June 2019	July 2019	Bury Propane Tank
Apartments 1 - 6	March 2019	October 2019	Floors 1 & 2
Apartments 7 - 8	January 2020	June 2020	Garden Level
Project Completion	November 2018	June 2020	

III. Phase V Capital Expenditures

Upgrades	Notes	Target Completion Dates
Solar Grid	Roof Mount	Jan 2021
Geothermal Heating	Energy Efficiency and Green investment	Oct 2023
New Roof	Membrane	Jul 2022
New Windows	Replacement replica historic commercial windows	Dec 2020



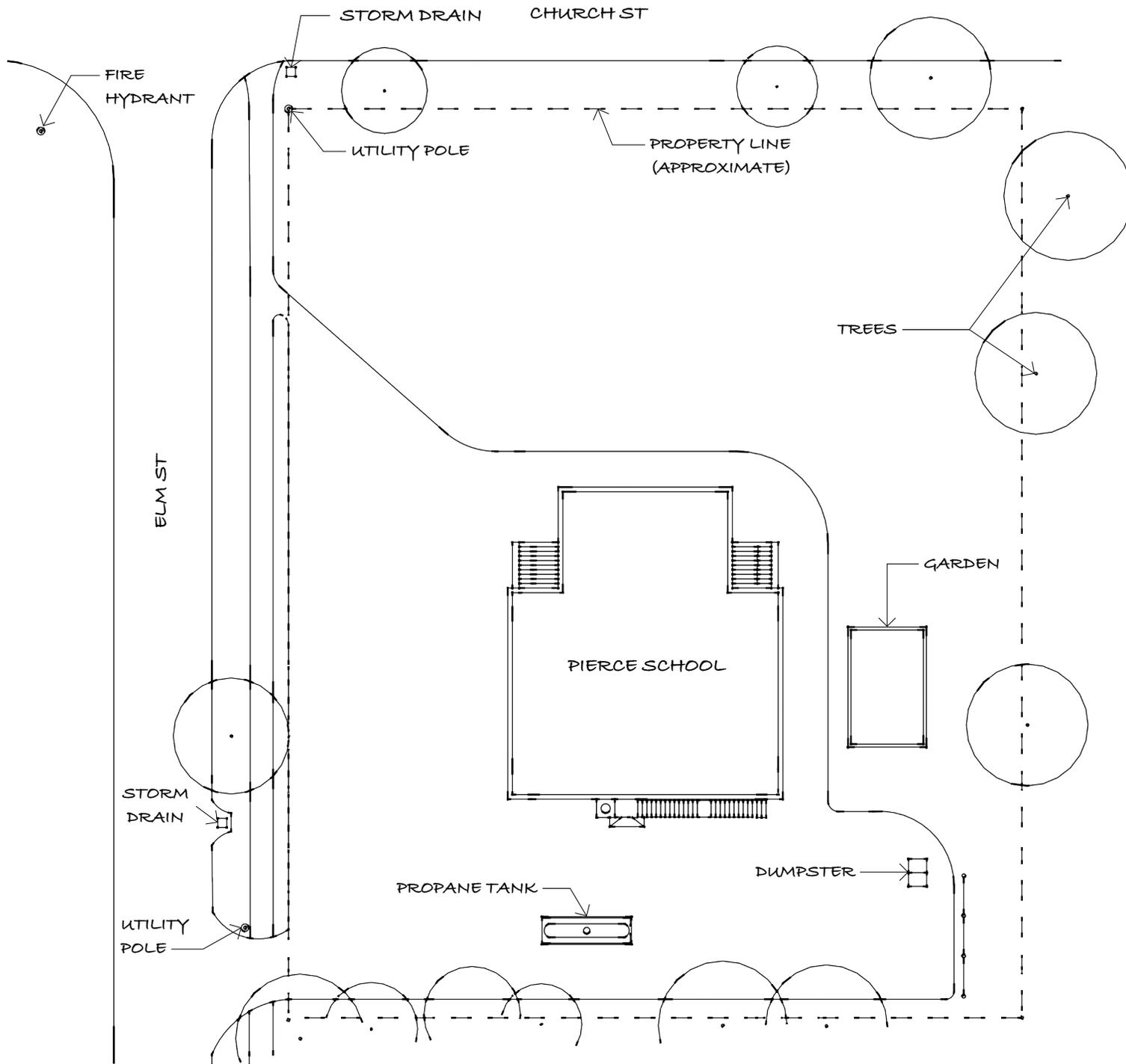
PROJECT
PIERCE SCHOOL APARTMENTS

LOCATION
24 CHURCH ST. BELFAST, ME 04915

DRAWN BY
MF

ISSUE
11.19.18

SITE PLANS



RESERVOIR VENTURES, LLC

PO Box 299
 Stockton Springs, ME 04981
 Tel: 207.518.8847

PIERCE SCHOOL APARTMENTS

24 Church St
 Belfast, ME 04915

DESCRIPTION

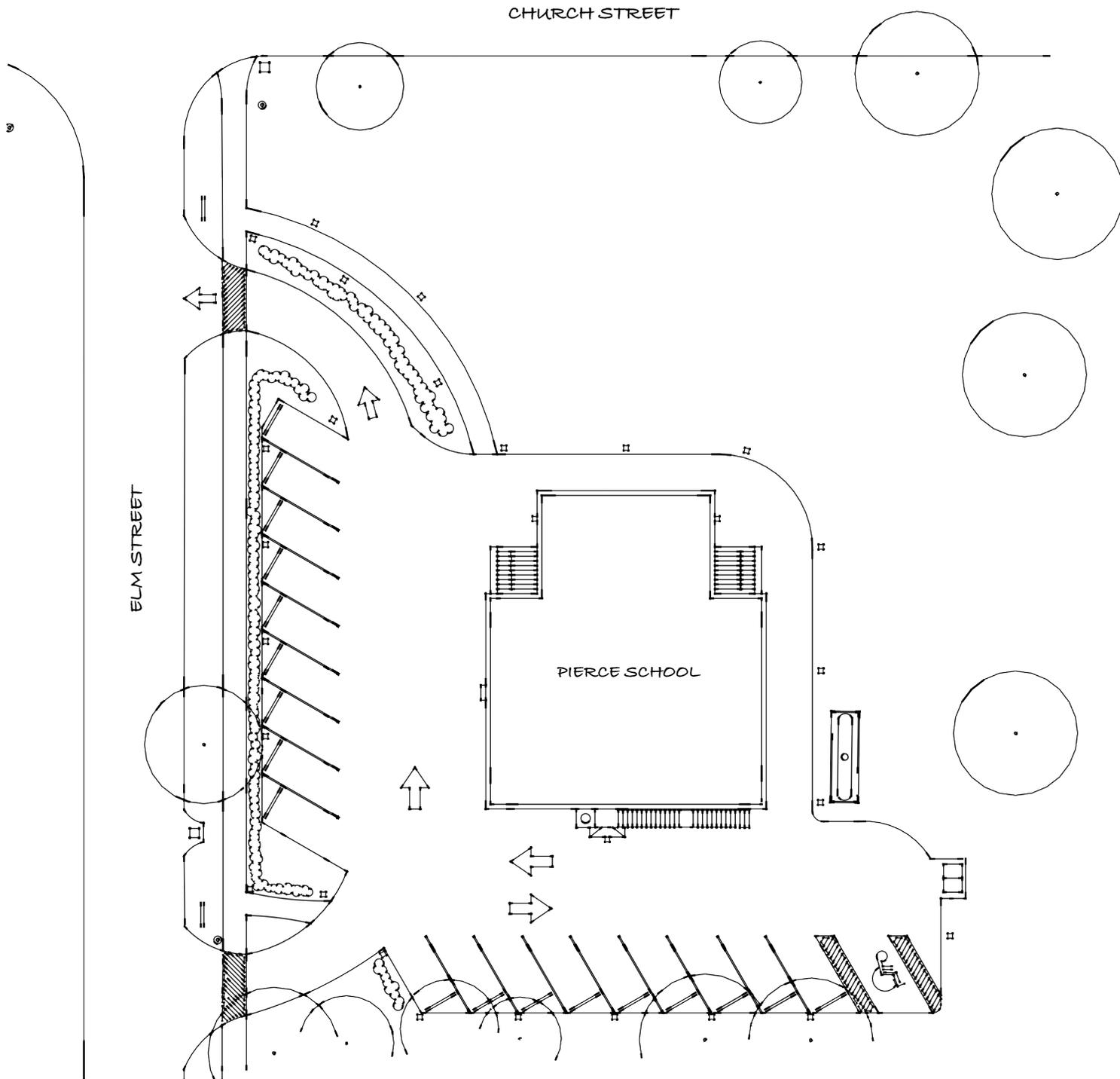
Current Use Site Plan Overview

ISSUE

11.19.18

RE-ISSUE

N/A



RESERVOIR VENTURES, LLC
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PIERCE SCHOOL APARTMENTS
 24 Church St
 Belfast, ME 04915

DESCRIPTION
 Proposed Site Plan Overview

ISSUE
 11.19.18

RE-ISSUE
 N/A

L1.2

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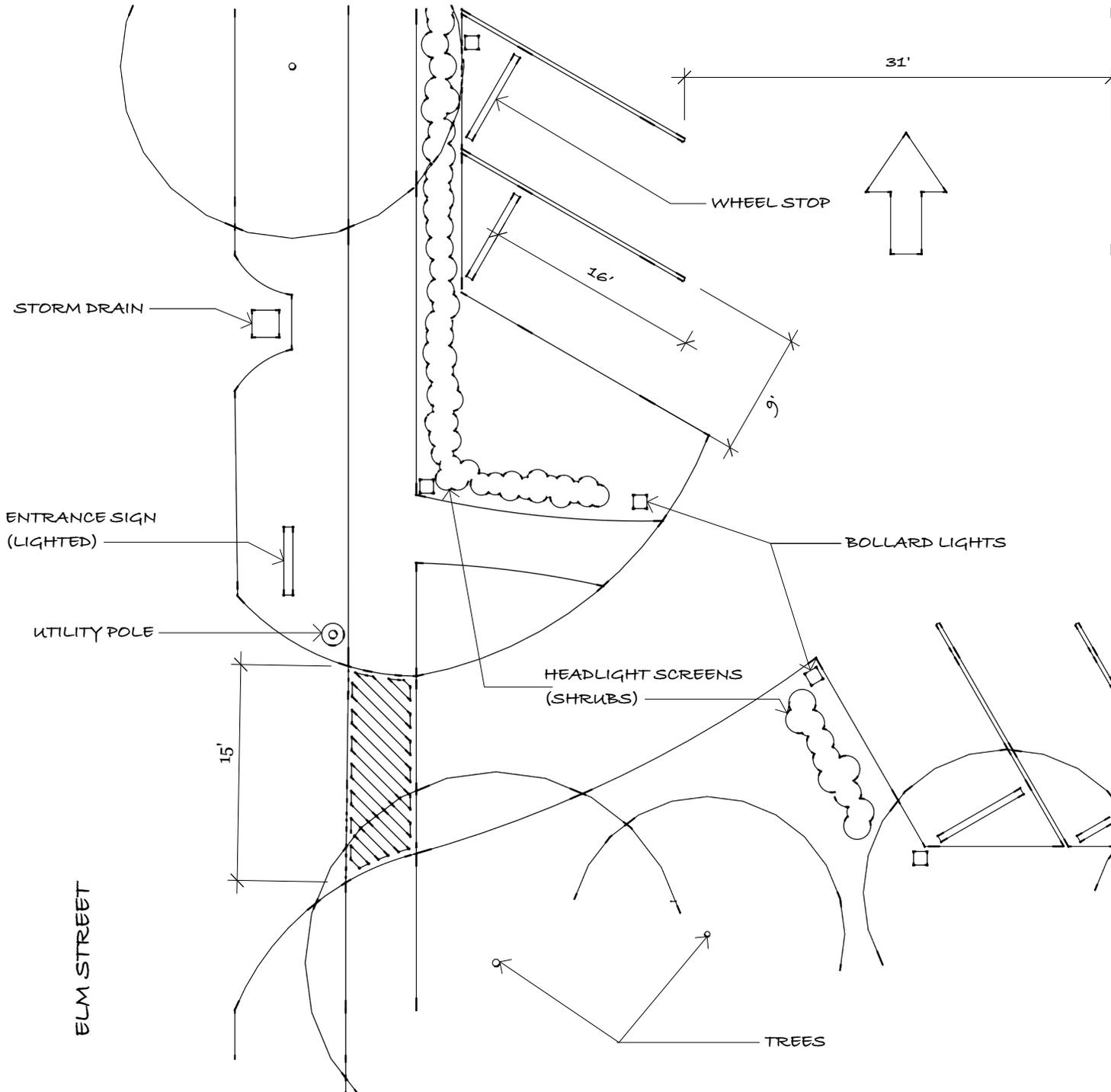
PIERCE SCHOOL APARTMENTS
24 Church St
Belfast, ME 04915

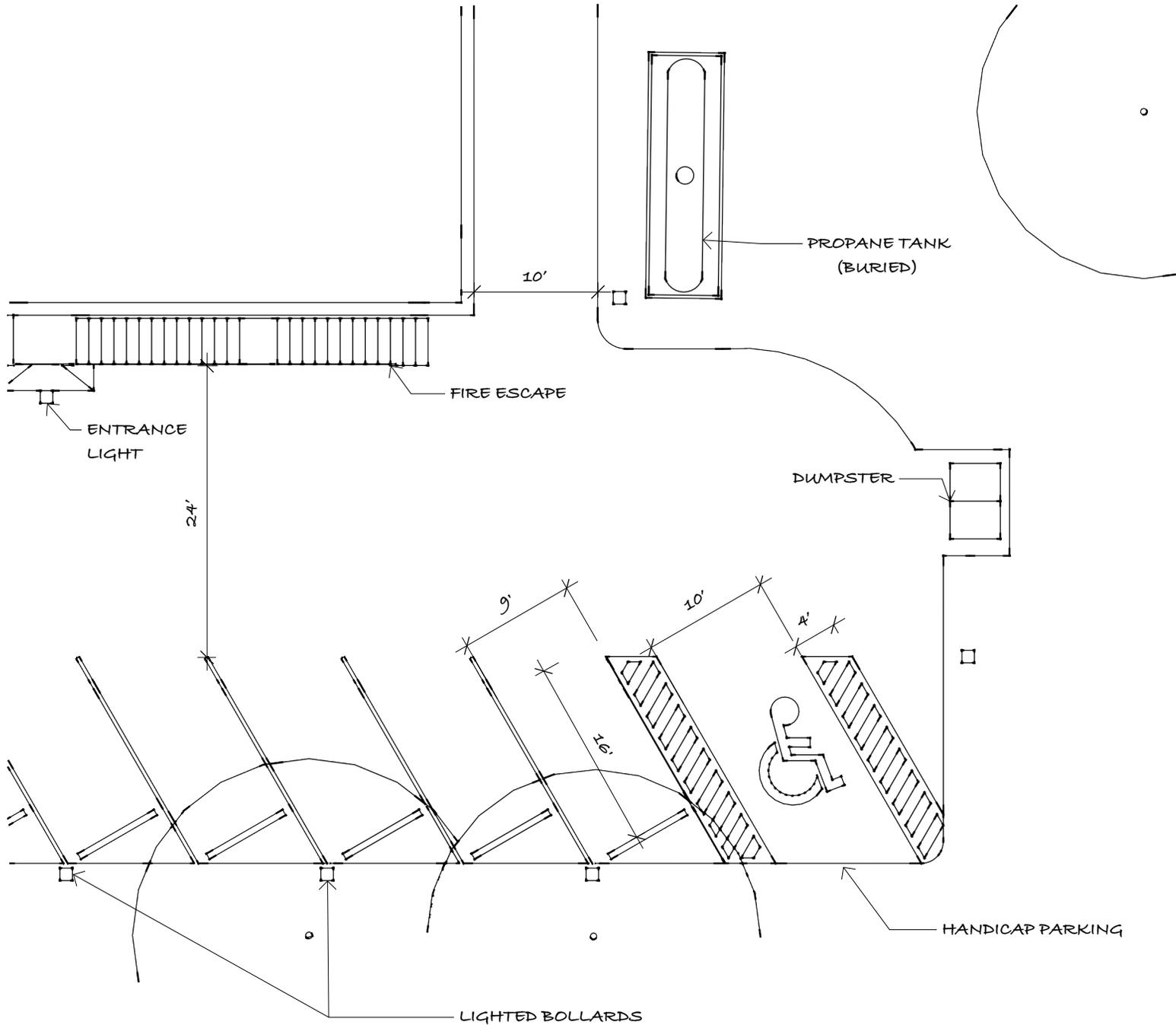
DESCRIPTION
Proposed Parking Entrance Detail

ISSUE
11.19.18

RE-ISSUE
N/A

L1.3





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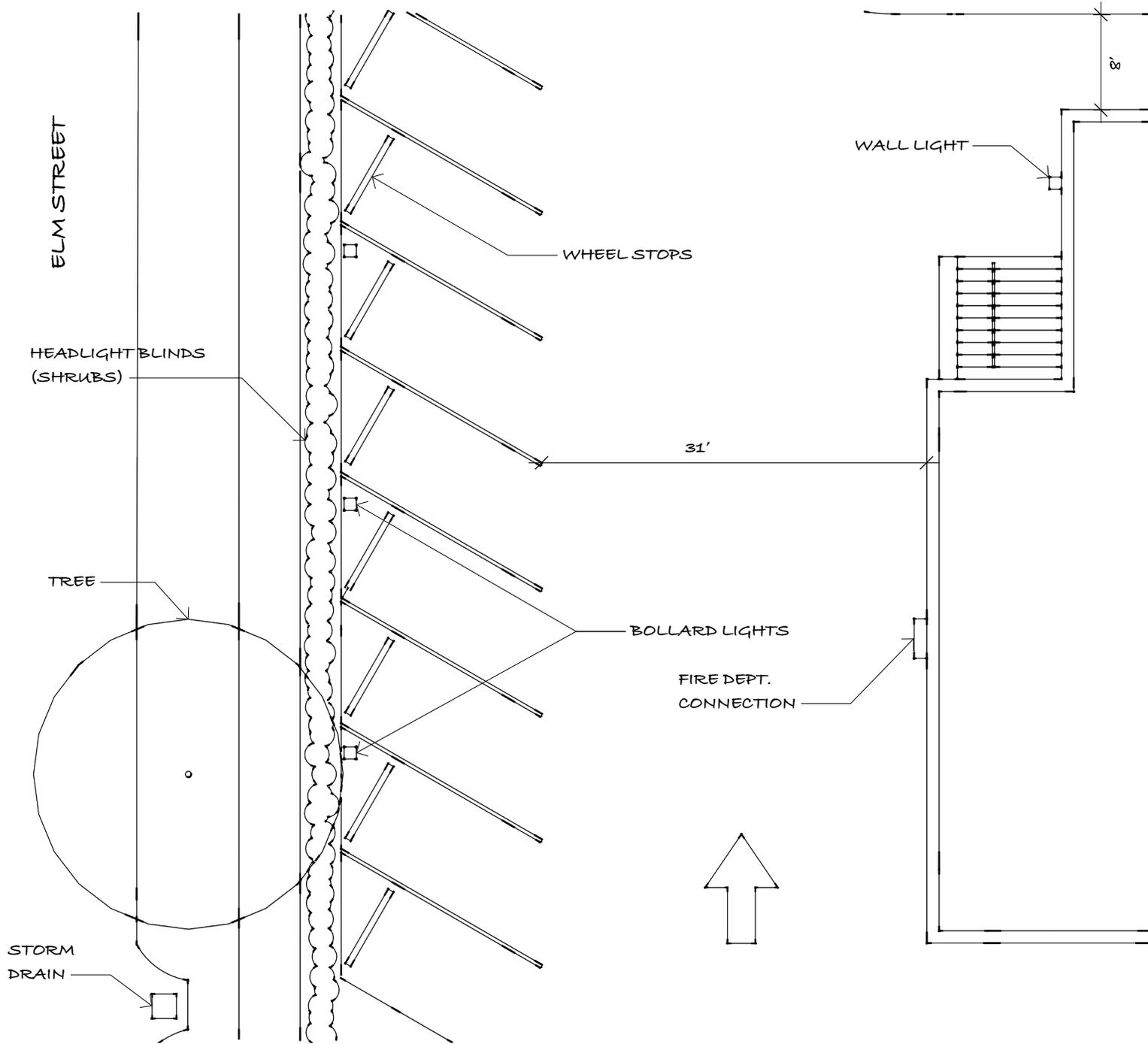
PIERCE SCHOOL APARTMENTS
 24 Church St
 Belfast, ME 04915

DESCRIPTION
 Proposed Rear Parking Detail

ISSUE
 11.19.18

RE-ISSUE
 N/A

L1.4



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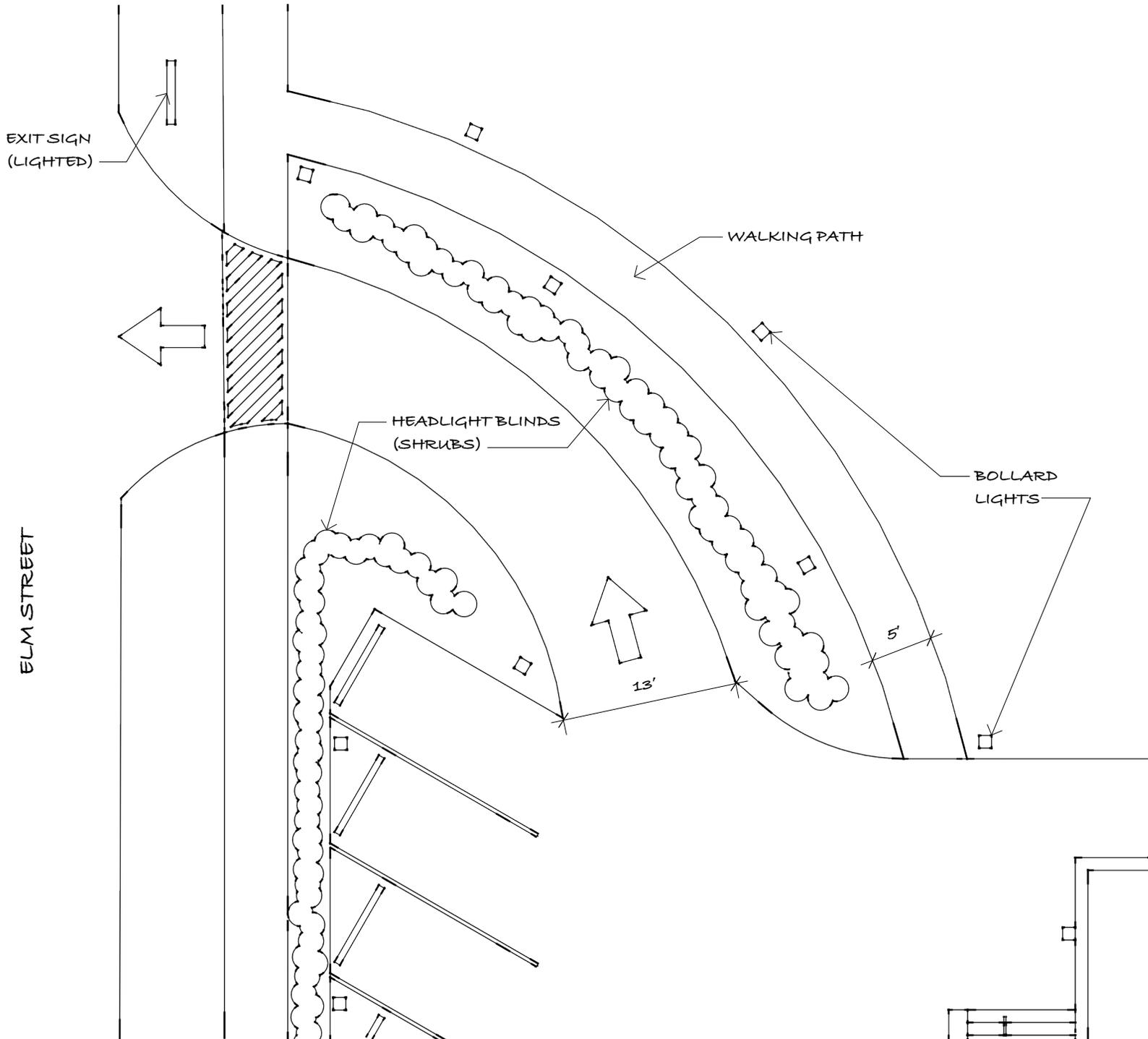
PIERCE SCHOOL APARTMENTS
 24 Church St
 Belfast, ME 04915

DESCRIPTION
 Proposed Side Parking Detail

ISSUE
 11.19.18

RE-ISSUE
 N/A

L1.5



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PIERCE SCHOOL APARTMENTS
 24 Church St
 Belfast, ME 04915

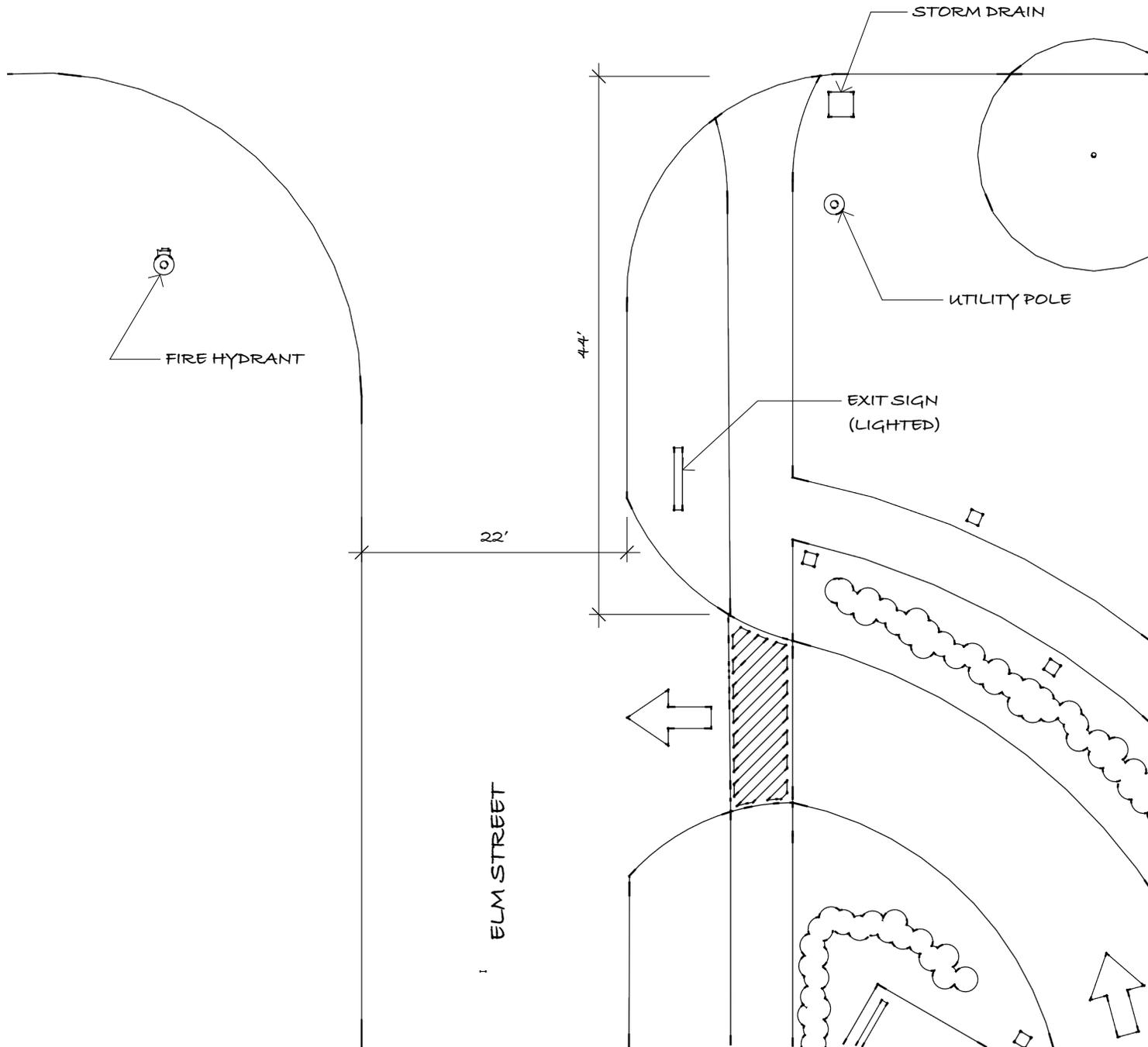
DESCRIPTION
 Proposed Parking Exit Detail

ISSUE
 11.19.18

RE-ISSUE
 N/A

L 1.6

CHURCH STREET



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PIERCE SCHOOL APARTMENTS
24 Church St
Belfast, ME 04915

DESCRIPTION
Proposed Parking Exit-Intersection
Detail

ISSUE
11.19.18

RE-ISSUE
N/A

L1.7



NOTE: SIGN TO BE ILLUMINATED FROM GROUND LIGHTING

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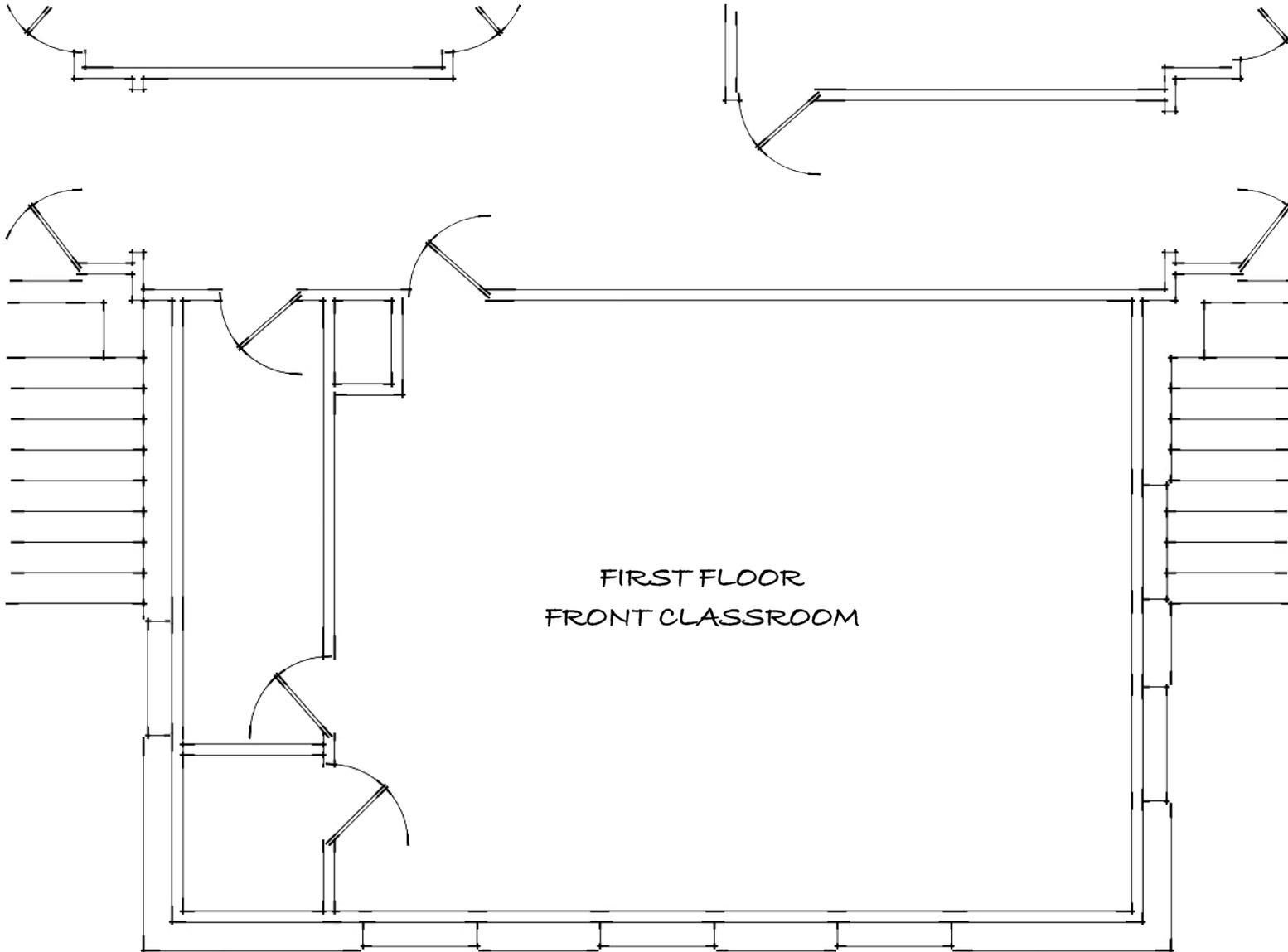
PIERCE SCHOOL APARTMENTS
 24 Church St
 Belfast, ME 04915

DESCRIPTION
 Proposed Parking Exit/Entrance Sign

ISSUE
 11.19.18

RE-ISSUE
 N/A

L1.8



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PIERCE SCHOOL APARTMENTS

24 Church St

Belfast, ME 04915

DESCRIPTION

Current Use Floor Plan

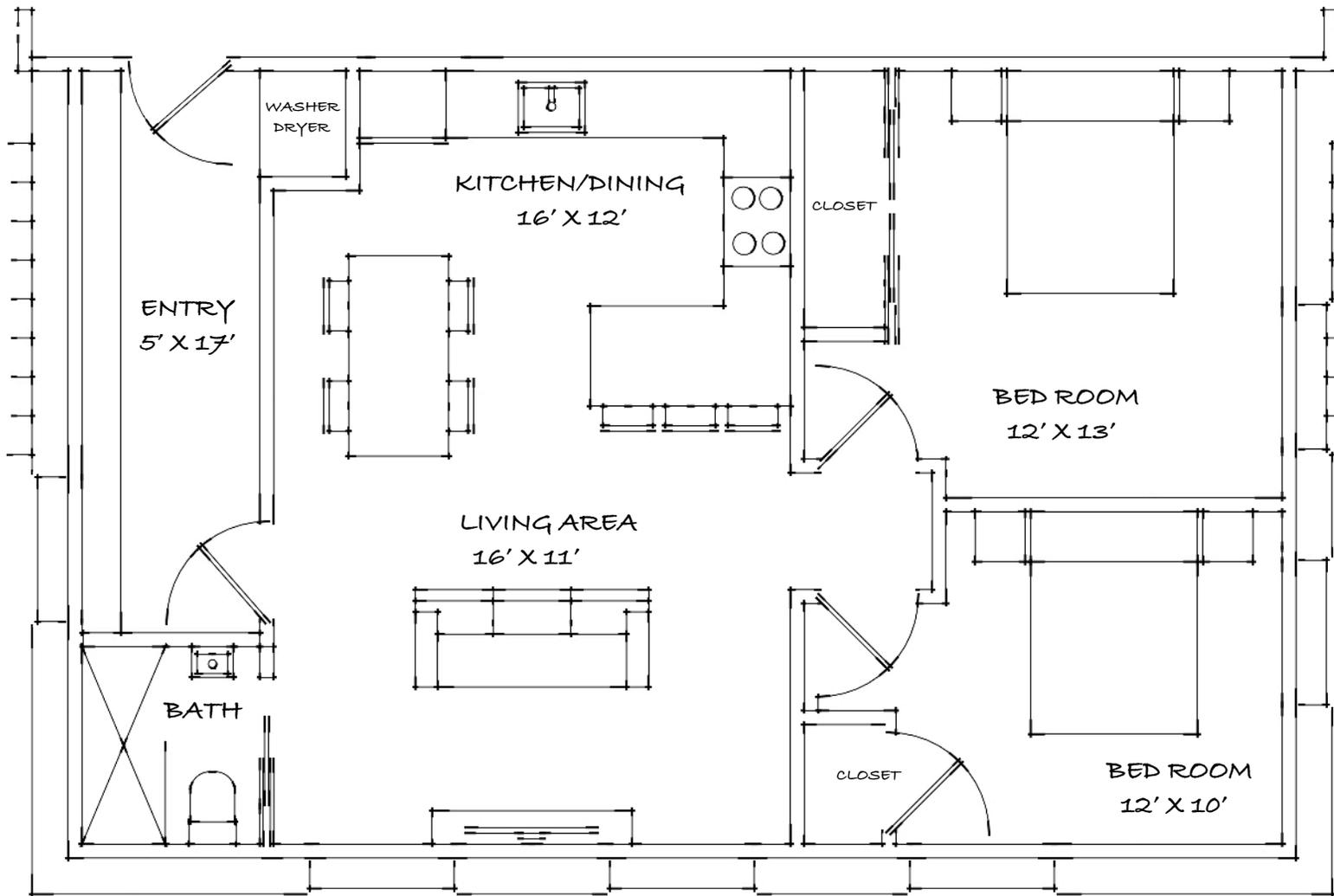
ISSUE

11.19.18

RE-ISSUE

N/A

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 PO Box 299
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 Tel: 207.518.8847

PIERCE SCHOOL APARTMENTS
 24 Church St
 Belfast, ME 04915

DESCRIPTION
 Proposed Use Floor Plan

ISSUE
 11.19.18

RE-ISSUE
 N/A

FIRST FLOOR - FRONT UNIT
 830 Square Feet Living
 2 Bedroom
 1 Bath

A1.2

**United States Department of the Interior
National Park Service**

For NPS use only

received **MAR 13 1986**

date entered

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

Substantive Review

1. Name

historic Belfast Historic District

and/or common

2. Location

street & number

___ not for publication

city, town Belfast, ___ vicinity of

state Maine code 23 county Waldo code 027

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Waldo County Registry of Deeds

street & number

city, town Belfast, state Maine

6. Representation in Existing Surveys

title N/A has this property been determined eligible? N/A yes ___ no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Belfast Historic District consists of a large area encompassing most of the city center which includes a variety of residential, commercial, ecclesiastical, and governmental buildings. There are 283 historic properties in the district, all but 19 of these having been built before 1900. This gives the area a strong cohesiveness in terms of scale, materials and the architectural styles of the buildings. The boundaries of the district eliminate sections of the city which have undergone modern development or lack a high concentration of architecturally or historically important structures.

List of buildings which contribute to the character of the historic district:

No. Address

Anderson Street

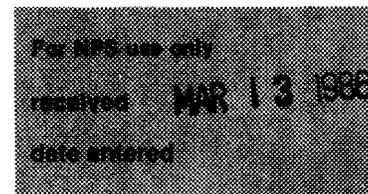
- 1 55. H. J. Anderson House, 1824
Federal style, 2 stories, brick construction, entrances on Anderson and High Streets.

Cedar Street

- 2 1. House, between 1901-1912.
Shingle style, 2 stories, wood frame with shingles on walls and porches.
- 3 3. House, between 1859-1879
Italianate style, 2 stories, wood frame with aluminum siding, cornice with dentils and brackets.
- 4 5. Charles Mitchell House, 1877
Italianate, 2 stories, wood frame with clapboard siding, brackets and bay windows.
- 5 7. George L. Knight House, 1875
Mansard style, 2 stories, wood frame with clapboard siding, mansard roof, decorative window caps, and porch posts with incised details.
- 6 9. Thomas D. Toothaker House, c. 1843
Greek Revival style, 1½ stories, wood frame with clapboard siding, Doric pilasters.
- 7 10. Charles Milliken House, 1842
Greek Revival style, 2 stories, wood frame with aluminum siding, Doric pilasters.
- 8 11. William H. Brown House, c. 1841
Greek Revival style, 1½ stories, wood frame with clapboard siding, Queen Anne style porch.
- 9 12. Robert Clary House, c. 1849
Greek Revival style with Colonial Revival gambrel roof, 2 stories, wood frame with clapboard siding.

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**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 2

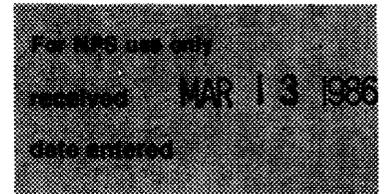
No. Address

Cedar Street continued....

- 10 13. Axel Hayford House, c. 1865-75
Italianate, 2 stories, wood frame with clapboard siding, cornice and porch brackets.
- 11 16. House, late 19th century
Greek Revival style, 2 stories, wood frame with wood shingles.
- 12 19. James Craig House, c. 1856
Greek Revival style, 2 stories, wood frame with clapboard siding, portico with Ionic columns.
- 13 21. Yorick Cunningham House, c. 1851
Italianate, 1½ stories, wood frame with clapboard siding, porch with brackets.
- 14 22. Alonzo Osborn House, c. 1836-40
Greek Revival style, 1½ stories, wood frame with clapboard siding, late 19th century vergeborad.
- 15 23. William Flowers House, c. 1844
Greek Revival style, 2 stories, wood frame with clapboard siding, pilasters and porch with Doric columns.
- 16 24. Andrew D. Bean House, c. 1872
Italianate, 2 stories, wood frame with clapboard siding, brackets under cornice, Queen Anne style porch.
- 17 25. John Waldin House, c. 1844
Greek Revival, 1½ stories, wood frame flush board siding, pilasters, Italianate style porch.
- 18 26. George W. Wales House, 1856
Greek Revival style, 2 stories, wood frame with clapboard siding, Doric pilasters.
- 19 27. Isaac Abbott House, c. 1851
Greek Revival, 1½ stories, wood frame with clapboard siding, portico with Doric piers.
- 20 28. Henry S. Forbes House, c. 1849
Greek Revival, 1½ stories, wood frame with clapboard siding, Doric pilasters.
- 21 29. Edward Baker House, c. 1850
James A. Thomas of Belfast, Architect

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BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 3

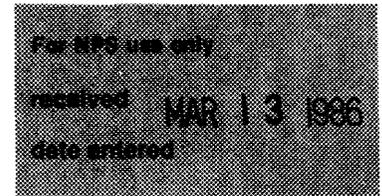
Cedar Street continued....

Greek Revival, 2 stories, wood frame with asbestos shingles, pedimented wall dormers, central pavilion.

- 22 30. Spence Mathews House, 1860
Italianate, 2 stories, wood frame with clapboard siding, brackets and bay window.
- 23 31. John Toothaker House, c. 1854
Greek Revival, 1½ stories, wood frame with clapboard siding.
- 24 32. Charles Hazeltine House, 1874
George M. Harding of Boston, Architect
Italianate, 2 stories, wood frame with vinyl siding, brackets and corner tower (cupola removed).
- 25 33. Johathan Frye House, c. 1850
Greek Revival, 1½ stories, wood frame with clapboard siding.
- 26 34. Evander French House, c. 1894
Queen Anne style, 1½ stories, wood frame with clapboard siding, decorative vergeboard in gable ends, bay windows, veranda with porch posts replaced.
- 27 35. Charles Kimball House, 1856
Greek Revival, 1½ stories, wood frame with clapboard siding, Doric pilasters.
- 28 36. Charles Richards House, 1889
Queen Anne style, wood frame with clapboard and novelty siding, decorative vergeboard in gable ends.
- 29 37. Ephraim McMitchell House, c. 1844
Greek Revival, 1½ stories, wood frame with clapboard siding, Doric pilasters.
- 30 38. Josiah Farrow Double House, c. 1853
James A. Thomas of Belfast, Architect
Greek Revival, 2 stories, clapboard siding, central pavilion, triangular bay windows.
- 31 39. William R. Leach House, 1846
Greek Revival, 1½ stories, wood frame with clapboard siding, Doric pilasters.
- 32 41. Isaac Felch House, c. 1843
Greek Revival, 1½ stories, wood frame with clapboard siding, Doric pilasters and

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BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 4

Cedar Street continued....

Colonial Revival style porch.

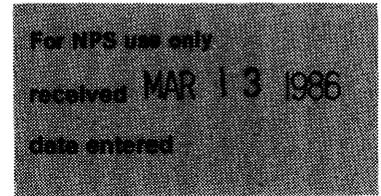
- 33 42. Ephraim Keene House, c. 1853
Gothic style, 2 stories, wood frame with clapboard siding, decorative vergeboard and finials in gable ends, late 19th century porch.
- 34 44. Henry Forbes House, c. 1846
Greek Revival, 1½ stories, wood frame with clapboard siding, Doric pilasters.
- 35 46. House, between 1859-1875
1½ stories, wood frame with clapboard siding, molded door and window trim.
- 36 48. House, mid-19th-century
Greek Revival, 1½ stories, wood frame, asbestos shingles.
- 37 50. House, c. 1885-1900
Queen Anne style, 1½ stories, wood frame with wood shingles, vergeboard and large veranda.

Charles Street

- 38 3. Wording House, by 1855
Greek Revival, 1½ stories, wood frame with clapboard siding, pilasters, shouldered architrave trim.
- 39 6. House, between 1855-59
Greek Revival, 2 stories, wood frame aluminum siding.
- 40 22. House, between 1855-59
Italianate, 1½ stories, wood frame with clapboard siding, decorative window caps.
- 41 27. House, between 1859-75
1½ stories, wood frame with clapboard siding.
- 42 29. House, between 1859-75
1½ stories, wood frame with clapboard siding, decorative vergeboards.

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BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

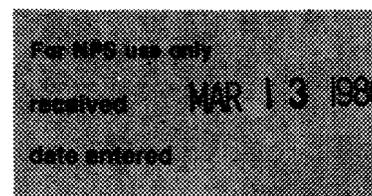
Page 5

Church Street

- 43 1. James P. White House, 1840
Calvin Ryder of Winterport, Architect, Amos R. Boynton, Master Builder
Greek Revival, 2 stories, wood frame with matched board siding, central pavilion with
Ionic columns in antis, cupola, cast iron cresting.
- 44 2. Francis M. Lancaster House, c. 1865
Italianate, 2 stories, wood frame with clapboard siding, cupola.
- 45 3. James H. Spring House, c. 1843
Greek Revival, 2½ stories, wood frame with clapboard sheathing, cast iron trim.
- 46 4. William B. Swan House, 1875
Frank Durham of Belfast, Master Builder
Italianate, 3 stories, wood frame with clapboard siding, central pavilion, porch and
window trim with incised details.
- 47 5. William T. Coburn House, c. 1843
Greek Revival, 2½ stories, brick with stone trim.
- 48 6. Abram Noyes House, c. 1852
Greek Revival, 2½ stories, wood frame with clapboard siding, Doric pilasters.
- 49 7. Unitarian Parsonage, 1856
Greek Revival, 2½ stories, brick construction with corbelled cornice.
- 50 8. Charles Giles House, c. 1850
Greek Revival, 2½ stories, brick with stone trim.
- 51 9. Albert M. Carter House, 1890
Italianate, 2 stories, wood frame with clapboard siding.
- 52 10. Pierce School, 1915
Wilfred E. Mansur of Bangor, Architect
Renaissance style, 2 stories, brick with stone trim.
- 53 11. Dwight Palmer House, 1894
Queen Anne style, 2½ stories with corner tower, wood frame with clapboard siding,
large decorative veranda.
- 54 12. Durham/Hall House, rebuilt after 1886 fire
Italianate, 2½ stories, wood frame with clapboard siding, brackets.

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BELFAST HISTORIC DISTRICT
Continuation sheet

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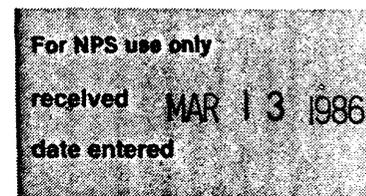
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6

Church Street continued....

- 55 13. William H. Burrill House, c. 1840
Greek Revival, 1½ stories, wood frame with match board siding, porch with Ionic columns.
- 56 14. Samuel Haynes House, c. 1841
Greek Revival, 2½ stories, wood frame with clapboard siding, porch with Doric columns.
- 57 15. Daniel Faunce House, 1853
Greek Revival, 2½ stories, wood frame with match board and clapboard siding, porches with Doric columns.
- 58 16. Robert White, Jr., House, c. 1840
Greek Revival, 1½ stories, wood frame with clapboard siding aedicula entrance porch with large triglyphs.
- 59 17. Henry Peaks House, 1826
Federal style, 2½ stories, wood frame with vinyl siding.
- 60 18. John Clark House, 1824
Federal style, 2 stories, front and rear walls wood frame with clapboards, side walls brick, Queen Anne style porch.
- 61 19. Hiram O. Alden House, 1840
Calvin Ryder of Winterport, Architect
Greek Revival, 2 stories, wood frame with match board and clapboard siding, portico with Doric columns, late 19th century porch.
- 62 22. George Pote House, 1875
Italianate, 2½ stories, wood frame with clapboard siding, decorative portico and bay windows.
- 63 24. John Farrow House, c. 1823-37
Federal style, 2½ stories, brick with stone trim.
- 64 25. Lemuel Palmer House, c. 1835
Federal style, 1½ stories, wood frame with clapboard siding.
- 65 26. Henry Moore House, 1826
Henry Moore of Belfast, Joiner
Federal style, 2½ stories, wood frame with clapboard siding, Italianate style

**United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 7

Church Street continued....

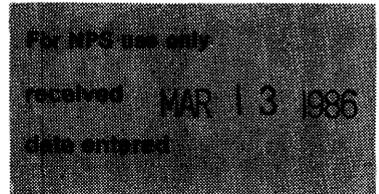
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entrance vestibule, Colonial Revival portico on side.

- 66 27. Simon Cottrill House, 1838
Federal style, 1½ stories, wood frame with clapboard siding.
- 67 28. Frederick A. Lewis House, 1827
Federal style, 2½ stories, wood frame with vinyl siding, modern Colonial Revival doorway and portico.
- 68 29. Samuel Jackson House, c. 1824-25
Federal style, 2½ stories, wood frame with clapboard siding, Colonial Revival doorway.
- 69 30. White-Faunce House, c. 1825
Federal style, 2½ stories, wood frame with clapboard siding, Greek Revival doorway and side porch.
- 70 31. Nathaniel Bradbury House, 1824
Federal style, 2½ stories, wood frame with clapboard siding, extensive Italianate trim.
- 71 32. Samuel Jackson House, c. 1830-40
Greek Revival style, 1½ stories, front and rear walls wood frame with clapboard siding, brick side walls.
- 72 33. Major Timothy Chase House, 1838
Transitional Federal-Greek Revival, 2½ stories, brick with wood and stone trim.
- 73 34. Lothrop House, c. 1835/1868
Italianate, 2½ stories, wood frame with clapboard siding, decorative portico, veranda, bay window and cornice.
- 74 35. Dr. John G. Brooks House, extensively remodelled in 1878
George M. Harding of Boston, Architect
Stick style, 3 stories, wood frame with clapboard siding, decorative porch and vergeboard with incised designs.
- 75 36. Horatio H. Johnson House, c. 1841
Greek Revival style, 2½ stories, wood frame with clapboard siding, portico with Doric pilasters.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

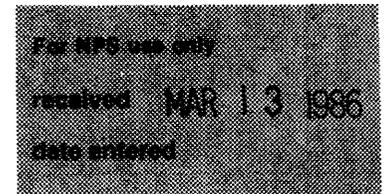
Page 8

Church Street continued....

- 76 37. District Courthouse, 1929-1930
Georgian Revival, 1½ stories, brick construction with portico and entrance enframed by lunette and pilasters.
- 77 38. William Avery House, 1821
Federal style, 2 stories, wood frame with clapboard siding.
- 78 40. William G. Crosby High School, 1923
Kilham & Hopkins of Boston, Architects
Colonial Revival, 3 stories, brick with stone trim.
- 79 42. First Church, 1818 (N. R.)
Samuel French, Architect and Master Builder
Federal style with tower, wood frame with clapboard siding, lancet arched windows, doors and belfry.
- 80 49-59. Hayford Block, 1866/1868 (N. R.)
Transitional Greek Revival-Italianate, 4 stories, brick with granite store fronts, brackets under cornice.
- 81 56-58. Thompson Block, 1905
Commercial style, 3 stories, wood frame with clapboard siding, storefront with novelty siding.
- 82 60. Commercial Block (Former Garage), between 1912-1923
2 story wood frame building, facade entirely remodelled with brick, plate glass and asbestos siding.
- 83 64. Enoch Hilton House, 1817/1849
Greek Revival, 2½ stories, wood frame with clapboard siding, Doric pilasters.
- 84 71. Memorial Hall, 1889
Brigham & Spofford of Boston, Architects
Renaissance style, 2½ stories, brick with terra cotta ornamentation, bell tower.
- 85 73. Waldo County Courthouse, 1853
Benjamin Deane of Bangor and Edwin Lee Brown of Boston, Architects
Transitional Greek Revival-Italianate, 2½ stories, brick with stone trim. Addition built 1899-1900, belfry removed early 20th century.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number

7

Page

9

Church Street continued....

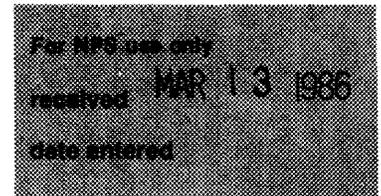
- 86 75. North Church, 1831
Benjamin Deane of Bangor, Architect
Federal style, 2 stories, wood frame with clapboard siding, large round arched windows. Tower removed, mid-20th century. Queen Anne style vestry added, 1889, Ernest Green of New York, Architect.
- 87 76. Thomas Whittier Tavern, 1803
Federal style, 2 stories, wood frame with clapboard siding, balustrade and cupola on roof, Greek Revival style portico over entrance.

Congress Street

- 88 2. Nehemiah Abbott House, c. 1857
Greek Revival style, 2 stories, brick construction, portico with Ionic columns, large multi-story wooden addition, c. 1970, on slope of hill in rear (north).
- 89 3. James Craigh House, 1846
Greek Revival style, 1½ stories, wood frame with clapboard siding, Doric pilasters.
- 90 5. William G. Cox House, 1876
Eastlake style, 1½ stories, wood frame, with clapboard siding, vergeboard, decorative door and window trim.
- 91 6. John Dolloff House, 1895
2 stories, wood frame with clapboard siding, vergeboard.
- 92 7. William A. Swift House, 1849
Greek Revival style, 1½ stories, brick construction, brick pilasters and cornice returns.
- 93 8. Thomas Drinkwater House, c. 1848
Greek Revival, 1½ stories, brick construction with corbelled cornice and pilasters.
- 94 9. Charles Palme House, 1849
Greek Revival style, 1½ stories, wood frame with clapboard siding.
- 95 11. Ephraim Swett House, 1850
Eclectic, 2 stories, wood frame with clapboard siding, Doric pilasters, dentils, Gothic window moldings.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number

7

Page

10

Congress Street continued....

- 96 13. Samuel A. Blodgett House, 1854
Gothic Revival, 1½ stories, wood with vinyl siding, decorative window caps.
- 97 14. Sherburn Sleeper House, 1840
Calvin Ryder of Winterport, Architect
Greek Revival style, 2 stories, wood frame with clapboard siding, porches with Doric columns, cast iron balconies.
- 98 15. Stephen S. Lewis House, 1853
Eclectic, 1½ stories, wood frame with clapboard siding, porch with Doric columns and balustrade, vergeboard in gable ends.
- 99 16. House, late 19th century
2 stories, wood frame with clapboard siding.
- 100 17. House, between 1859-75
1½ stories, wood frame with clapboard siding.
- 101 18. Charles Shaw House, 1896
Queen Anne style, 2 stories, wood frame with clapboard siding, bay windows.
- 102 19. Waldo County Jail (1851) and Keeper's House (1887)
Jail - Greek Revival style, 1½ stories, brick construction, large 1 story modern wing.
Keeper's House - Greek Revival style, 2½ stories, wood frame, vinyl siding.
- 103 21. Charles S. Baker House, 1871
Greek revival style, 1½ stories, wood frame with clapboard siding, corner pilasters.
- 104 23. John Hodgdon House, c. 1838
Greek Revival style, 2 stories, wood frame with aluminum siding, vestibule with Doric columns.
- 105 24. Isaac Cole House, 1856
Eclectic, 2½ stories, wood frame with clapboard siding, steep gable ends, Greek Revival porch.
- 106 25. Abel Bennett House, c. 1839
Greek Revival style, 2 stories, wood frame with clapboard siding, Doric pilasters.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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BELFAST HISTORIC DISTRICT

Continuation sheet

Item number

7

Page

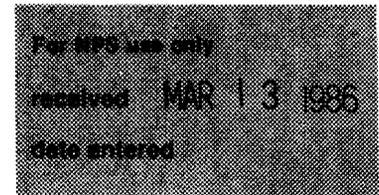
11

Congress Street continued....

- 107 26. House, by 1912
Colonial Revival style, 2 stories, wood frame with vinyl siding, porch.
- 108 27. James Bicknell House, c. 1853
James Bicknell of Belfast, Carpenter and Joiner
Greek Revival style, 2 stories, wood frame with clapboard siding, Doric pilasters.
- 109 29. William Pitcher House, c. 1852
William Winslow of Belfast, Architect
Greek Revival style, 2 stories wood frame with clapboard siding, two story pedimented pavilion with Ionic columns in antis.
- 110 31. Samuel Tharlow House, c. 1845
Greek Revival style, 1½ stories, brick construction with corner pilasters.
- 111 32. Herbert Drinkwater House, 1904
Queen Anne style, 2 stories, wood frame with clapboard siding, decorative vergeboard.
- 112 33. Samuel Hanson House, 1852
Greek Revival style, 1½ stories, wood frame with clapboard siding, corner pilasters.
- 113 34-36. Double House, c. 1851
Greek Revival style, 2 stories, wood frame with vinyl siding, Doric pilasters.
- 114 35. First William Winslow House, 1854
William Winslow of Belfast, Architect
Greek Revival style, 2 stories, wood frame with clapboard siding, Doric pilasters
- 115 38. Frank Perkins House, 1875
Italianate, 2 stories, wood frame with vinyl siding, bay windows and decorative veranda.
- 116 39. Charles Thombs House, c. 1853
Gothic Revival, 1½ stories, wood frame with clapboard siding, decorative vergeboard and large Queen Anne style veranda.
- 117 41. James Frederick House, c. 1851
1½ stories, wood frame with aluminum siding, Colonial Revival style porch.
- 118 43. Edgar S. McDonald House, 1907
Colonial Revival style, 2 stories, wood frame with clapboard and shingle siding,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number

7

Page

12

Congress Street continued....

gambrel roof and porch with Tuscan columns.

- 119 44. Henry W. Marriner House, c. 1875
Italianate, 2 stories, wood frame with clapboard siding, bay windows, corner pilasters, rope moldings.
- 120 45. Rev. Simon Goodenough House, 1875
Mansard style, 2 stories, wood frame with clapboard siding, mansard roof and cupola.
- 121 46. Second William Winslow House, 1862
William Winslow of Belfast, Architect
Greek Revival style, 2 stories, wood frame with clapboard siding, corner pilasters.
- 122 47. William Blodgett House, c. 1875
Italianate, 2½ stories, wood frame with vinyl siding, brackets.
- 123 48. House, between 1855-59
Greek Revival, 2½ stories, wood frame with vinyl siding.
- 124 49. James Pottle House, 1878
Greek Revival, 2 stories, wood frame with vinyl siding, corner pilasters.
- 125 51. George W. Frisbee House, 1898
1½ stories, wood frame with asbestos shingles
- 126 53. Wm. G. Frye House, between 1855-59
Eclectic, 2 stories, wood frame with clapboard siding, porch with stylized classical columns, balustrade over porch and at third story, vergeboard in gable ends.

Court Street

- 127 1. Paul R. Hazeltine House, c. 1820-28
Federal style, 2 stories, wood frame with clapboard siding, Greek Revival additions include two porticos with cast iron balustrades and cupola on roof.
- 128 3. Dr. Richard Moody House, c. 1838
Transitional Federal-Greek Revival, 2½ stories, wood frame with clapboard siding, Queen Anne style porch.
- 129 4. John S. Kimball House, 1830
Federal style, 2½ stories, wood frame with clapboard siding, Greek Revival portico.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

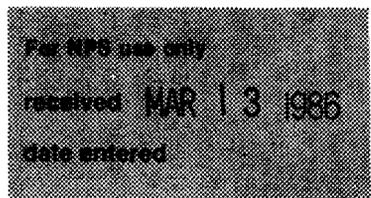
Page 13

Court Street continued

- | No. | Address |
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| 130 | 5-7. Paul Hazeltine Double House, 1830
Transitional Federal-Greek Revival, 2 stories, wood frame with clapboard siding. |
| 131 | 9. Universalist Church, 1837 (now Emmanuel Baptist)
Greek Revival, 2 stories with tower, wood frame with clapboard and match board siding, carved anthemion details. Raised and remodelled, 1869-1870, Thomas W. Silloway of Boston, Architect. |
| 132 | 11-13. Frye & Boynton Row House, c. 1841
Greek Revival, 3 stories, first and second stories brick, third story added c. 1900, wood frame with pressed metal sheathing. |
| 133 | 14. Universalist Parsonage, c. 1857
Italianate, 2 stories, wood frame with clapboard siding. |
| 134 | 21. H. G. Chandler House, 1856
Greek Revival, 1½ stories, wood frame with clapboard siding. |
| 135 | 22. Elizabeth Barnes House, 1889, rebuilt mid-20th century
Colonial Revival, wood frame with clapboard siding, modern doorway. |
| 136 | 23. S. Walton House, mid-nineteenth century
Greek Revival-Italianate, 2 stories, wood frame with clapboard siding, pilasters, dentils. |
| 137 | 24. Ambrose Morrison House, 1855
Gothic Revival, 1½ stories, wood frame with clapboard siding, steep gable ends. |
| 138 | 25. Phineas Quimby House, 1844
James A. Thomas, of Belfast, Architect
Greek Revival, 2 stories, wood frame with clapboard and match board siding, Doric pilasters, adecular entrance, bay windows. |
| 139 | 26. Harry W. Prentiss House, 1898
Queen Anne, 2 stories, wood frame with clapboard and shingle siding, large gambrel roof pavilion over porch. |
| 140 | 30. William G. Frederick House, c. 1860
Greek Revival, 2 stories, wood frame with clapboard siding. |

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT

Continuation sheet

Item number

7

Page

14

Court Street continued....

- 141 31. Salathiel C. Nickerson House, c. 1852
Greek Revival, 2 stories, wood frame with clapboard siding, pilasters, portico with Doric columns.
- 142 33. Emily Alden House, 1887
Queen Anne style, 1½ stories, wood frame with clapboard and novelty siding, elaborate trim on porch and in vergeboard.
- 143 34. Nicholas P. Warner House, c. 1851
Greek Revival, 1½ stories, wood frame with clapboard siding.
- 144 37. Daniel Sheehan House, 1852
1½ stories, wood frame with clapboard and novelty siding, Queen Anne style porch.
- 145 41. John F. Morrison House, 1854
Greek Revival, 1½ stories, wood frame with vinyl siding, Doric pilasters.
- 146 43. Michael Chapman House, 1854
Greek Revival, 1½ stories, wood frame with clapboard siding.
- 147 44. House, 1930s
Dutch Colonial, 2 stories, wood frame with clapboard siding, gambrel roof.
- 148 45. St. Francis of Assissi Roman Catholic Church, 1891
Gothic style, wood frame with clapboard siding, decorative window caps, attenuated tower over entrance vestibule, 1985 wing joining church to rectory.
- 149 47. Catholic Rectory, 1894
Queen Anne style, 2 stories, wood with clapboard siding, brackets on porch and cornice.
- 150 St. Margaret's Episcopal Church, 1916
Russell W. Porter of Boston, Architect
Arts and Crafts style, wood frame with shingle roof and siding, Gothic windows and portico.
- 151 49. Parish House, St. Margaret's Episcopal Church, by 1925
Arts and Crafts style, 1½ story bungalow, wood frame with shingle siding, large porch, bay window.

**United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form**

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date entered

BELFAST HISTORIC DISTRICT

Continuation sheet

Item number 7

Page 15

Elm Street

No. Address

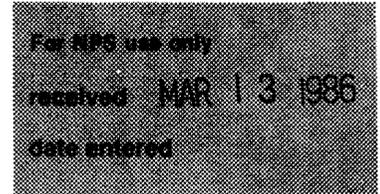
- 152 4. Henry Marden House, 1897
Queen Anne style, 1½ stories, wood frame with clapboard and novelty siding, elaborate porch, bay window and gable trim.
- 153 5. House, late 19th century
Italianate, 2 stories, wood frame, with clapboard siding, decorative window and door trim.
- 154 9. Nathaniel Pettengill House, 1892
Queen Anne style, 1½ stories, wood frame with asbestos shingles, decorative porch.
- 155 10. House, late 19th century
Italianate, 1½ stories, wood frame with clapboard siding, decorative entrance portico.
- 156 12. House, late 19th century
1½ stories, wood frame with clapboard siding, decorative portico and vergeboard.

Franklin Street

- 157 5. Thomas W. Pitcher House, 1873
Italianate, 2 stories, wood frame with rusticated and clapboard sheathing, brackets on porch and under cornice.
- 158 6. H. Palmer House, 1899
Greek Revival, 1½ stories, wood frame with clapboard siding, Italianate details.
- 159 11. Augustine P. Mansfield House, 1890
Queen Anne style, 3 stories, wood frame with clapboard and shingle siding, corner tower, multiple porches, oriel windows.
- 160 12. Willas Hamilton Greenhouse, 1902
1½ stories, wood frame, clapboard siding, attached greenhouse.
- 161 13. N. Mansfield House, c. 1860
Greek Revival style, 2 stories, wood frame with clapboard siding, pilasters.
- 162 14. Charles D. Field House, 1892
Greek Revival, 2 stories, wood frame with clapboard siding, pilasters.
- 163 15. Martin L. Mitchell House, 1899
Colonial Revival, 1½ stories, wood frame with clapboard and shingle siding, portico with large gambrel roof dormer.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number

7

Page

16

Franklin Street continued....

164 16. House, by 1912
2½ stories, wood frame with vinyl siding, large Colonial Revival style veranda.

165 17. C. E. White House, c. 1900
Queen Anne style, 2 stories, wood frame with clapboard and shingle siding, veranda.

Grove Street

166 1. William T. Coburn House, c. 1838
Greek Revival, 2½ stories, wood frame with clapboard siding, veranda with Ionic columns and roof balustrade.

167 2. John W. White House, c. 1840
Greek Revival, 2½ stories, wood frame with clapboard siding, veranda with Ionic columns.

168 8. House, late 19th century
1½ stories, wood frame with clapboard siding, Queen Anne style portico.

169 11. House, between 1859-1875
Italianate, 2 stories, wood frame with asbestos shingles, brackets, Colonial Revival porch.

170 12. House, late 19th century
Gothic Revival, 1½ stories, wood frame with clapboard siding, decorative vergeboard.

171 14. House, c. 1875-85
Italianate, 1½ stories, wood frame with clapboard siding, vergeboard.

High Street

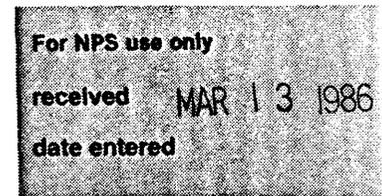
172 9. Hersey House, by 1855
Greek Revival, 2 stories, wood frame, clapboard siding, Doric pilasters.

173 11. Perry House, between 1855-59
Greek Revival, 2 stories, wood frame with clapboard siding, Doric pilasters and Corinthian portico columns.

174 13. Thorndike House, by 1855
Greek Revival, 1½ stories, brick construction, corbelled cornice, Colonial Revival portico.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT

Continuation sheet

Item number

7

Page

17

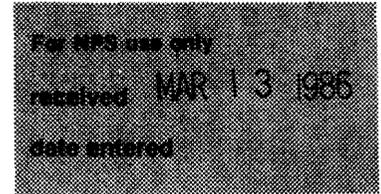
High Street continued....

No. Address

- 175 14. Charles H. Wording House, c. 1852
Greek Revival, 1½ stories, wood frame with match board exterior, stylized Composite porch columns.
- 176 15. Sibley House, by 1855
Greek Revival, 2 stories, brick construction, Doric pilasters.
- 177 16. Ephraim McFarland House, 1799
2 story house remodelled and reduced in size, now Greek Revival, 1½ stories, wood frame with clapboard siding, pilasters, Colonial Revival style dormers.
- 178 17. Oliver G. Critchett House, 1875
Mansard style, 3 stories, wood frame with clapboard siding, decorative window caps, porch and bay windows.
- 179 18. Joseph Williamson House, 1844-45
Calvin Ryder of Winterport, Architect
Greek Revival, 2 stories, wood frame with match board siding, large 2 story portico with Ionic columns. Portico extended and parlor enlarged c. 1920, Wilfred E. Mansur of Bangor, Architect.
- 180 19. Asa Faunce House, 1874-75
George M. Harding of Boston, Architect
Italianate, 2 stories, wood frame with clapboard siding, elaborate decorated central dormer, cornice with brackets, portico with incised details.
- 181 20. Columbia Canter House, c. 1854
Greek Revival style, 2 stories, wood frame with asbestos shingles, Doric pilasters.
- 182 21. Frank Mathews House, 1893
Queen Anne style, 2½ stories, wood frame, clapboard and shingle siding, octagonal corner tower, roof balustrade, large veranda with decorative woodwork.
- 183 22. Horatio Carter House, c. 1854
Greek Revival style, 2 stories, wood frame, clapboard siding, Doric pilasters.
- 184 23. Frothingham House, 1874
Greek Revival, 2 stories, wood frame with clapboard siding, pilasters.
- 185 24. House, c. 1875-1880
Italianate, 2 stories, wood frame with clapboard siding, central pavilion, veranda, decorative wooden trim.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

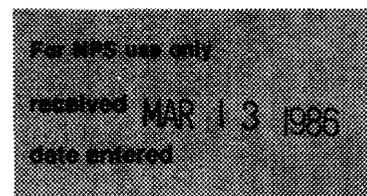
Page 18

High Street continued....

- 186 25. Henry Carter House, 1892
Queen Anne style, wood frame with clapboard and novelty siding, decorative portico,
vergeboard and window trim.
- 187 26. Congregational Parsonage, 1874
Italianate, 2 stories, wood frame with clapboard siding.
- 188 27. Isaac Parker House, 1874
Italianate, 2 stories, wood frame with clapboard siding, decorative portico, cornice
and window trim.
- 189 29. T. Carter House, 1874
Italianate, 2 stories, wood frame with asbestos shingles, decorative portico.
- 190 52. Belfast Free Library, 1887, addition 1975
Julius Munchwitz of New York, Architect
Free Classic style, 1½ stories, sandstone construction, central pavilion with
pilasters supporting a pediment, classical trim on windows.
- 191 77-83. Masonic Temple, 1877-78 (N. R., HABS)
George M. Harding of Boston, Architect
High Victorian Gothic, 4 stories, brick with stone, metal and tile polychromatic
trim, corner tower with cresting.
- 192 87-91. City Block, 1850
Benjamin S. Deane of Bangor, Architect
Greek Revival, 4 stories, brick construction with stone trim, gable roof and
cupola removed.
- 193 93-99. Johnson Block, 1847
Greek Revival, 3 stories, brick construction with Doric pilasters and granite
storefront.
- 194 100. Commercial Block, c. 1865
Transitional Greek Revival-Italianate, 2 stories, brick construction, cornice with
brackets.
- 195 101-103. Commercial Block, 1900
Facade added to mid-19th century store moved back.
2 stories, wood frame with wood shingle siding.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



BELFAST HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 19

High Street continued....

- 196 102-104. Commercial Block, c. 1865
Italianate, 2 stories, wood frame with asbestos shingles, cornice with brackets,
modern brick storefront.
- 197 105-107. Commercial Block, c. 1890
2 stories, wood frame with clapboard siding, pressed metal cornice and bay
window.
- 198 109-111. Phoenix Row, 1824, Rebuilt 1887
Federal and Queen Anne styles, brick construction with stone trim, pressed metal
cornice.
- 199 135. Zaceheus Porter House, 1822
Federal style, 2 stories, wood construction with clapboard siding, two porticos with
Doric columns.
- 200 137. Benjamin Hazelton House, 1824
Federal style, 2 stories, wood frame with clapboard siding, Italianate style
brackets on portico.
- 201 138. Charles Hazeltine House, 1859
Edmund Lee Brown of Boston, Architect
Picturesque Villa style, 2½ stories, wood frame with match board siding, ornate
vergeboard with finials, decorative window and door hoods, clustered chimneys.
- 202 139. Bohan Field House, 1807
Federal style, 2 stories, wood frame with clapboard siding, entrance with lunette
and pilasters.
- 203 140. R. C. Johnson House, 1812/c. 1830
Federal/Greek Revival styles, 2 stories, wood frame with clapboard siding, massive
portico with Ionic columns on two sides.
- 204 104 (Sic). Beane House, c. 1855
Italianate, 1½ stories, wood frame with clapboard siding, Gothic hood
moldings, brackets.

Main Street

- 205 46. Commercial Block, 1866
Italianate style, 2 stories, brick with stone trim, brackets under cornice.

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BELFAST HISTORIC DISTRICT

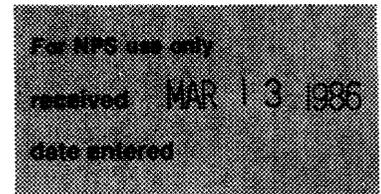
Continuation sheet

Item number

7

Page

20



Main Street continued....

- 206 48. Commercial Block, 1866
Italianate style, 2 stories, brick with stone trim, cornice with brackets.
- 207 50. Commercial Block, 1866
Italianate style, 2 stories, brick with stone trim, brackets under cornice.
- 208 52-54. Commercial Block, 1866
Italianate style, 2 stories, brick with stone trim, brackets under cornice.
- 209 56-58. Commercial Block, 1866
Italianate style, 2 stories, brick with stone trim, brackets under cornice.
- 210 31. William Crosby Block, 1829
Federal style, 2½ stories, wood frame with clapboard siding.
- 211 62-64. Smith & Whittier Block, 1823
Federal style, 3 stories, brick with stone trim.
- 212 65. Commercial block, 1847
Greek Revival, 3 stories, brick with stone trim.
- 213 68. Commercial Block, c. 1835
Greek Revival, 2 stories, granite facade with Doric pilasters.
- 214 70. Commercial Block, c. 1835
Greek Revival, 2 stories, granite facade with Doric pilasters.
- 215 72. Commercial Block, c. 1835
Greek Revival, 3 stories, first two stories granite with Doric pilasters, early 20th century third story brick addition.
- 216 73-75. Commercial Block, 1847
Greek Revival, 3 stories, brick with stone trim.
- 217 74. Commercial Block, c. 1830
Transitional Federal-Greek Revival, 2 stories, brick with stone trim.
- 218 76. Commercial Block, c. 1830
Transitional Federal-Greek Revival, 2 stories, brick with stone trim.

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BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 21

Main Street continued....

- 219 78-80. Commercial Block, 1847
Transitional Federal-Greek Revival, 2 stories, brick with stone trim.
- 220 79. Commercial Block, 1847
Greek Revival, 3 stories, brick with stone trim.
- 221 81. Commercial Block, 1847
Greek Revival, 3 stories, brick with stone trim.
- 222 90-94. Howes Block, 1885
Wilfred Mansur of Bangor, Architect
Romanesque, 3 stories, brick with corbelled cornice, original third story
photographers studio.
- 223 95. Commercial Block, 1846
3 stories, brick with stone trim, pressed metal cornice, third story added in 1894.
- 224 97. Commercial Block, 1846
3 stories, brick with stone trim, pressed metal cornice, third story added in 1894.
- 225 98-100. Oddfellows Building, 1888
Wilfred E. Mansur of Bangor, Architect
Romanesque style, 3 stories, brick with pilasters, large round arched windows,
decorative brick trim.
- 226 99. Commercial Block, 1839
3 stories, brick with stone trim, pressed metal cornice, third story added in 1894.
- 227 101. Wells Block, c. 1834
Italianate, 3 stories, brick with stone trim, metal cornice with brackets, third
story added c. 1865-1875.
- 228 103. Commercial Block, c. 1850
3 stories, brick with stone trim, pressed metal cornice, third story added 1904.
- 229 104. Bean and Fruber Block, 1844
Greek Revival, 2 stories, brick with stone trim.
- 230 105. Commercial Block, between 1921-1931
Colonial Revival, 2 stories, brick with cast stone trim.

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BELFAST HISTORIC DISTRICT

Continuation sheet

Item number 7

Page 22

Main Street continued....

- 231 107-109. Commercial Block, c. 1880
Italianate, 3 stories, brick with stone, trim, pressed metal cornice.
- 232 108. Joshua Pickard Block, 1844
Greek Revival, 2 stories, brick with stone trim.
- 233 111-113. City National Bank, 1909
Miller & Mayo of Portland, Architects
Renaissance style, 2 stories, brick with stone trim, round arched windows,
classical cornice.
- 234 112. James P. White Block, 1844
Greek Revival, 2 stories with stone trim.
- 235 114-118. Belfast National Bank, 1878-79, enlarged 1891 (N. R., HABS)
George M. Harding of Boston, Architect
High Victorian Gothic style, 3 stories, brick with polychromatic stone, metal
and tile trim.
- 236 120. U. S. Post Office and Custom House, 1855-56
Ammi B. Young of Washington, D. C., Architect
Italianate, 2 stories, brick construction with corbelled cornice, round arched
windows, cast iron balconies.
- 237 121-123. Haraden Block, 1850/1910-11
Renaissance style, 3 stories, brick with stone trim, third story with round
arched windows and cornice with brackets added to Greek Revival style building.
- 238 125. Commercial Block, c. 1875-90
Italianate style, 2 stories, brick with stone trim, cornice with brackets.
- 239 127-129. Stewart Block, 1809/1874
3½ stories, wood frame. Brick with stone trim, Italianate doorway portico, bay
window, and third story mansard roof added 1874, half story gable roof added c.
1890.
- 240 135. Isaac Allard House, 1853
Greek Revival, 2 stories, brick with stone trim, corbelled cornice.
- 241 137. William Merrill House, 1809
Federal style, 2 stories, wood frame with clapboard siding, lunette and sidelights.

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BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 23

Main Street continued....

242 138. House, c. 1850-60, Moved to Site by 1901
Greek Revival, 1½ stories, wood frame with clapboard siding, pilasters.

243 140. House, c. 1865-75
Italianate, 1½ stories, wood frame with clapboard siding, vergeboard, bay window.

Market Street

244 6. James Longworthy House and Store, 1835
Federal style, 2 stories, brick construction, lunette over door, third story dormer
added early 20th century.

245 10-12. Double House Converted from Carriage Barn, early 20th century
2 stories, wood construction with clapboard siding.

Miller Street

246 14. Leforrest Robbins House, 1899
Queen Anne style, wood frame with clapboard and novelty siding, decorative
vergeboard and portico.

247 15. Methodist Church, 1858-59
Francis P. Eastman of Belfast, Architect
Greek Revival, 2 stories, brick with stone trim, pilasters with corbelled cornice,
tower removed and vinyl siding added to base.

248 16. House, mid-19th century
Gothic Revival style, wood frame with clapboard siding, pointed window and door
caps.

249 20. Loren Cross House, 1915
Arts and Crafts style, wood frame with shingle siding.

250 22. Frank A. Gilkey House, 1879
George M. Harding of Boston, Architect
Stick style, 2 stories, wood frame with clapboard and novelty siding, decorative
cornice and portico, corner tower.

251 24-26. Merrill Double House, c. 1824
Federal style, 2 stories, wood frame with clapboard siding, Greek Revival doorway
on #26.

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BELFAST HISTORIC DISTRICT

Continuation sheet

Item number

7

Page

24

Miller Street continued....

No. Address

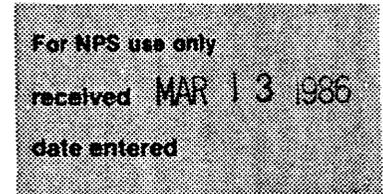
- 252 25. House, mid-19th century
Italianate, 3 stories, wood frame with clapboard siding, dentils and brackets.
- 253 28. House, mid-nineteenth century
Italianate, 2 stories wood frame with clapboard exterior.
- 254 29. Albert Small House, 1860
Italianate, 2 stories, wood frame with clapboard and matched board siding, brackets.
- 255 31. Stephen Longfellow House, c. 1826
Nathaniel Haynes of Swanville, Housewright
Federal style, 2 stories, wood frame with clapboard siding, lunette over door.
- 256 32. Thomas Tilden House, c. 1827
Federal style, 2 stories, wood frame with clapboard siding, entrance with pilasters and lunette.
- 257 33. John Lane House, c. 1832
Greek Revival style, 1½ stories, wood frame with clapboard siding.
- 258 34. Daniel Haraden House, 1849
James A. Thomas of Belfast, Architect
Greek Revival style, 2 stories, wood frame with match board siding, Doric pilasters.
- 259 35. Captain John Dyer House, c. 1843
Greek Revival style, 2 stories, wood frame with clapboard siding, corner pilasters, Italianate portico.
- 260 36. Joseph Ricker House, 1849
Gothic Revival style, 1½ stories, brick construction, lancet arched windows and doors, Gothic vergeboard.

Park Street

- 261 4. House, between 1855-59
Greek Revival style, 2 stories, wood frame with shingle siding.
- 262 6. House, between 1859-75
Greek Revival style, 2 stories, wood frame with clapboard siding, pilasters.

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Inventory—Nomination Form



BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 25

Park Street continued....

- 263 7. S. L. Shute House, 1914
Frederick A. Patterson of Bangor, Architect
Arts and Crafts style, 2 stories, wood frame with shingle siding, portico on front.
- 264 8. Henry Lord House, 1879
Mansard style, 2 stories, wood frame with clapboard siding, decorative slate roof,
window and door caps, cornice trim.
- 265 15. A. J. Card House, 1853
Henry M. Cox of Belfast, Housewright
Greek Revival, 1½ stories, wood frame with clapboard siding.
- 266 16. House, mid-19th century
Greek Revival style, 2 stories, wood frame with clapboard siding, Queen Anne porch
on ell.
- 267 17. Samuel Haraden House, 1855
Greek Revival, 2 stories, wood frame with clapboard siding, Doric pilasters.

Peach Street

- 268 2. Leslie F. Harmon House, 1899
Queen Anne style, 1½ stories, wood frame with clapboard and shingle siding.
- 269 4. Mrs. Robie Frye House, c. 1857
Greek Revival, 2 stories, wood frame, clapboard siding.

Pearl Street

- 270 16. James S. Harriman House, 1898
Shingle style, 2½ stories, wood frame with shingle siding, rubble stone foundation,
2 verandas, 2 bay windows, classical details.
- 271 21. House, mid-19th
Italianate, 2½ stories, wood frame with clapboard siding, brackets, bay window, 2
ornate porticos.
- 272 25. Peleg Bryant House, 1852
Greek Revival, 1½ stories, wood frame with clapboard siding, pilasters, enclosed
front porch.

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BELFAST HISTORIC DISTRICT
Continuation sheet

Item number 7

Page 26

Pearl Street continued....

- 273 27. Stephen Bicknell House, 1859
Greek Revival, 2 stories, wood frame with matched board siding, pilasters.
- 274 28. Bohan Field House, c. 1851
Greek Revival style, 2 stories, wood frame with clapboard siding, corner pilasters.

Pine Street

- 275 12. Timothy Heath House, 1854
Greek Revival, 1½ stories, wood frame with vinyl siding.

Spring Street

- 276 26. Tenement House, 1887
Queen Anne style, wood frame with clapboard and novelty siding, vergeboard.
- 277 30-32. Double House, mid-19th century
Greek Revival, 2 stories, wood frame with clapboard siding.
- 278 35. House, mid 19th century
Greek Revival, 1½ stories, wood frame with clapboard siding, dentils, guttae under cornice.
- 279 36. House, mid 19th century
Greek Revival, 2 stories, wood frame with clapboard siding.
- 280 37. House, mid 19th century
Greek Revival, 1½ stories, wood frame with wood shingles, pilasters.
- 281 38. House, mid 19th century
Greek Revival, 1½ stories, wood frame with aluminum siding.
- 282 44. House, mid 19th century
Greek Revival, 1½ stories, wood frame with clapboard siding, c. 1890s porch.
- 283 51. First Church Parish House, 1926
Frederick A. Patterson of Bangor, Architect
Colonial Revival style, 2½ stories, wood frame with clapboard exterior.

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BELFAST HISTORIC DISTRICT

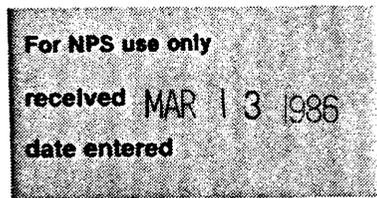
Continuation sheet

Item number

7

Page

27



List of buildings which do not contribute to the historic district:

No. Address

- 284 21. Church Street, House, c. 1967
Ranch, 1 story wood frame with vinyl siding.

- 285 50. Church Street, Commercial Block, c. 1960
2 stories, brick, metal and glass.

- 286 22. Congress Street, c. 1950s-60s
Ranch, 2 stories, wood frame with clapboard siding.

- 287 27. Court Street, House, mid 20th century
Ranch, 1 story, wood frame with vinyl siding.

- 288 28. Court Street, House, mid 20th century
Ranch, wood frame with aluminum siding.

- 289 70-74. High Street, Gas Station, mid 20th century
1 story, concrete block, plate glass windows.

- 290 78-80. High Street, Garage, mid 20th century
2 stories, brick construction, plate glass windows.

- 291 James Street, House, c. 1970
Ranch, 1 story wood frame with vinyl siding.

- 292 91-93. Main Street, Commercial Block, c. 1950
2 stories, brick and concrete construction.

- 293 20. Park Street, House, 1950s
2 stories, wood frame with aluminum siding.

- 294 26. Pearl Street, House, mid 20th century
Ranch, 1 story wood frame with aluminum siding.

- 295 1. Pine Street, House, mid 20th century
Colonial Revival, 1½ stories, wood frame with vinyl siding.

- 296 15. Pine Street, House, mid 20th century
Ranch, 1 story, wood frame with clapboard siding.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
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<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates See inventory list **Builder/Architect** Various, see inventory list

Statement of Significance (in one paragraph)

The Belfast Historic District contains one of Maine's most architecturally important concentrations of nineteenth century architecture. A large percentage of these structures date from before the Civil War, Belfast's most important period of development. Consequently, there are numerous examples of Federal, Greek Revival and Gothic Revival style buildings. Like many coastal communities, the town's early growth was dependent upon fishing, shipbuilding and commerce. Industrial diversification during the latter half of the century brought a measure of continued growth and the construction of buildings in Italianate, Queen Anne and Renaissance styles. Post-1910 construction in the city center was virtually non-existent and this has left the area within the historic district largely intact.

First settled in the last quarter of the eighteenth century, Belfast prospered due to its coastal location with an excellent harbor at the mouth of the Penobscot River. Incorporated as a township in 1773, the community experienced its first important period of growth during the early 1800s. Federal style residences such as the houses of Bohan Field (1807), 139 High Street, Ralph Johnson (1812), 100 High Street, and Hugh Anderson (1824), 55 Anderson Street, as well as the First Church (1818), 42 Church Street, are important representations among the early structures.

It was in the decade of the 1830s, 1840s and 1850s, however, that Belfast produced its most important concentration of architecture. Although still largely dependent upon commerce, the city was prosperous enough to experience a building boom. Local architect Calvin Ryder was especially active in turning out sophisticated examples of Greek Revival style design. Ryder's James P. White House (1842), 1 Church Street, and Joseph Williamson House (1844-45), 18 High Street, are among the finest examples of the style in Maine. Other outstanding structures such as the William Burrill House (c. 1840), 13 Church Street and the Universalist Church (1839), 9 Court Street, may have been the work of this important architect. These and other examples are distinguished for their use of match board siding, Ionic orders and wood carvings using Greek motifs. The popularity of the style was such that after Ryder left, it persisted in Belfast throughout the 1850s with local architects such as William Winslow and Francis Eastman. Winslow's William Pitcher House (1852), 29 Congress Street, and Eastman's Methodist Church (1858), 15 Miller Street, demonstrate the persistence of Ryder's influence.

In contrast, a number of wealthy merchants sought more stylistically up-to-date styles for their houses during the 1850s. The William G. Frye House (c. 1857), 55 Congress Street, the Ephraim Keene House (c. 1853), 42 Cedar Street, and the Joseph Ricker House (1849), 36 Miller Street, are examples which made use of eclectic picturesque styling on traditional house plans. The foremost example is the Charles Hazeltine House (1859), 138 High Street, designed by Boston architect Edwin Lee Brown in a scheme inspired by his New York contemporary, Calvert Vaux.

Commercial architecture tended to be more conservative during these years with Greek Revival storefronts such as the Johnson Block (1847), 93-99 High Street, with its Doric pilasters. The most architecturally advanced building in Belfast's commercial area built before the Civil War was the U.

9. Major Bibliographical References

History of Belfast, Joseph Williamson, Vols. 1 and 2, Portland, 1877.
Tax Records, City of Belfast.
Republican Journal (Belfast), various dates.

10. Geographical Data

Acreage of nominated property 126

Quadrangle name Belfast

Quadrangle scale 1:24,000

UTM References

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Verbal boundary description and justification

See accompanying tax map for boundary of district.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Roger G. Reed, Architectural Historian

organization Maine Historic Preservation Commission date January, 1986

street & number 55 Capitol Street, Station #65 telephone 207/289-2132

city or town Augusta, state Maine 04333

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Carol S. Skell*

title S. H. P. O. date 3/3/86

For NPS use only

I hereby certify that this property is included in the National Register

Carol S. Skell

date 8-21-86

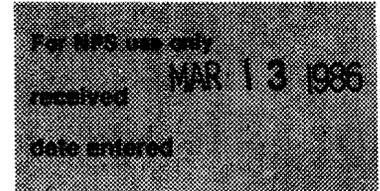
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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BELFAST HISTORIC DISTRICT

Continuation sheet

Item number 8

Page 2

S. Post Office and Custom House (1858), 120 Main Street, by Treasury architect Ammi B. Young. Italianate style features were also employed on the Waldo County Court House (1853), 73 Court Street, by Benjamin Deane and Edwin Lee Brown.

During the years following the Civil War local industry became somewhat more diversified with the introduction of small industries producing shoes, paper and clothing. This did not, however, result in growth sufficient to establish Belfast as an industrial center. Wealthy merchants and a prosperous middle class continued to add to the housing stock with more stylistically advanced examples of Italianate, mansard and Queen Anne styles. Boston architect George Harding found particular favor locally with his main house designs for Asa Faunce (1874-75), 19 High Street, Dr. John G. Brooks (1878), 35 Church Street, and Frank Gilkey (1879), 22 Miller Street. No less important are Harding's two major structures in the commercial district, the High Victorian Gothic style Masonic Hall (1877-78), 77-83 High Street, and the Belfast National Bank (1878-79), 114-118 Main Street.

There were no prominent local architects in Belfast after the Civil War, leaving major commissions to outside architects such as Harding. Important contributions were also made by Wilfred Mansur of Bangor with the Oddfellows Block (1888), 98-100 Main Street, and Brigham and Spofford of Boston with the City Hall (1889), 71 Church Street. The construction of the bank, two large fraternal halls and a city hall reflected Belfast's limited economic activity during the late nineteenth century. While substantial rebuilding followed major fires in 1873 and 1885, most new construction in the commercial area consisted of remodelled storefronts and additional floors to existing structures.

This trend continued into the early twentieth century. Several large projects, such as the City National Bank (1909) by Portland architects Miller and Mayo, the Episcopal Church (1916) by R. W. Potter of Boston and the Pierce School (1915) by Wilfred Mansur, are exceptions. New residential buildings in the district were rare, the most outstanding example being the S. L. Shute House (1914), 7 Park Street, by Frederick W. Patterson of Bangor. This noteworthy example of Arts and Crafts styling is exceptional for its interior decor. With their entirely shingled exteriors, both the Shute House and the Episcopal Church are rare exceptions to the predominantly nineteenth century character of the district.

This nomination was prepared following an intensive survey of Belfast using primary sources such as deeds, tax records, historic maps, and newspapers.



Pierce School Apartments

Management Plan

11.16.2018

Prepared by:

Reservoir Ventures, LLC

PO Box 299

Stockton Springs, ME 04981

Table of Contents

1. Cover Page
2. Table of Contents
3. Executive Summary
4. Company Profile
5. Property Description
6. TOWS Analysis
7. Operations Plan
8. Appendices

Executive Summary

The following management plan attempts to analyze the current condition of the Pierce School building and to introduce an alternative course of action consistent with the prospective owners' goals and objectives: to retain ownership of the property on a long term basis and to achieve cash-on-cash rate return of 10% or more in the stabilized year while enhancing the value of the property.

The property, a 7,458 square foot building, is located on Church Street in Belfast, an up-and-coming town with a booming waterfront. The commercial base in the city is predominately local, small businesses comprising of retail, restaurants, and offices. Little new residential development has been completed within the bypass/downtown district due to city imposed growth limitation ordinances. An overwhelming demand for housing to support fast growing business and city commerce is in high demand which makes the Pierce School a desirable location.

Company Profile

The mission of Reservoir Ventures is to expand rental opportunities while preserving and expanding the housing stock in Mid-Coast Maine.

Reservoir Ventures LLC is a team of locals that are experienced in real estate investments, apartment buildings, and rental houses. The company and its partners currently manage a successful, tasteful, and safe multifamily apartment building in Searsport. Reservoir Ventures and its partners have also managed single family home rentals in Naples and currently in Stockton Springs. Other real estate ventures include high efficiency renovations of an old single family home in Belfast and the development of a vacation rental on Lake St. George in Liberty. Reservoir Ventures has integrated partnerships with benchmark property management and investment businesses within the community. These relationships have provided the company with a solid foundation for resources, support, market

analysis, and decision guidance. All the aforementioned experience, knowledge and resources provides the Reservoir Ventures team with the necessary framework to facilitate the long term success of the Pierce School Apartment project.

Property Description

The Pierce School located at 24 Church St. in Belfast Maine (*Map 36 Lot 145*) was designed by Architect Wilfred E. Mansur of Bangor and constructed in 1915. The renaissance style brick building with stone trim was proudly operated as a school from its commission to 2003. After closing its doors due to district consolidation, the building sat for many years before having brief occupancy as a school of music and more recently a marijuana cultivation facility. The stately building comprises of two stories with a full basement sitting on 0.74 acres.

TOWS Analysis

Demand for housing, both to purchase and to rent, has increased significantly over the past several years across the country and in Maine. In the past decade, the U.S. has experienced the largest increase in renters of any ten-year period in history, driving vacancy rates to historic lows, shifting the rental mix toward higher-priced units, and putting upward pressure on rents. Waldo County has felt these effects acutely. While home prices are generally lower than statewide averages, finding an affordable rental unit is challenging for many renters.

In a 2017 Waldo County Community Needs Survey, about half (48%) of respondents with a major housing concern attribute it to affording rent (10%), an affordable rental unit (8%), or a rental unit accepting vouchers (1%). After affordability concerns, “repairs for energy efficiency” was the next greatest need (35%), followed by “major repairs for safety” (17%). The same study shows 49% of Waldo County households are unable to afford the median-priced home (\$170,000) and spikes to 71% in Belfast.

In 2016, Waldo County rental affordability index was the third worst in the state, behind only Franklin and Piscataquis counties. The percentage of renters in Waldo County unable to afford the average 2 bedroom rent (58%) without spending 30% of their income on rent and utilities was seventh highest in Maine. Respondents claiming the unavailability of clean, affordable housing, specifically rental units is close to impossible. Due to the increased demand but decreased unit availability, rents will remain high and renters will use more than 30% of their income for housing hindering community development.

A modified version of the more popular SWOT analysis, the following TOWS (Threats, Opportunities, Weaknesses, and Strengths) analysis looks at external factors before analyzing internal ones. This approach ensures needs of the community are emphasized.

<i>Threats</i>	<i>Opportunities</i>
<ul style="list-style-type: none"> ● City ordinances could delay project start ● Limited availability of local contractors 	<ul style="list-style-type: none"> ● Lack of many available rental units in Belfast city limits ● Available rental units are aging and not catering to all clientele ● Opportunity for ample revenue generated to ensure ongoing maintenance ● Property lends itself to having at least one handicapped accessible parking space ● Building is listed on historic registry
<i>Weaknesses</i>	<i>Strengths</i>
<ul style="list-style-type: none"> ● RV has not yet undertaken a project of this size ● Heating system currently offline ● Tests for lead, asbestos, not yet completed 	<ul style="list-style-type: none"> ● RV has strong, integrated partnership with extensive community relationships ● RV has proven success in rentals and building improvements ● RV has ample funding and credit available to ensure project completion ● Project plans will maintain historic character of building

This report analyzes estimated profit & loss, capitalization, and property valuation based on the project plan. Due to the change of occupancy and the current status of the building resulting in a net operating income (NOI) of \$0. Three alternative courses of action have been evaluated to determine which one best meets the goals and objectives of the prospective owners based on comparable properties and rates:

1. Six two bedroom units at an 80% occupancy rate.
2. Six two bedroom and one single bedroom units at 80% occupancy rate.
3. Six two bedroom and two single bedroom units at 80% occupancy rate.

Each alternative was tested for cash-on-cash rate of return & value enhancement. The test results indicate, Alternative #3 best meets the owner's goals, with a 24.5% cash-on-cash return in 30 months. With no constraints to capital outlay, alternative #3 suggests the owners invest immediately upon acquisition which would increase the gross operating income in 2020 to \$122,880. The resulting gross operating income (GOI) would allow for budgeted large capital expenditures, increasing the buildings energy management systems and aesthetics while properly maintaining the historic building, equaling a greater property valuation and meeting the owner's goals of long term investment success.

Operations Plan

I. Maintenance

A. Monthly/Weekly Preventive Maintenance

1. Lawn maintenance
2. Snow removal
3. Trash removal
4. Landscaping
5. General building and utility Inspections

B. Annual Preventative Maintenance

1. General building Utilities
2. Fire and Life Safety
3. General Building Exterior and Lot Maintenance
4. Historical Preservation
5. Upgrades

C. Occupancy Management

1. Occupancy will be managed by building owners
 - a) Leases will outline all expectations of building use. (See Appendix A for example lease)
 - b) Occupancy will be controlled in accordance with all applicable state and federal requirements.

II. Marketing

- A. Apartments will be posted for rent on commonly used rental websites and social media, as appropriate. Postings will include detailed descriptions and photographs.
- B. A strict application process will ensure fair and successful tenancies. Thorough financial and background checks will ensure a safe and stable tenancies.

III. Accounting

- A. Financial management of the building to ensure its long term success and stability will be done by the owners and local certified accounting professionals.

Works Cited

45 North Research, LLC. "Waldo County Community Needs Assessment 2018", September 2017.

Appendices

Sample Lease

MAIN ST Management
Residential Lease Agreement

1. Premises

24 Church Street, Apt-1
Belfast, ME 04915

2. Summary of Terms

Start Date	01-Aug-2020	Security Deposit	\$1500.00
End Date	31-Jul-2021	Pet Fee	\$300.00
Rent Amount	\$1500.00	Late Rent Fee	\$60.00
Rent Due On	First Of Month	Initial Payment (pro-rated rent + deposits)	\$3300.00

3. Tenants

Name	John Smith	Name	Jane Smith
E-Mail	j.smith@gmail.com	E-Mail	j.smith@gmail.com
Phone	(207) 123-4567	Phone	(207) 123-4567
Address	P.O. Box 123 Stockton Springs, ME 04981	Address	P.O. Box 123 Stockton Springs, ME 0491

4. Landlords

Names	Reservoir Ventures, LLC
Agent	Main Street Management, LLC
E-Mail	support@mainstmgmt.com
Phone	(207) 518-8847
Address	P.O. Box 299 Stockton Springs, ME 04981

5. Other Occupants (under 18)

Name	Jimmy Smith
Name	Johnny Smith

6. Authorized Agent

The Landlords have authorized **Main Street Management, LLC** as the Landlord’s Agent for the management of this lease and the premises described within it. The Landlords acknowledge that the arrangement of an Authorized Agent does not remove their ultimate responsibility to ensure the dwelling unit, described in this lease, remains fit for human habitation; defined by Title 14 M.R.S.A. § 6021.

7. Term

The premises are leased from **August 1st, 2020** until **July 31st, 2021**. This Residential Lease Agreement (BEL-RES-120) shall be self-renewing unless the Tenant(s) gives the Landlord’s Agent a thirty (30) day notice to terminate this Lease Agreement, or the Landlord’s Agent provides a Notice to Quit according to Title 14 M.R.S.A. § 6001, or 6002. This Lease Agreement will continue to be binding on the parties as a month-to-month tenancy (specifically, not a tenancy at will), subject to a minimum of thirty (30) days Written Notice of Termination by either party. This Lease Agreement shall automatically terminate on the first day of any month following the death of the last surviving lessee.

8. Monthly Lease Payment

Commencing on **August 1st, 2020** the Tenants agrees to pay the Landlords the sum of **\$1500** per month **in advance** on the **first day** of each calendar month. All lease payments and fees shall be paid and delivered by the tenants to the Landlord’s authorized agent; **Main Street Management, LLC, P.O. Box 299, Stockton Springs, ME 04981**.

9. Late Charge – Forfeiture of Term

If Landlord’s have not received any rent payment with seven (7) days after rent becomes due pursuant to the provisions of this lease, then the Landlords or agent may terminate this lease by providing the tenants with a seven (7) day notice to pay the rent. If tenants fail to pay the rent by the end of the notice, the lease shall be terminated. If the landlords chooses not to forfeit the term and the rent payment is not received within fifteen (15) days after the rent becomes due, then the tenants shall pay a **late fee of \$60**. Rent shall not be considered paid until all rent and late fees are paid in full.

10. Payments Pending Litigation

During the pendency of any action for forcible entry and detainer, including any notice of termination, the tenants shall continue to be obligated to comply with all provisions of the Lease Agreement, including, but not limited to the obligation to pay rent and any other charges that shall become due as long as the tenants remains in possession of the premises. By incorporating this provision in the Lease Agreement and agreeing to be bound by its terms, the Parties wish to clarify that they do not intend to create any type of new tenancy beyond this Lease Agreement, and the wish to clarify that until a court has ordered that possession of the premises be returned to the lessor, and the Tenant’s right of appeal has expired, the leasehold obligations remain in effect.

11. Initial Payment

Tenant’s shall pay the first month rent, pro-rated, of **\$1500**, the security deposit in the amount of **\$1500**, and a non-refundable pet fee of **\$300**, for a **total of \$3300**. Said payment shall be made in the form of **cash or cashier’s check** and is due prior to occupancy.

12. Security Deposits

Lessee shall deposit with the Landlord’s authorized agent the sum of **\$1500** as a security deposit to be held and disbursed for lessee damages to the premises. **Tenants may not use deposits for rent owed during the term of the lease or as last month’s rent.** Any unpaid rent payments due and/or repair costs for damages caused by tenants left unpaid shall accrue **interest of 1.5% per month**, compounded monthly, until such time as entire balance due (including late rent, damages and interest) are paid in full.

Within 30 days of the tenants vacating the premises, the Landlord’s agent shall furnish the tenants a written statement indication an amounts deducted from the security deposit and returning the balance to the tenants. If tenants fail to furnish a forwarding address to the authorized agent, then the agent shall send said statement and any security deposit refund to the tenant’s last known address. Landlord’s authorized agent will refund to the tenants the amount of the security deposit, less any amount needed to pay the cost of:

- A. Unpaid rent
- B. Damages which are not due to normal wear and tear
- C. Charges for late payment of rent and any returned checks
- D. Landlord’s costs for cleaning the apartment; packing abandoned property
- E. Landlord’s costs for storage of abandoned property;
- F. Nonpayment of utility charges that the lessee was required to pay

The parties agree that the need for the lessor to repaint the premises due to the Tenant’s use and occupation does not constitute normal wear and tear. The lessor may use the security deposit for cleaning and fumigating due to smoking on the premises.

It is the Tenant’s responsibility, prior to vacating the premises, to **clean the entire unit** including but not limited to, the stove, exhaust fan, refrigerator, closets, walls, cabinets, floors, and windows. Refrigerators are to be defrosted, turned off and the doors left open. There will be no scores, stains, or holes on any wall. No indentation or scratches in flooring doors or trim will be accepted by lessor. All burned out light bulbs will be replaced with like type (i.e. LED). Smoke alarms and or CO detectors will be in place and undamaged with working batteries. All debris and rubbish will be removed from the premises. All personal property will be removed.

The use of photographs will be used to help document and facilitate the proper refund of the Tenant’s security deposit. The landlord may charge labor rates of **\$35 per hour** for cleaning, repairs and packing abandoned property left on the premises.

13. Payments Pending Litigation

During the pendency of any action for forcible entry and detainer, including any notice of termination, the tenants shall continue to be obligated to comply with all provisions of the Lease Agreement, including, but not limited to the obligation to pay rent and any other charges that shall become due as long as the tenants remains in possession of the premises. By incorporating this provision in the Lease Agreement and agreeing to be bound by its terms, the Parties wish to clarify that they do not intend to create any type of new tenancy beyond this Lease Agreement, and the wish to clarify that until a court has ordered that possession of the premises be returned to the landlords, and the Tenant’s right of appeal has expired, the leasehold obligations remain in effect.

14. Utilities and Services

The following services are listed with the associated responsible party that shall provide them:

Lawn Care	Landlord	Heating Fuel	Landlord
Water	Landlord	Hot Water	Landlord
Sewer	Landlord	Trash Removal	Landlord
Electricity	Landlord	Telephone	Tenants
Driveway Snow Removal	Landlord	Driveway Salt/Sanding	Landlord
Entrance Snow Removal	Landlord	Entrance Salt/Sanding	Landlord
Walkway Snow Removal	Landlord	Walkway Salt/Sanding	Landlord
Cable TV	Tenants	Internet	Landlord

15. Occupants

The premises shall not be occupied by any person other than those designated in sections (3) "Tenants" and (5) "Other Occupants". Any person staying 14 days cumulative or longer within a one-year period, without the Landlord's written consent, shall be considered as occupying the premises in violation of this agreement.

The tenants agree not to assign or sublet the premises or any part thereof, without first obtaining written permission from the lessor. The lessor has the absolute discretion to deny permission.

Tenants shall not make or give anyone a key to the premises without written permission from the Landlords. There will be a replacement cost of **\$10** for lost keys. Tenants may be charged a **\$15** fee for lockout. All Keys must be surrendered before any security deposit is returned.

16. Animals (Pets)

No dog, cat, bird, fish or other non-human animal of any kind may be kept on or about the premises, **Including Animals of Visitors**, without Landlord's written consent. If animals are allowed, there will be a nonrefundable animal fee of **\$300**. Only the Tenant's pet cat "Dottie" (Maine Serial # 123456) is allowed.

17. Use of Property

The tenants will use the property only for residential purposes, except for incidental use in trade or business, so long as such incidental use does not violate local zoning law or affects the landlords ability to obtain fire or liability insurance. No article or substance will be kept on the premises, nor any activity or occupation conducted, which is illegal, noisy or dangerous.

18. Parking

The Tenant's understand and agree that the Tenant's will not be permitted to keep or maintain any inoperable or unlicensed vehicles, trailers, boats, or motorcycles in the parking area or on any other portion of the property on which

the premises are located, without the prior written consent of the Landlord’s. Further, the Tenant’s understand and agree that any such inoperable or unlicensed vehicles, trailers, boats, or motorcycles may be towed away at the Tenant’s expense. Unless given prior written consent by the Landlord’s, parking will only be permitted in the designated parking area. The tenants are permitted to utilize 2 parking spaces in the parking area.

19. Storage

Tenant’s shall not store without Landlord’s written permission any swing sets, trampolines, dog houses, tires above ground pools, etc. upon any part of the premises. Toys must be picked up and stored inside daily.

20. Tenant’s Duty to Maintain Premises

The Tenants will keep the dwelling unit in a clean and sanitary condition and free from vermin and rodents and will otherwise comply with all state and local laws requiring tenants to maintain rented premises. If damage to the dwelling unit (other than normal wear and tear) is caused by acts or neglect of the Tenant or others visiting or occupying the premises with his/her permission, the Tenant will contact the building manager immediately to determine the actions to take for repairing the damages. Upon the Tenant’s failure to give notice and after reasonable written notice by the Landlord, the Landlord may cause such repairs to be made and the Tenant will be liable to the Landlord for any reasonable expense thereby incurred by the Landlord. Said expense will be paid by the Tenant within 30 days of the Landlord’s written demand therefor. Failure to pay such expense within 30 days will be grounds for eviction.

Both Tenant and Landlord are required to comply strictly with the Maine Bedbug law (Title 14 M.R.S.A. 6021-A). Tenant agrees to promptly notify Landlord if he knows of, or suspects, an infestation of bedbugs in the dwelling unit. Upon the Tenant receiving notice of a need for access to the premises for bedbug issues, he must fully cooperate with the Landlord and any pest control agent hired by him. The Tenant is required to comply with all reasonable measures to eliminate or control bedbug infestation. If Tenant is the source of the bedbug infestation, he shall be solely responsible for all direct or consequential damages arising therefrom. Failure of the tenant to fulfill his obligations hereunder is a breach of this Lease and is grounds for termination of this tenancy. When a Tenant notices that they may have any insect infestation problem, it is his responsibility to immediately report the situation to the Landlord. The Landlord will schedule an inspection and/or extermination and provide the Tenant with a list of tasks to be completed pre and post treatment. These instructions are to be followed exactly as they are written by the pest company providing the service. If the Tenant has circumstances wherein he is unable to follow all instructions as prescribed, it is the Tenant’s responsibility to notify the Landlord at least 24 hours prior to the scheduled treatment.

The Tenant shall provide appropriate climate control, keep the unit clean and take other measures to hinder and prevent mold and mildew from accumulating in the dwelling. Tenant agrees to clean and dust the unit on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Tenant shall not block or cover any heating or air conditioning ducts in the unit. Tenant shall immediately report to the Landlord; (1) any evidence or a water leak or excessive moisture in the dwelling, as well as any storage room or other common area; (2) any evidence of mold or mildew-like growth that cannot be removed by simply applying a household cleaner and wiping the area; (3) any failure or malfunction in the heating or air conditioning systems or laundry system within the building; and (4) any inoperable windows or doors. Tenant shall also be responsible for damage to the premises and Tenant’s property as well as injuries to the Tenant, visitors, guests, employees or any other Tenants resulting from Tenant’s failure to comply with the terms of this rule.

21. Condition of Premises

Tenants acknowledge that the premises have been inspected. Tenants acknowledge that said premises have been cleaned and all items, fixtures, and appliances are in complete working order. TENANT promises to keep the premises in

a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item or fixture that needed service due to TENANT'S or TENANT'S invitee, misuse, or negligence. Tenants shall be responsible for notifying the building manager in the event that a plumbing fixture stoppage has occurred.

Garbage must be bagged and disposed in the designated building dumpster. The TENANTS agree to dispose of their trash in weekly intervals at minimum and agree to re-lock the dumpster lock when finished with disposing of their trash.

TENANT agrees that this unit is rented as a **Non-Smoking unit**. Any violation by either the tenant or his/her guests will be a violation of this lease. **There shall be no smoking inside the unit or within 25 feet of any building on the premises. This is a State Law.**

TENANT hereby acknowledges that TENANT has inspected the smoke detectors and carbon monoxide detectors and found them to be in good working order.

22. Amendments and Addendums

If there are applicable Lease Amendments or Addendums, they will be signed by both parties and attached to and made part of this Lease Agreement. The terms and conditions stated in any Lease Amendment or Addendum shall supersede and control over any conflicting term in this Lease Agreement. Any violation of such terms and conditions shall be deemed to be a breach of this Lease Agreement.

23. Further Acknowledgement by Tenants

Tenants hereby acknowledge that on or before **August 1st, 2020** they received from Main Street Management LLC, in connection with the rental of the dwelling located at 24 Church Street Apt-1, the following documents:

Enclosure (1) – No Smoking Acknowledgement

Enclosure (2) – Lead Paint Disclosure

Enclosure (3) – Mold Disclosure

Enclosure (4) – Radon Disclosure

Enclosure (5) – Energy Disclosure

Enclosure (6) – Building Rules

24. Signatures

Tenants Signatures

John Smith 01-Aug-2020
.....
(Signature)

Jane Smith 01-Aug-2020
.....
(Signature)

Landlords Signatures

Reservoir Ventures, LLC 01-Aug-2020
.....
(Signature)