

CITY OF LEWISTON HISTORIC PRESERVATION REVIEW BOARD

Thursday, December 10, 2015 – 3:00 P.M.
Administrative Conference Room – First Floor
Lewiston City Building

AGENDA

3:00 P.M.

- I. Roll Call
- II. New Business:
 - a) Certificate of Appropriateness to Andrew Knight, Agora, LLC for signage at the Agora Event Center located at 220 Bates Street.
 - b) Certificate of Appropriateness to replace the tin roof on the Kennedy Park Bandstand
 - c) Public Hearing to discuss proposed work at 76 Howard Street that will have an “Adverse Effect” pursuant to 36 CFR 800.5
- III. Old Business: None
- V. Minutes: Approval of Draft Meeting Minutes dated October 15, 2015
- V. Adjourn

CITY OF LEWISTON
HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. NAME OF APPLICANT: Agave Grand LLC / Andrew Knight TELEPHONE 571 505 2916
ADDRESS: 1 Walnut St. 04240
ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS SOUGHT: 220 Bates St. 04240
RIGHT, TITLE OR INTEREST IN PROPERTY Fee simple
2. NAME OF OWNER (IF DIFFERENT) Same TELEPHONE _____
ADDRESS: _____
3. WHAT IS THE PRESENT USE OF THE PROPERTY? none
4. PLEASE GIVE A BRIEF DESCRIPTION OF THE WORK FOR WHICH THE CERTIFICATE OF APPROPRIATENESS IS REQUIRED: New freestanding sign
5. PLEASE ATTACH DRAWINGS(S) TO SCALE INDICATING THE DESIGN AND LOCATION OF ANY PROPOSED ALTERATION OR NEW CONSTRUCTION FOR WHICH THE CERTIFICATE IS REQUIRED AND ANY BUILDING OR SIGN PERMIT APPLICATION REQUIRED FOR THE PROPOSED WORK.
6. PLEASE ATTACH PHOTOGRAPHS OF THE BUILDING AND OF ADJACENT BUILDINGS.
7. PLEASE INCLUDE A SITE PLAN SHOWING THE STRUCTURE IN CONTEXT AND INDICATING IMPROVEMENTS AFFECTING APPEARANCE, SUCH AS WALLS, WALKS, TERRACES, ACCESSARY BUILDINGS, SIGNS AND OTHER ELEMENTS.
8. PLEASE PROVIDE NECESSARY INFORMATION FOR THE BOARD TO MAKE A POSITIVE FINDING THAT ALL THE APPLICABLE REVIEW CRITERIA UNDER ARTICLE XV, SECTION 5 OF THE LEWISTON ZONING AND LAND USE CODE ARE MET. (PLEASE REFER TO THE LEWISTON HISTORIC PRESERVATION DESIGN MANUAL FOR GUIDANCE.)
9. THE HISTORIC PRESERVATION REVIEW BOARD SHALL CONSIDER AND APPROVE OR DENY THE APPLICATION WITHIN THIRTY (30) DAYS OF THE APPLICATION DATE UNLESS THE REVIEW PERIOD IS EXTENDED UPON MUTUAL WRITTEN CONSENT OF THE BOARD AND THE APPLICANT.

Andrew Knight, manager 11/19/15
SIGNATURE OF APPLICANT DATE

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FOR OFFICE USE ONLY

APPLICATION DATE

Gildace Arsenault
Director of Planning & Code
(207) 513-3126, Ext. 3222
garsenault@lewistonmaine.gov

AGORA GRAND LLC

ANDREW KNIGHT, MANAGER * 1 WALNUT STREET * LEWISTON, ME 04240 * 577-535-2916



11/18/2015

Historic Preservation Review Board
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201

Dear Members Clifford, Ferguson, Hodgkin, Lee, Milo, Morris, and Wolf:

On behalf of the owner, Agora Grand LLC, of the Property located at 220 Bates Street (formerly St. Patrick's Church, now known as the Agora Grand Events Center), I am requesting a Certificate of Appropriateness under Section 5 of Appendix A, Article XV, of the Zoning and Land Use Code of Lewiston, Maine, for a new freestanding sign. Attached please find the application contents, under Section 5(e), for a Certificate of Appropriateness.

Regarding the specific items to be addressed:

3. The property is currently unused. Plans are underway to use the property as an auditorium and events center for both public and private events, doing business as the Agora Grand Events Center, as soon as May, 2016.
4. Brief description of the work: Install a freestanding sign in front of the building, adjacent to Bates Street.
- 5-7. Please see the attached Photographs and Drawing and Site Plan of the Property, showing locations of each of the proposed changes.

It is believed that the relevant review criteria are located in Section 5(f)(2) of Appendix A, Article XV, of the Zoning and Land Use Code, although some may also be located in Section 5(f)(1). Regarding these criteria:

Under Section 5(f)(1)(c), signage will enhance the ability of the general public to find their way into and around the building. Under subsection (e), signage will improve the visual enjoyment of the building. Under Section 5(f)(2)(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. Because the former St. Patrick's Church will no longer be used for its historic purpose, its chosen use as the Agora Grand Events Center is a permissive use that allows minimal change. The review criteria recognize that some change is acceptable, and do not prohibit change, but simply require that the change is minimal. The addition of signage is a minimal change that helps to highlight the historic character of the property under subsection (b). Further, the signage will be installed so that they do not destroy historic materials that characterize the property, per subsection (i).

Specific questions were asked of me by Gil Arsenault in an email dated November 10, 2015, which will be answered below:

A color rendering of the sign drawn to scale.

Attached.

The materials that will be used to make the sign.

Wood with plastic lettering, painted according to the attached color rendering.

Lighting details. Am I correct that the sign will not be internally illuminated nor will it include a message board? Do you plan to have ground lighting that will illuminate the proposed sign and if so please provide details? Are there any other signs on this property and if so please provide details?

The sign will not be internally illuminated nor include a message board. The sign will be illuminated by ground-mounted LED spotlights. There are no other signs on the property except parking signs mounted on the fence to the parking lot. One sign says "Community Concepts parking" installed by Community Concepts and measures about 8 square feet. The other sign says "Agora Grand parking" and measures about 8 square feet. They are side by side and indicate that the lot is shared by both organizations. The Community Concepts sign had already been installed when Agora Grand LLC acquired the property.

A site location map/plan showing the location of the sign to include property lines, walkways, building footprint, etc. If it is helpful, we can print a plan that you can use to show the location of the sign.

Attached.

A photograph that will demonstrate the proposed location of the sign in relation to the former church.

Attached.

I look forward to discussing this proposal with you and receiving a Certificate of Appropriateness for the above proposed changes. Please let me know if you have further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "A Knight".

Andrew Knight, J.D.

Context and surrounding buildings:

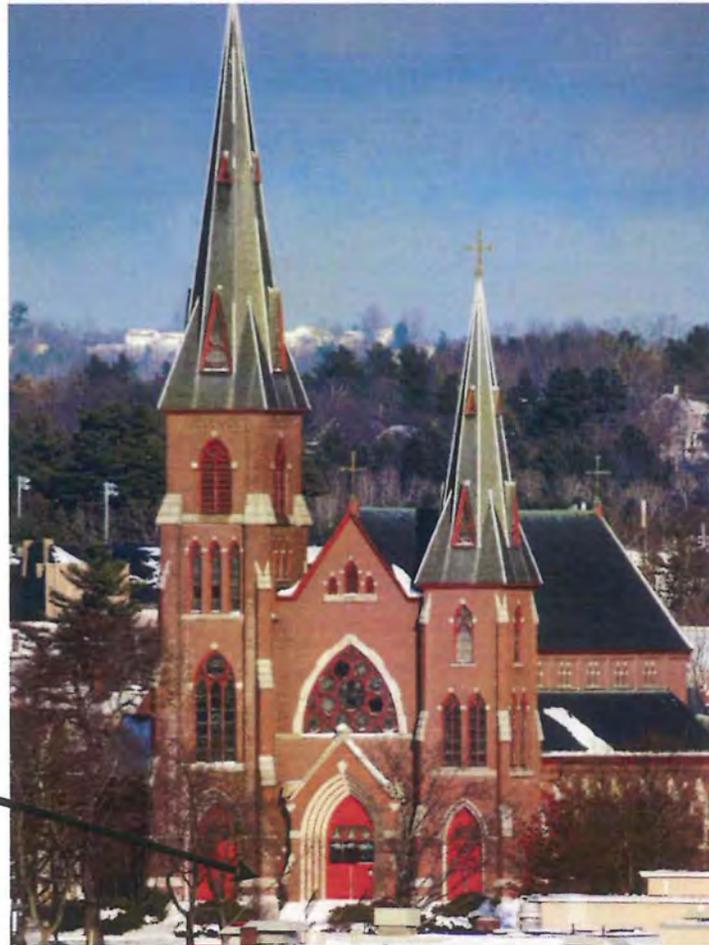
Wallace School



Inn at the Agora (formerly Kelsey Hall)



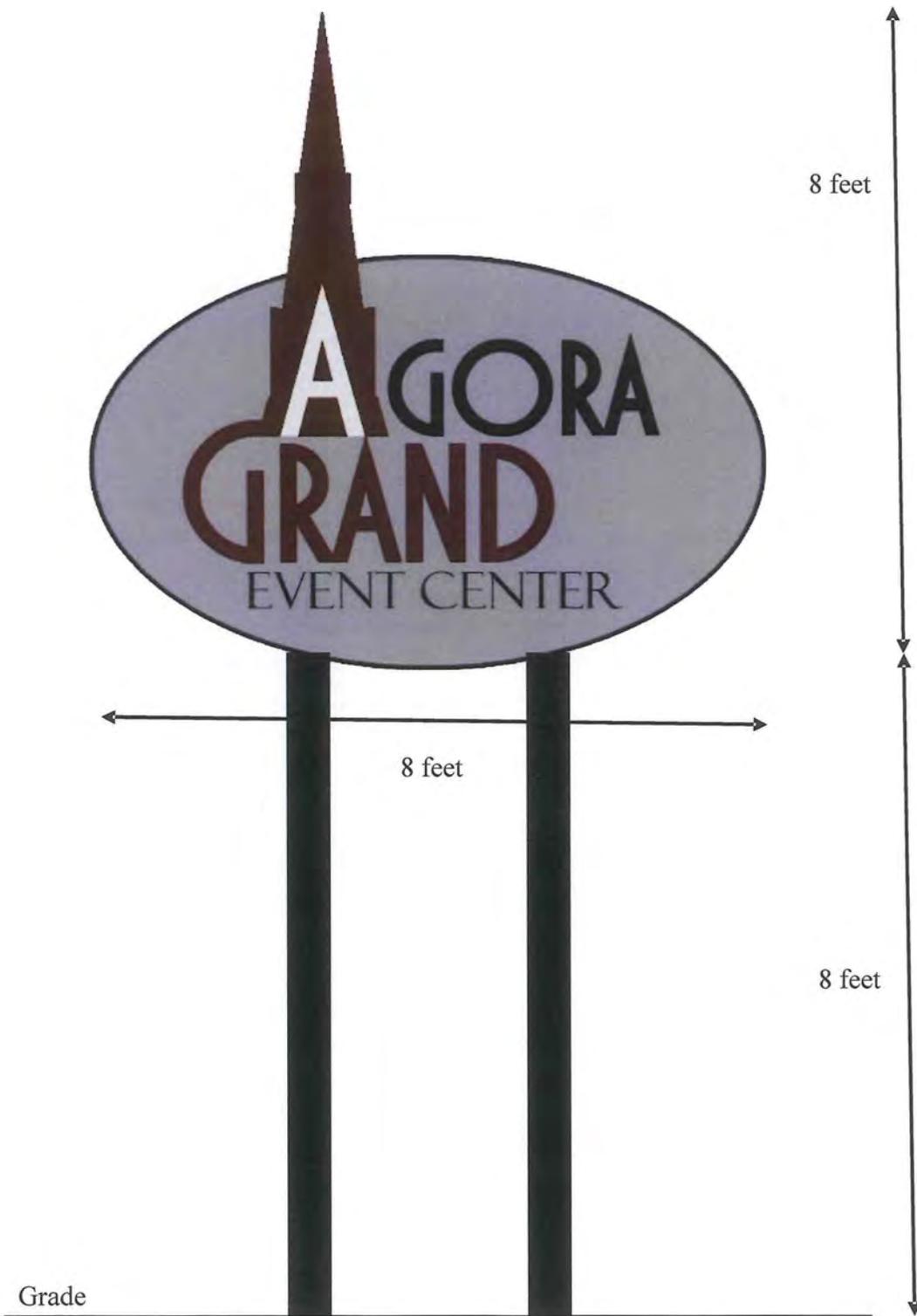
Agora Grand (formerly St. Patrick's Church)



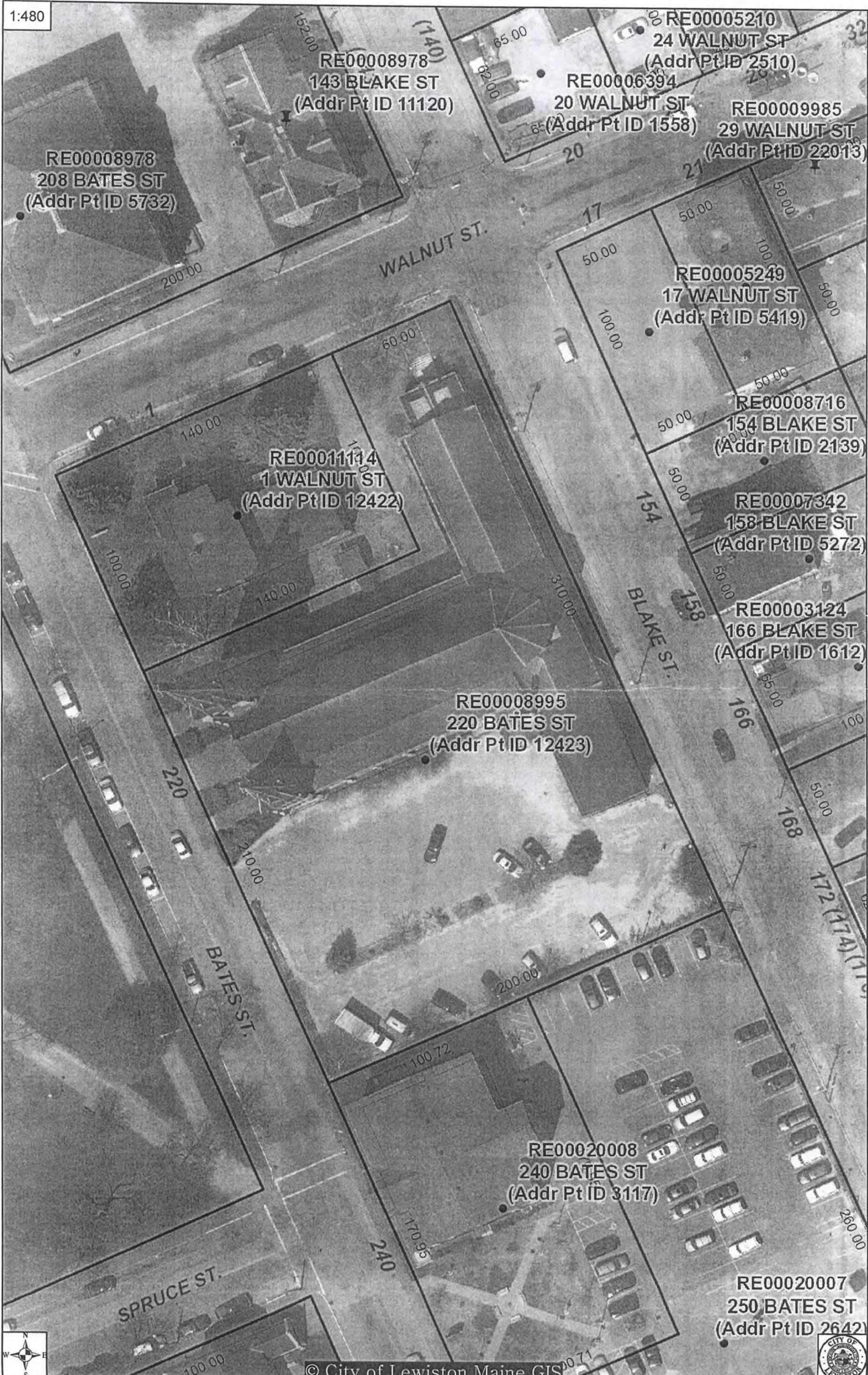
Sign location



Sign shown to scale



Scale: 1/2" = 1 foot



CITY OF LEWISTON
HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. NAME OF APPLICANT: City of Lewiston TELEPHONE 207-513-3125

ADDRESS: 27 Pine Street Lewiston Maine 04240

ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS SOUGHT:
120 Park Street

RIGHT, TITLE OR INTEREST IN PROPERTY Kennedy Park is owned by the City and William Clifford on behalf of the lot has been working on the restoration of the Bandstand.

2. NAME OF OWNER (IF DIFFERENT) _____ TELEPHONE _____

ADDRESS: _____

3. WHAT IS THE PRESENT USE OF THE PROPERTY? Park

4. PLEASE GIVE A BRIEF DESCRIPTION OF THE WORK FOR WHICH THE CERTIFICATE OF APPROPRIATENESS IS REQUIRED: The roof covering is tin, is covered in lead paint and is no longer serviceable and needs to be replaced. New roof covering will be steel and will replicate the existing.

5. PLEASE ATTACH DRAWINGS(S) TO SCALE INDICATING THE DESIGN AND LOCATION OF ANY PROPOSED ALTERATION OR NEW CONSTRUCTION FOR WHICH THE CERTIFICATE IS REQUIRED AND ANY BUILDING OR SIGN PERMIT APPLICATION REQUIRED FOR THE PROPOSED WORK.

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William H Clifford 12-1-15

SIGNATURE OF APPLICANT DATE
Chairman, Bandstand Committee

FOR OFFICE USE ONLY

APPLICATION DATE

Gildace Arsenault
Director of Planning & Code
(207) 513-3126, Ext. 3222
garsenault@lewistonmaine.gov

Economic and Community Development

Misty Parker

Economic Development Specialist



To: Historic Preservation Review Board
From: Misty Parker
RE: 76 Howard Public Hearing
Date: December 3, 2015

The City of Lewiston, in consultation with the Maine Historic Preservation Commission have reached a finding of "adverse effect" regarding the Lead hazard control project at 76 Howard St, Lewiston, Maine. As part of the environmental review process for the lead hazard control funding request Maine Historic Preservation found the building eligible for listing in the National Register of Historic Places due to its architectural significance.

The proposed project involves the installation of vinyl siding and coil stock and replacement of the historic wood windows and exterior wood doors. This proposal is not in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. It has been determined that it will be cost prohibitive to perform the necessary work in accordance with the Standards as well as for long-term maintenance.

Bids were recently collected to address lead abatement. Bids were gathered to perform the work according to the Secretary of the Interior's Standards for the Treatment of Historic Properties as well as without. Attempting to perform the lead abatement work consistent with the Standards would add a 25% increase in cost to the project. Due to limited available funds through the lead hazard program (\$10,000/unit), cost prohibitive nature of the proposed work to meet the Standard, and existing lead abatement order on the building, Maine Historic Preservation Commission has advised the City to draft a Memorandum of Agreement (MOA) to move forward with the work that will have an adverse effect on the historical attributes of the building.

As part of the MOA process, in accordance with § 800.3 *Initiation of the section 106 Process*, a public hearing on the proposed adverse effect is required. Notice of the public hearing and proposed adverse effect has been posted in the Lewiston Sun Journal November 25th and December 2nd as well as notice posted at City Hall.

No action is required from the Historic Preservation Review Board.

Public Hearing Notice to Comply with Section 106 of the National Historic Preservation Act of 1966

Public Hearing Notice
The City of Lewiston

The City of Lewiston will hold a Public Hearing on December 10, 2015 at 3:00 pm in the Administrative Conference Room at City Hall to discuss proposed work at 76 Howard Street that will have an "Adverse Effect" pursuant to 36 CFR 800.5.

This project involves the installation of vinyl siding and coil stock and replacement of the historic wood windows and exterior wood doors. This proposal is not in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties. The property has been identified as eligible for listing in the National Register of Historic Places by Maine Historic Preservation Commission. It has been determined that it will be cost prohibitive due to areas experiencing rot that will require complete replacement as well as concern for long-term maintenance for the owner to repaint the exterior wood siding, soffits, fascia and trim of this building and retain and restore the historic wood windows and doors.

All persons wishing to make comments or ask questions about the project are invited to attend this Public Hearing. Comments may be submitted in writing to City Clerk's office, City of Lewiston, 27 Pine Street, Lewiston, ME 04240 at any time prior to the Public Hearing.

