

CITY OF LEWISTON HISTORIC PRESERVATION REVIEW BOARD

**Thursday, July 12, 2018 – 3:00 P.M.
Administrative Conference Room– First Floor
Lewiston City Building**

AGENDA

3:00 P.M.

I. Roll Call

II. New Business:

277 Lisbon Street- Request for COA for Signage (79 Chestnut St.)

III. Old Business:

**Recommendation from the Board to approve the draft Lisbon/Main Street
Commercial District**

IV. Minutes: Approval of Draft Meeting Minutes dated June 7, 2018

V. Adjourn



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Historic Preservation Review Board

FROM: Douglas Greene, AICP, RLA; Deputy Director/City Planner

DATE: July 5, 2018

RE: Request for Certificate of Appropriateness (Signage)

Mr. Aidid Ahmed has recently opened a barber shop in a historic structure located 277 Lisbon Street. The barber shop is located on the Chestnut Street side of the building (79 Chestnut Street). The applicant applied for a sign permit to put up a 24" x 28" sign for his barber shop business. Unfortunately, Mr. Ahmed did not realize his permit had not been approved and has already installed the sign.

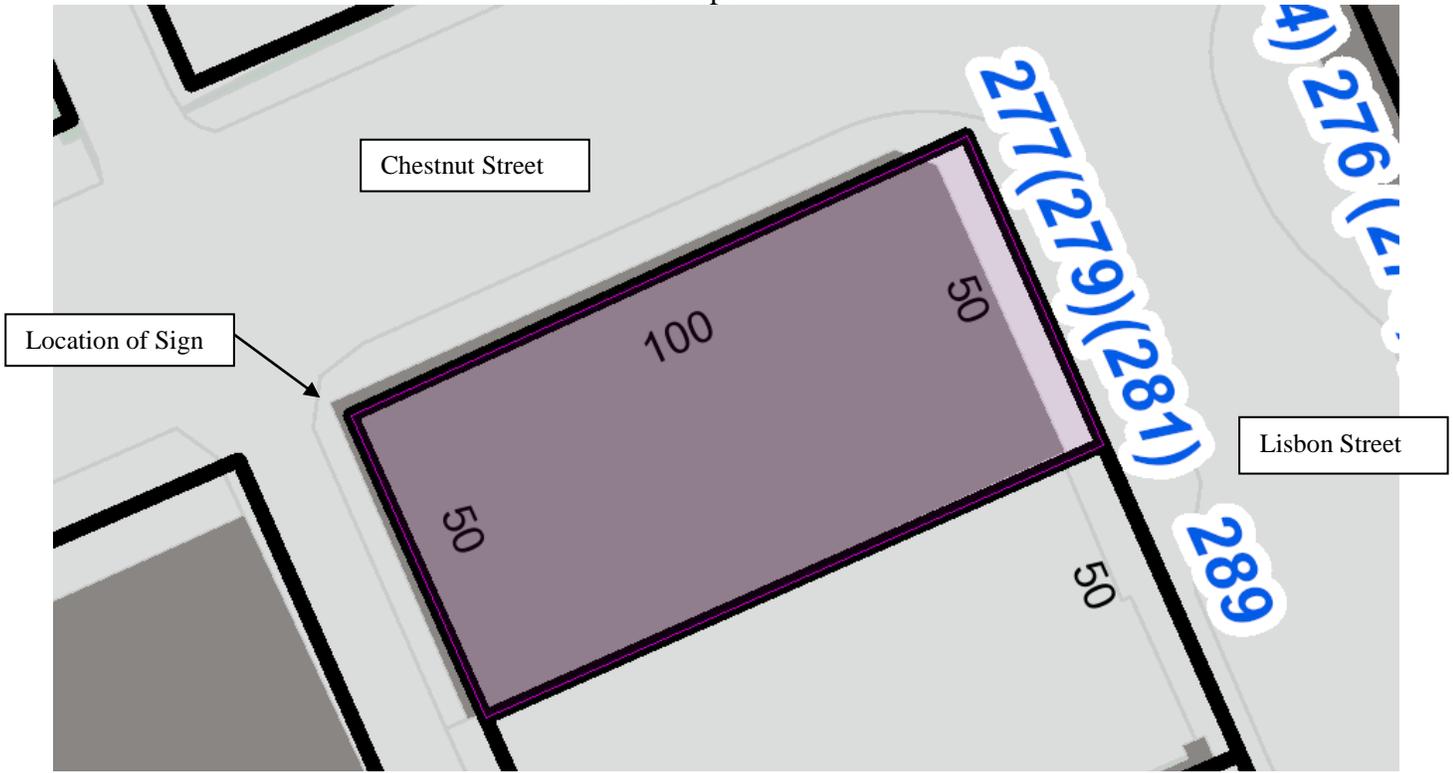
The structure at 277 Lisbon Street (Institute Jacques-Cartier building) is listed as a contributing structure within the existing Lisbon Street Historic Commercial District and as such a new sign needs a Certificate of Appropriateness (COA) as per Article XV., *Significant Buildings and Districts*, Sec. 5 COA (c) *When Required* (1) "Any change in the exterior appearance, including signage, of a designated historic structure or contributing structure within a designated district as listed".

The applicant has committed to getting his COA from the Historic Preservation Review Board (HPRB) and requests approval. The HPRB should consider this request using the Lewiston Historic Preservation Design Manual, Part III., Guidelines and Standards, D. Signage (pg. 85-93). Photos are included in the application.

The sign that Mr. Ahmed applied for meets the signage requirements for the Centreville Zoning District for Article XII., Section 16 Signage. The staff believes the sign application meets the requirements of the Historic Preservation Design Manual Guidelines for signage, with regards to:

- Placement- Sign is appropriately located
- Text (Simple text, symbol of business i.e. scissors is used)
- Color- Simple color scheme works with the color of the brick
- Materials- The metal sign is a non-rust type of aluminum
- Lighting- No lighting is proposed

Site Maps



Base map showing the location of 277 Lisbon Street



Aerial View of 277 Lisbon Street

Photos

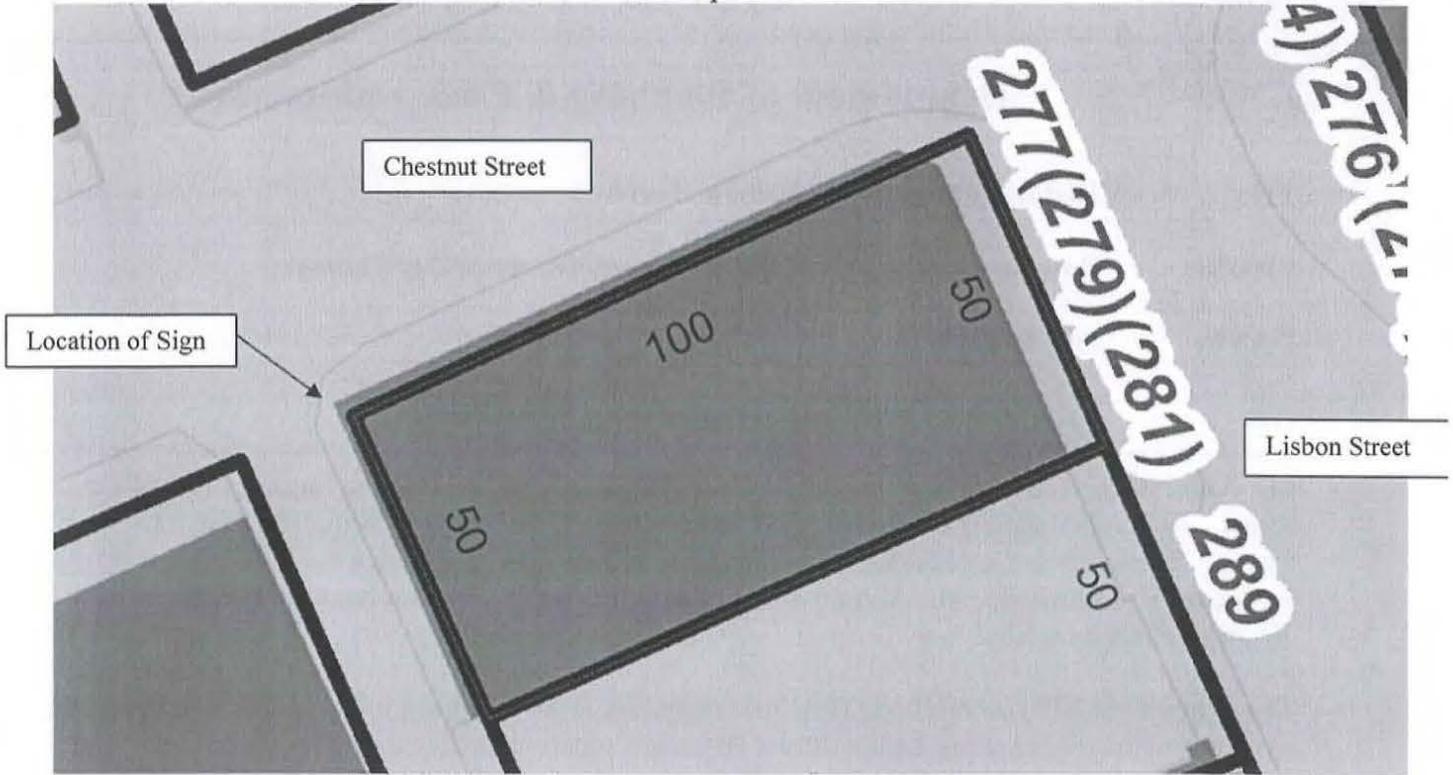


Signage in place at 79 Chestnut Street (part of 277 Lisbon Street)

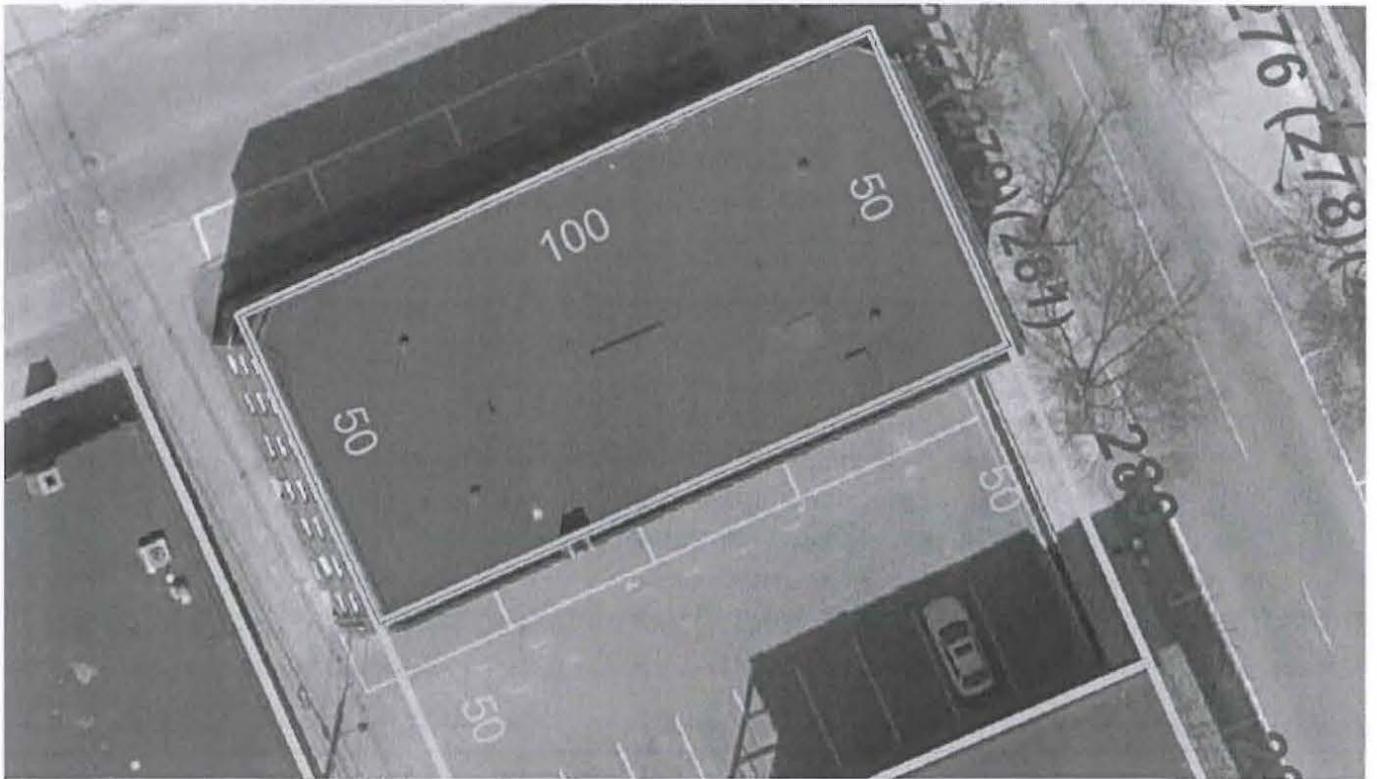


View of 277 Lisbon Street from Chestnut Street

Site Maps

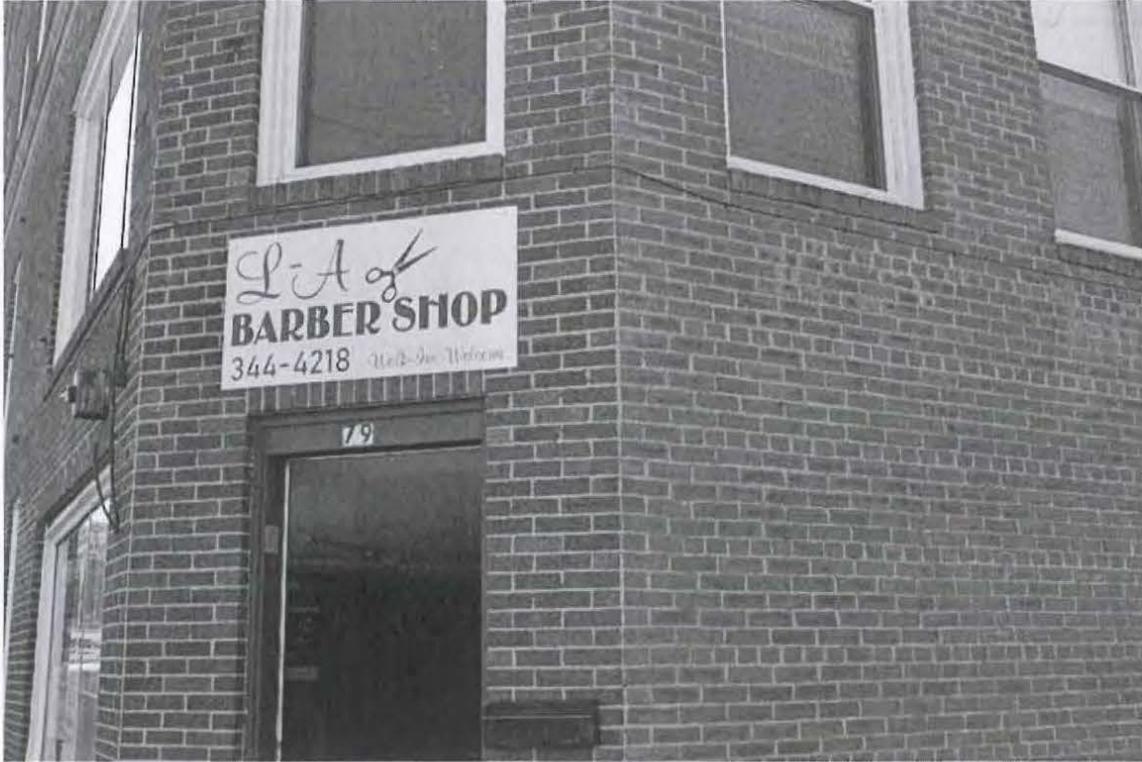


Base map showing the location of 277 Lisbon Street



Aerial View of 277 Lisbon Street

Photos



Signage in place at 79 Chestnut Street (part of 277 Lisbon Street)



View of 277 Lisbon Street from Chestnut Street

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

1. NAME OF APPLICANT: Aidid Ahmed TELEPHONE 344 4218
ADDRESS: 79 Chestnut St
ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS SOUGHT: 277 Lisbon St
RIGHT, TITLE OR INTEREST IN PROPERTY Lease
2. NAME OF OWNER (IF DIFFERENT) Carol Sheline TELEPHONE 754-3332
ADDRESS: 277 Lisbon St
3. WHAT IS THE PRESENT USE OF THE PROPERTY? Barber shop
4. PLEASE GIVE A BRIEF DESCRIPTION OF THE WORK FOR WHICH THE CERTIFICATE OF APPROPRIATENESS IS REQUIRED: bill sign 2'x4'
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.) I will comply with sign regs, I also will comply with the historic preservation regs
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.

Aidid Ahmed
SIGNATURE OF APPLICANT

July 5, 2018
DATE

.....
FOR OFFICE USE ONLY

APPLICATION DATE

David Hediger
Director of Planning & Code
(207) 513-3000, Ext. 3222
dhediger@lewistonmaine.gov

Criterion 5. The building has been deemed unsafe by the division of code enforcement.

The Review Board will respect rulings of the code enforcement office regarding an unsafe building, but will allow an owner who demonstrates the desire and the financial capability to bring the listed or contributing building up to standards. If the present owner cannot do so, the board will consider a stay of demolition for a period of time, yet to be defined. The review Board is currently entertaining an amendment to Article XV that would call for a stay of from 30 to 90 days, in which time the owner must place the property on sale to any qualified purchaser willing to correct the conditions that caused the determination that the building is unsafe. If the amendment is approved, the owner will be required to advertise the property in the local newspaper, post such a notice on the building facade, and list the property with a realtor. If no suitable buyer is located, the Certificate of Appropriateness for demolition will be granted.

The moving and relocation of a listed or contributing building from a historic district will be reviewed under the same criteria as for demolitions. More likely, however, is the proposed relocation of a listed or contributing building into a historic district. Such requests will be reviewed in the same manner as new construction to assure compatibility with the rest of the district, and will be granted only as a last recourse. In most cases, the moving of a historic structure removes it from its historical context, and will eliminate the possibility of taking advantage of the 20% tax credit explained in Part I. Also, most structures that have been moved are no longer eligible for listing in the National Register of Historic Places (exceptions being rare examples of a building type or the work of a major practitioner).

D: Signs

Permanent signs located within the city of Lewiston are regulated through the City Code, Appendix A, Zoning and Land Use Code, Section 16. This ordinance controls the size, type, illumination, placement and number of signs, and explains the permit process. Appropriate sections of Sec. 16 are paraphrased and notated below. **An applicant must initiate an application for a new sign through the Code Enforcement Office.** After preliminary approval by the code enforcement office, the guidelines presented here will be used by the Review Board as a supplement to the side code. This will allow the board to carry out their mandate to "*preserve, protect and enhance buildings and areas which represent or reflect distinctive and important elements of the city's...history*" is carried out.

Signs are an important element in establishing the character of a commercial area. They should not be treated as an afterthought or as an unrelated detail. Well designed signs contribute positively to a historic district by establishing a sense of visual order. Signs that are not well designed, or are indiscriminately placed on a building, create visual chaos and contribute to a sense of abandonment. They can make a once flourishing commercial area like upper Lisbon Street appear barren, sterile and uninteresting. The proliferation of wall signs, hanging signs, banners and pennants, and awning signs illustrated in Figure 186 shows how important signs can be to establishing a sense of place, a sense that has virtually disappeared along many of the city's retail streets.



Fig. 186

→ General guidelines and recommendations

Permanent signs should be considered as an inseparable part of a buildings facade. They should enhance rather than detract from the building on which they are placed, and must be compatible with neighboring buildings and the overall streetscape. During review, signs will be considered to be as important as any other architectural element or detail. All signs, whether in residential areas or in a commercial area that fall under the discretion of the Review Board should express a clear and uncomplicated message, one that is readable by a pedestrian walking along a sidewalk. They should be part of a communication system that brings a buyer to the merchant. **Simplicity** is the key. Information at new signs should be consolidated to avoid a cluttered appearance. In most cases, so-called non-rooted signs that advertise a national product, such as a Pepsi Cola sign, (Fig. 188) will be discouraged by the Review board unless the advertised product is the primary product sold at that business.

→ **Placement and location of signs** should be dictated by the facade or side wall on which it is to be mounted. Most listed and contributing buildings have easily recognizable "sign areas," including the space between the top edge of an intermediate cornice, including granite and cast iron lintels, and the bottom of the sill at the second floor (Fig 189), at transoms (Fig. 190), at panels between the shop windows and the intermediate cornice (Fig. 191), or in the case of projecting signs, between the window openings at the second floor level (Fig. 192). Signs that hide or otherwise block important architectural features (Fig 193), or that project above a roof line will not be approved by the Review Board.



Fig. 187



Fig. 188



Fig. 189



Fig. 190



Fig. 191

Historic signs, such as the original name of a building (Sands Block, Odd Fellows Block, Kora Temple, Depositors Trust (Fig 194) and Lamey-Wellehan (Fig 195)) should be treated as historic artifacts and should be retained regardless of the current owner's or tenant's name. This includes early signs and advertising that have been painted directly on the wall surface (Fig. 196). In such cases, the original signs should not be counted as a part of the aggregate total for the area of signs permitted at a specific facade (see comments related to Section 2. b., below).

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Text should be kept to a minimum, unnecessary slogans should be avoided. The use of painted or carved symbols and images—eyeglasses, a fish, a key, a pair of scissors, etc.—is promoted. A wide variety of clear to read type faces with a variety of sizes is available, but the typography should be consistent with the desired image and type of the establishment hanging the

sign. Imitations of a type face that never saw legitimate use in Lewiston, such as Old English, should be avoided. Script type faces can be difficult to comprehend, yet Italic is a good substitute. Signs in a foreign language, whether text or text and characters, will be allowed if the sign relates directly to the business at hand.



Fig. 192



Fig. 193



Fig. 194

→ **Colors**, while not regulated by the Review Board, should compliment the colors of the building on which the sign is to hang, and if possible, coordinate with the colors of neighboring buildings. Colors should reflect the image of business that it advertises, but in general, light colors against a dark background are more readable. The use of too many colors should be avoided, as multi-colored signs are more difficult to read. Modern, brilliant luminescent colors will likely not be approved.

→ **Materials** must be of the highest quality to withstand weather conditions. Exterior grade plywood for sign panels, cast bronze or brass applied lettering, painted sheet metal formed into letters that compliment the design of the facade (as in the case of the sign at the Art Deco Lamey-Wellehan building on Lisbon Street), and wood signs where the type has been incised are all appropriate. Also acceptable for use on a contemporary building within a historic district are letters and symbols of cut plastic or other durable material if they are applied directly to a wall surface (Fig 197). Internally illuminated thermo-formed lettering, signs meant to appear rustic in character, and imitation stained and leaded glass will be discouraged for use at a listed or a contributing building. Millwork used as borders of wall or projecting signs should have profiles related to the architectural style of the facade, or be of simple rectangular section. The outline of the sign panel should also reflect the architectural style of a facade, not as shown in Figure 198, a late eighteenth century "Chippendale" profile used at a mid-nineteenth century National Register listed building. The street address sign at Key Bank (Fig. 199), is a good example of relating a sign to its facade, in this case by making the sign the same size as one of the ashlar blocks on which it is placed.



Fig. 195



Fig. 196

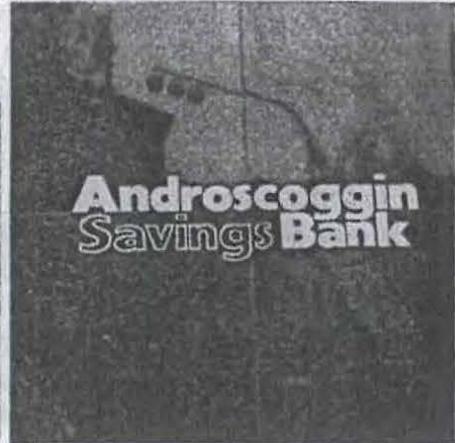


Fig. 197

→ **Lighting** should be subdued and front-lit, using incandescent bulbs. The light fixtures should be attached to an overhanging sign, and to the wall for wall signs (Fig. 200). Back-lighted signs, especially those using fluorescent type bulbs, will be allowed in special cases only, primarily when such a sign is compatible with the use of the structure. All existing back-lit signs may remain in place until they are scheduled by the owner for replacement or relocation at a different part of the building. All signs within a historic district or at a listed building must be lit with continuous lighting. Flashing, blinking, or signs in motion such as revolving signs will not be approved by the Review Board, except for warning signs and time and temperature signs.



Fig. 198

A review of selected sign regulations, taken from the Lewiston Code

Since all signs are controlled by permit through the Code Enforcement Office, the following excerpts are taken from sections of the ordinance that pertain directly to the granting of a Certificate of Appropriateness by the Review Board. It will be assumed by the Review Board that all of the regulations specified in the Zoning and Land Use Code, such as the size and placement of legal signs, have been satisfied.

Definitions

(a) (1): For the purpose of this Code, a sign shall be any structure, design, letter, banner, symbol, or other representation which is used as or is in the nature of an advertisement, announcement, or direction, which is erected, assembled, or affixed out-of-doors, or painted on the exterior of a building or structure and which is visible from a public way. "Visible from a public way" means capable of being seen without visual aid by a person of normal visual acuity, from a way designed for vehicular use and maintained by the public.

Comments and recommendations: Because of the recent introduction of a number of small, so-called pocket parks and pedestrian walkways, especially along Lisbon Street (Fig. 201), the Review Board will also be concerned with signs that are visible from a publicly owned and maintained pedestrian way.

Section c. 1. b. 3., which in part governs signs in rural, residential and neighborhood conservation districts, states that "Signs may be illuminated by a shielded external light source. Internally illuminated signs shall not be permitted."

Comments and recommendations: While back-lit signs are not permitted in the three residential zoning districts, there is no such clause regarding back-lit signs in non-residential districts. The Review Board will examine all such signs proposed for use at a listed building or within the total area of a historic district to assess their compatibility with the visual environment (Fig. 202).



Fig. 199

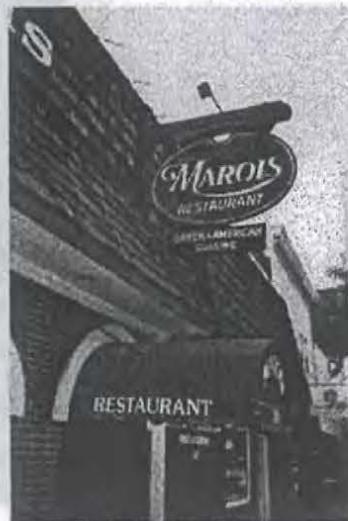


Fig. 200

Section c. 2. 1. identifies types of permanent signs that are permitted in non-residential zoning districts awnings, (Fig. 203), marquee signs (Fig. 204), projecting signs (Fig. 205) wall signs, and window signs, examples of each type existing along the length of Lisbon Street and contributing to the visual environment. An early postcard of Lisbon Street (Fig 206) shows the vitality and pedestrian scale established by awnings and signs.

Comments and recommendations: In an attempt to improve the visual interest of the commercial area centered along Lisbon and Main streets, the Review Board will also entertain the use of flags and pennants (Fig. 207), painted window signs (Fig 208), and sandwich boards (Fig. 209) if the sandwich board sign is restricted to areas where there is enough room on the sidewalk to allow easy pedestrian circulation. This section of the code includes an excellent provision concerning the placement of wall signs: no wall sign or structural support may cover any portion of a visible window or window detail above the first story. This clause will be rigidly enforced by the Review Board.



Fig. 201



Fig. 202



Fig. 203



Fig. 204



Fig. 205



Fig. 206



Fig. 207

Section 2. b. establishes maximum aggregate sign areas for each property that is permitted under the existing code. Commercial properties within the downtown zoning district are permitted a free-standing sign with a maximum area of 168 square feet, plus additional sign areas for a wall sign, window sign, awning or a projecting sign, the total area of which is not to exceed 5% of the gross wall area of the principal facade of the building or the structure, or a minimum of 54 square feet, whichever is the greatest. The aggregate sign area is raised to 72 square feet when the property is located in an office residential district.

Comments and recommendations: Most sign ordinances for historic districts or listed buildings regulate the aggregate maximum sign area per property by measuring the overall width of the facade and multiplying that figure, in the majority of cases, by two. This means that a building twenty feet wide may have up to an aggregate total of 40 square feet of signs. While either the 5% rule cited in Section 2. b. above, or the linear foot times two rule will most likely protect facades from being over-signed, the linear foot method is the simpler way of establishing size limits. The placement of the hypothetical 40 square feet of signs must satisfy the sign guidelines discussed above regarding location. Therefore, it is possible that the maximum allowable signage may not be approved by the Review Board, especially if the proposed location of a sign visually obstructs or will cause physical damage to important architectural features of a facade, or the sign does not conform to the rule that restricts the placement of signs to below the bottom edge of second floor window sills. Further, special requirements for signs within office residential zoning areas require that no part of any sign may extend above the roof level of a flat roof or the eaves of any other type of roof, except signs are allowed on lower mansard roofs and false fronts (Fig. 210).



Fig. 208

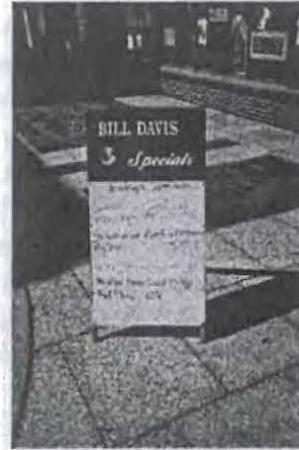


Fig. 209



Fig. 210



Fig. 211

Section 2. d. lists the requirements for the use of the street side edge of the existing glass roofed pedestrian canopies along Lisbon Street for signs, including the size (5' 0" X 1' 6") centered on the canopy bay, a limit of one such sign per property, and requiring that the sign be non-illuminated.

Comments and recommendations: Signs affixed to the outer edge of the canopies are of great value to those driving by in search of a particular establishment, as the canopies hide signs placed directly on the facade of the building, making them almost impossible to read from a passing vehicle or by a pedestrian across the street. Despite the usefulness of these canopy signs, only two establishments on Lisbon Street have erected such graphic devices. The Review Board welcomes additional signs of this type as a way of organizing the retail uses of the downtown.

E: Streetscape, landscape and off-street parking

Requirements for the provision of streetscape plantings and features, landscaping, and off-street parking are contained in the City of Lewiston Planning Department's Site Plan Review &



CITY OF LEWISTON HISTORIC PRESERVATION REVIEW BOARD REPORT

MOTION: by _____ that on July 12, 2018, the City of Lewiston Historic Preservation Review Board accepts the Findings of Fact for the Lisbon Commercial Historic District regarding the applicability of National Register criteria, how the nomination of this district contributes to local preservation efforts; (i.e. educational programs, planning, economic development, protection, etc.), and the summary of the public record.

SECOND: by _____

VOTED: 7-0 (Passed)

Findings of Facts- Lewiston Commercial Historic District

Applicability of National Register Criteria

This proposed district qualifies under National Register Criteria A and C. The Lewiston Commercial Historic District is significant from the Criteria A standpoints of Community Planning and Development, Commerce, Entertainment/Recreation, Communication and Education. Lewiston was a planned city, designed and developed by the Lewiston Water Power Company to support the industrial development of the water power of the Androscoggin River. The district was planned as the City's primary commercial district, located between the mills and residential neighborhoods and grew proportionately with the success of the mills. Besides its commercial significance, Lewiston's commercial center became the primary location of entertainment and recreation from the 1870's through 1960. The 1,000 seat Lyceum Hall and the Music Hall at 69-87 Lisbon Street is examples. Downtown Lewiston was home to a number of printing presses and publishing firms as well as educational institutions such as Bliss Business College.

The Architecture (Criteria C), of the Lewiston Commercial Historic District is an intact collection of buildings, sites, and structures that make up and defines the historic center of downtown Lewiston. The proposed district includes a previously listed National Registry District and most of the buildings from a Multiple Resource listing, from 1985 to 1986 respectively. The nominated properties consist of primarily multi-story masonry buildings aligned along both sides of the street with a smaller number of wood-framed buildings of one, two and three stories. Located along Lisbon Street and a portion of Main Street, the Lewiston Commercial District is "L" shaped. Lisbon Street runs on a north-south alignment while Main Street and the five other streets that cross or intersect Lisbon Street within the district are on a roughly east-west alignment.

The Lewiston Commercial District consists of eighty-two buildings and eighteen sites covering 15.28 acres in downtown Lewiston. Within these boundaries are 65 structures contributing to the historic character of the district (43 in the proposed district and 22 from the previously listed district), 17 non-contributing building and 18 non-contributing sites. The eighty-two buildings comprise a visually cohesive grouping of commercial, institutional and mixed use commercial and residential buildings built between 1850 and 1968, which generally retain a high degree of historic integrity.

The architecture of the buildings in the district, express the distinct characteristic of nineteenth and twentieth century types, periods and methods of construction. Architectural influences include: Greek Revival, Italianate, Romanesque Revival and Beaux Arts styles with examples of Art Deco style as well. The period of significance for the district, 1850-1968, represents the date of the Lewiston Water

Power Company's urban plan for the district as well as the earliest building date and extends to fifty years before the present.

How the nomination of this property contributes to local preservation efforts

The City of Lewiston Historic Preservation Review Board has developed a self-guided tour brochure of Lewiston history, architecture and culture. This brochure is an excellent educational tool and it has been very popular with residents and visitors to the community. The proposed Lewiston Commercial Historic District would be a great addition to this brochure. National Register status should serve to educate district property owners of the importance of their properties and the need to preserve these valuable community assets. National Register designation will enable interested property owners to utilize State and Federal tax credits to further their preservation and development efforts and this will be a major benefit for the owners and the greater community. The district designation will encourage the redevelopment, the preservation of the architecture and promote the character and sense of place in Downtown Lewiston. Most importantly, this designation will serve as a reminder that we all need to work together to preserve our heritage for today and for future generations.

A summary of public comment

This proposed district is very important to the City of Lewiston Historic Preservation Review Board and has been discussed at a number of its meetings. On April 5, 2018 the Board conducted a public hearing on the proposed district. All property owners were mailed a letter from Board Chairperson William Clifford inviting all parties to attend said public hearing. On June 7, 2018, Michael Goebel-Bain of the Maine Historic Preservation Commission made a presentation to the Lewiston Historic Preservation Review Board and explained how the Historic District process works and the benefits being in a historic district will bring. District property owners Normand and Claire Anctil (191 Lisbon St.), Jules Patry (84 and 199 Lisbon St.) and one interested citizen were present and in favor of the district. On Tuesday, June 12, 2018, the Lewiston City Council conducted a televised workshop and listened to a brief presentation on the proposed Lewiston Commercial Historic District. On July 12, 2018, the Historic Preservation Review Board conducted a second hearing and made a favorable recommendation to the Maine Historic Preservation Commission for the creation of Lewiston Commercial Historic District.

MOTION: by _____ that on July 12, 2018 the City of Lewiston Historic Preservation Review Board makes a favorable recommendation to the Maine Historic Preservation Commission for the nomination of the Lewiston Commercial Historic District.

SECOND: by _____

VOTED: 7-0 (Passed)

William H. Clifford, Chairman

Date

SAVE THE DATES

for the 2018 Annual Historic Preservation Workshops

Sponsored by Maine Historic Preservation Commission and co-sponsored by the City of Portland

Beyond the COA: Expanding the Vision of the Historic Preservation
Commission

Wednesday, September 12th 12:00-4:00PM

Auburn Public Library

Within Our Reach: Researching and Writing Grants to Benefit
Community Historic Preservation

Wednesday, October 24th 1:00-3:00PM

Belfast Free Library

More Information to Follow.

CITY OF LEWISTON
HISTORIC PRESERVATION REVIEW BOARD
Thursday, June 7, 2018, @ 3:45 PM
City Council Chambers, 1st Floor, Lewiston City Building
DRAFT MINUTES

- I. Roll Call:** This meeting was called to order at 3:00 p.m. and was chaired by Bill Clifford.
Members Present: Bill Clifford, Douglas Hodgkin, Rick Morris, Gerard Raymond and Kevin Morin
Members Absent: Christopher Beam and Mark Lee
Associate Members Present: Steve Dayton
Staff Present: David Hediger, Director of Planning & Code, Douglas Greene, City Planner and Linda Tripp, Administrative Assistant, Planning & Code

Steve Dayton was appointed full voting member for this meeting.

II. New Business:

Presentation by Michael Goebel-Bain from the Maine Historic Preservation Commission of the draft Lisbon/Main Street Commercial District

Michael Goebel-Bain informed the board that the Maine Historical Commission requests that the City of Lewiston prepare and submit a formal report. The report should, at minimum, address the following areas of concern.

- 1) Applicability of National Register Criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of all public comment.

Michael informed the board that the report must be submitted in advance of the July 27, 2018 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Bill Clifford requested that the public present please identify themselves as well any associated property.

Public Comment:

Normand and Claire Anctil stated they were the owners of 191 Lisbon Street and that they were in favor of the district.

Jules Patry stated he was the owner of 84 Lisbon Street and 199 Lisbon Street.

David Chittham stated that he was present only as an interested citizen.

Bill Clifford requested clarification as to how property owners would be affected which was provided by Michael. Gerard Raymond questioned how property owners who object would be affected. Michael informed the board if 50% or more of property owners approve then all properties would be included in the district.

Bill Clifford opened the discussion to the public.

Normand Anctil questioned how accepting a tax credit would affect a property owner. Michael stated that if tax credits were accepted and inappropriate changes were made to the building or if it were to be demolished within a specific time frame, it is likely that tax credits would have to be returned.

A discussion took place with regards to various properties which were excluded from the district.

David Hediger questioned how the district would affect the future development of any vacant lots with respect to federal monies. Michael stated it is possible after review of a design, if it was found to be way out of sync with surrounding structures, it may not qualify for tax credits. Douglas Greene inquired if actions by the Historic Preservation Review Board would be required to be reported to the Maine Historic Preservation Commission. Michael responded that there is no requirement to inform however they welcome the opportunity to comment.

III. Minutes: Adoption of the May 3, 2018 draft Historic Preservation Review Board minutes.

The following motion was made:

MOTION: by **Douglas Hodgkin** to accept the May 3, 2018 minutes as amended.
Second by **Bill Clifford**.

VOTED: 6-0 (Passed).

V. Adjournment:

MOTION: by **Gerard Raymond** to adjourn the meeting at 4:10 p.m. Second by **Douglas Hodgkin**.

VOTED: 6-0 (Passed).

The next regularly scheduled meeting is for Thursday, July 12, 2018, at 3:00 p.m.

Respectfully submitted,

Linda Tripp, Administrative Assistant
Planning & Code Department