

# CITY OF LEWISTON HISTORIC PRESERVATION REVIEW BOARD

Thursday, December 6, 2018 – 3:00 P.M.  
Administrative Conference Room– First Floor  
Lewiston City Building

## AGENDA

3:00 P.M.

- I. Roll Call
- II. New Business:
  - a. 49 Lisbon Street, Request for Certificate of Appropriateness for Sign, Cow Bell Grill and Tap
  - b. 223 Lisbon Street, Le Messenger, National Register nomination. Request from the Maine Historic Preservation Commission for final review and report
  - c. Staff presentation on Comprehensive Plan Implementation, Proposed Update of Design Standards
- III. Old Business:
- IV. Communications
  - a. State Preservation Award for Osgood Building, 128 Lisbon Street
  - b. Discuss Terms and Status of Board Members
- V. Minutes: Approval of Draft Meeting Minutes dated August 2, 2018
- VI. Adjourn



## CITY OF LEWISTON

### Department of Planning & Code Enforcement

**TO:** Historic Preservation Review Board

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

**DATE:** December 6, 2018

**RE:** Request for Certificate of Appropriateness (Signage)

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Lyceum Lofts LLC is making preparations to open a new restaurant, *Cow Bell Grill and Tap* at 49 Lisbon Street, the former location of Fuel Restaurant. A sign permit application has been submitted to the Planning and Code Enforcement Office and reviewed by staff. The proposed sign is 2' 3" wide and 12' foot tall, double sided and has a total size of 54 square feet.

The structure at 49 Lisbon Street (Lyceum Hall) is listed on the National Register, not locally designated and now part of the recently designated Lisbon Street Commercial Historic 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 submitted a complete COA application to 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 attached)

The sign that Lyceum Lofts has applied for meets the signage requirements for the Centreville Zoning District for Article XII, Section 16, Signage. The staff recommends APPROVAL of COA application as the proposed sign 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. cow bell)
- 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

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

1. NAME OF APPLICANT: Alex Mourtakalis TELEPHONE (617) 290-7288  
ADDRESS: 2 Cascade Rd. Old Orchard Beach, ME 04064  
ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS SOUGHT:  
49 Lisbon St. Lewiston, ME 04240  
RIGHT, TITLE OR INTEREST IN PROPERTY owner of business, attached  
is copy of lease
2. NAME OF OWNER (IF DIFFERENT) \_\_\_\_\_ TELEPHONE \_\_\_\_\_  
ADDRESS: \_\_\_\_\_
3. WHAT IS THE PRESENT USE OF THE PROPERTY? Restaurant
4. PLEASE GIVE A BRIEF DESCRIPTION OF THE WORK FOR WHICH THE CERTIFICATE OF APPROPRIATENESS IS REQUIRED: Approval of signage on building.
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.

  
SIGNATURE OF APPLICANT

11/20/18  
DATE

FOR OFFICE USE ONLY

APPLICATION DATE

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

**To:** City of Lewiston Historic Preservation Review Board

**From:** Alex Markakis, Owner, Cowbell Grill & Tap 49 Lisbon St. Lewiston, ME

**Subject:** Cowbell Grill & Tap Sign Approval

Dear Members of the Board:

Cowbell Grill & Tap is very excited and eager to join the business district of historic downtown Lewiston at 49 Lisbon Street where Fuel Restaurant once was. We are enthused to be joining the City of Lewiston with its very rich and proud history that dates back hundreds of years.

The purpose of this application is in hope to approve our business sign that will be located in the front of 49 Lisbon Street building. We have reviewed the general guidelines and recommendations required by the city, and believe that we have met these requirements.

The placement and location of the sign will be mounted on the front of the building meeting the guidelines perscibed. The text is kept to a minimum, reading "Cowbell Grill & Tap", which is the name of the restaurant. The color scheme compliments the colors of the building. Materials for the sign will be of the highest quality and will be able to withstand weather conditions and safety hazards.

In all, our goal is to add to the compliments to the new downtown Lisbon Street Lewiston but also preserving historic value. We hope that we have met all the requirements needed for approval. We thank you members of the board for your time to review these materials.

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Respectfully,

**Alex Markakis**

Owner

Cowbell Grill & Tap

COMMERCIAL LEASE (NET LEASE)

1. PARTIES

Lyceum Lofts LLC, a Maine LLC organized and existing under the laws of the State of Maine with a mailing address of 49 Lisbon Street, Lewiston, ME, 04240, ("LANDLORD"), hereby leases to Cowbell Grill & Tap LLC, with a mailing address of 17 Shorewood Drive, Old Orchard Beach, ME, 04064 ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

2. PREMISES

The Premises are deemed to contain 4,692± square feet. The leased premises are located at 49 Lisbon Street, Unit #1, which is the prior location of the restaurant known as "FUEL". TENANT shall be afforded the right to use, in conjunction with its restaurant business, the basement space of Unit #1, as detailed in the recorded Plans and Plans, necessary to service its restaurant operation (i.e., food storage), and may install, at its own costs, walk-in coolers or other fixtures for the purpose. Together with the Premises and the basement, TENANT shall have the right to use, in common with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises and lavatories nearest thereto. To the extent that LANDLORD may allow, TENANT shall be afforded use of the sidewalk space in front of the premises, along Lisbon Street, for outside dining and restaurant-related activities, subject to all local, municipal laws and ordinances. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that a) LANDLORD has made no representations and TENANT is not relying on any representation about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM

The term of this Lease shall be for three (3) years (36 months), unless sooner terminated as herein provided, commencing on January 1, 2019, or earlier, based on opening date of TENANT'S restaurant operation (the "Commencement Date") and ending on January 1, 2022. LANDLORD shall deliver possession of the leased premises to TENANT on date of execution of this lease (prior to the Commencement Date); provided, however, that all of TENANT'S obligations under this Lease shall commence upon delivery of possession, except for those obligations that expressly commence on the Commencement Date.

4. RENT

Commencing on the Commencement Date, TENANT shall pay to the LANDLORD the following base rent:

Lease Year(s)	Annual Base Rent	Monthly Rent
1	\$46,920.00	\$3,910.00
2	\$49,266.00	\$4,105.50
3	\$51,612.00	\$4,301.00

The monthly rent shall be payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to

MAINE  
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

File No. 20192474DC Pages 2  
Fee Paid \$ 175  
DCN 2183063600013 DLLC  
-----FILED-----  
11/01/2018

*Julie R. Flynn*  
Deputy Secretary of State

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A True Copy When Attested By Signature

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Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

**FIRST:** The name of the limited liability company is:

**Cowbell Grill & Tap, LLC**

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

**SECOND:** Filing Date: (select one)

- Date of this filing; or  
 Later effective date (specified here): \_\_\_\_\_

**THIRD:** Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
  - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
  - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
  - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

**FOURTH:** Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company\* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

\_\_\_\_\_  
(Type of professional services)

**FIFTH:**

The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent

CRA Public Number: P10057

Adam S. Taylor, Esq.

(Name of commercial registered agent)

Noncommercial Registered Agent

(Name of noncommercial registered agent)

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

**SIXTH:**

Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

**SEVENTH:**

Other matters the members determine to include are set forth in the attached Exhibit \_\_\_\_\_, and made a part hereof.

**\*\*Authorized person(s)**

Dated

10/29/10



(Signature of authorized person)

Alex Markakis

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

\*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

\*\*Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.

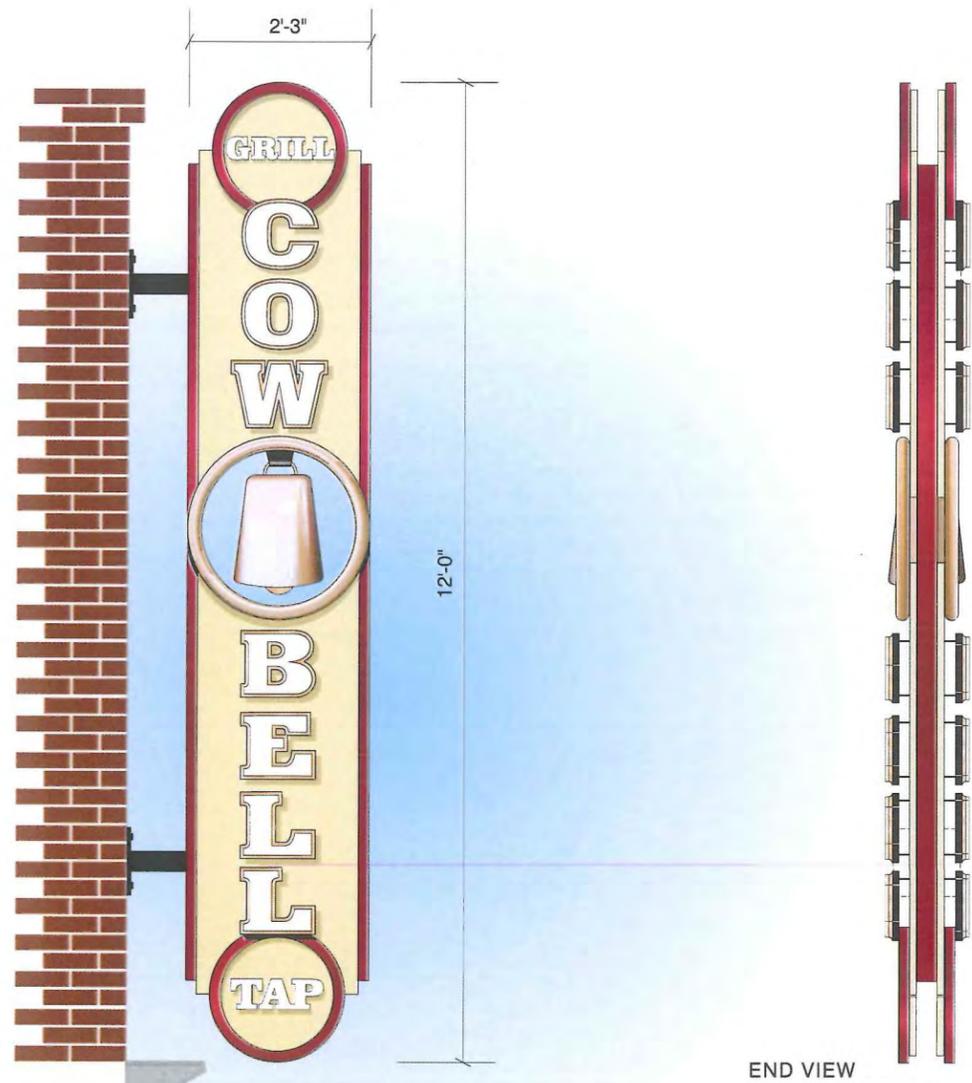
The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

**Secretary of State  
Division of Corporations, UCC and Commissions  
101 State House Station  
Augusta, ME 04333-0101  
Telephone Inquiries: (207) 624-7752**

Email Inquiries: [CEC.Corporations@Maine.gov](mailto:CEC.Corporations@Maine.gov)



END VIEW

3" ALUM. TUBE FRAME WITH 1/8" ALUM. FACE BACKGROUNDS, PAINTED AKZO BURGUNDY METALLIC 604F5 (GLOSS),

1" DEEP ALUM. FACES PAINTED AKZO 'CREAM WISP' 60YY 76/1 44,

1 1/2" SIGNFOAM CIRCLES TOP/BOTTOM, PAINTED AKZO BURGUNDY METALLIC 604F5 (GLOSS), 1/2" WHITE ACRYLIC LETTERS WITH BLACK RETURNS, STUD MOUNTED WITH PROJECTION,

1 1/2" SIGNFOAM LETTER BACKS, PAINTED BLACK, ROUTED DECORATIVE ROUTED EDGES PAINTED COPPER AKZO 310A2, 1/2" WHITE ACRYLIC LETTER OVERLAYS. STUD MOUNTED FLUSH TO LETTER BACKS, STUD MOUNTED WITH PROJECTION OFF BACKGROUND,

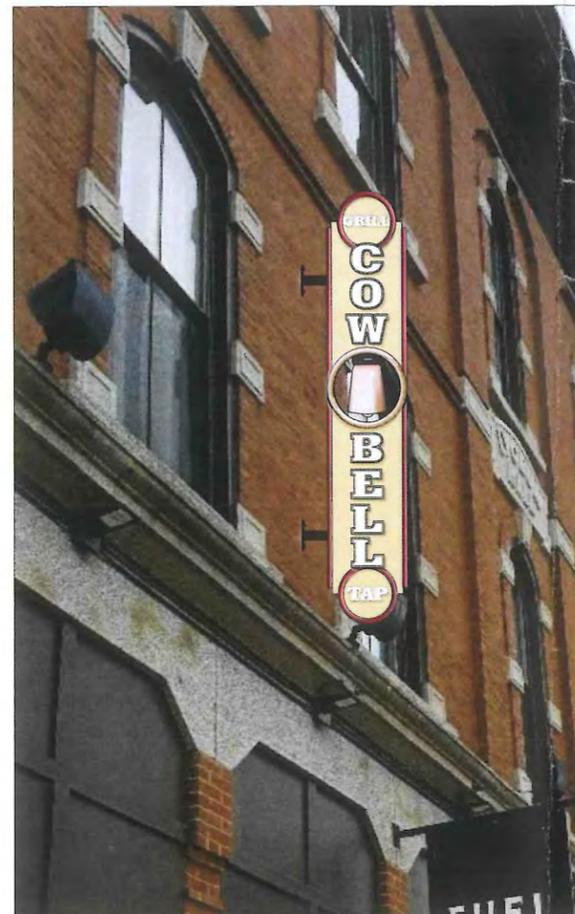
2" ALUMINUM TUBE RING CIRCLES PAINTED COPPER AKZO 310A2, CARVED COW BELL PAINTED COPPER AKZO 310A2, ALUMINUM HANGER PAINTED BLACK

FABRICATED STEEL MOUNTING PLATES WELDED TO 3"x 3" STEEL SUPPORTS PAINTED BLACK, HARDWARE AS NEEDED FOR MASONRY WALL

**DOUBLE FACE NON-ILLUM. ID**

SCALE: 1/2" = 1'-0"

(1) REQUIRED



# NEOKRAFT SIGNS

**Neokraft Signs, Inc.**  
686 Main Street  
PO Box 336  
Lewiston, Maine 04240  
207.782.9654 | 800.339.2258  
neokraft.com

*Custom Sign Fabrication*

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

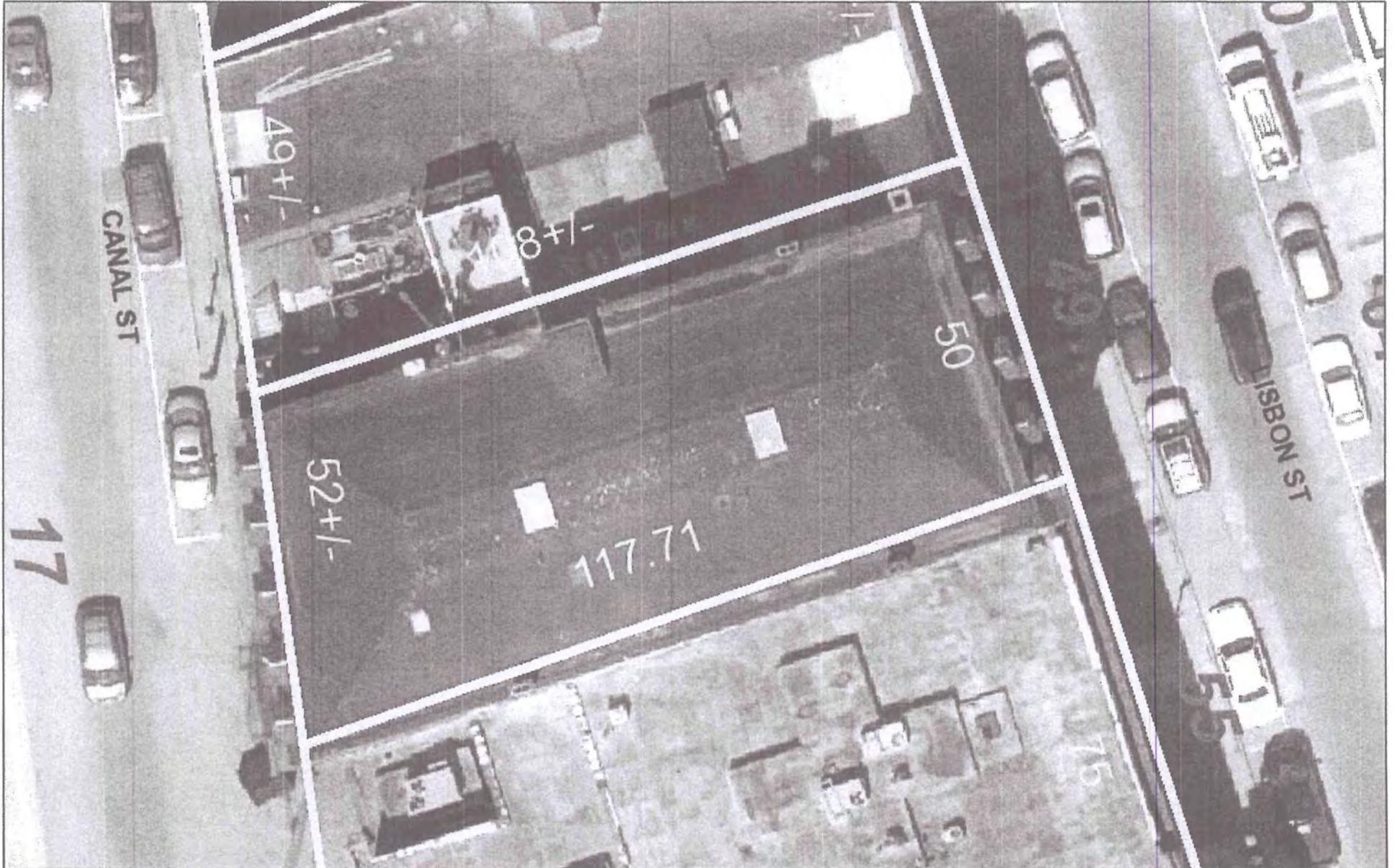
Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

**PRESENTATION**

**COW BELL  
GRILL & TAP  
@6360**

ACCT ID: 011348  
LOCATION: 49 LISBON STREET  
LEWISTON, MAINE  
DRAWING NO: 1 OF 1  
DRAWN BY: BK REP: CB  
DATE: 11.15.2018  
QUOTE: @6360  
GEN REF:

# 49 Lisbon Street



November 28, 2018

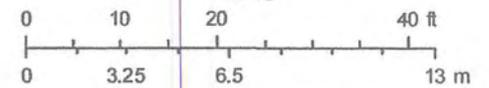
LewistonGIS.DBO.LEW\_parcel\_lines\_sub\_layeredwithdata\_w

 City Limits

sde.DBO.LEW\_parcel\_lines

Mobile Home Lot

1:240



Lewiston, Maine  
City of Lewiston, Maine, Maine GeoLibrary, Woolpert Inc.

## Signage Criteria-

Historic Preservation Design Manual- pgs. 85-93

### **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 building's 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).

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.

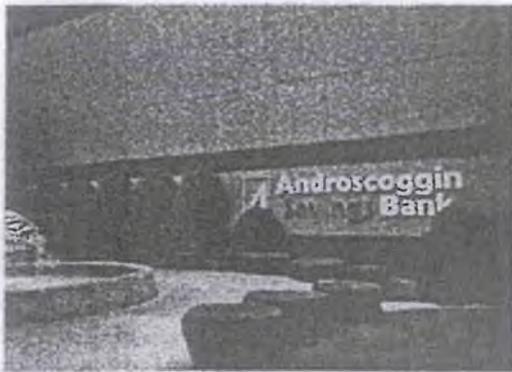


Fig. 201



Fig. 202

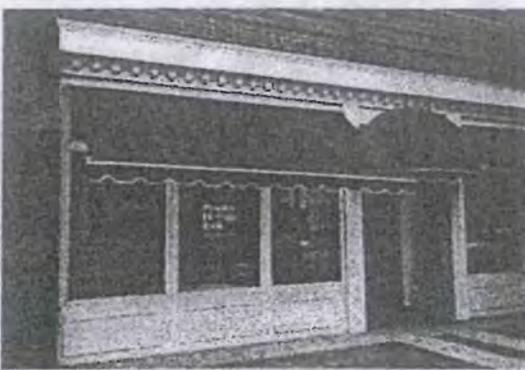


Fig. 203



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 ever 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

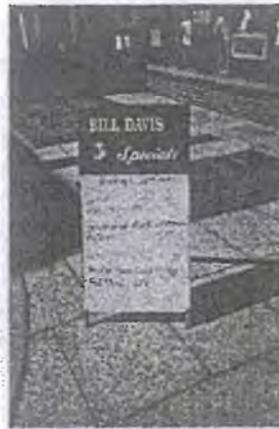


Fig. 209



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 December 6, 2018, the City of Lewiston Historic Preservation Review Board accepts the Findings of Fact for the Le Messenger Building regarding the applicability of National Register criteria, how the nomination of this building contributes to local preservation efforts; (i.e. educational programs, planning, economic development, protection, etc.), and the summary of the public record.

**SECOND:** by \_\_\_\_\_

**VOTED:** \_\_\_ - \_\_\_ (Passed)

### Findings of Fact- Le Messenger Building, 223-225 Lisbon Street

**FINDING:** The Lewiston Historic Preservation Review Board finds the National Register nomination application for 223-225 Lisbon Street meets the requirements of the Certified Local Government Program and addresses the following areas of concern:

#### 1. Applicability of National Register Criteria

This proposed National Register building qualifies under National Register Criteria A. The Le Messenger Building is significant from the Criteria A for **Communication** as the long term home (1911-1968) of the French language newspaper *Le Messenger*. During its entire history from 1880 to 1968, it was the longest-running French newspaper in the United States. In addition to its contribution to the community as a newspaper, the building also housed Lewiston's first radio station, WCOU from 1938 to 1973. The newspaper and radio were significant for information, entertainment and a source of news, culture, and community identity for Lewiston's Franco-American Community.

The building is also significant under Criteria A for **Social and Ethnic history**. Over the years, Le Messenger's publishers and editors were active in politics, municipal reform and served as a forum to advocate for social issues such as defending the interests of the Franco-American population, encouraging naturalization, challenging the Catholic Church and reforming City Hall. This Period of Significance is from 1911 to 1968.

#### 2. How the nomination of this property contributes to local preservation efforts

The Le Messenger Building has and will continue to have a significant contribution to Lewiston's historic preservation efforts. The building's contribution to communication and social and ethnic history had major impacts on Lewiston, the state and region Franco-American heritage as mentioned above in area of concern 1 and in greater detail in the National Register application. Recently, the city was notified that the William Pomeroy Foundation will fund a historic plaque honoring Camille Lessard Bissonnette, a famous suffragette who worked at Le Messenger. The plaque and building is planned on being part of a "Museum on the Street" walking tour of downtown Lewiston.

The City of Lewiston Historic Preservation Review Board also 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 National

Register nomination for Le Messenger would be a great addition to this brochure. National Register designation for Le Messenger will enable the property owner to utilize State and Federal tax credits to further their preservation and redevelopment efforts and this will be a major benefit for the owner and the greater community. The National Register designation will encourage the redevelopment, the preservation of the architecture and promote the character and sense of place for this building 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.

### 3. A summary of public comment

The proposed National Register nomination for 223 Lisbon Street was first presented at a Lewiston Historic Preservation Review Board on May 3, 2018 and a final draft was presented by consultant Margaret Gaertner on August 2, 2018. The Lewiston Historic Preservation Review Board made a final review and approved the nomination and report to the Maine Historic Preservation Commission on December 6, 2018. There was unanimous support and praise for the report by the Historic Preservation Review Board. No one from the public spoke at any of the meetings.

**MOTION:** by \_\_\_\_\_ that on December 6, 2018 the City of Lewiston Historic Preservation Review Board makes a favorable recommendation to the Maine Historic Preservation Commission for the National Registration nomination Le Messenger Building at 223 Lisbon Street.

**SECOND:** by \_\_\_\_\_

**VOTED:** 7-0 (Passed)

\_\_\_\_\_  
William H. Clifford, Chairman

\_\_\_\_\_  
Date:



PAUL R. LEPAGE  
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

KIRK F. MOHNEY  
DIRECTOR

26 November 2018

Douglas Greene  
Deputy Director Planning and Code Enforcement  
City of Lewiston  
27 Pine Street  
Lewiston, ME 04240

RE: Le Messenger, Lewiston, Androscoggin County, Maine, Tax map 208, Lot 94

Dear Deputy Director Greene:

The enclosed draft National Register nomination is being submitted for your Board's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these 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 public comment.

Your report must be prepared in keeping with the following stipulations:

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*When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.*

Please submit your report to me in advance of the January 25, 2019 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,  
National Register Coordinator

Enc.  
Cc. W. Clifford

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Le Messenger  
Other names/site number: WCOU Building  
Name of related multiple property listing: N/A  
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 223-225 Lisbon Street  
City or town: Lewiston State: Maine County: Androscoggin  
Not For Publication: N/A Vicinity: N/A

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

Signature of certifying official/Title: \_\_\_\_\_ Date \_\_\_\_\_

**MAINE HISTORIC PRESERVATION COMMISSION**  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official: \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

**Le Messenger**

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

\_\_\_\_\_  
**Signature of the Keeper**

\_\_\_\_\_  
**Date of Action**

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

**Le Messenger**

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

\_\_\_\_\_

buildings

\_\_\_\_\_

\_\_\_\_\_

sites

\_\_\_\_\_

\_\_\_\_\_

structures

\_\_\_\_\_

\_\_\_\_\_

objects

1

0

Total

Number of contributing resources previously listed in the National Register 1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: professional

INDUSTRY/PROCESING/EXTRACTION: communications

DOMESTIC: multiple dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: professional

DOMESTIC: multiple dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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### 7. Description

#### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate  
MODERN MOVEMENT: Streamline Moderne

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: brick; Walls: brick, granite; Roof: synthetic membrane; Other: wood

#### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary Paragraph

The Le Messenger Building at 223-225 Lisbon Street is a four-story commercial building with brick walls, granite details, a painted wood cornice, and a flat roof. Lewiston is Maine's second largest city and Lisbon Street, its primary commercial area, is lined with mid- to late-nineteenth and early-twentieth century buildings and a few late-twentieth century infill structures. The street level facade of 223-225 Lisbon Street has a streamlined design dating to a 1938 remodeling campaign while the upper floors retain original (ca. 1881) details including three recessed bays with arched tops worked into the brick masonry; granite window headers, sills, and accents; and a painted wood cornice with large and small brackets. The exterior of the building is in good condition and retains all aspects of its historic integrity. The street-level facade, while very different in style from the upper stories, is now eighty years old and was an alteration made by the owners of the American French-language newspaper Le Messenger, the most significant and longest-tenured tenant to use the building. The window openings have late-twentieth century, dark brown aluminum replacement windows. As viewed from the street, the extant units resemble the original, dark colored wood sash and do not detract from the appearance of the building. The interior of the building is partially abandoned and its condition

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and historic integrity vary by floor. The basement is used only for storage and mechanical equipment and is largely unfinished space. As it appears to have been used as storage space during the Period of Significance, its integrity is intact. The first floor is a single, open space that was recently rehabilitated for office use. Early-twentieth century wood and metal ceilings remain but other finishes are modern. During the Period of Significance, the first floor was an open workspace with utilitarian finishes and a single, transparent wall to separate the editorial office at the Lisbon Street end from the presses at the rear of the building. Although there is some loss of original materials, the integrity of feeling remains intact on this floor. The second floor is a residential space with late-twentieth century finishes that post-date the Period of Significance and this floor has no historic integrity. After 1938 and through the remainder of the Period of Significance, the third floor housed the recording studios for WCOU AM, Lewiston's first radio station. In fair condition, this floor is little-changed from its 1938 layout and appearance and has a high degree of historic integrity. The fourth floor was renovated into apartments in the early twentieth century and it retains that layout, although the finishes have been removed. Even though the integrity of materials is compromised, the remaining framing records the layout of the rooms and the integrity of design and feeling remain on this floor.

---

## Narrative Description

### Setting

Lewiston is Maine's second largest city. Lewiston's rapid growth in the mid- to late-nineteenth century was spurred by the construction of two parallel canals and a series of mills between Canal Street, one block west of Lisbon Street, and the Androscoggin River. The two canals run roughly north-south, parallel to Lisbon Street, and are lined with mill buildings. This area was the industrial center of the city.

Lisbon Street, Lewiston's primary commercial area, is urban in nature. The buildings on Lisbon Street typically range from one to five stories in height. The Le Messenger Building, like most of the buildings on Lisbon Street, abuts the adjacent buildings and utilizes a party wall. 223-225 Lisbon Street is a contributing resource in the National Register listed Lewiston Commercial Historic District (NRIS # 100003009).

The Le Messenger Building stands on the west side of Lisbon Street. Between Lisbon Street and the building is a sidewalk. To the north is the Savings Bank Block, a ca. 1870-72 brick building with a mansard roof. Each story of the Savings Bank Block is taller than that of the Le Messenger Building so while both buildings are four stories, the Savings Bank Block is taller overall. To the west is the Canal Street Alley and to the south is a recently constructed, one-story retail building. The grade slopes down from east to west, allowing doors into the basement at grade level on the west exterior wall.

The Le Messenger Building is rectangular in plan and measures approximately 25' – 0" north-to-south and 100' – 0" east-to-west. The building footprint occupies the entire lot. The primary

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facade is four stories high and has a flat roof hidden behind a bracketed cornice of painted wood. The facade is divided into two irregular-width bays at street level and three bays of even width at the upper floors. The street level facade is smooth brick and divided roughly into thirds, with the south two-thirds taken up by a large window opening with rounded corners. Above the window, metal letters spelling out "EST. 1880" remain, the remnants of the ca. 1938 *Le Messenger* sign. Paint ghosts remain where the "Le Messenger" letters were installed. The remaining third of the first-floor facade is a deeply recessed entry. The wall at the entry is curved and the south wall along the recess is angled and guides one to the entrances to the first floor and upper floors. A door in the angled, south wall leads to the first-floor space and a second door in the west wall leads to a stair to the upper floors. A granite belt course remains between the first and second floors, marking the division between the original work and the 1938 alteration.

The upper floors are divided into three even bays. The outer bays are recessed into the brickwork and have an arch worked into the brickwork at the top. Projecting vertical sections at the corners and between the bays suggest pilasters. These "pilasters" are embellished with granite blocks at the second and third floors. The center bay is not recessed but does have a recessed arch at its top, just below the cornice. The center bay has a pair of windows separated by a wood mullion while the flanking bays each have a single window centered in them. The window openings have granite headers and sills. The window openings have a wide stone lintel supported on a vertical block which in turn rests on a horizontal block. The overall effect is of a stylized drip-mold executed in granite. The sills span the full width of the recessed bays while the headers do not. The windows are modern, aluminum units installed behind the original wood brick moldings. The windows are a mix of one-over-one sash and two-over-two sash.

The top of the wall is finished with a projecting wood cornice. Large, paired brackets are placed between the bays and at the building edge. Smaller, more closely spaced brackets fill the space between the large brackets. The bottom of the cornice is arched to follow the arch in the brickwork below it. At the center of each arch is a wood block that suggests a keystone.

The masonry on the south exterior wall is unembellished, plain brick as it is a party wall. Window openings are irregularly spaced and have rough granite sills and lintels. There are four window openings at the second floor. These windows have modern, one-over-one aluminum windows with a dark brown finish. The two window openings at the third floor do not align with the second-floor openings. These openings are filled in with brick. The windows were likely removed in 1938 as part of the work for soundproofing the radio station and studios. At the fourth floor there are five window openings, each with a one-over-one replacement window. The top of the wall is finished with a plain metal cap. Three chimneys extend above the top of the south wall. The chimneys are plain and run inside the footprint of the building.

The west or rear wall of the building faces the Canal Street Alley. Due to the sloping grade this exterior wall has five stories. This wall is divided into three, evenly sized bays. The wall is plain, unornamented brick masonry. Most of the window and door openings have textured granite headers and sills and retain their original, wood brick moldings. At the basement level,

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the north opening extends down to the grade and has a modern door made of plywood. This opening has a cast-stone lintel, is wider than the openings above it, and may have been enlarged at some point. The middle and south openings are window sized and have granite sills. Both are filled in with concrete masonry units. At the first floor, the center opening has a plain, hollow metal door that exits to the fire escape. Above the door the remainder of this opening is filled in with a large transom window. The window openings on either side are filled in with concrete masonry units. A smaller window opening in the concrete units has a modern, vinyl replacement window with a one-over-one configuration. At the second floor, the south window opening has been cut down to the floor to create a door opening. The opening is filled in with concrete masonry units. At the upper floors, the remaining openings each have a modern, dark brown, one-over-one aluminum window.

Most of the north exterior wall is a party wall shared with the adjacent Savings Bank Block and is not visible. Only the west end is exposed. The wall is plain, brick masonry and the fenestration is irregular. The basement level and the fourth floor each have a single window opening with a rough granite lintel and sill. The basement opening is filled in with concrete masonry units and the fourth-floor opening has a modern, aluminum window with one-over-one sash. At the second floor there is a window opening with a modern, white vinyl window with one-over-one sash. The brickwork around this window is very rough and uneven, indicating the opening was cut in after the building was completed. West of the window is a second opening, set higher in the wall. This opening has a plywood panel in it.

**Interior**

The basement is an open, unfinished space with no columns or piers. The floor is poured concrete, with several recesses cast and cut into it, likely for since-removed boilers or other equipment. At the west end, a concrete ramp leads to a door that exits to the rear of the building. The foundation walls are exposed brick. A modern, non-loadbearing partition finished with oriented strand board runs east-to-west near the middle of the space. The ceiling is finished with beaded-edge boards. The ceiling has many patched areas and numerous pipes, conduits, and wires installed on it.

The first floor is largely open space (see enclosed plan). The floors are covered with modern finishes including hardwood and resilient sheet flooring and the walls are exposed brick. Overhead, the east end of the space retains an early-twentieth century pressed metal (tin) ceiling. A dropped soffit of drywall in the southeast corner indicates the location of a former stair to the second floor. The west end has a ceiling of painted wood boards, likely of similar age to the tin ceiling. Along the north wall, modern partitions enclose two modern bathrooms and a kitchenette. The partitions do not extend to the historic ceilings above. Behind the kitchenette, a door leads to a narrow, straight stair to the basement. In the northwest corner modern partitions surround a meeting room.

An entry door in the west wall of the recessed, exterior vestibule leads to the upper floors. Beyond the door, a narrow, straight stair leads to the second floor. The stair runs along the north wall of the building. The treads are finished with linoleum, the walls are plain plaster or gypsum wallboard, and the ceiling is pressed metal ("tin"). At the second floor is a landing. A

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door in the south wall leads to the second-floor apartment. A door in the west wall leads to a straight stair to the third floor.

The second floor is a single residential unit (see enclosed plan). Finishes on this floor date to the late-twentieth century unless noted otherwise. Most walls are finished with gypsum wallboard and the ceiling is a suspended metal grid with lay-in acoustical tiles. Flooring is carpet and sheet vinyl that imitates wood. At the east end, overlooking Lisbon Street, is a large bedroom. West of the bedroom is a short hall with a room on either side. The north room retains linoleum flooring, fiberboard wall paneling, and acoustical ceiling tiles that likely date to the 1930s. The south room is used as a bedroom and has late-twentieth century finishes. At the center of the second floor is a large open room and at the west end is another large open room presently used as a kitchen.

The third floor is the former radio station and studios (see enclosed plan). A hall runs east-west, south of the stair, and connects the rooms. Most of the south wall is furred out approximately two feet to accommodate the air-conditioning ducts. The floors in the control room, reception room, and three studios are raised to help isolate sounds from the (former) printing operations on the lower floors.

At the east end, overlooking Lisbon Street, is a former recording studio. This large space was known as "Studio A" and is the largest of the three studios on this floor. This space is in a state of disrepair, with wall finishes removed and bare studs exposed at the north and west walls. This allows the ca. 1938 acoustic and soundproofing system to be seen. The walls were furred out, lath boards installed, and a rough-surfaced, acoustical plaster was applied. A second set of nailers and furring strips was installed over the plaster to support the wall panels. The wall panels are a hard material, light gray-beige color, and have a marbled appearance. The panels alternate solid and perforated and are installed with metal trim strips between the vertical joints.

The original acoustical plaster and wall panel treatment remains intact on the south wall. In this studio the solid panels are wider than the perforated ones. The east wall is finished with gypsum wallboard, installed at an unknown date, likely when the extant windows were installed sometime after 1995. A ceiling of perforated and plain panels, installed in a pattern of concentric rectangles, remains largely in place as do the recessed Holophane light fixtures and a large air diffuser at the center of the ceiling. The floor is finished with four-inch square resilient tiles, possibly rubber, installed in a diagonal pattern.

West of the large recording studio are two small spaces. The north space was the reception room for the radio station and the south room was the main control room. The finishes in these two spaces date largely to the late-twentieth century and were installed by Ed Boucher, who had a recording studio here. Interior windows in the east and west walls of the Control Room allowed the engineer to see the performers in the two adjacent studios.

West of the control room is the second, smaller recording studio, "Studio B". This room has no exterior windows and retains its ca. 1938 floor, wall, and ceiling finishes. A thick, wood door with a round window in it leads to the room. This door was part of the soundproofing for the

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room. The floor is resilient tile installed in a checkerboard pattern. The walls are covered in vertical panels in a dark gold color installed with metal trim strips between them. As in Studio A, the panels alternate between solid and perforated. The ceiling is acoustical tile and has recessed Holophane light fixtures installed in it. At the center of the ceiling is a diffuser for the air-conditioning system.

West of Studio B is the third recording studio, "Studio C." The floor, wall, and ceiling finishes here are similar to those in Studios A and B. In this room the panels are a vivid blue and the resilient tile floor is laid in a checkerboard pattern of four red tiles alternating with four black tiles. There are no exterior windows and an interior window in the east wall looks into Studio B.

The west end of the third floor is the mechanical room. It contains HVAC equipment, large ducts, and a raised platform for the mechanical equipment. This room was not updated in 1938 and retains pressed metal finishes on the ceiling and walls. The walls have a fleur-de-lis motif.

The fourth floor was once living space and is divided into a series of small rooms (see enclosed plan). The studs dividing the spaces and the ceiling joists remain but all of the finishes have been removed. Where remnants of the wall finish remain, they are beaverboard rather than plaster and lath. A few five-panel doors remain in their openings and many other similar doors are stored here. The floors are hardwood.

A narrow hall runs east-to-west, just south of the stair. A second, open stair on the north wall, just east of the first stair, leads to the roof. At the east end of the hall is a large room, likely once a living room, with a skylight in its ceiling. The actual skylight has been removed and the opening is covered with plywood. East of this room, the remaining space is divided into four rooms of roughly equal size. There is no hall and to reach the second pair of rooms, one must walk through the first pair. South of the hall are two rooms, each with a closet, that may have been bedrooms. At the west end of the fourth floor there is an open space along the north wall. This space has an early bathroom in it and a wall-mounted lavatory, a claw-foot tub, and a wall-hung hot water heater remain in place. On the south wall are two small rooms.

### **Evolution and Alterations**

223-225 Lisbon Street was built ca. 1881 by business partners Daniel Allen and Howard Maxwell.<sup>1</sup> Through the end of the nineteenth century the building housed Daniel Allen & Co., a furniture and household goods company.<sup>2</sup> The 1892 Sanborn noted furniture repairing in the basement and furniture painting on the fourth floor. The 1897 Sanborn Map noted "Furne Ea. Fl".

The original storefront was cast iron. It was divided roughly into thirds, with the south third filled with a large shop window while the middle bay contained a pair of doors to the store under a transom window. The north bay was divided in half, with a shop window in the south half and the door to the upper floors in the north. This storefront remained in place until 1938. The window openings in the upper floors had one-over-one sash.

<sup>1</sup> Androscoggin County Registry of Deeds, book 112, page 213.

<sup>2</sup> William Hale Beckford, *Leading Business Men of Lewiston, Augusta and Vicinity* (Boston Mercantile Publishing Company, 1889) 40.

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By 1902 the building was used for printing. An early-twentieth century photograph records that "W. H. Weeks" was in the building and the firm offered "Book & Commercial Printing." Jean Couture purchased the building in 1909 and continued to use the first floor for newspaper offices and printing for *Le Messenger*. W. H. Weeks remained on the second floor for several years.

Photographs show that in the 1930s there was an internal stair from the first to second floors in the southeast corner of the building and a transparent wall divided the first floor into two spaces. It is not known when these two features were removed.

Sometime after 1910 J. B. Couture renovated the fourth floor into an apartment for his family. The first year the Couture family was listed living at 223 Lisbon Street was 1914-15. It is likely the extant layout dates to that renovation campaign.

In 1938, the Couture family made several alterations to the building to update the street-level storefront and accommodate the new radio station on the third floor. A new, streamlined facade was constructed at the street level. All of the third-floor window openings on the east and south exterior walls were filled in with concrete masonry units. On the third floor a state-of-the-art radio broadcast studio was constructed. The radio studio was designed to be completely soundproof. To accomplish this, a floating floor was installed over the existing floor and a dropped ceiling added. The south wall was furred out two feet, both to allow space for the acoustical plaster behind the finished wall and also to conceal and likely silence the air-conditioning ducts. Wall and ceiling panels made by Johns-Manville were installed in the three studios. These alterations were extensive but were made for WCOU, one of the significant occupants of the building, and they were made within the Period of Significance.

Sometime after 1995 and before 2010, the wall and ceiling finishes were removed from the fourth floor and the concrete blocks were removed from the street-facing, third floor window openings and replaced with aluminum windows. Ed Boucher recalls that when he rented the third-floor recording studio, the fourth floor was still finished.<sup>3</sup> He also remembers there were many pigeons getting in and he surmises the finishes may have been removed as part of a cleanup effort to address the bird droppings. He also remembers that when he rented the studio, the window openings in Studio A were still filled in and the ca. 1938 finishes in that space undisturbed.

In the 1940s, the second floor housed the offices for the radio station. The date of the existing second floor layout and finishes is unknown. Ed Boucher recalls that from the mid-1970s through 1995 the second floor was initially used as offices and later as a photography studio and no major changes were made. They were in place when the current owner purchased the building in 2010.

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<sup>3</sup> Ed Boucher/EAB Recording moved out of 223 Lisbon Street in May, 1995. "Recording Studio in Lewiston Closing up Shop," *Sun Journal* (16 May, 1995) 1.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance** (Enter categories from instructions.)

COMMUNICATIONS

ETHNIC HISTORY: French-Canadian, Franco-American

SOCIAL HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1911-1968

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1938

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person** (Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

N/A

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph**

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Le Messenger Building at 223-225 Lisbon Street is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A for communication as the long-term home of the newspaper *Le Messenger* and radio station WCOU. From 1911 to 1968, the building was home to *Le Messenger*, a French-language newspaper, published in Lewiston, Maine, from 1880-1968, the longest-running French-language newspaper in the United States. From 1938 to 1973, the building also housed WCOU, Lewiston's first radio station and only station from 1938 to 47. The station offered bilingual programming and remained on the air for fifty years. WCOU and *Le Messenger* were significant as both information and entertainment sources for Lewiston and a source of news, culture, and community identity for the city's Franco-American population. The building is also significant under Criterion A for social and ethnic history. In addition to its direct impact in the development of communications in Lewiston, many of *Le Messenger's* publishers and editors were active in politics and reform efforts such as holding local public offices, from selectman to Mayor. *Le Messenger* was used to advocate for social issues such as defending the interests of the Franco-American community, encouraging naturalization, challenging the Catholic Church, and reforming Lewiston's City Hall. The Period of Significance is 1911 to 1968, reflecting the year *Le Messenger* was first published in the building through 1968, which is both the year *Le Messenger* ceased publication and the fifty-year cut-off of the National Register program.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**Communications**

In 1909, 223-225 Lisbon Street was purchased by J. B. Couture, editor of *Le Messenger*. For the next nearly sixty years, 223-225 Lisbon Street would be home to the Couture family's two influential media businesses, the newspaper *Le Messenger* and radio station WCOU. These two entities were critical sources of information and entertainment to Lewiston's many French-speaking citizens. Continued publishing and broadcasting in French also allowed Lewiston's Franco population to maintain its language, religion, and ethnic identity while living in the United States.

The newspaper *Le Messenger* was founded in March, 1880 by J. D. Monmarquet and Dr. Louis J. Martel.<sup>4</sup> In addition to creating *Le Messenger*, Dr. Martel made many contributions to Lewiston including providing medical care to Lewiston's French-speaking population, organizing St. Peter and Paul's Parish, and founding St. Mary's General Hospital.<sup>5</sup> He was

<sup>4</sup> Mary Rice-Defosse and James Myall, *The Franco-Americans of Lewiston Auburn* (Charleston, SC: The History Press, 2015) 29.

<sup>5</sup> R. J. Lawton, 191.

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active in politics and served as a city alderman for three years. He was Lewiston's first Franco-American to serve as President of the Board of Aldermen. In 1884 he became the first Franco-American elected to the Maine Legislature, and he was the first Franco-American to run for Mayor of Lewiston, losing a close election in 1893.<sup>6</sup> As publisher of *Le Messenger*, he encouraged newly arrived French-Canadians to naturalize and be active members of their new community. Martel's extensive community involvement set a pattern followed by future editors of *Le Messenger*.

From its beginnings, the paper included content found in any newspaper such as international, national, and local news. Serialized novels were also regularly published as were advertisements and classifieds. What made *Le Messenger* different from the existing newspaper in Lewiston, *The Evening Journal*, was that it was written entirely in French, featured French-Canadian authors and culture, and published national news from Canada and social updates from Quebec. *Le Messenger* was a critical source of information for Lewiston's Franco community as it kept the French-speaking residents up-to-date on events in both their former and new homes.

On the front page of early issues, just below "LE MESSAGER" were the words "Religion et Nationalité" or "Religion and Nationality," boldly declaring the paper's dedication to preserving French-Canadian identity. Early issues of *Le Messenger* featured a serialized detective story by Jean Diable, a well-known French author of the time. In its second issue, *Le Messenger* reported that Quebec was undergoing many preparations for "la celebration de la fête St-Jean-Baptiste" (the feast of St. John the Baptist, an important holiday in Quebec) and encouraged their readers in Lewiston to remember their roots and participate in celebrations as well.

In its early days, *Le Messenger* moved frequently. In 1880 *Le Messenger* was in the Journal Block on Lisbon Street and in 1883 and 1885 the newspaper was at 33 Chestnut Street.<sup>7</sup> In 1884, management of *Le Messenger* was turned over to a corporation and the paper began bi-weekly publication. In 1891, the newspaper was purchased by Jean Baptiste Couture, who served as publisher and editor until his death in 1943. It was Couture who moved the newspaper to 223-225 Lisbon Street in 1911 where the paper remained until its final printing in 1968.

Jean Baptiste Couture arrived in Lewiston in 1886 and joined *Le Messenger* as a typesetter. In 1891, he and his brother-in-law Pierre S. Ghuilbault bought the newspaper.<sup>8</sup> Couture was, like many other publishers of *Le Messenger*, active in politics. He served two terms on the city council and three terms in the Maine State Legislature: 1909-1910, 1911-12, and 1929-30.

Under Jean B. Couture's leadership *Le Messenger* grew and increased both its readership and publication schedule. *Le Messenger* had started as a weekly publication. In August 1891, the paper went from a weekly publication schedule to twice a week. That year the paper had a

<sup>6</sup> Gregory K. Clancey and Frank A. Beard, "National Register of Historic Places Inventory Nomination Form Dr. Louis J. Martel House," September 1982, 3.

<sup>7</sup> *The Lewiston and Auburn Directory 1880-1881* (Boston: W. A. Greenough & Co., 1892) 93. *The Lewiston and Auburn 1883 Directory*, 503. *The Lewiston and Auburn 1885 Directory*, 124.

<sup>8</sup> Mary Rice-Defosse and James Myall, 29-30.

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circulation of 2,700.<sup>9</sup> In early 1906 publication was increased to three times a week. By 1920 circulation was 4,500 per issue.<sup>10</sup> On January 8, 1934, *Le Messenger* began daily (except Sunday) publication.<sup>11</sup> Circulation in 1937 was reported at 5,227. The staff grew as well, from six in 1900 to thirty-five in 1940.<sup>12</sup> *Le Messenger's* consistent growth over the course of its first sixty years demonstrates its significance in the area of communications to Lewiston's Franco residents.

The reach of *Le Messenger* was extensive. In 1891, the paper had subscribers in cities across Maine including Biddeford, Brunswick, Westbrook, Lewiston, Waterville, Skowhegan, and Old Town. *Le Messenger* also had subscribers in New York and every New England state except Connecticut.<sup>13</sup> *Le Messenger's* advertisements regularly claimed "Lewiston-Auburn has over 25,000 French-speaking citizens – *Le Messenger* reaches 95% of this rich market!"<sup>14</sup> The paper was clearly a primary source of information to French-speaking residents of Lewiston and Auburn.

*Le Messenger* was unique among French newspapers for its long life. Maine had at least twenty-two French-language newspapers, with the cities of Biddeford and Lewiston having the most, nine and six respectively.<sup>15</sup> *La Justice*, a Biddeford newspaper founded, published and edited by Albert Bonneau, and *Le Messenger* are considered to be the two most influential of Maine's French-language newspapers.

These two papers were also unusual in their longevity. Many of the French-language newspapers were very short-lived, lasting only a few years. *L'Independence* and *L'Observateur* were Biddeford publications that lasted only two or three years.<sup>16</sup> *Le Courier*, a Lewiston newspaper, lasted only a few weeks. *La Justice* was published for fifty-three years, from 1896 to 1949. *Le Messenger* began publication in 1880 and when it finally ceased publication in 1968, it claimed it was the oldest French-language newspaper in the United States. The paper had claimed this for many years prior and as it repeated the claim it apparently was unchallenged.<sup>17</sup>

**WCOU**

223-225 Lisbon Street is also significant as home to WCOU, the first radio station in Lewiston. Founded in 1938, WCOU AM was for nine years the only radio station to serve Lewiston and Auburn until WLAM went on the air in September 1947.<sup>18</sup> WCOU was owned by the Couture family, operating as a business called the "Twin City Broadcasting Corporation." Jean B.

<sup>9</sup> *The Lewiston and Auburn 1891-2 Directory*, 562.

<sup>10</sup> *Maine Register...* (Portland, ME: Portland Directory Company, 1920) 68.

<sup>11</sup> "Le Messenger Begins Daily Publication," *Daily Sun* (9 January 1934) 16.

<sup>12</sup> "60<sup>th</sup> Anniversary Edition," *Le Messenger* (30 March, 1940) 16-C.

<sup>13</sup> *The Lewiston and Auburn 1891-2 Directory*, 562.

<sup>14</sup> H. A. Manning, *Lewiston-Auburn Directory* (Portland, ME: H. A. Manning Co., 1944) 450.

<sup>15</sup> Paul Pare, 244.

<sup>16</sup> Paul Pare, 245.

<sup>17</sup> In 1944, *Le Messenger* advertised itself as "The Oldest French Daily Newspaper in America!" H. A. Manning, *Lewiston-Auburn Directory* (1944) 450.

<sup>18</sup> The first licensed radio station in Maine was WMB, a non-commercial station in Auburn, which broadcast from April, 18, 1922 until either 1923 or 1926. See Ellie Thompson, *The History of Radio Broadcasting in Maine...* (Augusta, ME: Maine Association of Broadcasters, 1990) 10-11.

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Couture was President, and his sons Faust and Valdor served respectively as Treasurer and Secretary.<sup>19</sup> The station's call letters "COU" were taken from their last name. While Jean B. Couture was listed as president of the company, his son Faust is largely credited with building the new studios and running the radio station.<sup>20</sup>

In 1938, the Couture family remodeled the third floor of the Le Messenger Building into studios for the new radio station. At that time the first-floor facade was also updated. The WCOU studios were state-of-the-art for their time and were reported to be the most modern in Maine if not New England.<sup>21</sup> The studios were air-conditioned with Westinghouse equipment. The interiors were built and soundproofed by the Johns-Manville Company. Many of the Johns-Manville finishes remain in place. The studio floors were raised and finished with resilient tile. The walls were plastered with a rough-surfaced material, likely an acoustical plaster, and finished with hard panels. The panels alternated solid and perforated and were installed with metal trim strips. The facility included three studios and a control room. The control room was between Studios A and B and interior windows gave the engineer a view of each studio. Studio A, the largest studio, had a Steinway grand piano and Studio B had a Steinway baby grand.

The announcement of Lewiston's first radio station was of great interest to the local community. In 1938, the new station held an open house for the public. The station reported that 30,076 people climbed the two flights of stairs to see the new facility.<sup>22</sup> WCOU made its first broadcast on August 21, 1938. The debut broadcast was a public event held in the nearby Music Hall at 69 Lisbon Street and attended by nearly 2,000 people. The programming included addresses from Governor Barrows and Mayor Payne. The station initially provided eighteen hours of programming a day, some in English and some in French. WCOU was a second means through which the Couture family provided information, entertainment, and a sense of identity for Lewiston-Auburn's Franco community. Performances in French, from church choirs to popular music, were broadcast live from the studio. The station was clearly successful and provided a useful service to the Lewiston-Auburn community as it remained on the air for fifty years.

After Jean B. Couture's death in 1943, Faust Couture focused on the radio station while Valdor assumed responsibility for *Le Messenger*. Faust Couture was very active in the radio broadcasting industry statewide. He started WFAU in Augusta in 1946, WCOU FM in Lewiston in 1948, and he was also a part owner of radio stations in Portland and Bangor.<sup>23</sup> In 1951 he was elected President of the Maine Broadcasters' Association.<sup>24</sup>

With the presence of *Le Messenger* in 223-225 Lisbon Street from 1911 to 68 and WCOU from 1938 to 73, the building is connected to two mediums of communication in Lewiston. As outlined above, the significance in the area of communications is clear for its long-standing

<sup>19</sup> H.A. Manning, *Lewiston-Auburn Directory* (1939) 70, 71.

<sup>20</sup> Ellie Thompson, 20.

<sup>21</sup> Leslie Hall, "WCOU Enlarges Area" *Broadcast News* (No. 29 January 1939) 32.

<sup>22</sup> *The WCOU Times* (28 August, 1938) 1.

<sup>23</sup> Ellie Thompson, 46.

<sup>24</sup> "Heads Broadcasters," *Daily Sun* (19 November 1951) 22.

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service to the Franco-American community specifically, and to the community as a whole as the radio station also provided content in English. The close connection of the building with communications is reflected by its continued identity as Le Messenger building.

### Ethnic History

Throughout its existence, *Le Messenger* did not limit itself to reporting news. In addition, the publishers and editors used the newspaper to advance issues such as the preservation of French language and culture; promoting the interests of the Franco-American community; demanding changes in the Catholic Church; and advocating for reforms to city government. In 1925, *Le Messenger* wrote that Franco-Americans were "entitled" to the majority of City Hall's "plums." The paper made an audit of the city's tax receipts and determined that two-thirds of the taxes had been paid by people of French origin. Thus, the paper declared, "we can....reply to those who would object to the large number of French office holders at City Hall: 'Representation in accordance with taxation'."<sup>25</sup> In the 1930s, *Le Messenger* announced itself "...the Representative of the French Canadians of Maine."<sup>26</sup> Two major reform efforts *Le Messenger* championed were an attempt to repeal the "Corporation Sole" statute and the implementation of a new city charter for Lewiston.

### Corporation Sole Challenge

In 1887 the Maine State Legislature passed "An Act to Create the Roman Catholic Bishop of Portland and his successors, a Corporation Sole."<sup>27</sup> The immediate effect of this law was to place all of the Church's real estate, much of which had been owned by the individual parishes, under the direct ownership of the Bishop. The main reason this was needed was to ensure the good credit of the Church, as many of the parishes were financially unstable. For many years this arrangement was not challenged. Bishop Healy had a warm relationship with the Franco-Americans in the diocese and allowed the parishes to worship in French and maintain French as the language of instruction in parochial schools.

When Healy passed away in 1901, the French Catholics campaigned hard for a French bishop and even sent a delegation to Rome to demand that the next bishop be French.<sup>28</sup> As seventy-five percent of Maine's Catholics were of French background, they felt they were entitled to representation in the hierarchy of the Diocese of Portland which then was primarily Irish and pro-assimilation. Instead, Bishop O'Connell was appointed and the outcry increased.

Tensions became even worse in 1906 when a new Bishop, Louis Walsh, was appointed and began realigning parishes geographically rather than by nationality. French-speaking parishioners were reassigned to new parishes with English-speaking priests. The Bishop also insisted that parochial schools be inspected by diocesan inspectors rather than local (French-speaking) pastors, and that more textbooks be in English.<sup>29</sup> These actions did not sit well with French-speaking Catholics. The newspapers continued to print editorials of protest and the leaders again appealed to Rome for support. In 1909, *Le Messenger* editor Jean B. Couture

<sup>25</sup> "Says Francos Entitled to Pick Good Share of City Hall Plums" *Daily Sun* (8 December 1925) 12.

<sup>26</sup> H. A. Manning, *Lewiston-Auburn Directory* (Portland, ME: H. A. Manning Co., 1937) 663.

<sup>27</sup> Chapter 151, *Acts and Resolves of the Sixty-Third Legislature of the State of Maine, 1887*, 194.

<sup>28</sup> Mary Rice-DeFosse and James Myall, 50.

<sup>29</sup> Yves Roby, *The Franco-Americans of New England* (Montreal: McGill-Queen's Press, 2004) 184.

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was one of seven men of Franco descent who, frustrated by the lack of French-speaking representation in and the pro-assimilation agenda of the Irish-Catholic church hierarchy in Maine, led an effort to have the "Corporation Sole" law overturned and thus return power to individual parishes.

Couture used *Le Messenger* to gain support for the protests and to demand that parishes regain control of their own finances. *Le Messenger* also encouraged Catholics not to donate to the Church until their demands for representation were met. While J. B. Couture was publishing editorials against the Bishop in Lewiston, similar efforts were being made by Bonneau, editor of *La Justice*, in Biddeford. The editorials were not taken well by Bishop Louis Walsh, who placed an interdiction, one step short of excommunication, on Couture, Bonneau, and the other leaders. Although Corporation Sole was not repealed, an uneasy truce in which Franco parishes retained French-speaking priests and control of parochial schools did happen. After Bishop Walsh's death in 1925, the interdiction was lifted.

### **Social History**

#### **City Charter Reform**

The reform of City Hall was another effort led by *Le Messenger's* editors, including J. B. Couture and Louis Gagne. By the 1930s, corruption in Lewiston's municipal government was so rampant that the City faced a financial crisis. The Mayor's charter-mandated salary had been exceeded for twenty years. Graft was widespread and teachers and janitors were buying their jobs. The City's Welfare Department was overpaying for its milk and meat contracts, and certain city officials were receiving free milk. As a result, the City was unable to pay its expenses and faced a deficit of \$200,000.<sup>30</sup>

One of the leading groups demanding reforms in the City government was *Association des Vigilants*, or the Vigilants. *Association des Vigilants* was initially formed in 1936 to promote the interests of French-speaking Americans. Although the Vigilants were a secret society, the ties to *Le Messenger* were in the open. Their letterhead listed their address as 223 Lisbon Street, the same building as the newspaper. The Vigilants' first meeting was held at *Le Messenger's* offices, and *Le Messenger* publishers and editors were leaders of the group. Valdor Couture, son of Jean B. Couture and treasurer of *Le Messenger*, was a founding member as was Louis Philippe Gagne, the editor of *Le Messenger*.<sup>31</sup>

Les Vigilants initiated a successful movement to revise the city charter and Faust Couture, a son of Jean B. Couture and advertising manager for *Le Messenger*, served on the Charter Reform Committee.<sup>32</sup> *Le Messenger* published editorials in support of the new charter and encouraged its readers to vote for its passage. Charter reform was successfully passed in 1939.

The connections between *Le Messenger* and the Vigilants continued for many years. In 1950, it was noted that the new editor of *Le Messenger*, Guy P. Ladouceur, was a member of the

<sup>30</sup> Geneva Kirk and Gridley Barrows, *Historic Lewiston: Its Government* (Lewiston, ME: Central Maine Vocational Technical Institute, 1982) 4.

<sup>31</sup> "Vigilants Are to Promote Franco-American Welfare," *Evening Journal* (Vol. 76: 6 August, 1936)

<sup>32</sup> Geneva Kirk and Gridley Barrows, 4.

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Vigilants.<sup>33</sup> *Le Messenger* continued to publish editorials for issues championed by the Vigilants including a second city charter revision in the 1950s.

In 1961, the Vigilants announced the celebration of their 25<sup>th</sup> anniversary. The committee included Romeo T. Boisvert, former Mayor of Lewiston and former President of *Le Messenger*; Louis P. Gagne, also a former Mayor and a former Editor of *Le Messenger*; George Rancourt; and others associated with *Le Messenger*.

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### Developmental history/additional historic context information (If appropriate.)

#### Lewiston, Maine

The area that is today Lewiston-Auburn was first settled in the 1770s and by the 1790 census the population had reached 592. A charter for a town was sought and issued in 1795. The falls on the Androscoggin were harnessed for power and by the early 1800s a grist-fulling-saw mill was in place. Initial growth was slow and the larger settlement was initially on the Auburn side of the Androscoggin. The land that is now downtown Lewiston remained largely farmland with only a few homes and a school through the 1830s.<sup>34</sup>

Located at a bend in the Androscoggin River, Lewiston was ideally sited to take advantage of waterpower. A group of investors saw the potential for large-scale, hydropower-based manufacturing and in 1836 began organizing the entity that in 1848 became the Lewiston Water Power Company. They planned canals, dams, and mills but lacked the money to execute their vision.

Instead, the Franklin Company and Boston investors such as Benjamin Bates provided the capital and construction began. In addition to a dam at the Great Falls, a series of canals were constructed parallel to the street grid to power additional mills. The labor force that built the canals was largely Irish immigrants who by 1854 constituted 25% of Lewiston's population.<sup>35</sup> The arrival of the railroad in 1848 and a second line in 1861 enabled transport of raw materials and finished products. The Civil War created a huge demand for textiles and the mills grew and prospered.

The City of Lewiston, Maine was incorporated in 1861. The city saw rampant growth in the following decades as waves of immigrants arrived to work in the textile mills and related industries, such as the bleachery. The population grew from 7,424 in 1860 to 13,600 in 1870 and then to 19,083 in 1880, after which the rate of growth slowed down.<sup>36</sup> Many of the new

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<sup>33</sup> "Guy P Ladouceur named Editor-in-Chief" *Evening Journal* (Vol. 90: 15 February, 1950) 14.

<sup>34</sup> James S. Leamon, *Historic Lewiston: A Textile City in Transition* (Auburn, ME: Lewiston Historical Commission, 1976) and Douglas Hogkin, "A Brief History of Lewiston," available at <https://www.lewistonmaine.gov/421/History-of-Lewiston>

<sup>35</sup> James S. Leamon, *Historic Lewiston: A Textile City in Transition* (Auburn, ME: Lewiston Historical Commission, 1976) 15.

<sup>36</sup> James S. Leamon, 17.

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arrivals came from Quebec, arriving at the Grand Trunk railroad station. In 1910, the federal census found that Lewiston's population was 26,247, of which 40% was French-Canadian.<sup>37</sup>

While the mills and canals were the center of manufacturing in Lewiston, Lisbon Street was its commercial heart. Lisbon is an urban street lined with commercial buildings that had retail businesses on the first floor and a range of professional offices, service providers, and social clubs on the upper floors.

223-225 Lisbon Street was a typical building of this era and place. It was built ca. 1881 by business partners Daniel Allen and Howard Maxwell.<sup>38</sup> The firm of Daniel Allen & Co., a manufacturer and retailer of furniture, started in 1870 and by 1889 was one of the largest furniture dealers in the area.<sup>39</sup> All floors of 223-225 Lisbon Street were used for the selling, making, and painting of furniture through the end of the nineteenth century. The 1897 Sanborn Map recorded that the building was still used for furniture that year.<sup>40</sup>

By 1902, the building housed "Paper Stock", the second floor was in use by a printing company, and the fourth floor was a "Club Rm".<sup>41</sup> An early twentieth-century photograph (Fig. 1) shows the building was occupied by "W. H. Weeks Printing".

### **Decline of *Le Messenger* and WCOU**

After Jean B. Couture's death in 1943, his son Valdor Couture became President and Treasurer of *Le Messenger*.<sup>42</sup> The late 1940s and early 1950s were tumultuous years for *Le Messenger* with multiple reports and denials of sale of the paper. In November 1948, the real estate (223-225 Lisbon Street) was transferred from the "Le Messenger Publishing Co." to "Couture Realty."<sup>43</sup> That same month it was announced that Valdor Couture had decided not to sell *Le Messenger* to an outside party and instead to keep the paper "in the family" and sell it to his brother, Faust.<sup>44</sup> In late December, 1950 it was reported that a group of "French" businessmen had offered \$50,000 to Faust Couture to buy the paper.<sup>45</sup> In January, a correction noted that the paper had not been sold and that negotiations continued.<sup>46</sup>

On February 9, 1951 it was reported that a group of Lewiston-Auburn residents had purchased the newspaper from Faust Couture. Among the stockholders were County Attorney Edward J. Beauchamp, President; Donat J. Fortin, a local undertaker, Vice-President; Joseph O. Poliquin, Treasurer; Attorney Fernand Despains, clerk; Albert Dussault; Fernand Jean; George F. Cote; James Allen; Dr. Irene Marcotte; Paul Malo; Doanat Bonneau; State Senator J. C.

<sup>37</sup> The 1910 Census identified 6,600 residents as born in "Canada – French" and 4,181 as born in the United States to two French-Canadian parents. Lewiston's total population was 26,247. Department of Commerce, Bureau of the Census, *1910 Census: Volume 2*. (Washington, D.C.: Government Printing Office, Reprinted, 1915) 818.

<sup>38</sup> Androscoggin County Registry of Deeds, book 112, page 213.

<sup>39</sup> William Hale Beckford, 40.

<sup>40</sup> William Hale Beckford, 40. Sanborn Map, 1897.

<sup>41</sup> Sanborn Map, 1902.

<sup>42</sup> H.A. Manning, *Lewiston-Auburn Directory* (1944) 72.

<sup>43</sup> Androscoggin County Registry of Deeds, book 655, page 172.

<sup>44</sup> "Expect to Complete Deal for Sale of *Le Messenger* This Week," *Daily Sun* (17 November, 1948) 16.

<sup>45</sup> "Say \$50,000 Offered for *Le Messenger*" *Evening Journal* (Vol. 90: 27 December, 1950) 12.

<sup>46</sup> *Daily Sun* (20 January 1951) 16.

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Boucher; Louis J. Vincent; Bertrand Marcotte; and Albert Dumais. It was also reported that the new owners had obtained a long-term lease for the *Le Messenger* space at 225 Lisbon Street.<sup>47</sup> *Le Messenger* continued as a daily newspaper through 1955. On September 6, 1955 it was reported that *Le Messenger* would cut back its daily publication schedule and become a weekly.<sup>48</sup>

In 1964 the printing operations and equipment were sold to the Rumford Publishing Co., a local publisher. Rumford Publishing moved part of its operations into 225 Lisbon Street where it printed *Le Messenger* on a contractual basis.<sup>49</sup> In May, 1968, *Le Messenger* published its final edition.<sup>50</sup> In its final issue the paper announced it has reached "the end of its resources" and was ceasing publication due to a "lack of interest."<sup>51</sup> The Rumford Publishing Co. only remained in 225 Lisbon for a few years and by 1970, the first floor was vacant.

The Twin City Broadcasting Corporation (Faust Couture) retained ownership of WCOU FM and AM until 1965, when he sold the station to the Androscoggin Radio Corporation. John Libby, a long-term employee and station manager of WCOU, was president and treasurer of the Androscoggin Radio Corporation.<sup>52</sup> In 1970 the radio station apparently suffered financial difficulties. Faust Couture foreclosed on the business and sold the station to Mid-Maine Communications.<sup>53</sup> The new owners, President Phillip Greene and his wife Constance Greene, Vice-President, were from Norwalk, CT.<sup>54</sup> In 1973 or 1974, Mid-Maine Communications and WCOU moved out of 223 Lisbon Street.<sup>55</sup>

### Post-Couture Years

In May 1971, the Couture family sold 223-225 Lisbon Street.<sup>56</sup> The new owner, Richard Smith, ran a bar called Mr. Ryc's Tavern on the first floor during the early 1970s.<sup>57</sup> More recent uses on the first floor have included a flooring store and office space.

Through the mid-1980s, the second floor remained office space. Tenants included the B & B Advertising Agency.<sup>58</sup> In late 1986, Paul Langelier purchased the building.<sup>59</sup> Langelier was a photographer who used the second floor as a photography studio for the next ten years so. Sometime between 1995 and 2010, the second floor was converted into a loft-style apartment.

After the radio station left, the third-floor recording studios were rented by Edward Boucher, a music producer. Boucher ran a music production and recording businesses in the building,

<sup>47</sup> "Announce Le Messenger Sale; Beauchamp is President," *Daily Sun* (9 February 1951) 16.

<sup>48</sup> "French Language Newspaper Plans Weekly Edition," *Daily Sun* (6 September, 1955) 16.

<sup>49</sup> "Rowbotham buys Le Messenger Plant," *Evening Journal* (Vol. 104: 18 November, 1964) 24.

<sup>50</sup> *Evening Journal* (Vol. 108: 14 May, 1968) 2.

<sup>51</sup> H.A. Manning, *Lewiston-Auburn Directory* (1939) 70, 71.

<sup>52</sup> "Couture Planning to Sell Radio Stations WCOU, WFAU," *Daily Sun* (22 June 1965) 16.

<sup>53</sup> Androscoggin County Registry of Deeds, book 1025, page 575.

<sup>54</sup> "Radio Station Sold by Couture to Norwalk Man," *Daily Sun* (October 31, 1970) 7.

<sup>55</sup> H. A. Manning, *Lewiston-Auburn Directory 1973* (Portland, ME: H. A. Manning Co., 1973) 413. H. A. Manning, *Lewiston-Auburn Directory 1974-75* (Portland, ME: H. A. Manning Co., 1974) 346.

<sup>56</sup> Androscoggin County Registry of Deeds, book 655, page 172.

<sup>57</sup> H. A. Manning, (1974) 400.

<sup>58</sup> H. A. Manning, (1974) 400.

<sup>59</sup> Androscoggin County Registry of Deeds, book 2031, page 39.

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EAB Recording. Boucher is remembered both for producing and recoding many local bands and for writing and recording jingles for local businesses such as Marden's. Boucher closed his recording studio and moved out of the building in 1995.<sup>60</sup> The studios and the rest of the third floor have remained vacant since that time.

The fourth floor was vacant but finished from the mid-1970s through the mid-1990s.

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## 9. Major Bibliographical References

### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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<sup>60</sup> Daniel Hartill, "After 50 years in the industry, Lewiston music producer, jingle writer chasing that big hit," *Sun Journal* (24 June, 2013) np.

**Le Messenger**

Name of Property

**Androscoggin, ME**

County and State

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**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: University of Southern Maine Franco-American Collection

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

---

**10. Geographical Data**

**Acreeage of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84:  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**Le Messenger**

Name of Property

**Androscoggin, ME**

County and State

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 19	Easting: 402629	Northing: 4883131
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting:	Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is the lot, identified by the City of Lewiston Assessor as Map 208, Lot 94. See tax map. The lot measures twenty-five feet wide on the Lisbon Street and Canal Street Alley sides and one hundred feet deep.

**Boundary Justification** (Explain why the boundaries were selected.)

The building is in an urban setting and established map and lot numbers are readily available and in use. The building footprint occupies the entire lot, which represents the historic and current extent of the property.

**11. Form Prepared By**

name/title: Margaret Gaertner / Architectural Historian  
 organization: M. Gaertner, Historic Building Consultant  
 street & number: 11 Stevens Avenue  
 city or town: Portland state: Maine zip code: 04102  
 e-mail: margaret.gaertner@gmail.com  
 telephone: 917 476-8156  
 date: 9-25-2018

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log

Name of Property: Le Messenger

City or Vicinity: Lewiston

County: Androscoggin State: Maine

Photographer: Margaret Gaertner

Date Photographed: See below.

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_001.TIF

**Le Messenger**

Name of Property

**Androscoggin, ME**

County and State

The Le Messenger Building, 223-225 Lisbon Street, in its setting. Photograph taken looking north on Lisbon Street while standing south of the Le Messenger Building. July 3, 2018.

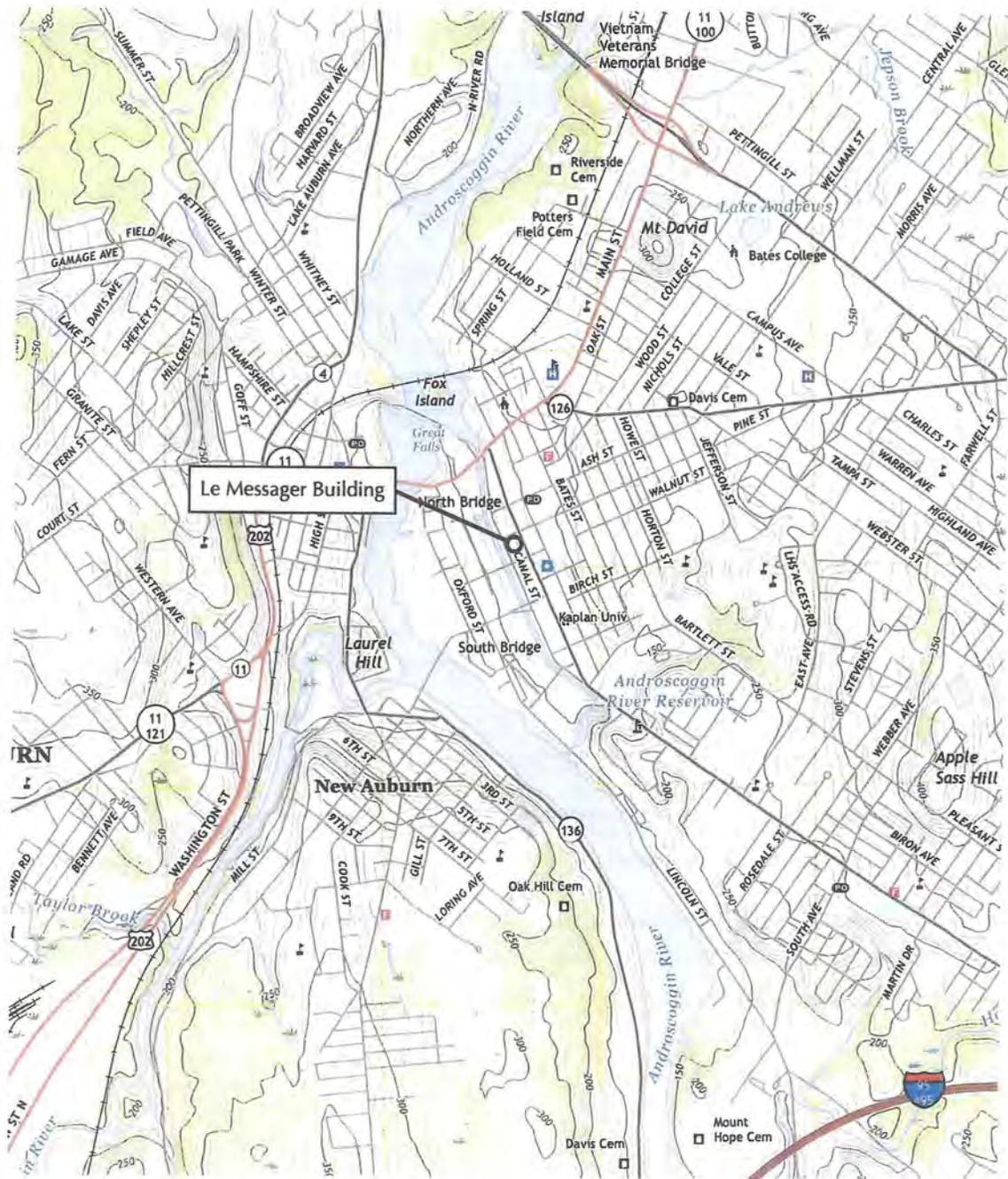
- 2 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_002.TIF  
Front or east facade, taken looking west. July 3, 2018.
- 3 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_003.TIF  
Detail of storefront, east facade, taken looking west. September 3, 2018.
- 4 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_004.TIF  
The side or south exterior wall of building, taken looking northeast. August 31, 2018.
- 5 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_005.TIF  
The rear or west exterior wall of the building, taken looking east-southeast. July 3, 2018.
- 6 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_006.TIF  
Interior view, first floor, looking east. June 23, 2018.
- 7 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_007.TIF  
Interior view, Studio A, third floor, looking west. May 23, 2018.
- 8 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_008.TIF  
Interior view, Studio B, third floor, looking east. May 23, 2018.
- 9 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_009.TIF  
Interior view, fourth floor, center room, looking north. June 23, 2018.
- 10 of 10 ME\_ANDROSCOGGIN COUNTY\_LE MESSAGER\_010.TIF  
Interior view, fourth floor, east end, looking west. June 23, 2018.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

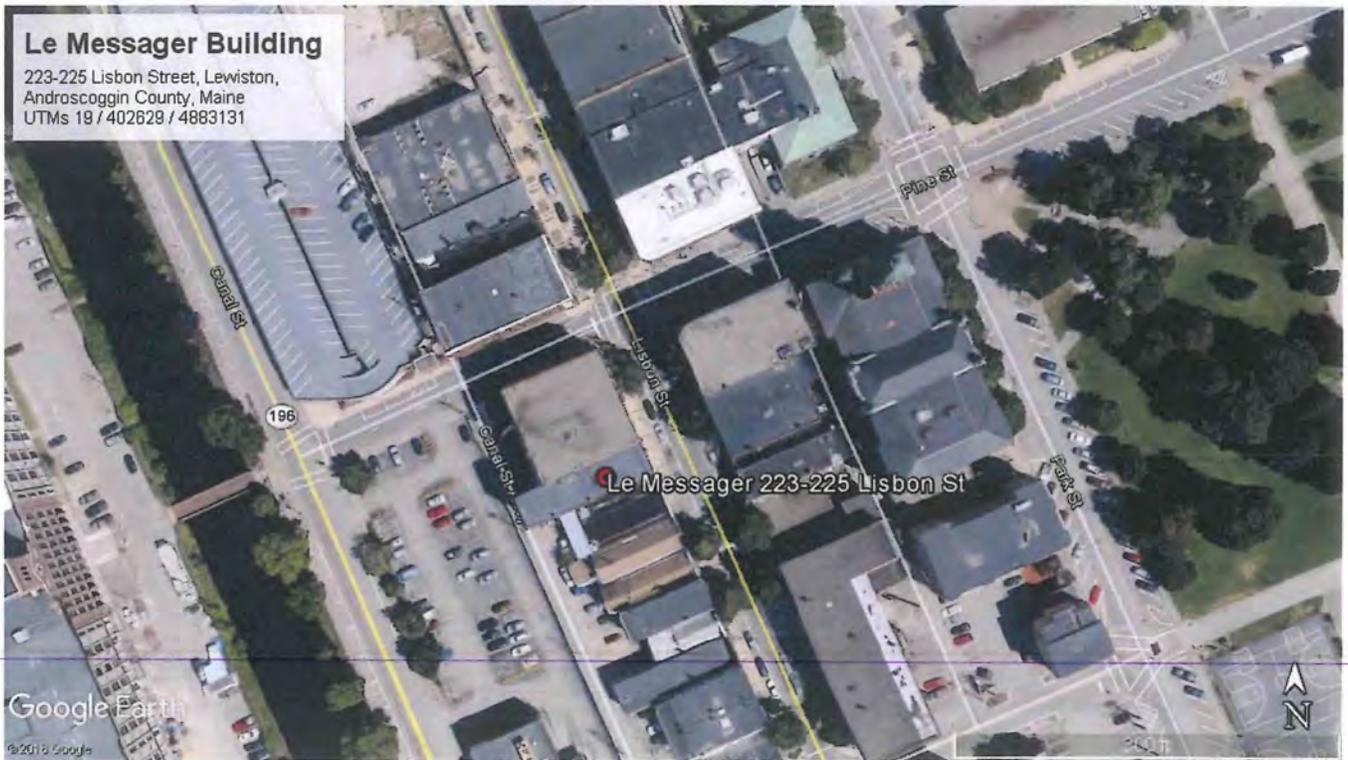
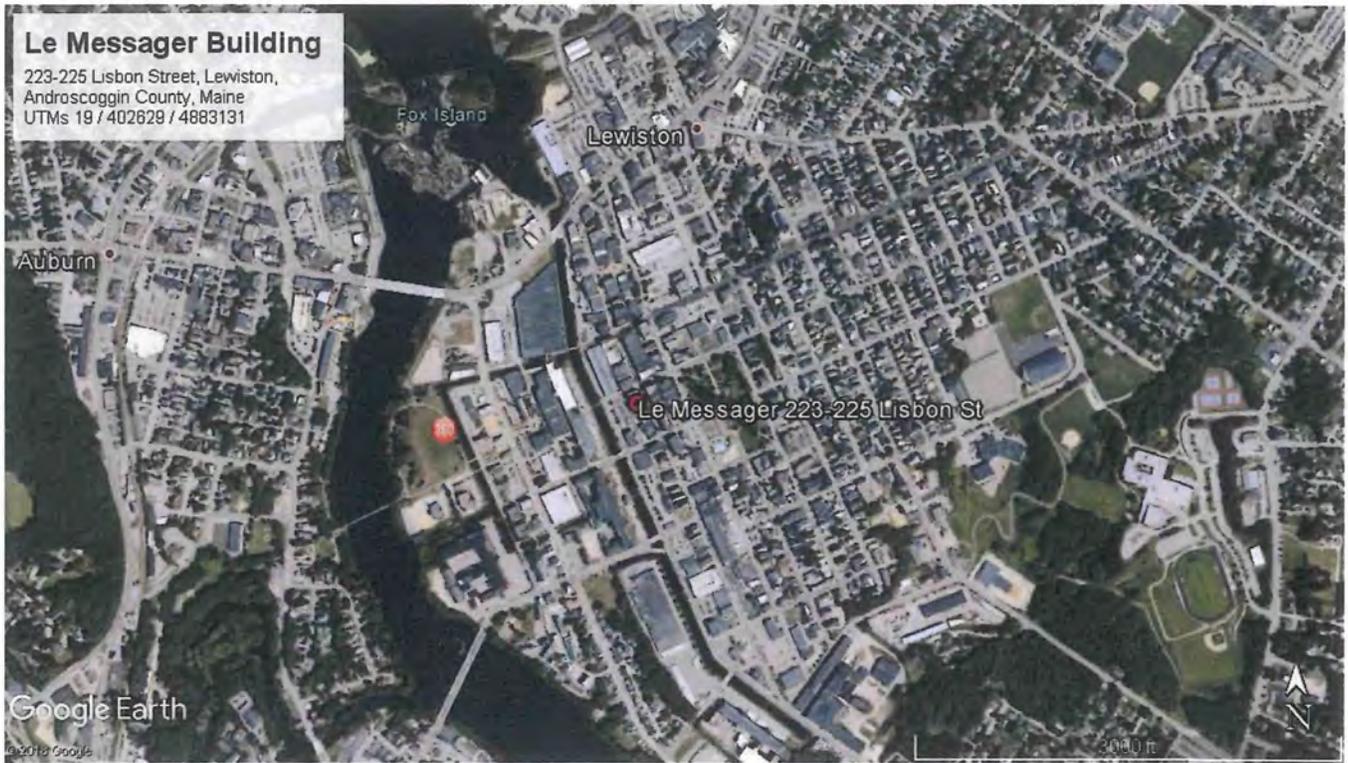


Portion of the USGS Topographic Map  
Lewiston Quadrangle  
7.5-Minute Series 2018

Le Messenger Building  
223-225 Lisbon Street  
Lewiston Androscoggin ME

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State



**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State



Portion of Tax Map 208  
Assessor's Office, City of Lewiston

Le Messenger Building  
223-225 Lisbon Street  
Lewiston Androscoggin ME

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

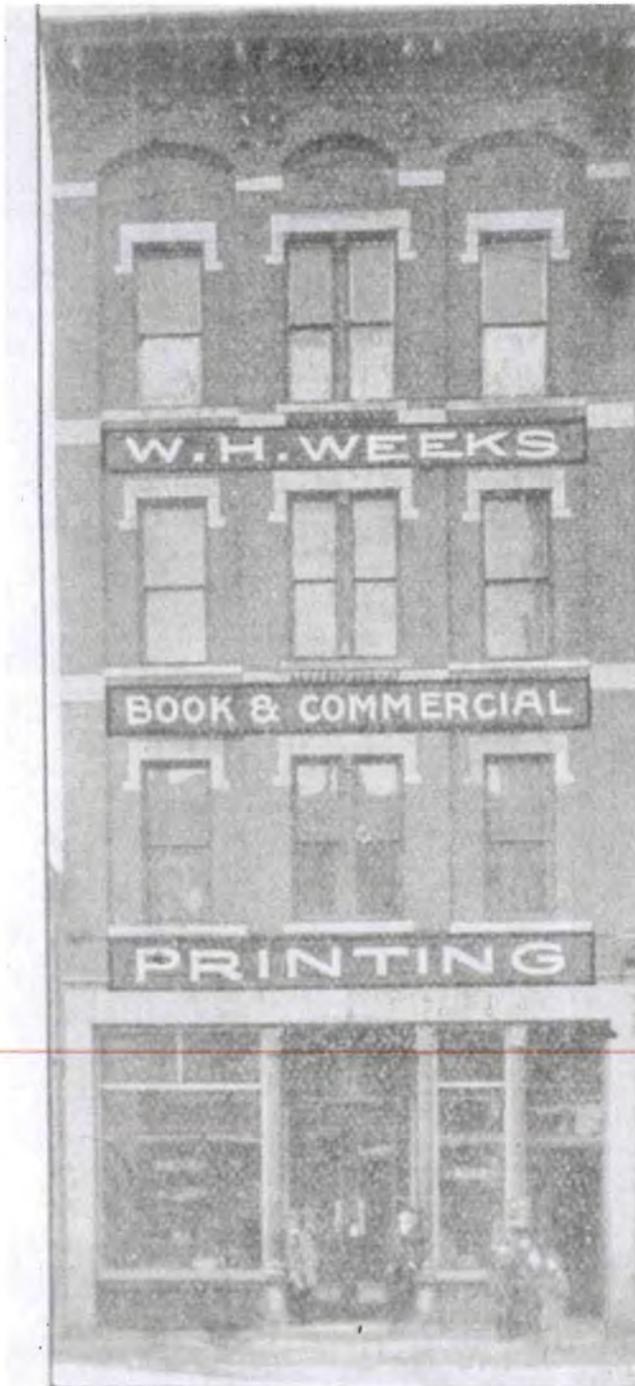


Figure 1 223-225 Lisbon Street in the early-20<sup>th</sup> century.

Source: Gabrielle Russell

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

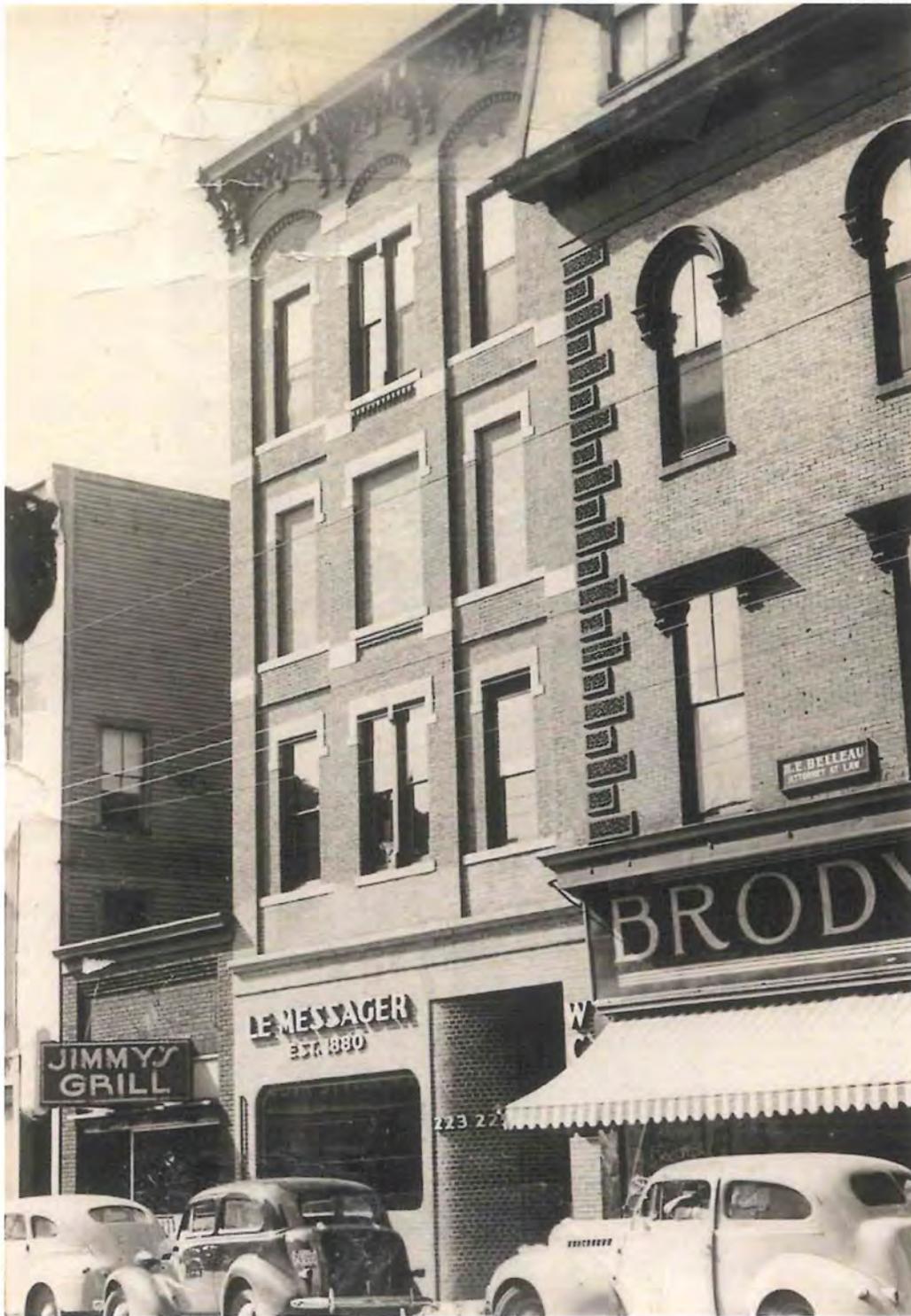
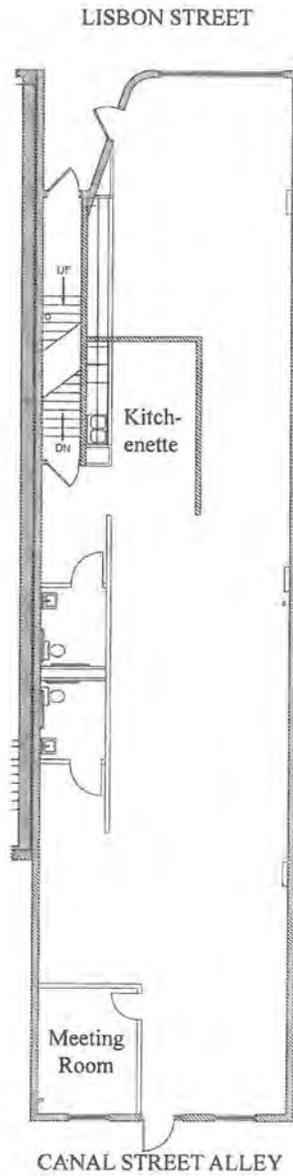


Figure 2 223-225 Lisbon Street ca. 1939-40

Source: City of Lewiston, Assessor's Department

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

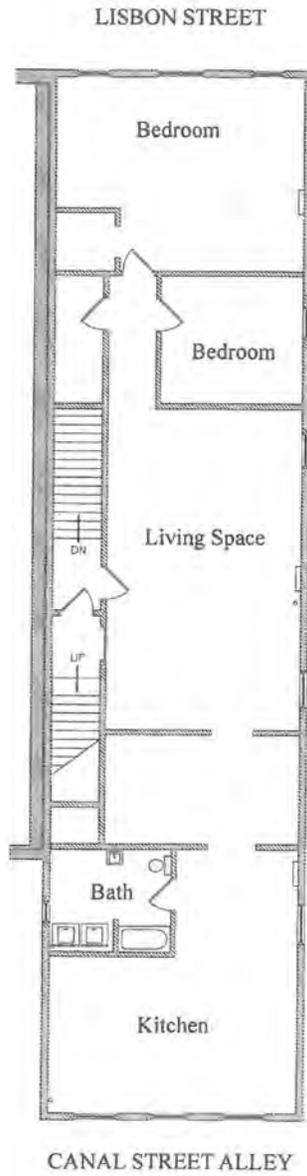


← Project  
North

**First Floor Plan**  
Le Messenger Building  
Not to Scale

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

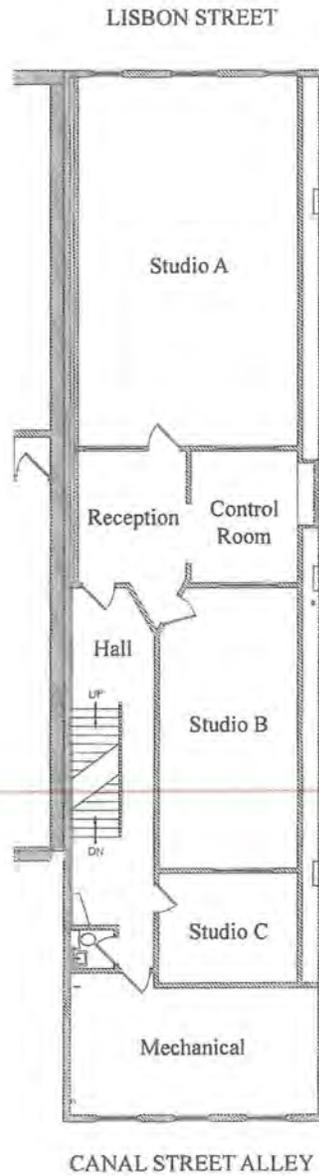


← Project  
North

**Second Floor Plan**  
Le Messenger Building  
Not to Scale

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State

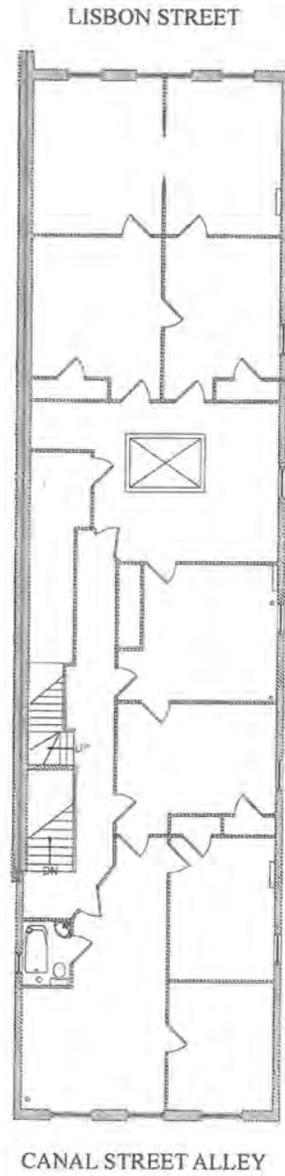


← Project North

**Third Floor Plan**  
Le Messenger Building  
Not to Scale

**Le Messenger**  
Name of Property

**Androscoggin, ME**  
County and State



← Project  
North

**Fourth Floor Plan**  
Le Messenger Building  
Not to Scale

# Le Messenger Newspaper Staff, 175 Lincoln Street, Lewiston, 1908



Item 79912 [zoom](#)

Purchase a reproduction of this item on [VintageMaineImages.com](http://VintageMaineImages.com).

## Description

---

Staff of Le Messenger, outside their first Lincoln St Office, Lewiston, 1908

Pictured here from, left to right in the front row are: Jean-Baptiste Couture (editor); P.S. Guilbault (foreman); Henri Carpentier; Omer Gauvin; Arthur Brunelle.

Pictured in the second row, from left to right are: F. X. Guay; Albert Bedard; Odule Laplante; Joseph Belanger; N. L. Gendreau; Mr. Runneau.

Pictured in the back row, from left to right are: Corine Gauthier (Dumais); Loretta Vachon; Blanche Verville (Sutton); Camille Lessard (Bissonnette).

Camille Lessard, the last on the right in the back row, would go on to write the book "Canuck", which was printed by Le Messenger. Le Messenger was the oldest and longest-running French newspaper in New England. It began printing in 1880 and ran through 1966. The later paper moved to a larger location at 223 Lisbon Street in Lewiston, where the outlines of the name "Le Messenger" can still be seen on the façade.

<https://www.mainememory.net/artifact/79912/enlarge>

**Item** 79912 [zoom](#)

**Purchase a reproduction** of this item on [VintageMaineImages.com](http://VintageMaineImages.com).

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---

Background on Camille Lessard Bissonnette, Franco-American suffragist.

Hello, I am contacting you and sharing information on Camille Lessard Bissonnette who wrote a column for the French language newspaper, *Le Messenger*, Lewiston, in favor of the vote for women as well as many other subjects. She was in a cross-border conversation about the vote with women in Quebec, Canada who were not in agreement with Camille.

She also wrote her immigration experience story in segments, which was published in *Le Messenger*. The columns were then compiled in her book titled, *Canuck*. The book was then translated for a course I taught for several years about the Franco-American women's experiences. I was editor of the translated volume.

More info on *Canuck and Other Stories*, now compiled in an anthology, can be seen at

<http://www.rhetapress.com>

=====  
**Also, see this article that speaks to the issue that Camille faced in arguing the vote in Maine, bilingually, biculturally and crossing borders as well:**

Women's page editors would often use their columns to debate men's arguments against suffrage, or to argue with other women who were less sympathetic towards the cause. Most suffrage supporters were not shy of public speaking, but expressing their views in print allowed them to reach a wider audience. This was especially true of Camille Lessard-Bissonnette, a columnist for *Le Messenger* of Maine. Lessard-Bissonnette is often overlooked as a suffrage supporter in the annals of both Canadian suffrage and Canadian women of the press, perhaps because she spent part of her life writing for the Quebec diaspora in the United States. But in those days the debate across borders was fluid, and Lessard-Bissonnette engaged with other French-Canadians as well as with Franco-Americans (Shideler 74). She offered scathing observations about the hypocritical nature of saying that women should not get involved with politics or voting because it would soil their superior virtue (Shideler 70). On February 4th, 1910 she wrote in the *Le Messenger*:

"You say, sirs, that it is the woman who lights up your home. You compare her to a ray of sunshine. You exclaim that women must not be dragged into the mud of politics. But sirs, when a ray of sunshine falls on the mud does it dirty itself, or does it dry up and purify the mud?" 3

It was not only men that suffrage writers had to contend with. To see the deep divisions within Canada on the issue of suffrage you need look no further than the fact that the National Council of Women did not declare its support for the cause until 1910. Even within the Canadian Women's Press Club, consensus could not be reached. Despite being a founding member of the CWPC, Anne-

Marie Gleason-Huguenin (pen name Madeleine) of *La Patrie* did not support the women's vote. While Lessard-Bissonnette was less harsh in disagreeing with Madeleine than with men, she stood firm in her conviction that women must support their suffragette "sisters," even if they did not agree with them (Shilderer 74). She bitterly rebuked women who, as Janet Shilderer writes, "maliciously characterize, generalize, and verbally assault their sisters engaged in the fight on behalf of all women" (75). Her frustration was warranted: Quebec chose not to give women the vote till April, 1940, decades after most other provinces.

by Megan Cécile Radford

<https://www.friends.ca/DCA/2011/MeganCecileRadford>

=====

**Biography:** *Camille Lessard-Bissonnette: The Quiet Evolution of French-Canadian Immigrants in New England*

Bio by Janet L. Shideler

<http://www.amazon.com/Camille-Lessard-Bissonnette-French-Canadian-Francophone-Literatures/dp/0820428337>



## CITY OF LEWISTON

### Department of Planning & Code Enforcement

#### Lewiston Comprehensive Plan Implementation Project Comprehensive Design Standards Proposed Scope of Work

1. Purpose - The project, as recommended in the Comprehensive Plan and Riverfront Island Master Plan, will update and/or create new design standards that will result in predictable, reliable, attractive, and high quality development in Lewiston. The current design regulations are close to 30 years old and are primarily optional, not required. This leaves implementing good design during the development review process as, at best, a negotiated process. Updated standards can be adopted and applied to ensure projects reach a high level of quality while not significantly impacting construction costs. Standards can also assist in reinforcing and protecting land use patterns and character.
2. The Update of Lewiston's Design Standards will include:
  - a. All design related sections of the Zoning and Land Use Ordinance
  - b. The Site Plan Review and Design Guidelines
  - c. The Lewiston Historic Preservation Design Manual
  - d. Possible creation of design or character districts
3. Project Description - The Comprehensive Design Standards Project will include:
  - a. A selection/project committee that includes representation from:
    - City Council
    - Planning Board
    - Historic Preservation Review Board
    - Finance Committee
    - Business and Development Community
    - Interested Citizen representation
  - b. Staff creates scope of work, RFP
  - c. RFP released, consultant selected
  - d. Consultant Process and Deliverables
    - Evaluation of current regulations, other community's design standards
    - Develop new standards and criteria for each design component
    - Create alternatives and draft plan(s)
    - Public meetings and approval process

4. Approval Process
  - a. Design Standard Committee meets on a regular basis
  - b. Finance Committee endorses project and consultant selection
  - c. City Council, Planning Board and Historic Preservation Review Board get updates as work progresses
  - d. Planning Board and Historic Preservation Review Board make recommendations to City Council (Public Hearing)
  - e. City Council makes final decision (Public Hearing)
  - f. Implement new Design Standards and Districts
  
5. Timeline of approximately 12 months
  - a. Project Development (Scope of Work, RFP)- 1 month
  - b. Consultant Selection- (RFP released, selection of top proposals, interviews, consultant selection, execute contract)- 2 months
  - c. Project development- 8 months
  - d. Project approval- 2 months
  - e. Project Implementation- Upon approval



TRANSFORMATION IN LEWISTON CONTINUES! On November 7th, Maine Preservation announced winners of the 2018 Honor Awards, celebrating outstanding examples of historic preservation and revitalization statewide and recognizing the owners, professionals, preservationists and partners who make them possible. The award-winning Lewiston Osgood Building project saved and revitalized a prized landmark on Lisbon Street and added tremendous energy to Lewiston's ongoing renaissance.

The building is a four-story, white brick building that rises above Lisbon Street. Designed by J. Coburn and Sons, a local architecture firm, the Osgood Building was commissioned by Jeweler H. A. Osgood and clad with white English glazed bricks; no other examples of this construction material are known in Maine. Initially the offices of law firm Berman and Simmons occupied the second floor, but as the firm expanded it eventually purchased the entire building. The Osgood Building has now served as firm headquarters for over 100 years.

Working closely with SMRT Architects, P&G Masonry, Warren Construction Group and tax credit consultants Epsilon Associates, Inc. the Osgood Building was restored in a sensitive manner using the effective Maine Small Project Rehabilitation Tax Program.

<https://www.maine Preservation.org/.../osgood-building-lewiston>



MAINEPRESERVATION.ORG

### **Osgood Building, Lewiston**

If you've been to downtown Lewiston lately you have seen the amazing...

**HISTORIC PRESERVATION REVIEW  
BOARD - MEMBER LISTING  
VOTING MEMBERS**

Douglas I Hodgkin  
9 Sutton Place  
Lewiston ME 04240  
Home: 782-3072

**Email: [dhodgkin@bates.edu](mailto:dhodgkin@bates.edu)**

Term Expires: 1/7/2020

Kevin Morin  
46 Lisbon Street  
Lewiston, ME 04240  
Telephone: 917-287-3486  
Email: [niromnivek@gmail.com](mailto:niromnivek@gmail.com)  
Term Expires: 1/5/2021

William F. Clifford, Jr. - Chairman  
4 Benson Street  
Lewiston ME 04240  
Home: 782-8052

**Email: [wclifford1929@gmail.com](mailto:wclifford1929@gmail.com)**

Term Expires: 1/8/2019

Rick Morris – Vice Chairman  
382 College Street  
Lewiston, Maine 04240  
Home: 782-8224  
Email: [RMORRIS@planetmail.com](mailto:RMORRIS@planetmail.com)  
Term Expires: 1/7/2020

Mark D. Lee  
Harriman Associates  
One Auburn Business Park  
Auburn ME 04210  
Home Address:  
18 Pond Road  
Lewiston ME 04240  
Work: 784-5100  
Home: 784-5162

**Email: [mlee@harriman.com](mailto:mlee@harriman.com)**

Term Expires: 1/8/2019

Gerard Raymond  
16 Newman Street  
Lewiston, ME 04240  
Telephone: 207-782-7095  
Email: [gerardraymond61@gmail.com](mailto:gerardraymond61@gmail.com)  
Term Expires: 1/5/2021

Steve Dayton  
131 Rideout Avenue  
Lewiston, ME 04240  
Telephone: 207-713-1245  
Email: [slashdayton@gmail.com](mailto:slashdayton@gmail.com)  
Term Expires: 1/8/2019

**ASSOCIATE MEMBERS- None**

Vacant

Vacant