

**AN ORDINANCE PERTAINING TO ZONING AND LAND USE RELATIVE TO  
SIGNIFICANT BUILDINGS AND DISTRICTS**

**THE CITY OF LEWISTON HEREBY ORDAINS:**

**APPENDIX A**

**ZONING AND LAND USE CODE**

**ARTICLE XV. SIGNIFICANT BUILDINGS AND DISTRICT**

**Sec. 1. Statement of purpose and definitions.**

(a) The purpose of the article is to preserve, protect and enhance buildings and areas which represent or reflect distinctive and important elements of the city's architectural, archaeological, cultural, social, economic, ethnic and political history; to safeguard the city's historic and cultural heritage; to provide procedures for local review of changes to significant structures and for new construction, reconstruction, building alteration, and demolition within designated historic districts; and to provide demolition delay provisions for designated historic, contributing and other important buildings and structures. The appropriate sections of this article shall apply to all properties, both municipally-owned or acquired properties, as well as privately-owned properties, as listed under Sections 6, 7, 8, 9 and 10 of this article.

**Sec. 6. Designated historic structures and historic districts.**

(b) *Historic districts.* The following described districts are designated as historic districts:

- (2) *Lisbon Street Historic Commercial District.* Start at the intersection of Chestnut and Lisbon Streets: Thence in a generally southeasterly direction along Lisbon Street to the intersection of Lisbon and Cedar Streets; thence in a generally southwesterly direction along Cedar Street approximately one hundred thirty-eight (138) feet; thence in a generally northwesterly direction parallel to Lisbon Street to the intersection of Chestnut Street; thence along Chestnut Street to Lisbon Street and the point of beginning, listed on National Register of Historic Places 5/21/85.

The following are contributing structures within the Lisbon Street Historic Commercial District:

277 Lisbon Street (Institute Jacques-Cartier);  
291 Lisbon Street (Centennial Block);  
311 Lisbon Street (Simard and Sons Building - upper floors destroyed by fire and demolished 1996 );  
323 Lisbon Street (Condemned 2004 - demolished 2006);  
331 Lisbon Street;  
337 Lisbon Street;  
339 Lisbon Street;  
343 Lisbon Street (Condemned and demolished in 2004);

347 Lisbon Street;  
353 Lisbon Street (Dulac Building);  
359 Lisbon Street ( [ Condemned and demolished in 2004] ).

(c) *Historic structures, building or sites.* The following structures, buildings or sites have been designated as having significant historic value and are recommended for historic preservation:

81 Ash Street (Healey Asylum) listed on National Register of Historic Places 10/1/79;  
27 Bartlett Street (Sts. Peter and Paul Church) listed on National Register of Historic Places 7/14/83;  
122 Bartlett Street (Dr. Louis Martel House) listed on National Register of Historic Places 1/4/83;  
257 College Street (Hathorn Hall--Bates College) listed on National Register of Historic Places 5/25/70;  
100 Campus Avenue (Marcotte Nursing Home) listed on National Register of Historic Places 12/26/85;  
103 Lincoln Street (Grand Trunk RR Station) listed on National Register of Historic Places 6/4/79;  
143 Lincoln Street (Dominican Block) listed on National Register of Historic Places 1/15/80;  
23, 25, 29 Lisbon Street (Union Block) listed on National Register of Historic Places 4/25/86;  
46 Lisbon Street (Grants Clothing) listed on National Register of Historic Places 4/25/86;  
133 Lisbon Street (First McGillicuddy Block) listed on National Register of Historic Places 4/25/86;  
145 Lisbon Street (Manufacturer's National Bank Building) listed on National Register of Historic Places 4/25/86;  
186 Lisbon Street (Odd Fellows Block) listed on National Register of Historic Places 4/25/86;  
200 Lisbon Street (Pilsbury Block) listed on National Register of Historic Places 4/14/83;  
215 Lisbon Street (Monroe Building/Savings Bank Block) listed on National Register of Historic Places 1/20/78;  
220 Lisbon Street (Atkinson Building) listed on National Register of Historic Places 2/2/83;  
242 Lisbon Street (College Block) listed on National Register of Historic Places 4/25/86;  
276 Lisbon Street (First Callahan Building) listed on National Register of Historic Places 4/25/86;  
276 Lisbon Street (Second Callahan Building) listed on National Register of Historic Places 4/25/86;  
381 Lisbon Street (Lord Block) listed on National Register of Historic Places 4/25/86;  
415 Lisbon Street (Maine Supply Company Building) listed on National Register of Historic Places 4/25/86;  
253 Main Street (St. Joseph's Church) listed on National Register of Historic Places 7/13/89;  
377 Main Street (Holland-Drew House) listed on National Register of Historic Places 12/22/78;

497 Main Street (James C. Lord House) listed on National Register of Historic Places 7/21/78;  
3 Mill Street (Cowan Mill) listed on National Register of Historic Places 8/1/85 (condemned and demolished 2009);  
36 Oak Street (Oak Street School/Dingley Building) listed on National Register of Historic Places 10/8/76;  
74 Oxford Street (Continental Mill Blocks) listed on National Register of Historic Places 7/10/79;  
101 Pine Street (Dr. Milton Wedgewood House) listed on National Register of Historic Places 1/10/86;  
19 Wood Street (Jordan School) listed on National Register of Historic Places 3/22/84.

**Sec. 7. Buildings and structures listed on the National Register of Historic Places but not designated locally as significant.**

(a) The following are those properties that are listed on the National Register of Historic Places, but whose owners at the time their individual properties were included in this article chose ~~have chosen~~ not to nominate them to be designated locally as significant, and therefore, are only subject to the demolition delay provisions of this article:

49 Ash Street (U.S. Post Office) listed on National Register of Historic Places 5/2/86;  
142 College Street (Capt. Holland House) listed on National Register of Historic Places 3/21/85;  
45 Golder Street (St. Mary's Hospital) listed on National Register of Historic Places 12/30/87;  
49 Lisbon Street (Lyceum Hall) listed on National Register of Historic Places 4/25/86;  
129 Lisbon Street (Osgood Building) listed on National Register of Historic Places 4/25/86;  
157 Main Street (First National Bank Building) listed on National Register of Historic Places 4/25/86;  
~~457-453~~ Main Street (Senator Frye House) listed on National Register of Historic Places 10/8/76;  
54 Pine Street (Bradford House) listed on National Register of Historic Places 12/22/78 (demolished 2007);  
11 Sabattus Street (Kora Temple) listed on National Register of Historic Places 9/11/75;  
14 Ware Street (J.D. Clifford House) listed on National Register of Historic Places 12/30/87.

(b) Buildings and structures listed on the National Register of Historic places, but whose owners at the time their individual properties were included in this article chose not to nominate them to be designated locally and, are not subject to the demolition delay provisions of this article:

506 Main Street (Bradford Peck House) entered in the National Register of Historic Places on 2/12/2009.

**Sec. 8. Other important buildings and structures.**

(a) The following have been designated as contributing structures or complexes within the Lewiston Mill System District and are only subject to the demolition delay provisions of this article:

520 Lisbon Street (Lewiston Bleachery and Dye Building);  
1 Beech Street (Lewiston Mill #2--Northern portion demolished 2004);  
35 Beech Street (Lewiston Mill #1);  
65 Canal Street (Bates Mill- Mill 7 demolished 1988, Mill 3 Annex demolished 2007 and the Executive Office Building demolished in 2009);  
2 Cedar Street (Continental Mill);  
41 Chestnut Street (Hill Mill);  
134 Main Street (Union Water Power Main Gatehouse);  
296 Lincoln (Avon Mill);  
332 Lincoln Street (Lewiston Gas & Light Company Building--Demolished 2001);  
348 Lincoln Street (Androscoggin Mill #3--Portion demolished 2004);  
354 Lincoln Street (Cumberland Mill);  
550 Lisbon Street (Pepperell Mill);  
15 Locust Street (Androscoggin Mill);  
28 Middle Street (Maine Central Railroad Depot);  
10 Mill Street (Union Water Power Substation);  
6 Mill Street (Libbey Mill-Portion demolished 2001 and totally demolished 2007 );  
62 Oxford Street (Union Water Power Cross Canal #3 Hydro Station);  
38 Water Street (Union Water Power Cross Canal #1 Gate House);  
2 West Bates Street (Lewiston Machine Company Building).

(b) The following properties have been designated as buildings of major importance or buildings of importance, within the Lewiston Historic Preservation Plan's "Preservation Index" and are only subject to the demolition delay provisions of this article:

35 Ash Street (First Manufacturers National Bank Building);  
77 Bates Street (Portland Lewiston Interurban Building);  
46 Cedar Street (St. Mary's Church);  
59 Cedar Street (Charest-Lacasse Building);  
68 Cedar Street (demolished 2004);  
15 Lincoln Street (Davis Block – demolished 2008);  
14 Lincoln Street (Carman--Thompson Company Building--Demolished 2002);  
69 Lincoln Street;  
~~103 Lincoln Street;~~  
132 Lincoln Street (FX Marcotte);  
2 Lisbon Street (Central Block);  
1 Lisbon Street (The Gateway Building);  
43 Lisbon Street (J.J. Newberry Company Building);  
50 Lisbon Street (Osgoods Building);  
55 Lisbon Street (Depositors Trust Company Building);  
71 Lisbon Street (Music Hall Building/Frye Block);  
84 Lisbon Street (Burlington Chambers Apartments);  
93 Lisbon Street;  
96 Lisbon Street (Lincoln Stores);

108 Lisbon Street (A. Singer Building);  
128 Lisbon Street (Sands Building);  
159 Lisbon Street (Old Kora Temple – condemned 2006 and demolished 2007);  
160 Lisbon Street (McGillicuddy Building);  
167 Lisbon Street (D.B. Cressey Building – condemned 2006 and demolished 2007);  
168 Lisbon Street;  
171 Lisbon Street (Greely Building—condemned 2006 and demolished 2007 2004);  
179 Lisbon Street (Centreville Plaza);  
180 Lisbon Street (Ellard Building);  
192 Lisbon Street (Garcelon Building);  
195 Lisbon Street (Clifford Block);  
199 Lisbon Street (Marcotte Furniture Building);  
223 Lisbon Street (Le ~~Message~~ Messenger Building);  
230 Lisbon Street (Pottle Building);  
238 Lisbon Street;  
305 Lisbon Street (condemned and demolished 2006);  
330 Lisbon Street (Bergen Block--Demolished 1999);  
369 Lisbon Street (demolished 2004);  
385 Lisbon Street (Palange Building);  
389 Lisbon Street (S.B.S. Lithuanian Hall);  
391 Lisbon Street;  
142 Main Street (Empire Theater- demolished 2005);  
177 Main Street;  
184 Main Street (Peck's Department Store);  
195 Main Street;  
250 Main Street (United Baptist Church);  
253 Main Street (St. Joseph's Church Rectory);  
29 Maple Street (Ritz Theater);  
39 Maple Street (demolished 2005);  
10 Oak Street (Oak Street Arms Apartments/Twin City Motor Corp.);  
88 Oxford Street (St. Mary's Church Rectory Building);  
20 Park Street;  
37 Park Street;  
104 Park Street (Daily Sun Building);  
228 Park Street (demolished 2001);  
257 Park Street (Androscoggin Mill Block);  
263 Park Street (Androscoggin Mill Block);  
271 Park Street (Androscoggin Mill Block--Listed on National Register of Historic Places 4/12/01);  
31 River Street;  
70 River Street.

**Sec. 9. Main Street Frye Street National Historic District.**

The following properties are located within the Main Street-Frye Street National Historic District (entered in the National Register of Historic Places on 01/23/2009). The Main Street-Frye Street National Historic District is not designated locally and, in addition, the individual properties are not subject to the demolition delay provisions of this article):

226 College Street (Thomas L. Angell House - two contributing buildings);  
240 College Street (James T. Small House - one contributing building);  
250 College Street (Abbie C. Whittum House - one contributing building);  
256 College Street (Emeline C. Boothby House - one contributing building);  
262 College Street (Oren B. Cheney House - one contributing building);  
6 Frye Street (Heircy Day House - two non-contributing buildings);  
9 Frye Street (vacant lot - no resources);  
10 Frye Street (Albert B. Nealey House - one contributing building);  
11 Frye Street (William P. Frye House - one contributing building – demolished 2008);  
16 Frye Street (George Colby Chase House - one contributing building);  
17 Frye Street (Caroline W. D. Rich House - one non-contributing and one contributing building);  
18 Frye Street (James A. Howe House - two contributing buildings);  
19 Frye Street (David S. and Josephine L. Waite House - two contributing buildings);  
24 Frye Street (Lyman G. Jordan House - one contributing building);  
27 Frye Street (George D. Armstrong House - two contributing buildings);  
28 Frye Street (John H. Rand House - one contributing building);  
29 Frye Street (Byron Armstrong House - two contributing buildings);  
30 Frye Street (Richard C. Stanley House - one contributing building);  
31 Frye Street (Maurice Small House - one contributing building);  
36 Frye Street (Evindar and Angenette Whittier House - one contributing building);  
425 Main Street (Bauer Apartment Block - three contributing buildings);  
437 Main Street (Colonel John M. Frye House - two contributing buildings);  
443 Main Street (Ralph W. Crockett House - one contributing building);  
444 Main Street (James Wirt White House - one contributing building);  
449 Main Street (Wallace H. White Jr. House - two contributing buildings);  
452 Main Street (Archibald Wakefield House - one contributing building);  
453-455 Main Street (vacant lot - no contributing resource);  
457 Main Street (Senator William P. Frye House - one contributing building);  
460 Main Street (John D. Clifford House - one contributing building);  
465 Main Street (Joseph H. and Rebecca Day House - two contributing buildings);  
471 Main Street (John B. Smith House - one contributing building);  
473 Main Street (Emma C. Smith House - one contributing building);  
477 Main Street (Ashbury E. Soule House - one contributing building);  
481 Main Street (John W. Perry House - two non-contributing buildings);  
485 Main Street (George Bonnallie House - two contributing buildings);  
487 Main Street (Sarah Wakefield House - one contributing building);  
491 Main Street (Thomas Francis Butler House - one contributing building);  
493 Main Street (Adolphe Plourde Apartment - one contributing building);  
497 Main Street (James C. Lord House - two contributing buildings);

**Sec. 10. Buildings and structures eligible for listing on the National Register of Historic Place whose owners at the time of such determination chose not to have their individual properties listed:**

354 Main Street (Blake Ham House) is eligible for listing on National Register of Historic Places (determination made on February 12, 2009).