

APPENDIX A – ZONING AND LAND USE CODE
ARTICLE XV. SIGNIFICANT BUILDINGS AND DISTRICTS

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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.

- (b) Definitions. As used in this article:

Altered means changed, modified, rebuilt, removed, demolished, restored, razed, moved, or reconstructed.

Appropriate means not incongruous with those aspects of a building or place within a district which the Board determines to be of historical value.

Archeological resource means any remains of the prior presence of humans including (without limitation) structures, artifacts, terrain features, graphics (such as paintings or drawings), or remains of plants or animals associated with human habitation.

Archeological site means the geographical location of any archaeological resource.

Board means the Historic Preservation Review Board as enabled by and described in this article and any amendments and/or additions thereto.

Building means anything that is the result of having been built by humans including (without limitation) any combination of materials forming a shelter for animals or persons and/or their activities or property, fences, signs, walks, terraces, landscaping, walls, driveways, and parking yards, and anything comprehended by the word "structure."

Built means any activity wherein the results of the combining and/or manipulation of materials are positioned or repositioned on the land, and includes (without limitation) the words altered, erected, constructed, installed, moved, and enlarged.

Certificate of appropriateness means a written certification, pursuant to a duly passed resolution of the Board, that a proposed activity within a district involving a building being built or altered or a place being altered or built upon is appropriate, and may include conditions, qualifications, and/or provisos specified by the Board to be adhered to in order for the certificate to be valid.

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Contributing structure means a building or structure within a designated historic district that contributes to the historic significance of the district. Designated contributing structures are listed in Section 6 of this article.

Exterior architectural features means that portion of the exterior of a building that is visible from a public street, place or way or would be so visible but for the interpositioning of flora and/or other buildings, including (without limitation) the architectural style and general arrangement and setting thereof, the kind, finish and/or texture of exterior building materials, whether installed originally or as a replacement for or as a change in or substitution for existing materials (as by replacing a clear finish with a colored finish, or replacing a stained or natural finish with paint, or replacing wood with brick, or sandblasting or otherwise re-facing an existing material), the visible inherent and substantially permanent color of materials used (e.g., brick, mortar, roofing, flashing, etc.), and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures. Specifically excluded from this definition is the color of any substantially nonpermanent exterior finish, such as paint, that is applied to some underlying, substantially permanent material.

Historic district or district means a delineated geographical area that includes one (1) or more buildings and/or places of historical value, and may include other buildings, structures and/or places that, though not of historical value themselves, may be or become the site of anything being built that may be deemed not to be appropriate with regard to any of the rest of the district.

Historic landmark means any building of historic value.

Historic site means any parcel of land which is of historic value, or upon which is positioned any historic landmark.

Historic value (as to a building or place) means any building or place that is associated with, that is the situs of, that is indicative of, or that leads to an understanding of, the history of or a period or style of architecture of, the municipality, the state, or the nation, or their lands or inhabitants, or events concerning them, including (without limitation) cultural, political, economic, military, social, sociological, or other significant events, historical personages, a great idea or ideal, archeological resources, architectural types or specimens, including (without limitation) vernacular structures that are valuable for the study of a period, style, or method of building construction, of community organization and living, or of landscaping, or with a notable structure or site representing the work of an outstanding builder, designer, architect, or landscaper, or any site listed or eligible for listing in the National Register of Historic Places or as a National Historic Landmark.

Incongruous means incompatible with, at variance with, lacking propriety or suitability or having inconsistent or inharmonious aspects with respect to, or resulting in the destruction or modification of anything that the Board has determined to be of historic value to an extent that is material.

To "issue" (e.g., a decision or an order) means to hand deliver, or to post by first class mail, postage prepaid.

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Other important buildings and structures means those buildings and structures that have been designated as contributing structures or complexes within the Lewiston Mill System District as developed by Christopher Closs; and those "buildings of major importance" and "buildings of importance", as designated in the Lewiston Historic Preservation Plan's "Preservation Index" (1995) as developed by Russell Wright, and adopted as part of the Comprehensive Plan of the City of Lewiston (1997).

Place means any geographical location that is of historical value, and includes (without limitation) any historic site or archaeological site.

Public street, place or way means any portion of any building, structure, street, place, way, park, or body of water that is legally accessible by any member of the general public at will.

Significant structures and districts means structures and districts that have been designated by the City of Lewiston as significant with respect to historic preservation.

Designated historic structures and districts are listed in Section 6 of this article.

(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10)

Sec. 2. Historic Preservation Review Board.

- (a) *Creation.* There shall be a Historic Preservation Review Board consisting of seven (7) members, each of whom shall be a qualified voter of the city and who shall be appointed by the mayor. All members should have knowledge and experience in the architectural, archaeological, cultural, social, economic, ethnic or political history of Lewiston. The terms of office of members of the Board shall be for three (3) years. There shall be, in addition to the seven (7) members of the Board, two (2) associate members of the Board, each of whom shall be a qualified voter of the City of Lewiston, appointed by the mayor. The term of office of associate members shall be for three (3) years. When designated by the chairman to do so, an associate member shall serve in the place of a member who is absent, disqualified or otherwise unable to participate.
- (b) *Compensation.* Each member of the Board shall serve without compensation.
- (c) *Duties.* The Board shall carry out those duties assigned to it by this article.
- (d) *Organization and rules.*
 - (1) A quorum necessary to conduct an official meeting of the Board shall consist of at least four (4) members.
 - (2) The Board shall annually elect a chairman and other officers deemed necessary from its membership, and a secretary, who need not be a member. All seven (7) members enjoy the same rights and privileges, regardless of any office that they may hold.
 - (3) The chairman shall call meetings of the Board, as required. The chairman shall also call meetings of the Board when requested to do so by a majority of the members, the mayor or the City Council.
 - (4) The secretary shall maintain a permanent record of all Board meetings and all correspondence of the Board. The secretary shall be responsible for maintaining those records that are required as part of the various proceedings that may be brought before the Board. All records maintained or prepared by the secretary are deemed public and may be inspected at reasonable times.

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- (5) The concurring vote of at least four (4) members is required to constitute an action on any matter.
 - (6) Any member of the Historic Preservation Review Board of the city who is deemed to have a direct or indirect interest or conflict, whether pecuniary or by bias, on any matter that has come before the Board shall make full disclosure of his interest prior to any action being taken on said matter. Any member who has made such a disclosure shall then refrain from any negotiations and voting, and from otherwise attempting to influence a decision in which he has an interest.
 - (7) The Board may adopt statements of policy, along with its rules of procedure, consistent with the Charter and any applicable ordinance, to enable it to perform its function.
 - (8) The Board may elect non-voting, advisory or student members to assist the board in its duties and functions.
 - (9) In addition to other provisions for amending the Board's rules of procedure, any rule adopted by the Board relating to the conduct of any hearing may be waived by the chairman, upon good cause shown.
 - (10) When reviewing applications for certificates of appropriateness, or when making any recommendation concerning historic preservation, the Board shall utilize, along with other resources, the Lewiston Historic Preservation Design Manual (1999), and the Lewiston Downtown Development District Preservation Plan (1997).
- (e) *Administration.* The planning and code enforcement department shall be responsible to provide for the administration of the affairs of the Board.
(Ord. No. 90-16, 1-11-91; Ord. No. 94-3, 5-5-94; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 06-13, 10-19-06)

Sec. 3. Designation of structures and districts for preservation and conservation.

- (a) Significant structures and districts, except for districts established at the time of passage of this article, shall be designated in accordance with this section. All such designations may be initiated by written notification of the Historic Preservation Review Board by:
 - (1) Reference from the City Council;
 - (2) A petition signed by ten (10) or more residents of the City of Lewiston, eighteen (18) years of age or older;
 - (3) The Planning Board;
 - (4) The Lewiston Historic Commission;
 - (5) Maine Historic Preservation Commission; or
 - (6) The Historic Preservation Review Board, at its own initiation.
- (b) Any application for the designation of structures and districts for historic preservation shall be in writing and shall include the following:
 - (1) *Designation of structures for preservation and conservation.*
 - a. A concise description of the physical elements, qualities, architectural style and period represented by the structure, including a consideration of scale, materials, workmanship and spacial qualities;

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- b. A concise statement of how the structure meets the review criteria;
- c. Exterior photographs of the structure, illustrating significant details.

(2) *Designation of districts for preservation and conservation.*

- a. A concise statement of the physical elements that make this area a historic district and a description of building types and architectural styles and periods represented;
- b. A concise statement of how the district meets the review criteria;
- c. A justification of the boundaries of the district;
- d. A definition of the types of structures that do not contribute to the significance of the district and an estimate of the percentage of noncontributing structures;
- e. A map showing all district structures with the identification of contributing structures.

(c) The Historic Preservation Review Board shall hold a public hearing on any written application.

- (1) The public hearing shall be held within thirty (30) days of receipt of the application.
- (2) The Board shall make its report and recommendation, including the identification of contributing structures, when applicable, to the City Council within thirty (30) days after the public hearing has been closed. Failure of the Board to issue its report constitutes a denial of the designation of the proposed historic structure or district.
- (3) The Board shall require to be given proper notice of the public hearing to all applicants and to all owners of property within a proposed district.

- a. Failure of any petitioner to receive such notice of such public hearing shall not necessitate another hearing, shall not constitute grounds for objections by such petitioner and shall not invalidate any recommendation by the Board on such matter.
- b. Notice must be served a reasonable time in advance of the meeting, which will be construed to mean at least seven (7) days before the date of such meeting. Notice shall be by any method of personal service or substituted personal service authorized by the ordinances of the City of Lewiston and the laws of the State of Maine.

(d) The City Council, upon receipt of the Historic Preservation Review Board's recommendation, may designate structures or districts for historic preservation. Contributing structures within such districts shall be identified. Due consideration shall be given to the written views of owners of affected property and the City Council shall hold public hearings on any proposed structure or district for historic preservation designation.

(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05)

Sec. 4. Standards for designation of structures and districts as significant.

In considering applications for designating structures or districts as significant, the Board shall be guided by the following criteria. In making a recommendation to the City Council for the

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designation of a structure or district, the Board shall make specific findings with respect to how the application conforms to these standards.

- (a) *Historic importance.* The structure, district or site:
 - (1) Has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation;
 - (2) Is the site of a historic event with an effect upon society;
 - (3) Is identified with a person or group of persons who had some influence on society; or
 - (4) Exemplifies the cultural, political, economic, social or historic heritage of the community;
- (b) *Architectural importance.* The structure or district:
 - (1) Portrays the environment of a group of people in an area of history characterized by a distinctive architectural style;
 - (2) Embodies those distinguishing characteristics of an architectural type specimen;
 - (3) Is the work of an architect or master builder whose individual work has influenced the development of the city; or
 - (4) Contains elements of architectural design, detail, materials, or craftsmanship that represent a significant innovation.
- (c) *Geographic importance.* The structure or district:
 - (1) Because of being part of, or related to, a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or
 - (2) Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.
- (d) *Archeological importance.* The site has yielded or may be likely to yield, information important in prehistory or history.

(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05)

Sec. 5. Certificates of appropriateness (COA).

- (a) *Purpose.* The Historic Preservation Review Board shall protect designated historic structures and districts as listed in Section 6 of this article by the issuance of certificates of appropriateness.
- (b) *Exclusive authority of Board.* Certificates of appropriateness may be issued only by the Historic Preservation Review Board, with the exception of staff approvals as set forth in section 5(f)(4).
- (c) *When required.* A certificate of appropriateness is required for any of the following activities:
 - (1) Any change in the exterior appearance, including signage, of a designated historic structure or contributing structure within a designated historic district, as listed;
 - (2) New construction of a principal or accessory building or structure, where such building or structure will be located within a designated historic district, as listed;

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- (3) Demolition or removal of a designated historic structure or contributing structure within a designated historic district, as listed;
 - (4) Any change in siding materials, roofing materials, exterior door and window sash, and integral exterior decorative elements, including, but not limited to, cornices, brackets, windows, architraves, doorway pediments, railings, balusters, columns, cupolas, cresting, and roof decorations of a designated historic structure or contributing structure within a designated historic district, as listed.
- (d) *Application procedure.* An application for a certificate of appropriateness shall be submitted in writing to the director of planning and code enforcement. The director of planning and code enforcement shall date the application and transmit it to the chairman of the Historic Preservation Review Board. The Board shall consider each application and, within thirty (30) days of the date of submittal, hold a hearing and approve or deny the application. Upon mutual written consent of the Board and the applicant, the review period may be extended. Failure to take action on the application at the end of the review period shall constitute denial of the application.
- (e) *Application contents.* The application shall state the location, use and nature of the matter for which such certificate is sought and shall include the following information:
- (1) The owner's name, address and contact information;
 - (2) Copy of the deed, or proof of title in the property;
 - (3) The applicant's name and address, if different from the owners and a signed letter from the owner authorizing the applicant to act on behalf of the owner;
 - (4) The present use of the property;
 - (5) A brief description of the work for which the certificate of appropriateness is required;
 - (6) A narrative that addresses the approval criteria found in section 5(f) as appropriate;
 - (7) A drawing or drawings to scale indicating the design and location of any proposed alteration or new construction for which the certificate is required;
 - (8) Photographs of the building and of adjacent buildings; and
 - (9) A site plan showing the structure in context and indicating improvements affecting appearance, such as walls, walks, terraces, accessory buildings, signs and other elements.
- (f) *Review criteria.* In considering applications for certificates of appropriateness and for demolition or removal of designated historic and contributing buildings or structures, and important portions and features thereof, the Board must find that the criteria listed below have been met. In all instances, the burden of proof shall be on the applicant and the proof shall include the production of evidence sufficient to warrant a finding by the Board that all the following applicable criteria have been met:
- (1) *Significant areas and districts.* The Historic Preservation Review Board shall consider the degree to which the project, within itself and in relation to other existing significant structures or proposed development, produces a functionally efficient and visually coherent grouping of buildings and spaces. The aim is to enhance the ability of the general public to locate, use, and enjoy designated significant districts and areas. This includes the degree to which the design:

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- a. Produces buildings that are well related visually in terms of light, air, height, shadow, spacing, bulk, and scale;
- b. Locates portals, service loading areas, automobile access points, street furniture, interior building floor layouts, exterior public activity locations, and similar features in a manner that maximizes the efficient use of these facilities by the general public and the occupants of the private space:
- c. Locates building masses and related architectural features in such a manner as to enhance the ability of the general public to find their way into and around the building and open spaces;
- d. Integrates the architectural forms and the open spaces around them so as to enhance the quality of the pedestrian environment, including such factors as sunlight, weather protection, noise and air quality, seating arrangement, landscaping, street furniture, and artistic embellishments; and
- e. Contains other attributes that improve the functional and visual enjoyment of the project.

(2) *Significant structures and buildings.* The Historic Preservation Review Board shall utilize "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" in evaluating modifications to significant structures and designated historic structures:

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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- i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (3) *New construction within significant districts.* The Historic Preservation Review Board shall utilize the following criteria in evaluating applications for the construction of new buildings within designated historic districts:
- a. Mass. The height of principal building or structure, its bulk; the nature of its roofline, and the proportions of the new construction will be of the same scale and proportion as the existing significant structures;
 - b. The location, size and proportions of openings in the facade, primarily windows and doors, of new construction will be consistent in proportion and rhythm with openings in the facade of existing significant structures;
 - c. The massing and type of roof (flat, gabled, hip, gambrel, mansard) of the new construction shall complement the massing and type of roof of existing significant structures;
 - d. Nature of building materials and texture shall exhibit the characteristics of texture, composition and reflectivity of adjacent significant structures and buildings; and
 - e. Mechanical equipment or other utility hardware on the roof, ground or buildings will be screened from public view with materials harmonious with the building, or they will be so located not to be visible from public ways.
- (4) *Staff Approval of Signs.* Staff Approval is required for the installation or alteration to any sign, when minor in nature that is located on the premises of an historic landmark, structure, site or within a historic district.
- a. Application Contents Involving Signs
 - (1) The owner’s name, address and contact information;
 - (2) A copy of the deed or proof of right title and interest in the property;
 - (3) The applicant’s name and address, if different from the owner’s and; or a letter from the property owner designating an outside party to represent the application;
 - (4) A narrative that addresses the approval criteria for signs as found in the Lewiston Historic Preservation Design Manual for:
 - i. Placement-
 - ii. Text-
 - iii. Color-
 - iv. Materials-
 - v. Lighting-
 - b. Process
 - (1) Staff Review- The applicant shall submit an application to the Planning Staff in sufficient detail to permit adequate review of the sign. The format and

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number of copies of the application submitted shall be as set by the Planning Staff. If the application for a sign is not approved or denied within 30 days of it having been submitted to the Planning Staff, then it is deemed denied.

- (2) Determination- In determining whether or not proposed work receives Staff Approval, the Planning Staff shall apply the evaluation standards set forth in Section 5 (f) (4) (a) (4). Additionally, all signs must comply with the regulations contained in article XII, section 16, Signs.
- (3) Approval. If the Planning Staff determines that the proposed sign does not significantly impact the historic nature or appearance of the property in question, and meets the criteria set forth in section 5 (f) (4) (a) (4) the application shall be approved. The Staff shall notify the Historic Preservation Review Board of staff approvals of signs at their next scheduled meeting. The staff shall also forward copies of the approved application to the applicant and to the Code Enforcement Officer for issuing of necessary permits.
 - i. If approved, the proposed work must be begin within six months of approval and be completed within 12 months of approval. The COA shall expire if not completed within 12 months of approval.
 - ii. After completion of the project, the staff shall inspect and verify work was done in accordance with the approval.
- (4) Disapproval. If the Planning Staff, determines that the proposed alteration is not minor in scope, not appropriate, or both, the application shall be denied.
 - i. If denied, the applicant may submit either a revised application or a complete Certificate of Appropriateness (COA) application for consideration by the Historic Preservation Review Board.
- (5) *Demolition or removal of designated historic structure, contributing structures, or important portions and features thereof.* Applicants applying for the demolition or removal of designated historic or contributing buildings, or important portions and features thereof (see Section 4(a) through (d) of this article for standards to determine the importance of building features), shall clearly demonstrate that their application meets one (1) or more of the following demolition or removal criteria before the Board will approve the application for demolition or removal;
 - a. The physical condition of the building makes the continued upkeep of the building, or important portions or features thereof, uneconomical; or
 - b. The building or structure, or important portions and features thereof has been determined by the director of planning and code enforcement to represent an immediate hazard to the public health or safety, which hazard can not be abated by reasonable measures.The demolition or removal of designated significant or contributing structures shall also be subject to the demolition delay provisions in Section 5(f)(5) and 6 below, unless otherwise exempted in Section 5(f)7 and 8. In addition, the Board must find that the reuse of the site will be compatible with the character of the district, and proposed buildings or structures will comply with the criteria in Section 5(f)(3) of this article.

- (6) *Demolition delay.* The purpose of this section is to afford the city, Historic Preservation Review Board, the Lewiston Historic Commission, other preservation

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organizations and others interested in preservation the opportunity to acquire or arrange for the preservation of historic buildings and structures, or important portions and features thereof or the proper removal of historic artifacts, or the proper recordation of the building, structure and/or site. Before the issuance of a certificate of appropriateness or a demolition permit, a delay period of ninety (90) days shall apply to any building or structure and portions thereof that is:

- a. Designated historically significant or listed as contributing within an existing historic district as listed in Section 6 of this article;
- b. Listed on the National Register of Historic Places, but not designated significant locally as listed in Section 7 of this article;
- c. Within the proposed Lewiston Mill System District, as developed by Christopher Closs, as listed in Section 8 of this article; or
- d. "Buildings of major importance" and "buildings of importance", as designated in the Lewiston Historic Preservation Plan's "Preservation Index" (1995) developed by Russell Wright, Architect and adopted as part of the Comprehensive Plan for the City of Lewiston (1997) as listed in Section 8 of this article.
For the purpose of this section, buildings or structures, or important portions and features thereof referred to under c. and d. above shall be referred to as "other important buildings and structures."

(7) *Demolition delay procedures.* In the event an application to demolish a building or structure, or important portions and features thereof that is designated historically significant pursuant to Section 6 of this article meets the criteria set forth in Section 5(f)(4), and the applicant receives permission from the Board to demolish or remove the building or structure or portions thereof, the issuance of a certificate of appropriateness shall be delayed for up to a period of ninety (90) days, subject to the procedures listed below. Similarly, if the building or structure, or important portions and features thereof is designated an "other important building or structure", under Section 5(f)(5) c. and d. above, issuance of the required demolition permit from the director of planning and code enforcement shall also be delayed for a period of up to ninety (90) days, and subject to the same procedures, listed below:

- a. Notices required. A statement shall be filed with the Board identifying the property proposed for demolition and providing other applicable information. The 90-day delay period set forth in this section shall not commence until such statement has been filed. During the delay period, the owner shall post a public notice of the proposed demolition or removal, including identification of the property, its owner or agents, their address and telephone number, reason for the demolition and other applicable information. The notice shall be published in a newspaper of general local circulation once a week for two (2) successive weeks and a copy forwarded to the director of planning and code enforcement. The first such publication shall be within fifteen (15) days after the filing of the statement with the Board. In addition, a copy of the notice shall be posted on the facade of the building or structure, or important portions and features thereof proposed for demolition. The City of Lewiston shall also forward a copy of the notice to the Maine Historic Preservation Commission, the Lewiston Historic Commission, and Maine Preservation.

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- b. During the delay period, the applicant shall work the city and others in the preservation community to accomplish the following:
 - 1. Find alternatives to demolition, such as assisting in securing funding to preserve in place the building, structure, or important portions and features thereof; or finding other ways to preserve the building or structure such as outright purchase of the property when feasible, or relocation.
 - 2. Proper recordation of buildings, structures and sites including photography and narrative report;
 - 3. Saving of historic artifacts.

- (8) *Exceptions and emergencies.*
 - a. This section shall not apply to any structure that has been ordered demolished by the City Council, or court, in accordance with Title 17 M.R.S.A. §§ 2851 through 2959 and amendments thereto, or,
 - b. To any structure that has been partially destroyed and is determined by the department of planning and code enforcement to represent an immediate hazard to the public health or safety, which hazard can not be abated by reasonable measures, specified by the department of planning and code enforcement, including securing apertures and/or erecting fences.

- (9) *Waivers.* The Board may, upon the applicant's request, waive all or any part of the 90-day delay period and demolition delay procedures. Such action shall be taken only upon:
 - a. A finding by the Board that the strict application of the demolition delay provisions to the applicant and his property would cause undue hardship that could not be reasonably avoided. Undue hardship shall not include mere inconveniences or incidental financial loss;
 - b. The Board finds that the goals and objectives of the demolition delay can be achieved in less than ninety (90) days.

- (10) *Action by the Historic Preservation Review Board.* The board may approve, modify or deny the application:
 - a. Upon approval of the application (except those that involve demolition pursuant to Section 5(f)(4) of this article), the Board shall immediately issue a certificate of appropriateness. The issuance of a certificate of appropriateness shall in no way be interpreted as a waiver of any regulation governing the issuance of a building permit. Any changes or modifications in the proposed work that are approved by the Board shall become conditions of the certificate of appropriateness.
 - b. Upon disapproval of the application, the applicant may reapply within a mutually agreed upon period, not to exceed forty-five (45) days, for a certificate of appropriateness, based upon amended plans for the proposed work. A building permit shall not be issued without evidence of a certificate of appropriateness.

- (11) *Appeals.* Any action of the Historic Preservation Review Board may be appealed in writing directly to the board of appeals, by any affected party.

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(12) *Violations and penalties.* Violations of this article shall be subject to penalties and fines pursuant to Article V, Sections 7 and 9 of this Code.

(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 22-16g, 07-21-22)

Sec. 6. Designated historic structures and historic districts.

(a) *Boundary lines generally.* Unless otherwise described, the district boundary lines are the center lines of streets, alleys, waterways or public utility and railroad rights-of-way or such lines extended.

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

(1) *Kennedy Park Historic District.* Start at the intersection of Pine and Blake Streets: Thence in a general southeasterly direction along Blake Street to a point approximately two hundred fifty (250) feet northwesterly of Birch Street; thence in a general southwesterly direction along a line two hundred fifty (250) feet from and parallel to Birch Street approximately one hundred twenty-five (125) feet; thence in a general southeasterly direction along a line one hundred twenty-five (125) feet from and parallel to Blake Street approximately fifty (50) feet; thence in a general northeasterly direction along a line two hundred (200) feet from and parallel to Birch Street to Blake Street; thence along Blake Street to Birch Street; thence along Birch Street to Bates Street; thence along Bates Street to a point approximately one hundred twenty-five (125) feet northwesterly of Birch Street; thence in a general southwesterly direction along a line one hundred twenty-five (125) feet from and parallel to Birch Street approximately one hundred twenty-five (125) feet; thence in a general southeasterly direction along a line one hundred twenty-five (125) feet from and parallel to Bates Street approximately one hundred twenty-five (125) feet to Birch Street; thence along Birch Street to a point approximately one hundred twenty-five (125) feet southwesterly of Knox Street; thence along a line one hundred twenty-five (125) feet southwesterly of and parallel to Knox Street to Spruce Street; thence along Spruce Street to a point approximately one hundred twenty-five (125) feet southwesterly of Park Street; thence along a line one hundred twenty-five (125) feet southwesterly of and parallel to Park Street to Chestnut Street; thence along Chestnut Street to Park Street Alley; thence along Park Street Alley to a point approximately one hundred seventy-five (175) feet southeasterly of Ash Street; thence along a line one hundred seventy-five (175) feet southeasterly of and parallel to Ash Street to Park Street; thence along Park Street to Pine Street; thence along Pine Street to Blake Street and the point of beginning.

The following are contributing structures within the Kennedy Park Historic District:

190 Bates Street (H.C. Little House)
192 Bates Street;
208 Bates Street (Wallace School);
220 Bates Street (St. Patrick's Church);
247 Bates Street (Trinity Episcopal Church), listed on National Register of Historic Places 3/30/78;

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250 Bates Street (St. Dominic's School);
255 Bates Street;
28 Birch Street;
30 Birch Street;
30 Knox Street;
56 Birch Street (Dominican Court);
143 Blake Street;
99 Chestnut Street
1 Knox Street;
5 Knox Street;
6 Knox Street;
10 Knox Street;
11 Knox Street;
20 Knox Street;
22 Knox Street;
25 Knox Street;
28 Knox Street;
103 Park Street (Knights of Columbus);
107 Park (Public Library - entrance at 200 Lisbon Street), listed on National Register of Historic Places 1/31/78;
120 Park Street (Kennedy Park and Bandstand);
27 Pine Street (City Hall), listed on National Register of Historic Places 10/21/76;
73 Pine Street (The Russell House);
35 Spruce Street;
47 Spruce Street;
1 Walnut Street (Albert Kelsey House).

- (2) *Lewiston Commercial Historic District. (2018)* The boundary of the Lewiston Commercial Historic District begins at the southwest corner of 391 Lisbon Street and extends northerly along Canal Street Alley to the south property line of 113 Lisbon Street, where it follows that line westerly to Canal Street and continues northerly along Canal Street to Main Street where it turns easterly and continues along Main Street to Middle Street, where it turns northerly to cross Main Street and extend along Middle Street to the northwest corner of the property that includes 240 Main Street, turning easterly along the property line and following that line back to the south to re-cross Main Street and turning easterly again to the east property line of 249 Main Street where it turns southerly following the line to the southeast corner of the property and then turning westerly, following the property lines of all the Main Street properties to Journal Alley, extending along Journal Alley to a point in line with Park Street Alley and then running southerly along Park Street Alley to Ash Street, turning easterly along Ash Street to Park Street and then southerly along Park Street to the southern property line of 103 Park Street, then westerly to Park Street Alley and again southerly along Park Street Alley to Chestnut Street, turning easterly along Chestnut Street to the east property line of 99 Chestnut Street and southerly along that line to the southeast corner of the property, turning west to the rear property line of 276 Lisbon Street, turning southerly along that line and the rear line of 276 Lisbon Street to the southeast corner of that lot, then westerly to Lisbon Street where it turns southerly

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to the south line of 391 Lisbon Street, turning westerly to the point of beginning,
listed on the National Register of Historic Places on October 4, 2018.

The following are contributing structures within the Lewiston Commercial Historic District:

41 Ash Street, (Second Manufacturer’s National Bank Building)
99 Chestnut Street
9-7 Lisbon Street, (The Gateway-Masonic Hall Building)
21-31 Lisbon Street, (Union Block)
43-47 Lisbon Street
46 Lisbon Street, (Lewiston Trust and Safe Deposit Company Building)
49-53 Lisbon Street, (Lyceum Hall)
50 Lisbon Street, (Second Osgood Building)
55 Lisbon Street,(Depositor’s Trust Company Building)
69-87 Lisbon Street, (Music Hall/Frye Block)
80-84 Lisbon Street
96-108 Lisbon Street, (Evans Ehrefried Building)
110 Lisbon Street, (Lamey-Wellehan Building)
112-114 Lisbon Street, (Singer Building)
113 Lisbon Street, (Grant’s Building)
117-119 Lisbon Street, (Supovitz Brothers Building)
124-130 Lisbon Street, (Sands Building)
127-129 Lisbon Street, (Osgood Building)
130 Lisbon Street, (Call Building)
133 Lisbon Street, (First McGillicuddy Block)
140 Lisbon Street, (People’s Savings Bank Building)
145 Lisbon Street, (First Manufacturer’s National Bank Building)
152 Lisbon Street
160-166 Lisbon Street, (Second McGillicuddy Building)
168 Lisbon Street
179 Lisbon Street, (Montgomery Ward Building)
180 Lisbon Street, (Ellard Building)
182-188 Lisbon Street, (Odd Fellows Block)
191-193 Lisbon Street
192-194 Lisbon Street, (Garcelon Building)
195 Lisbon Street
196-208 Lisbon Street, (Pilsbury Block)
199 Lisbon Street, (The Scruton Block)
215 Lisbon Street, (The Savings Bank Block)
220-226 Lisbon Street, (Atkinson Building)
223-225 Lisbon Street, (Le Messenger Building)
230-234 Lisbon Street
239 Lisbon Street
240-242 Lisbon Street
243-245 Lisbon Street
244-248 Lisbon Street
249 Lisbon Street
250-274 Lisbon Street, (Lisbon Block/College Block)

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255-259 Lisbon Street
263-267 Lisbon Street, (The Martel’s Pharmacy Building)
276 Lisbon Street, (First Callahan Block)
277 Lisbon Street, (Institute Jacques Cartier Building)
282 Lisbon Street, (Second Callahan Block)
291-297 Lisbon Street, (The Centennial Block)
311 Lisbon Street (Simard and Sons Building – upper floors destroyed by fire and demolished in 1996)
323 Lisbon Street (Condemned 2004 – demolished 2006)
331-335 Lisbon Street
337 Lisbon Street
339-341 Lisbon Street, (J. Bureau Building)
343 Lisbon Street (Condemned and demolished in 2004) 347 Lisbon Street
351-353 Lisbon Street, (The Dulac Building)
359 Lisbon Street (Condemned and demolished in 2004)
379 Lisbon Street, (The Lord Block)
389 Lisbon Street
383 Lisbon Street, (The V. Palange Building)
391 Lisbon Street
157-163 Main Street and 2-10 Lisbon Street, Central Block/First National Bank Building
181-193 Main Street
195-205 Main Street (and 5 Park Street)
217 Main Street, Clifford Block
238-240 Main Street
249 Main Street, (Bonnalue Block)
90 Middle Street
103 Park Street, (Knights of Columbus Building)

- (3) *Lewiston Canal Water Power Historic District. (Effective upon City ownership of the Canals on March 22, 2018)*

Main Canal Parcel (including Upper Androscoggin Power Station): Start at the intersection of the northeasterly edge of the Main Canal structure with the northwesterly side of Main Street; thence northeasterly along the northwesterly side of Main Street to the prolongation northwesterly of the southwesterly side of Canal Street; thence southeasterly along southwesterly side of Canal Street to the northwesterly side of 677 Lisbon Street; thence southwesterly along the northwesterly side of 677 Lisbon Street and continuing on the same course to the southeasterly edge of the spillway structure leading from the Main Canal structure to Gully Brook; thence southwesterly along the southeasterly edge of the spillway structure to the shore of Gully Brook; thence westerly and northwesterly along the shore of Gully Brook to the face of the southeast wall of the Upper Androscoggin Power Station; thence southwesterly along the face of the southeast wall of the Upper Androscoggin Power Station to the southerly corner of the Upper Androscoggin Power Station; thence northwesterly along the face of the southwest wall of the Upper Androscoggin Power Station to the westerly corner of the Upper Androscoggin Power Station; thence northeasterly along the face of

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the northwest wall of the Upper Androscoggin Power Station and continuing on the same course to a point that is 10 feet southwesterly of the southwesterly edge of the Main Canal structure; thence northwesterly along a line 10 feet from and parallel to the southwesterly edge of the Main Canal structure to a point that is 10 feet southeasterly from the southeasterly edge of the Cross Canal No. 1 structure; thence in a southwesterly direction along a line 10 feet from and parallel to the southeasterly edge of the Cross Canal No. 1 structure to the easterly edge of the footbridge over Cross Canal No. 1, thence northwesterly along the northeasterly edge of the footbridge over Cross Canal No. 1 to the southeasterly wall of Bates Mill No. 5; thence northeasterly along the face of the southeasterly wall of Bates Mill No. 5 to a point that is 10 feet southwesterly of the southwesterly edge of the Main Canal structure; thence northwesterly along a line 10 feet from and parallel to the southwesterly edge of the Main Canal structure to the northwesterly side of Main Street; thence northeasterly along the northwesterly side of Main Street to the point of beginning.

Cross Canal No. 1 Parcel: Beginning at the intersection of the westerly bound of the Main Canal Parcel (as described above) with the face of the southerly wall of Bates Mill No. 5; thence southwesterly along the southeasterly face of the wall of Bates Mill No. 5 and continuing on the same course to the northeasterly side of Mill Street; thence southeasterly along the northeasterly side of Mill Street to the southeasterly side of Railroad Alley; thence southwesterly along the southeasterly side of Railroad Alley and continuing on the same course to the southwesterly side of Lincoln Street; thence southeasterly along the southwesterly side of Lincoln Street to a point 10 feet northwesterly of the northwesterly edge of the Cross Canal No. 1 structure; thence southwesterly along a line 10 feet from and parallel to the northwesterly edge of the Cross Canal No. 1 structure, continuing along the face of the northwesterly wall of the Red Shop Weir structure and continuing on the same course to the northeasterly edge of the foot bridge over Cross Canal No. 1 that leads to Simard-Payne Park; thence southeasterly along the northeasterly edge of the foot bridge to a point that is 10 feet southeasterly of the southeasterly edge of the Cross Canal No. 1 structure; thence northeasterly along a line 10 feet from and parallel to the southeasterly edge of the Cross Canal No. 1 structure to the face of the southwesterly wall of the Red Shop Weir structure; thence southeasterly along the southwesterly wall of the Red Shop Weir structure to the southwesterly corner of the Red Shop Weir structure; thence northeasterly along the southeasterly wall of the Red Shop Weir structure to the southeasterly corner of the Red Shop Weir structure; thence northwesterly along the northeasterly wall of the Red Shop Weir structure to a point that is 10 feet southeasterly of the southeasterly edge of the Cross Canal No. 1 structure; thence northeasterly along a line 10 feet from and parallel to the southeasterly edge of the Cross Canal No. 1 structure to the intersection of the southwesterly side of Oxford Street and the northwesterly side of Cross Street; thence northeasterly along the northwesterly side of Cross Street and continuing on the same course across Lincoln Street to the northeasterly side of Lincoln Street; thence southeasterly along the northeasterly side of Lincoln Street to a point that is 10 feet southeasterly of the southeasterly side of the Cross Canal No. 1 structure; thence northeasterly along a line 10 feet from and parallel to the southeasterly edge of the

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Cross Canal No. 1 structure to the face of the southwesterly wall of Mill No. 6; thence northwesterly along the face of the southwesterly wall of Mill No. 6 to the northwest corner of Mill No. 6; thence northeasterly along the face of the northwesterly wall of Mill No. 6 to the northeasterly corner of Mill No. 6; thence southeasterly along the face of the northeasterly wall of Mill No. 6 to a point 10 feet southeasterly of the southeasterly edge of the Cross Canal No. 1 structure; thence northeasterly along a line 10 feet from and parallel to the southeasterly edge of the Cross Canal No. 1 structure and continuing on the same course across Mill Street to the face of the southwesterly wall of Mill No. 1; thence northwesterly along the face of the southwesterly wall of Mill No. 1 to the northwest corner of Mill No. 1; thence northeasterly along the face of the northwesterly wall of Mill No. 1 to the northeasterly corner of Mill No. 1; thence southeasterly along the face of the northeasterly wall of Mill No. 1 to a point 10 feet southeasterly of the southeasterly edge of the Cross Canal No. 1 structure; thence northeasterly along a line 10 feet from and parallel to the southeasterly edge of the Cross Canal No. 1 structure to the southwesterly bound of the Main Canal Parcel; thence northwesterly along the southwesterly bound of the Main Canal Parcel to the point of beginning.

Lower Canal Parcel: Beginning at the intersection of the southwesterly side of Oxford Street and the southeasterly bound of the Cross Canal No. 1 Parcel (as described above); thence southeasterly along the southwesterly side of Oxford Street to a point 10 feet southeasterly of the southeasterly edge of the Cross Canal No. 3 structure; thence southwesterly along a line 10 feet from and parallel to the southeasterly edge of the Cross Canal No. 3 structure to a point that is 10 feet southwest of the prolongation southeasterly of the southwesterly edge of the Lower Canal structure; thence northwesterly along a line 10 feet from and parallel to the southwesterly edge of the Lower Canal structure to the southeasterly bound of the Cross Canal No. 1 Parcel; thence northeasterly along the southeasterly bound of the Cross Canal No. 1 Parcel to the point of beginning.

Cross Canal No. 2 Parcel: Beginning at the southwesterly corner of the Lewiston Municipal Parking Garage lot on the northeasterly side of Lincoln Street; thence northeasterly along the southeasterly side of said parking garage lot and continuing on the same course to the southwesterly bound of 41 Chestnut Street (Hill Mill); thence southeasterly along the southwesterly bound of 41 Chestnut Street to the northwesterly side of 70 Cedar Street; thence southwesterly along the northwesterly sides of 70 Cedar Street and the Lewiston Fire Station lot, continuing on the same course across Lincoln Street, along the northwesterly side of 179 Lincoln Street, continuing on the same course across Lincoln Street Alley, along the northwesterly side of 88 Oxford Street and continuing on the same course across Oxford Street to the northwesterly bound of the Lower Canal Parcel (as described above); thence northerly along the northwesterly bound of the Lower Canal Parcel to the prolongation southwesterly of the southeasterly side of 74 Oxford Street; thence northeasterly along the southeasterly side of 74 Oxford Street, continuing on the same course across Lincoln Street Alley, along the southeasterly side of 161 Lincoln Street and continuing on the same course across Lincoln Street to the point of beginning.

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Cross Canal No. 3 Parcel (including Continental Mill Power House and Lower Bates Power Facilities): Beginning at the intersection of the westerly bound of the Lower Canal Parcel (as described above) with a line that is 10 feet southeasterly of and parallel with the southeasterly edge of the Cross Canal No. 3 structure; thence southwesterly along said parallel line a distance of 214 feet, more or less, to a point on the northeasterly side of a parcel of land on which the Continental Power Station is located; thence southeasterly and southwesterly along said Continental Power Station land on the following courses:

Southeasterly, 30 feet more or less to a corner,
Southwesterly, 245 feet more or less to a corner,
Southeasterly partially along the centerline of the northeasterly wall of the Continental Power Station 63 feet more or less to a the centerline of the southeasterly wall of the Continental Power Station,
Southwesterly partially along the centerline of the southeasterly wall of the Continental Power Station 173 feet more or less to the shore of the Androscoggin River;

thence northerly along the shore of Androscoggin River to its intersection with a line that is 10 feet southeasterly from and parallel to the southeasterly edge of the Cross Canal No. 3 structure; thence northwesterly across Cross Canal No. 3 on a line that passes through the southerly corner of the Lower Bates Power Station and continuing on the same course to the shore of the Androscoggin River; thence southwesterly, westerly and northwesterly along the shore of the Androscoggin River to the southeasterly bound of 1 Beech Street (Museum L-A); thence along 1 Beech Street on the following courses:

Northeasterly, 487 feet more or less to a corner,
Easterly, 77 feet more or less to a corner,
Northeasterly, 10 feet more or less to the southerly corner of 35 Beech Street (Lewiston Mill);

thence northeasterly along the southeasterly side of 35 Beech Street, along the face of the southeasterly wall of the Lewiston Mill and continuing on the same course to the southwesterly bound of the Lower Canal Parcel; thence southeasterly along the southwesterly bound of the Lower Canal Parcel to the point of beginning.

Gully Brook and Lower Androscoggin Facilities Parcel: Beginning at the intersection of the northeasterly edge of the dam and powerhouse structure with the northerly shore of Gully Brook; thence southwesterly along the face of the northeasterly edge of the dam and powerhouse structure and continuing on the same course to the northwesterly side of 354 Lincoln Street; thence southwesterly along the northwesterly side of 354 Lincoln Street to the northeasterly side of Lincoln Street; thence northwesterly along the northeasterly side of Lincoln Street to the southeasterly side of 348 Lincoln Street; thence northeasterly along the southeasterly side of 348 Lincoln Street to the prolongation northwesterly of a

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line along the face of the northeasterly edge of the dam and powerhouse structure; thence southwesterly along such prolonged line to the point of beginning.

Excluded Property. Any of the following that are included in the above parcel descriptions are expressly excluded from the Historic District designation:

Public Streets and Ways. All land and improvements located within the bounds of the right of way of public streets and ways with the exception of railroad, vehicular and foot bridges.

Bates Upper or Bates Weave Shed Generating System. The land inside Bates Mill No. 5 and adjacent to the westerly side of the Main Canal Parcel (as described above) and the northerly side of the Cross Canal No. 1 Parcel (described above) on which are located the forebay, generating station, wheel pit and tail race that were formerly used in connection with the generation of electric energy in Bates Mill No. 5.

Hill Mill Generating System. The land inside, underneath and adjacent to the Hill Mill extending from the westerly side of the Main Canal Parcel (as described above) to the end of Cross Canal No. 2 Parcel (described above) on which are located the intake tunnels, forebay, generating station, wheel pit and tail race tunnels that were formerly used in connection with the generation of electric energy in the Hill Mill.

The following are contributing site, structures and buildings within the Lewiston Canal Water Power Historic District:

Power Canals

Upper Canal - 1 contributing structure: begins at Main Street, flows south to the Androscoggin Mill Complex, Tax Map 197, Lot 43, Inventory Map No. 7 of the National Register of Historic Places Registration Form and associated documents of the Lewiston Mills and Water Power System Historic District, hereinafter Inventory Map)

Lower Canal - 1 contributing structure: begins at Cross Street, flows south to Continental Mill Complex, Tax Map 197 Lot 43, Inventory Map No.8

Cross Canal No. 1 - 1 contributing structure: begins at intersection of Upper Canal and Ash Street, flows west into Androscoggin River, Tax Map 197 Lot 43, Inventory Map No. 9

Cross Canal No. 2 - 1 contributing structure: flows west from the Upper Canal under the Hill Mill complex into Lower Canal, Tax Map 208 lots 24, 36, 72, 77 and Tax Map 197, lot 43, Inventory Map No. 10

Cross Canal No. 3 - 1 contributing structure: begins at Chestnut Street, flows west into Androscoggin River, Tax Map 197 lot 43, Inventory Map No. 11

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Gully Brook - contributing site: flows south into the Androscoggin River from the Androscoggin Mill complex weir, Tax Map 197 lot 43, Inventory Map No. 12

Control Structures

Bates Cross-Canal No.1 Dam - contributing structure: located between Bates No. 5 Mill and Bates No. 1 Mill, Tax Map 207, Inventory Map No. 15

Red Shop Weir - Contributing structure: western terminus of Cross Canal No. 1, Tax Map 208 lot 6, Inventory Map No. 17

Bates Manufacturing Company Lower Station - contributing building: 49 Beech Street, Tax Map 208 lot 6, Inventory Map No. 18

Continental Control House - contributing building: Beech Street, Tax Map 208 Lot 6, Inventory Map No. 19

Continental Weir - contributing structure: Tax Map 208 Lot 6, Inventory Map No. 20

Androscoggin Weir - contributing structure: at the southern end of the upper canal, Tax Map 197, Inventory Map No. 21

No. 2 Mill Wheel House/Bates Centennial Station - contributing building: 352 Lincoln Street, Tax Map 197 lots 14 & 15, Inventory Map No. 22

Railroad Bridges

Grand Trunk Railroad Bridge Lower canal - contributing structure: Lewiston & Auburn Railroad Company Bridge #5.30, Tax Map 208, Inventory Map No. 24

Maine Central Railroad Bridge No. 48.70 - contributing structure: between Bates Mill No. 3 and Bates Mill No. 6, carrying Mill Street, Tax Map 197, Inventory Map No. 25

Maine Central Railroad, Lower Line Railroad Bridge No. 48.48 - contributing structure: over cross Canal #2, in the former MCRR-Lower Line right-of-way behind the Hill Mill, Map 197, Inventory Map No. 27

Vehicular and Foot Bridges

Bates Mill Office Iron Girder Bridge - contributing structure: spanning Upper Canal at western end of Pine Street, Tax Map 208, Inventory Map No. 32

Bates Concrete Bridge - contributing structure, spanning upper canal at western end of Ash Street, Tax Map 297, Inventory Map No.33

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Wiseman Bridge/Chestnut Street Bridge, MDOT Bridge 5003 - contributing structure: spans upper canal on Chestnut Street, Tax Map 208, Inventory Map No. 35

Lewiston Mill Pedestrian Bridge and Continental Mill Pedestrian Bridge - 2 contributing structures: spans Lower Canal north and south of Chestnut Street, Tax Map 208, Inventory Map No.s 38 & 39

Lincoln Street Alley Bridge, MDOT Bridge #0051- contributing structure: over Cross Canal #2 at Lincoln Street Alley, Tax Map 208, Inventory Map No. 41

Androscoggin Footbridge - contributing structure: spans Upper Canal at intersection of Canal and Lisbon Streets, Map 197, Inventory Map No. 46

- (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;

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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.

(Ord. No. 92-32, 1-7-93; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10; Ord. 17-12, 3-22-18; Ord. 19-03, 7-18-19)

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

(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 not to nominate them to be designated locally 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 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;

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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.

(Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10)

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 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);

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15 Lincoln Street (Davis Block – demolished 2008);
14 Lincoln Street (Carman--Thompson Company Building--Demolished 2002);
69 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);
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 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);

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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.

(Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10)

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);

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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).

(Ord. No. 10-05, 04-15-10)

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).

(Ord. No. 10-05, 04-15-10)