



HISTORIC PRESERVATION COMMISSION MEETING AGENDA

DATE: Thursday, January 8, 2026

TIME: 4:00 PM

LOCATION: M.J. Roy Conference Room (upper level)
City Hall

1. Call to Order

- Welcome and opening remarks

2. Minutes

- Review and accept minutes from October 9, 2025

3. Review of Application for 52 Main Street (Smitty's Book Cellar)

- Review application
- Questions and comments for applicant
- Possible action or next steps

4. Next Steps on Victorian District

- Review Carma map with properties listed
- Discuss creating/establishing a historic district

5. Other Business

- Additional topics

6. Schedule Next Meeting Date

7. Adjourn

Print

Historic Preservation Certificate Application - Submission #677

Date Submitted: 11/22/2025

Building/Property Information

Building Owner's Name/Contact*

FASTZAK 207-877-2484

Building Owner's Mailing Address*

25 Concourse E, Waterville, ME 04901

E-911 Address*

52 Main St., Waterville, ME 04901

Present Use*

Retail

Tax Map*

44

Lot*

164

Base Zoning District *

CA

Historic District Name*

Downtown Historic District

Contributing Property

Historic Site or Landmark*

Individual Historic Property*

Yes

No

Yes

No

Yes

No

Type of Work*

Please select the type of work to be performed.

Reconstruction, restoration, renovation and/or alteration changing the exterior appearance, as visible from the street or associated public land, except for exterior painting.

New construction of a principal or accessory structure visible from the street or public lands.

Demolition of a historic landmark, individual historic property or any contributing structure in a historic district.

Moving a historic landmark, individual historic property or any contributing structure in a historic district.

Installation of features like lighting, handicapped access ramps, solar panels, or signs visible from the street in historic districts.

Description of the activity requiring a Historic Preservation Certificate.*

Placing a sign for Smitty's Book Cellar above the entrance to the business

Applicant/Agent Information

Name*

Nancy Smith

Address*

52 Main St., Waterville, ME 04901

Interest in the Property

Rent 52 Main St. for our bookstore, Smitty's Book Cellar LLC

Telephone Number *

207-680-5597 or 207-872-4543

E-Mail Address *

nancy@smittysbookcellar.com

Application Materials

Please include the following with your application by using the upload files below.

- Drawings showing the design and location of proposed alterations or new construction.
- Sample materials, if necessary.
- Photographs of the building(s) involved and adjacent structures.
- A site plan and/or building photos indicating improvements such as fences and walls.
- Letter of Authorization from the building owner if the applicant is a tenant.
- Letter of Authorization if the applicant is represented by an agent.

Drawings

Choose File No...en

Photographs

Smitty's Book
cellar.png

Site Plan/Building Photos

Choose File No...en

Letters of Authorization

Choose File No...en

By typing your full name below, you are signing this application and verifying all information entered is true.*

Nancy Smith

Date*

11/22/2025

Note

All applications are reviewed in accordance with the Secretary of the Interior's Standards for Rehabilitation and the City of Waterville's Chapter 161 criteria. Decisions will be issued within 15 days following the review meeting.

SMITTY'S BOOK

EST. 2024

CELLAR



SUPPORT YOUR LOCAL BOOK DEALER.



OPEN

SMITTY'S BOOK CELLAR
@OBSESSED

*give the GIFT of shopping small this Holiday season

SMITTY'S BOOK CELLAR

From: [Robert Sezak](#)
To: [Sarah Cross](#)
Cc: nancey@smittysbookcellar.com
Subject: 52 Main St. Signage Approval
Date: Saturday, January 3, 2026 2:38:00 PM

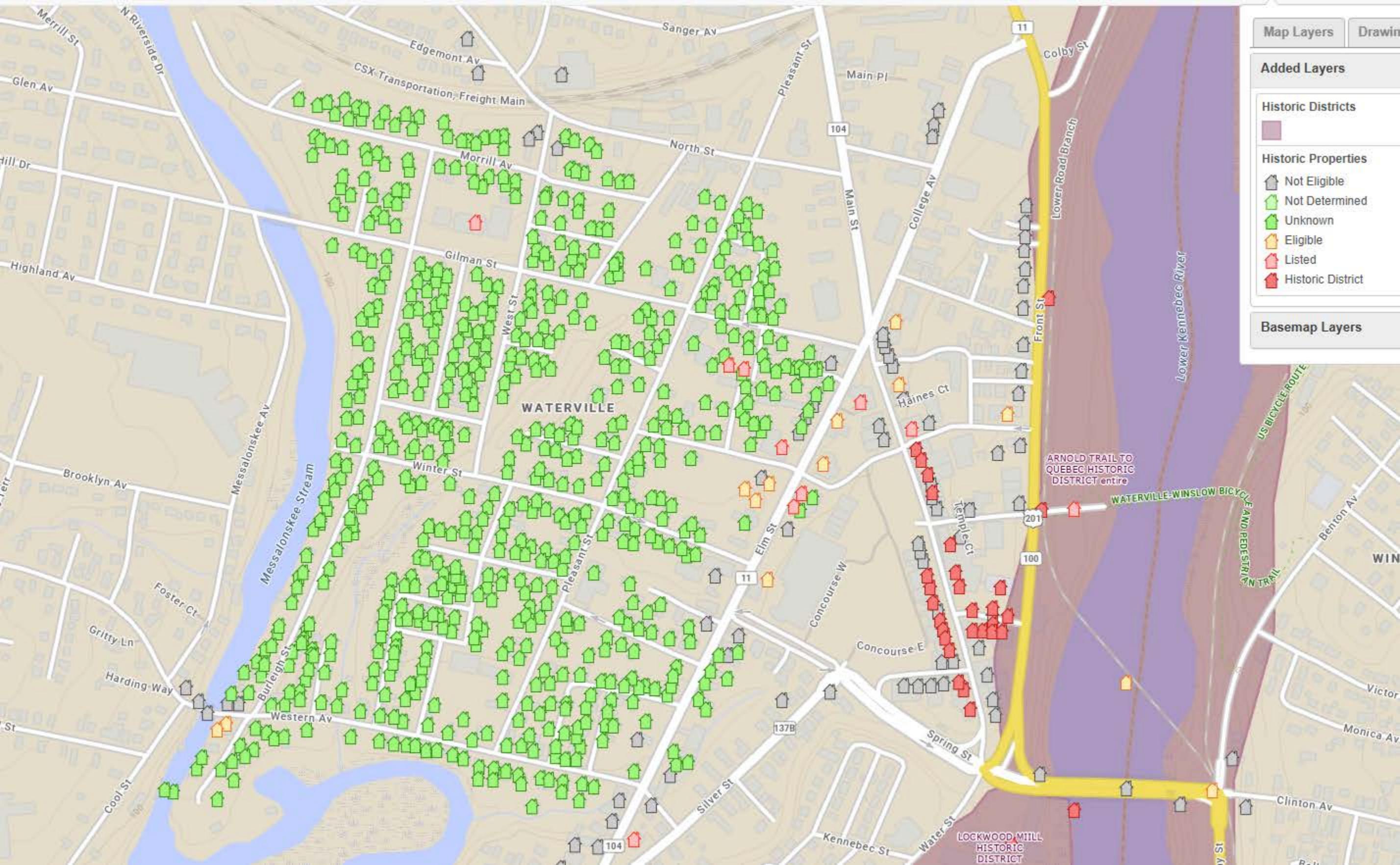
CAUTION: This email originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Dear Sarah Cross;

I approve the signage on the front of 52 Main Street for Smitty's Book Cellar.

Sincerely

Robert Sezak
fastzakinc@gmail.com
207-877-2484



Map Layers Drawing

Added Layers

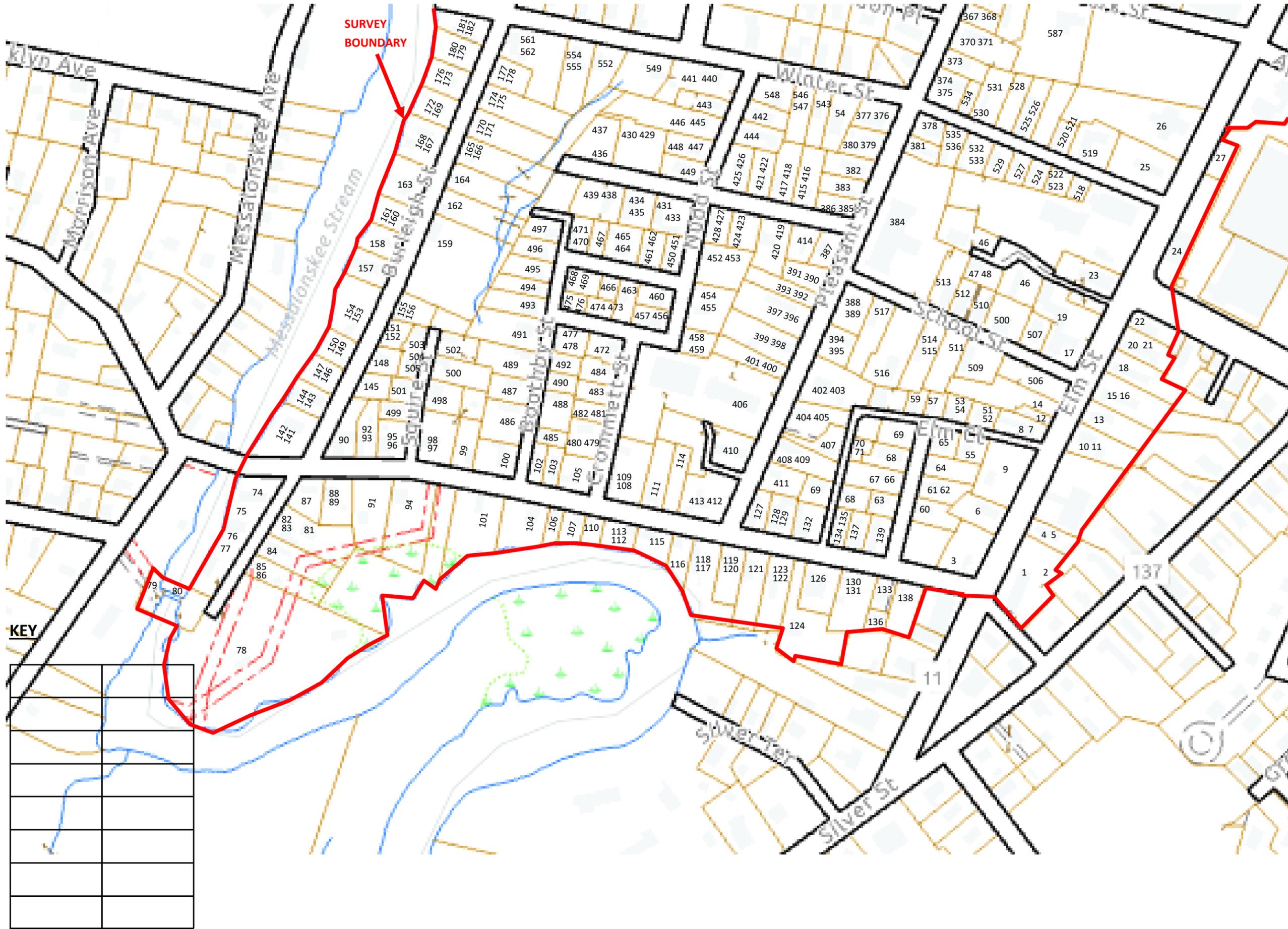
Historic Districts



Historic Properties

- Not Eligible (grey house icon)
- Not Determined (light green house icon)
- Unknown (dark green house icon)
- Eligible (orange house icon)
- Listed (red house icon)
- Historic District (red outline house icon)

Basemap Layers



VICTORIAN CENTER NEIGHBORHOOD
HISTORIC RESOURCE SURVEY 2024-2025
WATERVILLE, MAINE