

CITY OF LEWISTON HISTORIC PRESERVATION REVIEW BOARD

Thursday, February 7, 2019 – 3:00 P.M.
Administrative Conference Room – First Floor
Lewiston City Building

AGENDA

3:00 P.M.

I. Roll Call

II. New Business

- a) Cowbell Grill & Tap – Certificate of Appropriateness for signage at 49 Lisbon Street
- b) THC 207- Certificate of Appropriateness for signage at 25 Lisbon Street
- c) Le Messenger Building – Certificate of Appropriateness for interior and exterior renovations at 223-225 Lisbon Street

III. Other Business

- a) 2019 CLG Grant Application Discussion
- b) May Annual Awards Discussion

IV. Minutes: Approval of Draft Meeting Minutes dated January 3, 2019

V. Adjourn



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Historic Preservation Review Board

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

DATE: January 24, 2019

RE: Request for Certificate of Appropriateness (Signage)

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 Markakis TELEPHONE 617-240-7288

ADDRESS: _____

ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS SOUGHT: _____

RIGHT, TITLE OR INTEREST IN PROPERTY owner of restaurant, Attached
is 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: We changed an existing sign on the outside of Cowbell Grill & Tap, changed "Sidecar" sign to now "Sidebar" sign

5. N/A 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.

Alex Markakis
SIGNATURE OF APPLICANT

1/29/19
DATE

.....
FOR OFFICE USE ONLY

APPLICATION DATE

Doug Greene, City Planner
Deputy Director of Planning & Code
(207) 513-3000, Ext. 3223
dgreene@lewistonmaine.gov

To: City of Lewiston Historic Preservation Review Board

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

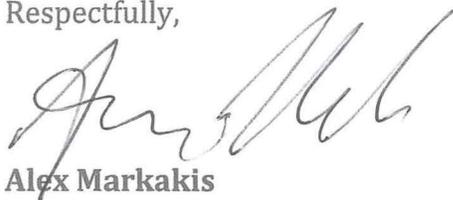
Subject: Cowbell Grill & Tap Sign Approval

Dear Members of the Board:

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.

We have changed the face of an existing sign which read "Sidecar" when it was previously Fuel. We have changed it to "Sidebar" with our company logo. The color stayed the same, black, but we have added compliments of red to fit our theme. 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 "Sidebar", 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. There is no additional lighting to the sign other than what was previously there.

Respectfully,

A handwritten signature in black ink, appearing to read 'Alex Markakis', written in a cursive style.

Alex Markakis

Owner

Cowbell Grill & Tap

COMMERCIAL LEASE INSTRUMENT

1. PARTIES

By and between L&L, a Maine LLC, and the other parties to the terms of the Lease of Main Street with a building subject of 40 Union Street, Lewiston, ME, 04240 (LANDLORD) hereby lease to the Tenant (TENANT), with a mailing address of 15 Shoreland Drive, Old Orchard Beach, ME, 04056 (TENANT), and the TENANT hereby leases from LANDLORD the following described premises:

2. PREMISES

The Premises are located in a building of approximately 2,000 square feet. The leased premises are located at 40 Union Street, Unit 91, which is the parcel location of the restaurant known as "DASH". TENANT shall be afforded the right to use, in conjunction with its existing business, the highest level of floor 91, as defined to be required floor and plans, necessary to service its restaurant operations (i.e., food storage, and other needs, at its own cost, under license or other contract for the purpose). Together with the Premises and the building, TENANT shall have the right to use, in connection with their existing business, the hallways, stairways, and elevators, necessary for access to said leased premises and interiors, subject to the intent that LANDLORD may close, TENANT shall be afforded use of the sidewalk space in front of the premises along Union Street, for outside seating and other permitted activities, subject to all local, municipal laws and ordinances. The leased premises are located in "A-1" residential zoning if specifically set forth in the zoning of the Lease. TENANT acknowledges that as 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 that TENANT has conducted its own due diligence regarding with respect to the leased premises and is satisfied with the same method.

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 (or to the Commencement Date, provided, however, that as to 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 Period	Annual Base Rent	Monthly Rent
1	\$40,000.00	\$3,333.33
2	\$45,000.00	\$3,750.00
3	\$50,000.00	\$4,166.67

The monthly rent shall be payable in advance in equal monthly installments on the first day of each month under the terms of this Lease without deduction or set-off, and shall be provided for payment of a constant amount of the beginning of each of said term, all payments to be made in

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

File No. 20182474DC Pages 2
Fee Paid \$ 175
DCN 2183063600013 DLLC
FILED
11/01/2018

Judith K. [Signature]
Deputy Secretary of State

A True Copy When Attested By Signature

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 150b.)

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 10/27/10



(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.

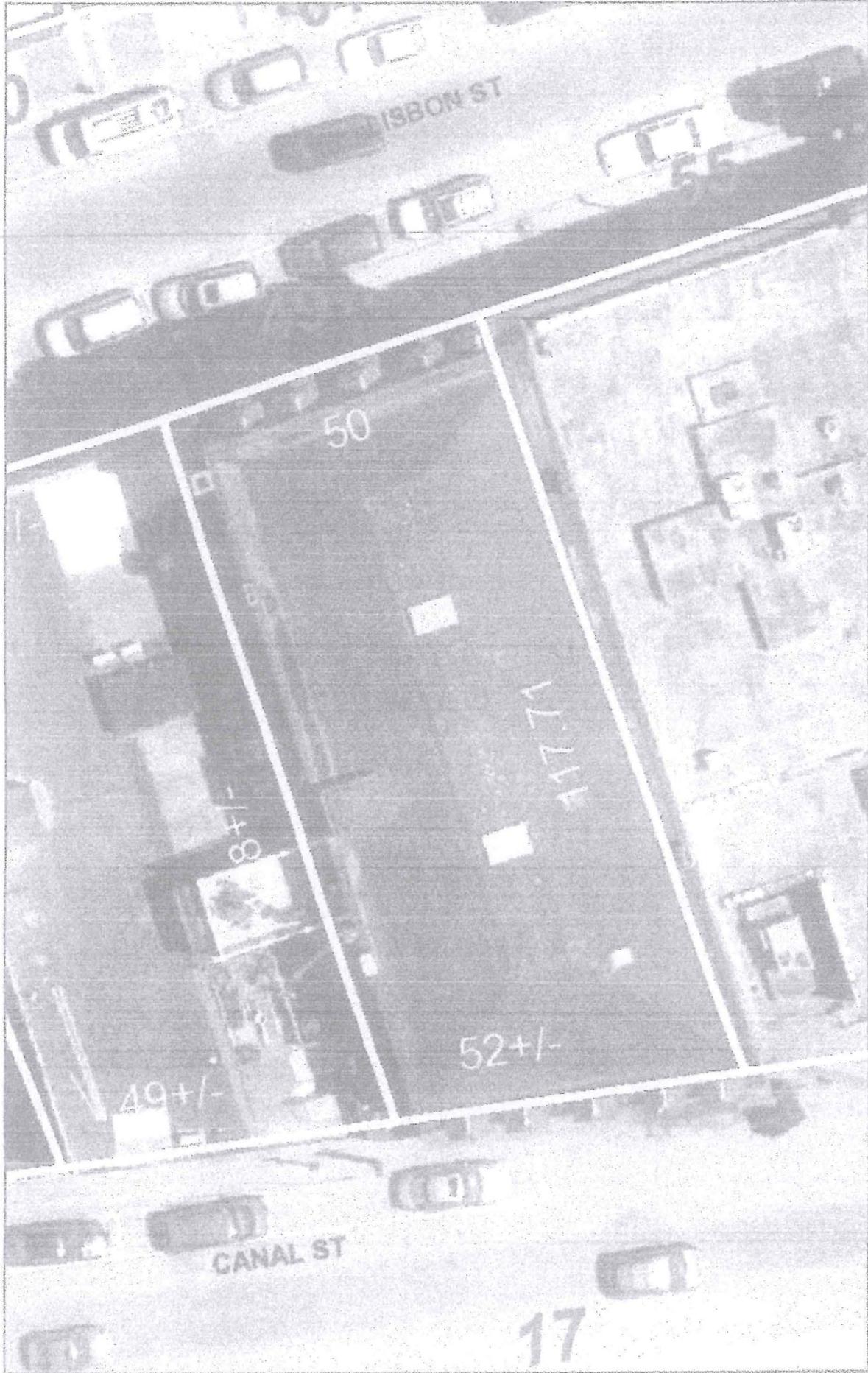
Submit completed form to:

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

Email Inquiries: CEC.Corporations@Maine.gov



49 Lisbon Street



November 28, 2018

LewistonGIS.DBO.LEW_parcel_sub_layerwithdata_w

City Limits

sde.DBO.LEW_parcel_lines

Module Manager Tool

1:240



Lewiston, Maine
City of Lewiston, Maine, Maine Geospatially, Woodbert Inc.

City of Lewiston

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.

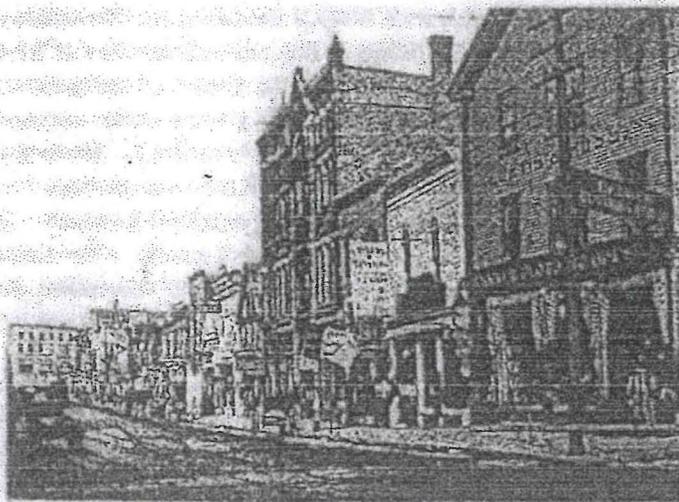


Fig. 186

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.

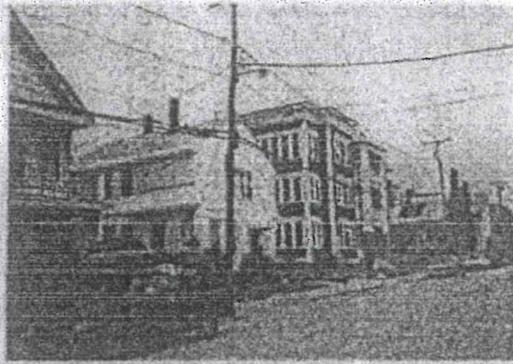


Fig. 187



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.

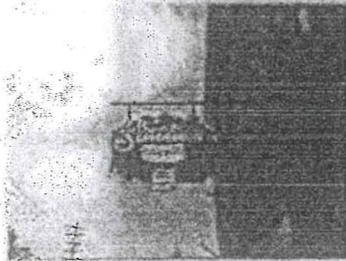


Fig. 192



Fig. 193

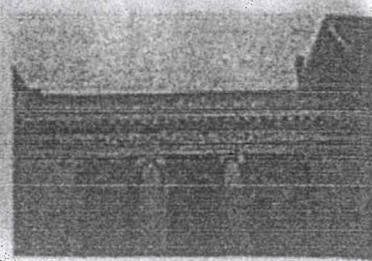


Fig. 194

→ **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

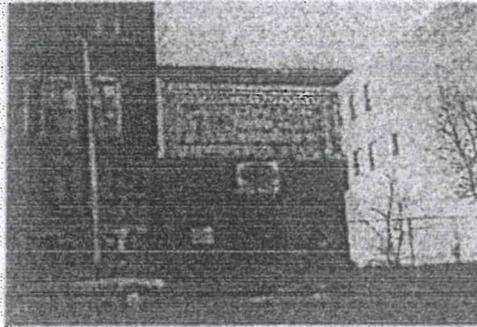


Fig. 210



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
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. NAME OF APPLICANT: Chad Hall TELEPHONE 207-402-1144

ADDRESS: 100 North River Rd Auburn ME 04210

ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS SOUGHT:

25 Lisbey St Lewiston ME 04240

RIGHT, TITLE OR INTEREST IN PROPERTY I included copies of deeds for each
mem Sam

2. NAME OF OWNER (IF DIFFERENT) Tina Lockpelle TELEPHONE 254-3532

ADDRESS: P.O. Box #26 Litchfield ME 04350

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

4. PLEASE GIVE A BRIEF DESCRIPTION OF THE WORK FOR WHICH THE CERTIFICATE OF APPROPRIATENESS IS REQUIRED: Sign

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

N/A

6. PLEASE ATTACH PHOTOGRAPHS OF THE BUILDING AND OF ADJACENT BUILDINGS.

Photos of Sign attached

7. PLEASE INCLUDE A SITE PLAN SHOWING THE STRUCTURE IN CONTEXT AND INDICATING IMPROVEMENTS AFFECTING APPEARANCE, SUCH AS WALLS, WALKS, TERRACES, ACCESSORY BUILDINGS, SIGNS AND OTHER ELEMENTS.

N/A

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.

Chad Hall

1-28-19

SIGNATURE OF APPLICANT

DATE

Chad

1/31/19

FOR OFFICE USE ONLY

APPLICATION DATE

Douglas Greene

Deputy Director of Planning & Code

(207) 513-3000, Ext. 3222

dgreene@lewistonmaine.gov

Chad,
We'll need 12 complete
application by noon on
Wednesday, January 31st.

The Historic Preservation

1-28-19

Chad Hall
25 Lisbon St
Lewiston, ME 04240

This is a request for approval of a certificate of Appropriation for a hanging sign as shown in the picture I provided. It passes all the criteria standards set forth to the best of my knowledge.

Sign Criteria

- Placement – the sign is placed as it was previously which I received approval for in the past.
- TEXT- Our sign includes the logos for my business and I used simple text and font.
- COLOR- simple black on white color scheme
- MATERIALS – It's the exact same sign we used previously made of hard plastic
- LIGHTING – no lighting changes same as before

SIGNATURE

Chad Hall

Commercial Lease

BY THIS AGREEMENT made and entered into on November 1, 2018 between Lachapelle Apartments Inc., herein referred to as **Lessor**, and ^{Affiliates} Midnight Boutique LLC., herein referred to as **Lessee**. Lessee leases the premises situated at 25 Lisbon Street, in the City of Lewiston, County of Androscoggin, State of Maine, and more particularly described as follows: unit number one on the first floor, for a term of 1 years. The lease shall end on October 30, 2019 at 12:00 p.m., subject to the satisfaction of all the conditions precedent to the Lessee's obligations hereunder as stated in this lease.

Rent. Lessee agrees to pay, without demand, to Lessor as rent for the demised premises, the sum of one thousand fifty dollars (\$1,050.00) per month, in advance, on the 1st day of each calendar month beginning November 1, 2018. Payments not received by the 10th will incur a 5% late fee of the total monthly amount. Payments will be made out to Lachapelle Apartments Inc., as managers, and mailed to 1635 Lewiston Road, Litchfield, ME 04350. Lessees have the option to renew the lease annually.

Security Deposit. Lessor to continue to hold a sum of seven hundred Dollars (\$1,000.00) of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by Lessee of the provisions hereof.

Utilities/Maintenance/Repairs.

The Lessor is responsible for the following items and expenses:

- Heat
- Water

Common Areas and Shared Facilities. Lessee shall have no responsibility to maintain common areas of the building, including without limitation, entrances, lobby and corridors, all of which shall be maintained by the Lessor at its sole cost.

Quiet Enjoyment. Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed

term.

Use of Premises. The demised premises shall be used and occupied by Lessees and shall be used as retail shop only.

Condition of Premises. Lessee stipulates that Lessee has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order and repair, and in a safe, clean, and tenantable condition. See other terms and conditions.

Assignment and Subletting. Subletting will be allowed to 207THC, LLC only.

Alterations and Improvements. Tenants shall do no alterations or improvements without written permission.

Dangerous Material. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous by any responsible insurance company.

Insurance. Lessee shall carry liability insurance for the term of the lease.

Right of Inspection. Lessor and its agents shall have the right, at all reasonable times during the term of this lease and any renewal thereof.

Default. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons there from. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 30 days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to affect such correction within a reasonable time.

Abandonment. If at any time during the term of this lease Lessee abandons the demised premises or

any part thereof, Lessor may, at his option, enter the demised premises by any means, without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or any payment of any kind whatsoever, and may, at his discretion, as agent for Lessee, release the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such releasing, and, at Lessors option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such releasing.

Subrogation.

1: Lessor. The Lessor hereby releases the Lessee from any and all liability for any loss or damage to the building of which the premises are a part, caused by fire or any of the extended coverage casualties, even if such fire or other casualty shall be brought about by the fault or negligence of the Lessee or any persons claiming under it, provided, however, that this release shall be in full force and effect only with respect to loss or damage occurring during such time as the Lessor's policies of fire and extended coverage insurance shall contain a clause to the effect that this release shall not affect such policies or the right of the Lessor to recover thereunder.

2: Lessee. The Lessee hereby releases the Lessor from any and all liability for any loss or damage to its property in and about the premises.

By signing the lease lessee's acknowledge working smoke and carbon monoxide detectors in the unit.

Lachapelle Apartments Inc.

Affiliates
Lessee's ~~Midnight~~ Boutique LLC.

By: 
Tim Lachapelle, Member

By: 
By: Chad Hall Member

AFTER HOURS
HEAD SHOP
**247
THC**
25 Lisbon Street

seedless
Premium Brans
SALE
CLASSIC
RAW

OPEN



1

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

1. NAME OF APPLICANT: Gabrielle Russell, Le Messenger LLC TELEPHONE: 207-240-6403

ADDRESS: PO Box 3814, Auburn Maine 04212-3814

ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS SOUGHT:
223 Lisbon Street, Lewiston

RIGHT, TITLE OR INTEREST IN PROPERTY: Please see attached

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

ADDRESS: _____

3. WHAT IS THE PRESENT USE OF THE PROPERTY?

Currently, there is a business on the 1st floor, (1) residential unit on the 2nd Floor, 3rd and 4th floors are vacant and have been since the late 90's.

4. PLEASE GIVE A BRIEF DESCRIPTION OF THE WORK FOR WHICH THE CERTIFICATE OF APPROPRIATENESS IS REQUIRED:

Exterior work including new windows and doors, (1) new skylight, masonry repointing & cleaning, and signage. This work has been approved by the National Park Service.

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

12/27/18
DATE

.....
FOR OFFICE USE ONLY

APPLICATION DATE

Doug Greene, City Planner
Deputy Director of Planning & Code
(207) 513-3000, Ext. 3223
dgreene@lewistonmaine.gov

WARRANTY DEED

CRAIG G. ROUSSEAU, of Lewiston, County of Androscoggin and State of Maine, for consideration paid, grants to **RUMOR PROPERTIES LLC**, a Maine limited liability company with its principal place of business in Lewiston, County of Androscoggin and State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with the buildings and improvements thereon, situated in Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at the line of the Savings Bank Block, so-called, on the westerly side of Lisbon Street; thence southerly twenty-five (25) feet; thence westerly one hundred (100) feet on line of land now or formerly of A.W. Sturgis; thence northerly on Canal Alley twenty-five (25) feet; thence easterly one hundred (100) feet to the point of beginning.

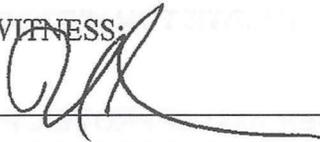
Being the same premises conveyed to Craig G. Rousseau by deed of Normand R. Rousseau dated April 22, 2004 and to be recorded in the Androscoggin County Registry of Deeds in Book 5877, Page 232.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

This transfer is a conveyance for value and grantor acknowledges receipt of adequate and full consideration for the transfer.

WITNESS my hand and seal this 19th day of November, 2010.

WITNESS:

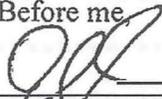



_____ **CRAIG G. ROUSSEAU**

STATE OF MAINE
ANDROSCOGGIN, SS

November 19, 2010

Personally appeared the above-named Craig G. Rousseau and acknowledged the foregoing instrument to be his free act and deed. Before me


_____ **Notary Public/Attorney at Law**
Print name: Paul R. Gosselin

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

MAINE REAL ESTATE
TRANSFER TAX PAID

ASSIGNMENT OF MEMBERSHIP INTEREST

KEVIN MORISSETTE ("Assignor"), as the owner and holder of a Fifty Percent (50%) Membership Interest (the "Membership Interest," as hereafter defined) in and to Rumor Properties, LLC, a Maine limited liability company (the "Company"), for good and valuable consideration, does hereby assign, transfer, set over and convey to **GABRIELLE RUSSELL** ("Assignee"), of Lewiston, Maine, Assignor's entire Membership Interest in the Company, effective as of December 21, 2015.

For purposes hereof, the term "Membership Interest" means interest as a member in the Company, including but not limited to, (i) all the profits, losses, items in the nature of income, gain, credit, expense or loss, and the surplus and/or distributions allocable to the Assignor in respect of such interest; (ii) Assignor's rights, powers and benefits as a member of the Company in respect of such interest, including, without limitation, those set forth in the Operating Agreement dated September 28, 2010; and (iii) any other right, title and interest attributable to the Assignor under any other agreement relating to the Company, the Limited Liability Act of the State of Maine, or any other applicable law in respect of such interest.

Assignor warrants that he is the lawful owner of the Membership Interest, free and clear of all liens, pledges, or encumbrances.

IN WITNESS WHEREOF, the Assignor has executed this Assignment of Membership Interest on this 21st day of December, 2015.



Witness

ASSIGNOR:


Kevin Morissette

ACCEPTANCE OF ASSIGNMENT

Effective as of the effective date of the foregoing assignment, the Assignee hereby: (i) accepts the assignment set forth above; (ii) agrees to his substitution for Assignor as member of the Company in respect of the Membership Interest conveyed in such assignment; and (iii) assumes all of the duties, responsibilities and rights, and agrees to perform and discharge all of the obligations of the Assignor with respect to the Membership Interest hereby assigned.

IN WITNESS WHEREOF, the Assignee has executed this Acceptance of Assignment on this 21st day of December, 2015, effective as of December 21, 2015.



Witness

ASSIGNEE:


Gabrielle Russell

LIMITED LIABILITY COMPANY

STATE OF MAINE

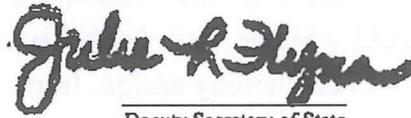
CERTIFICATE OF AMENDMENT
(for a Maine LLC)

RUMOR PROPERTIES LLC

(Name of Limited Liability Company)

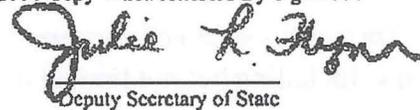
Fi

File No. 20110827DC Pages 3
Fee Paid \$ 50
DCN 2153573600024 LNME
-----FILED-----
12/23/2015



Deputy Secretary of State

A True Copy When Attested By Signature



Deputy Secretary of State

Pursuant to 31 MRSA §1532, the undersigned limited liability company executes and delivers for filing this certificate of amendment:

FIRST: The name of the limited liability company has been changed to (if no change, so indicate)

Le Messenger 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: The date of filing of the initial certificate of formation: September 9, 2010
(date)

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 limited liability company (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: Complete only if there is a change to the registered agent information.

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

Commercial Registered Agent CRA Public Number: P10202

Michael S. Malloy
(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)

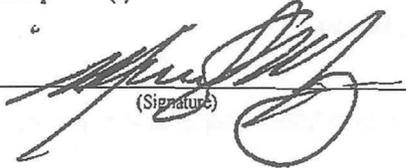
(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §§105.2 or 108.3, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other changes this certificate of amendment makes to the certificate of formation as most recently amended or restated are set forth in Exhibit ____ attached and made a part hereof.

**Authorized person(s)

Dated December 21, 2015



(Signature)

Michael S. Malloy, Registered Agent

(Type or print name and capacity)

(Signature)

(Type or print name and capacity)

***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)**

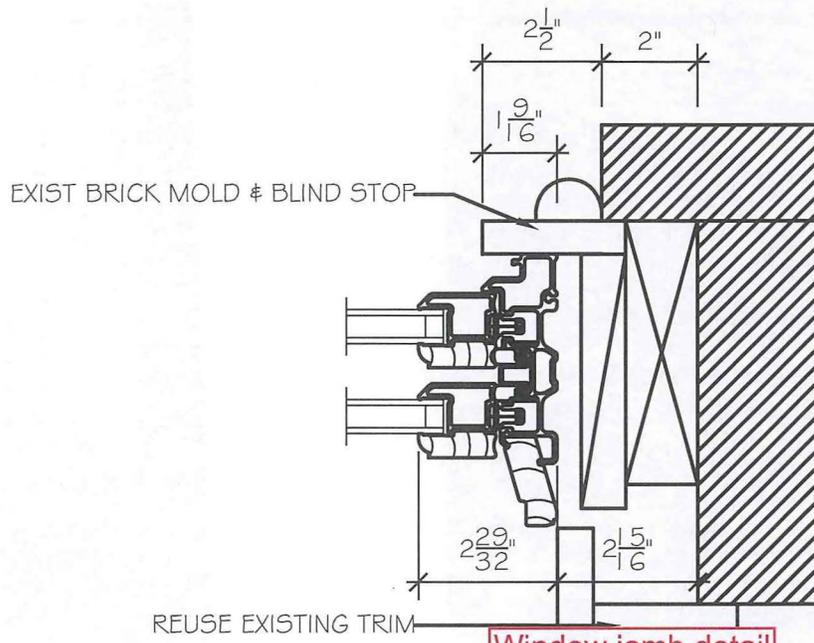
****Pursuant to 31 MRSA §1676.1, this Certificate of Amendment MUST be signed by a person authorized by the limited liability company.**

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

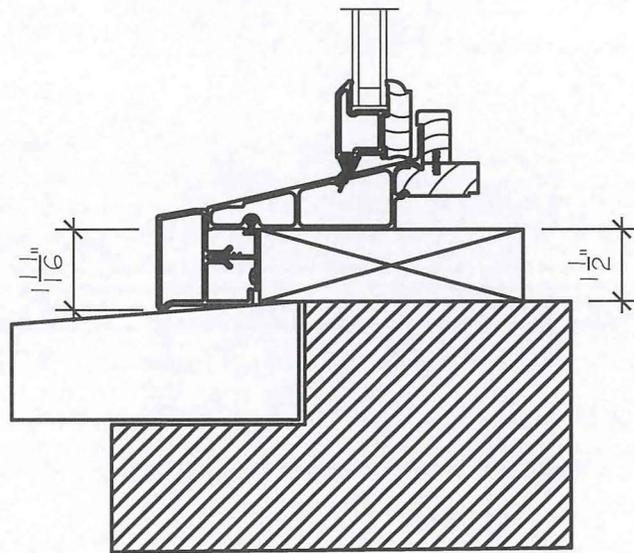
Please remit your payment made payable to the Maine Secretary of State.

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**

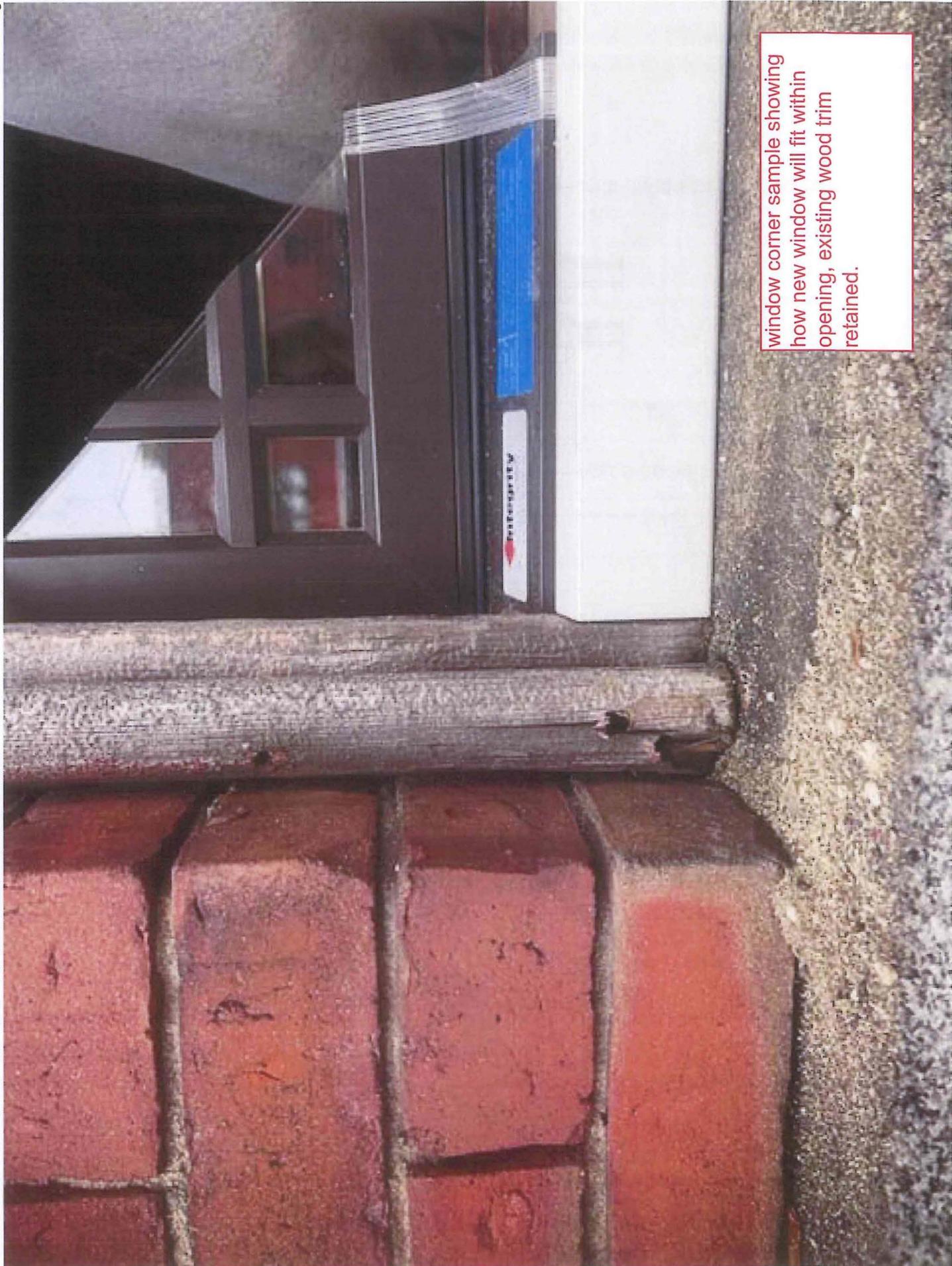
Marvin window installation details



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



window corner sample showing how new window will fit within opening, existing wood trim retained.

2. Fill in Purchase Order # in field above
3. Please sign below to the acceptance of the quote
4. Return Signed Quote back to VELLUX America LLC
 Email: commercialteam@vellux.com
 Fax # 864-941-4873

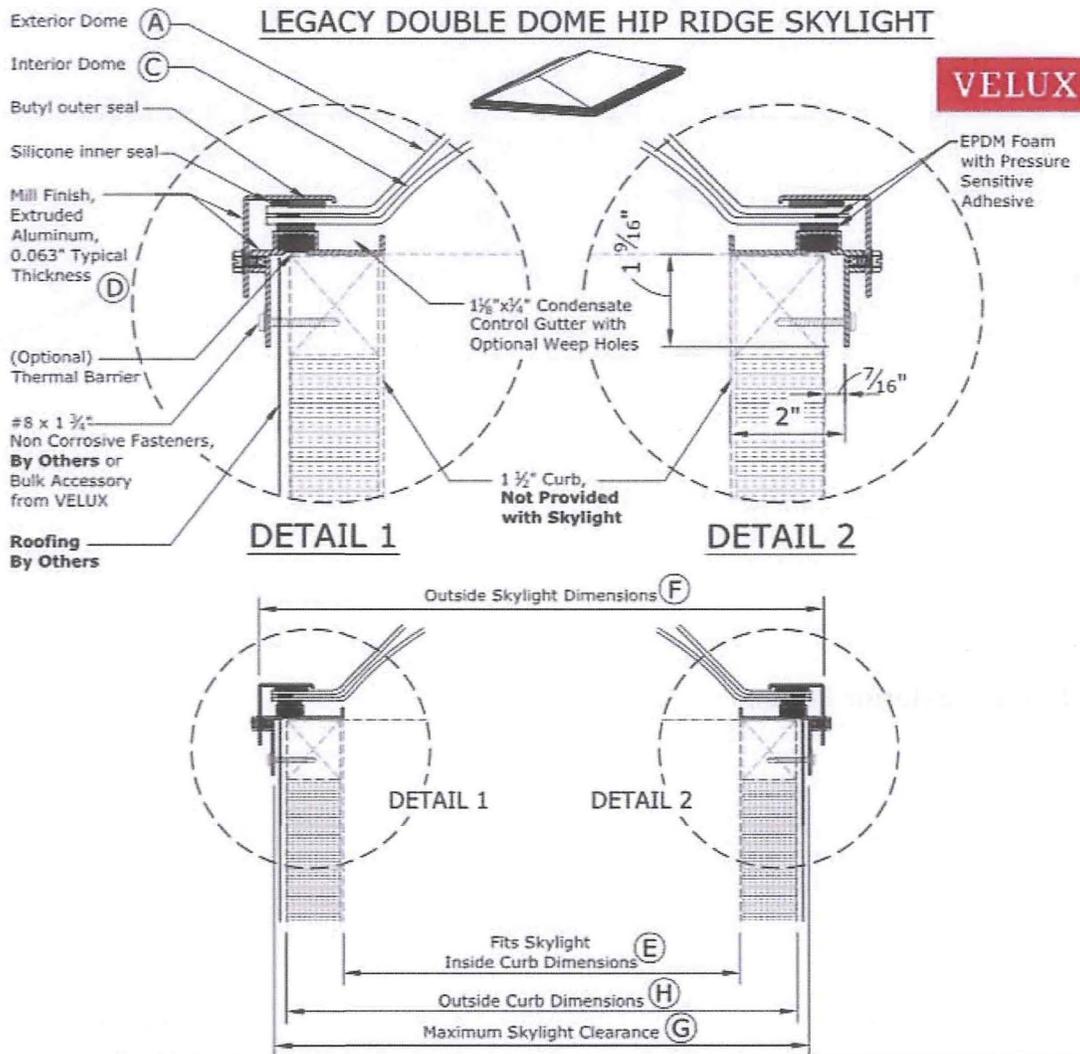
- requirements when the order is placed with VELLUX
- Changes in Quantities, Sizes or Delivering location address will result in changes in this quote price
- A\$75 Surcharge will be added to all Residential Deliveries and Construction Sites with no loading dock or forklift
- VELLUX reserves the right to pass on any accessorial charges that may have occurred due to delivery
- Applicable Sales Tax to be added if required
- **Actual Sales Tax amount will be refigured and confirmed once the order is processed and will be stated on the Order Confirmation

* Manufacturing Lead Time/Est. Lead Time are from order date. The number of days listed are subject to change. At order confirmation, the number of estimated days will be re-stated based on the information available at that time.

Upon our receipt of this signed confirmation, production for the above listed products will be scheduled. Confirmed orders are non-cancelable, non-refundable, and non-returnable. Your signature is a confirmation that all the details of the product are to your specifications listed on this quote.

Signature _____
 (Dealer Representative – signature required)

I also acknowledge that the units listed are not OSHA tested and approved.



Skylight Details & Measurements

- Ⓐ Exterior Dome
- Ⓒ Interior Dome
- Ⓓ Frame Finish
- Ⓔ Inside Curb Dimensions 81 in. x 105 in.
- Ⓕ Outside Skylight Dimensions 85.75 in. x 109.75 in.
- Ⓖ Maximum Skylight Clearance 85 in. x 109 in.
- Ⓗ Outside Curb Dimensions 84 in. x 108 in.
- Ⓘ Roof Pitch 0-60 Degrees

Quote # VJF-B4RPL9 Rev 1
 Job Name RICH EXT
 Line# on cover 1
 Material # CK2_810010500_0A1A1M

Skylight Testing & Certification

None

Skylight installation details

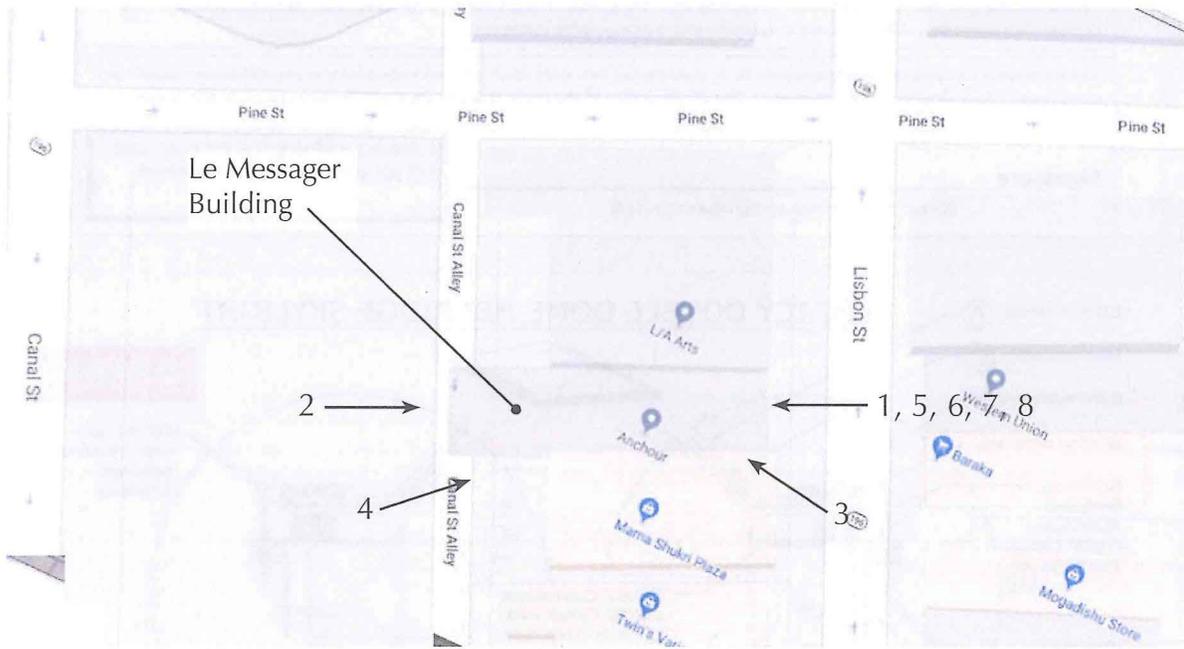


Photo Key 1 -- Exterior Photos



Photo Key
 Exterior Photos
 Le Messenger Building
 223-225 Lisbon Street
 Lewiston
 Androscoggin County ME
 Not to Scale

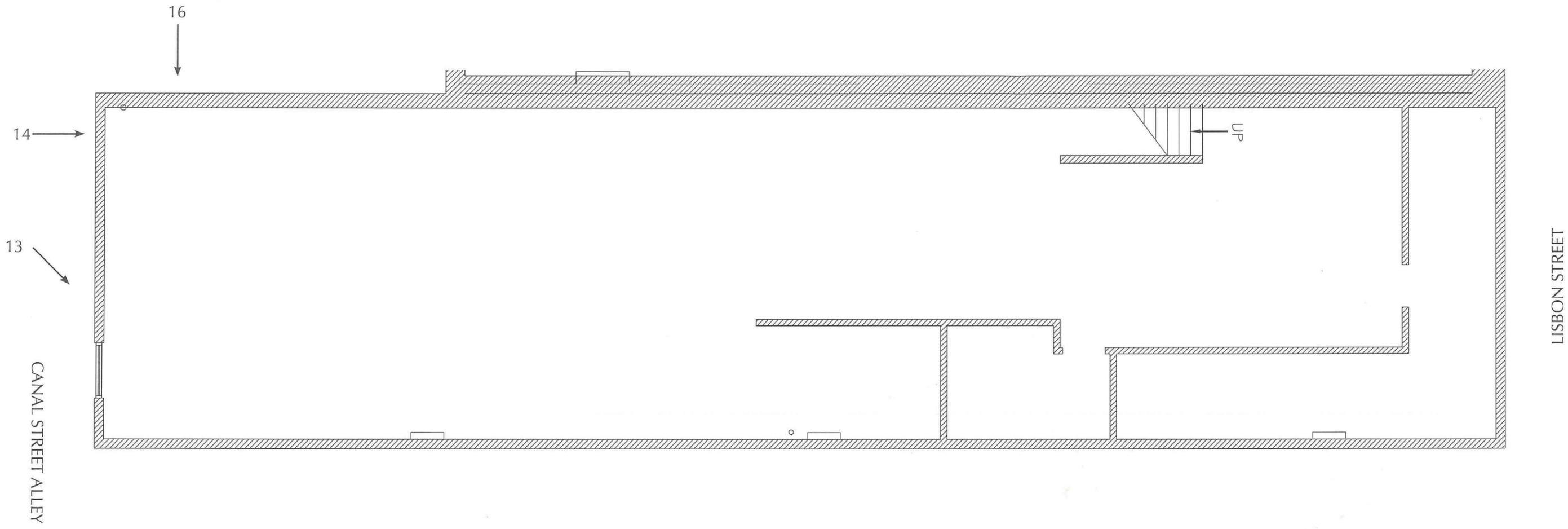


Photo Key
 Basement
 Le Messenger Building
 223-225 Lisbon Street
 Lewiston
 Androscoggin County ME
 Not to Scale

Photo Key -- Basement

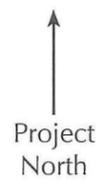
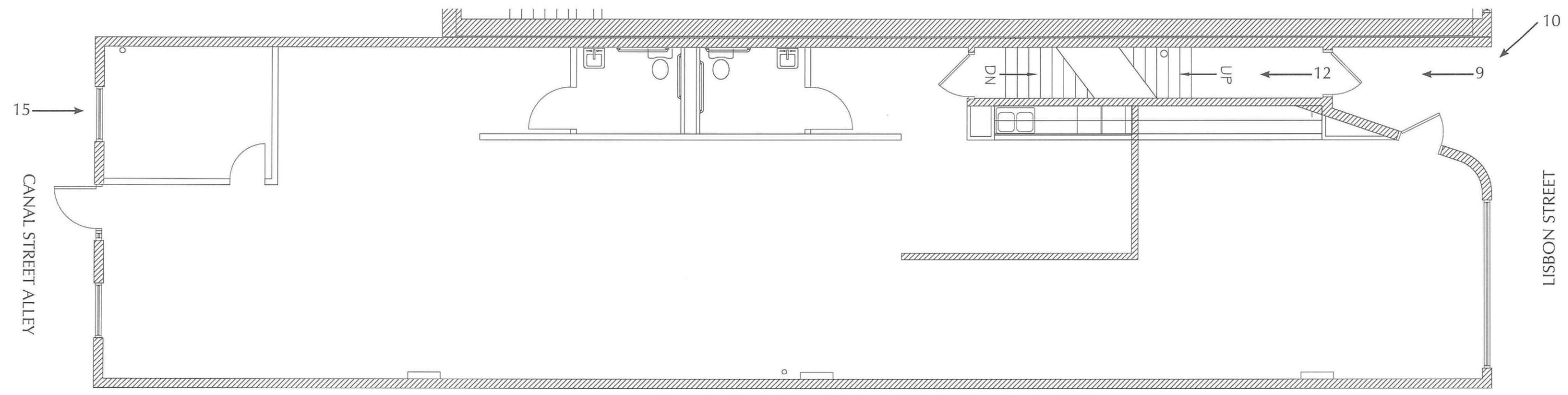


Photo Key -- First Floor

Photo Key
 Exterior Details, First Floor
 Le Messenger Building
 223-225 Lisbon Street
 Lewiston
 Androscoggin County ME
 Not to Scale

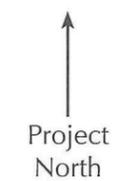
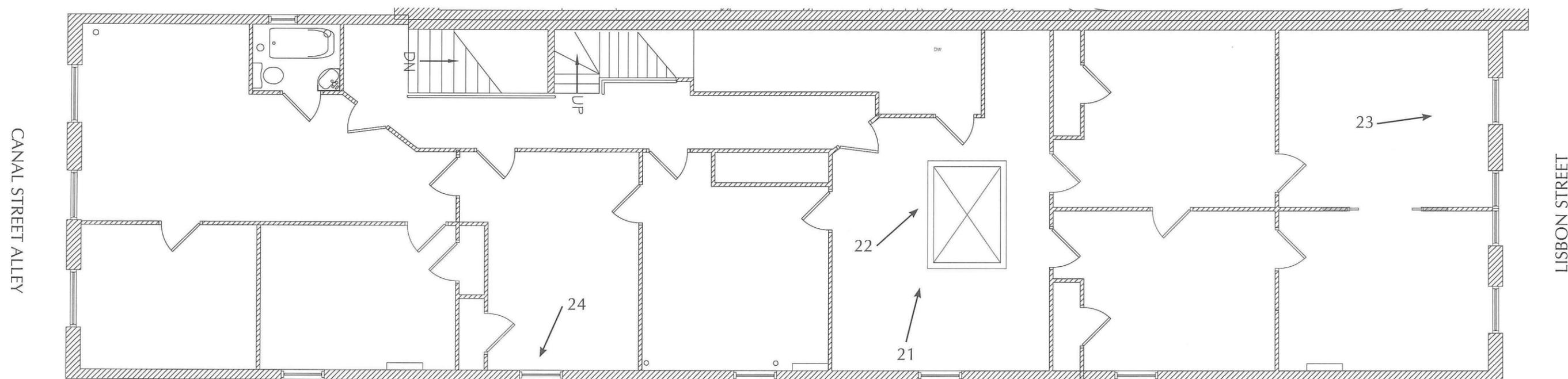


Photo Key -- Fourth Floor

Photo Key
Fourth Floor
Le Messenger Building
223-225 Lisbon Street
Lewiston
Androscoggin County ME
Not to Scale

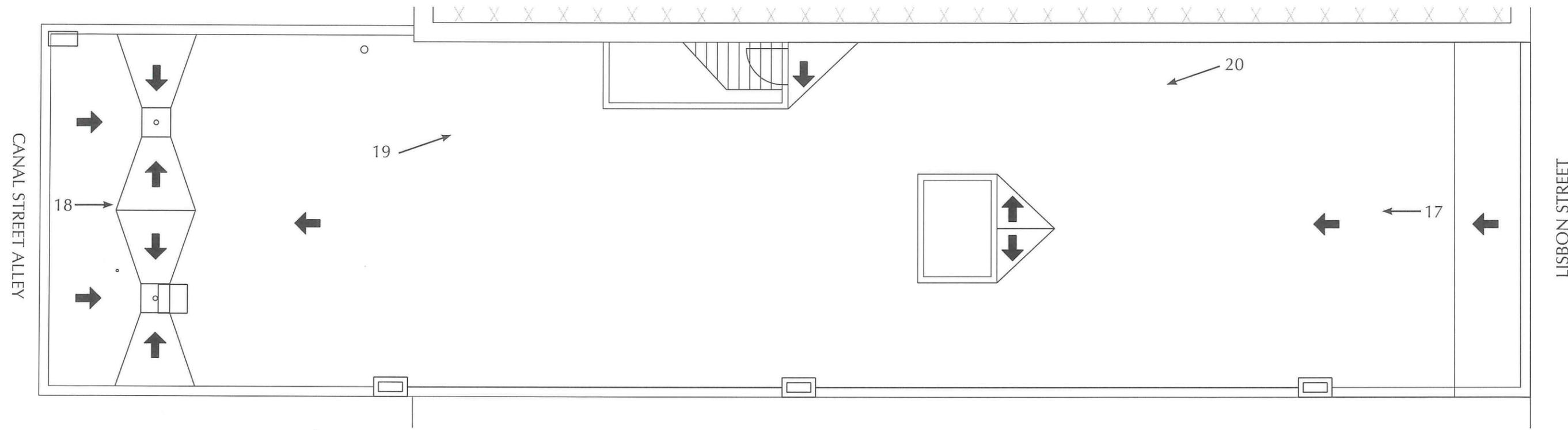


Photo Key -- Roof

Photo Key
 Roof
 Le Messenger Building
 223-225 Lisbon Street
 Lewiston
 Androscoggin County ME
 Not to Scale





Photograph 1. The front or east facade of the building. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. July 3, 2018.



Photograph 2. The rear or west facade of the building. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. July 3, 2018.



Photograph 3. The utilitarian south facade of the building as seen from Lisbon Street. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. May 22, 2018.



Photograph 4. A second view of the south facade. This view was taken from west of the building, in Canal Street Alley. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. August 31, 2018.



Photograph 5. A closer view of the east facade and the ca. 1938 storefront. On the "EST. 1880" portion of the ca. 1938 signs remains. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. September 3, 2018.



Photograph 6. A closer view of the east facade and the second floor windows. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. May 22, 2018.



Photograph 9. Existing entry door, west wall. The original transom remains but the door is an inappropriate, modern replacement. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. June 23, 2018.



Photograph 10. Existing entry door, south wall of recessed entry. The existing door, frame and transom are a simple, modern replacement. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. October 11, 2018.



Photograph 11. An original entry door was found stored in the fourth floor. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. June 23, 2018.



Photograph 12. The existing state of the entrance hall and stair to the existing floor. The tin ceiling will be retained. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. June 23, 2018.



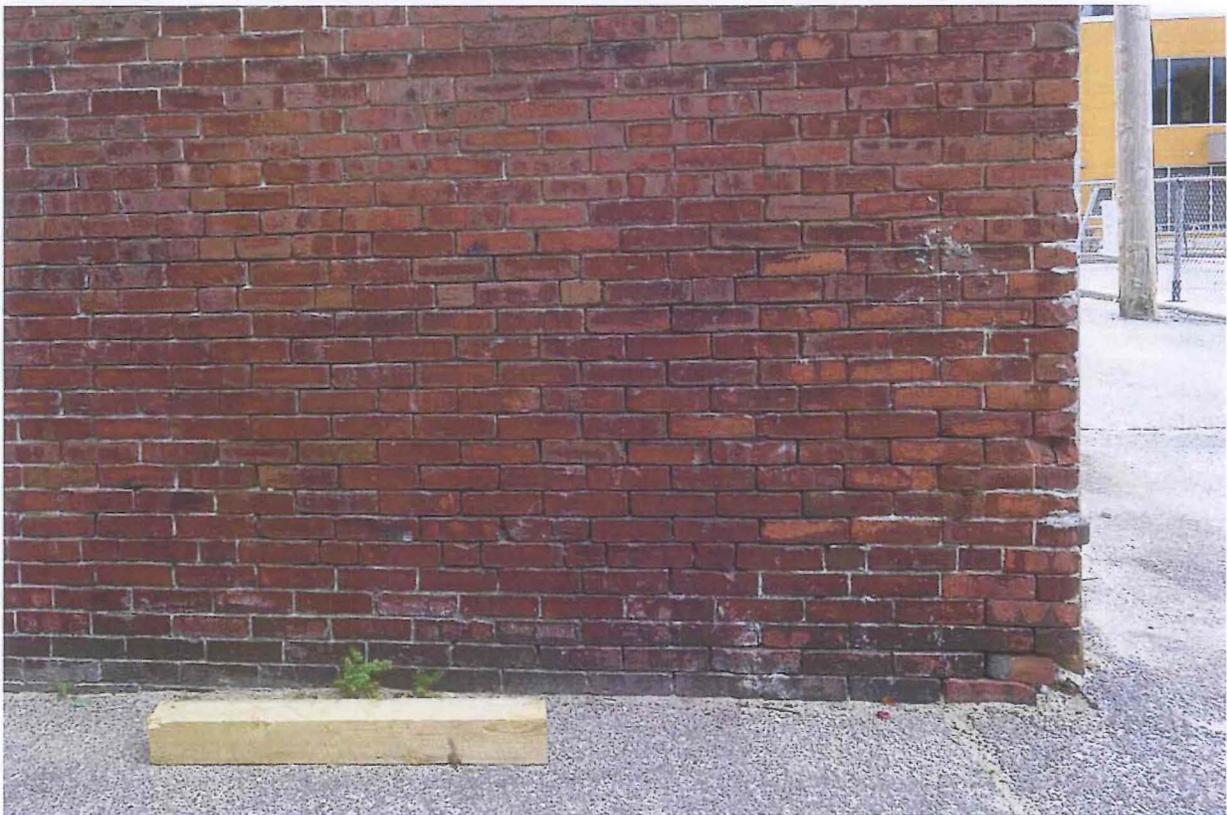
Photograph 13. Closer view of the fire escape, west facade. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. June 23, 2018.



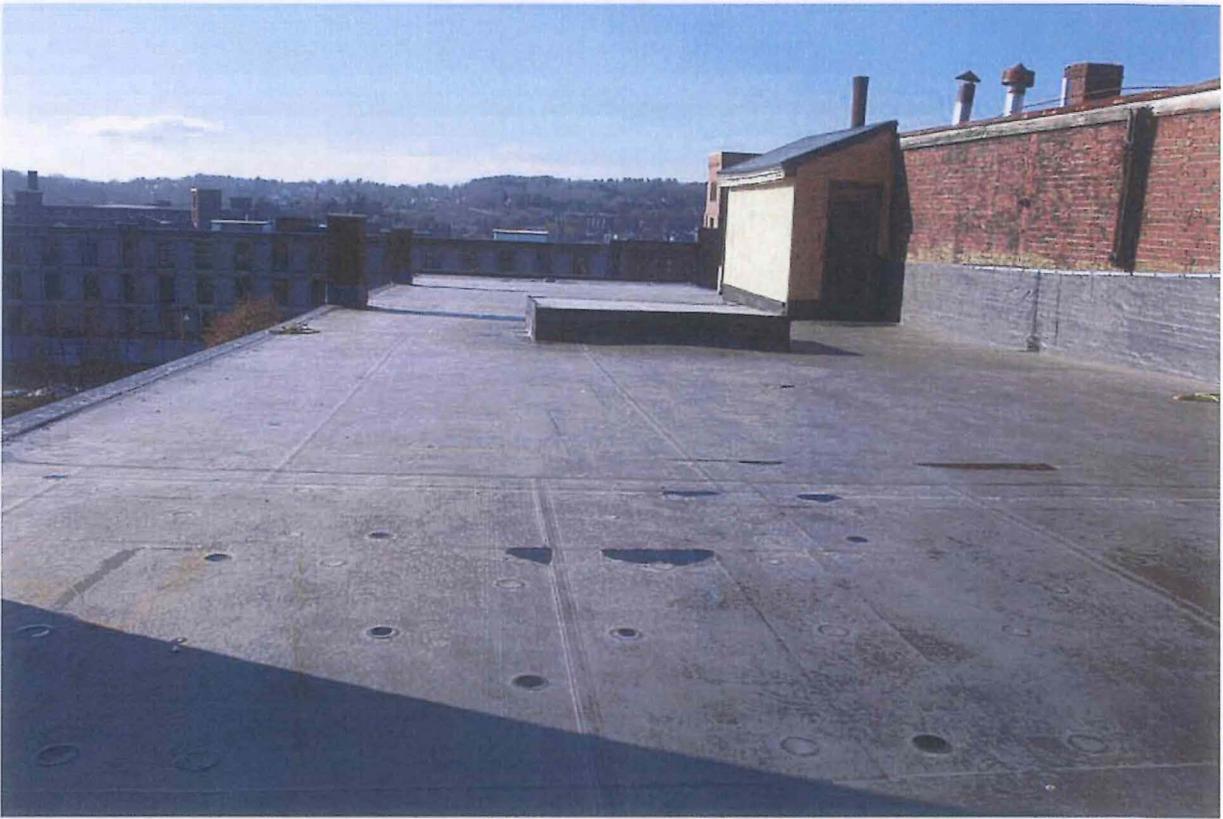
Photograph 14. Door opening at grade, west facade. The "door" is a piece of plywood. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. June 23, 2018.



Photograph 15. Detail of masonry and fire escape, west facade, showing staining and eroded mortar joints on bricks and the rust on fire escape. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. June 23, 2018.



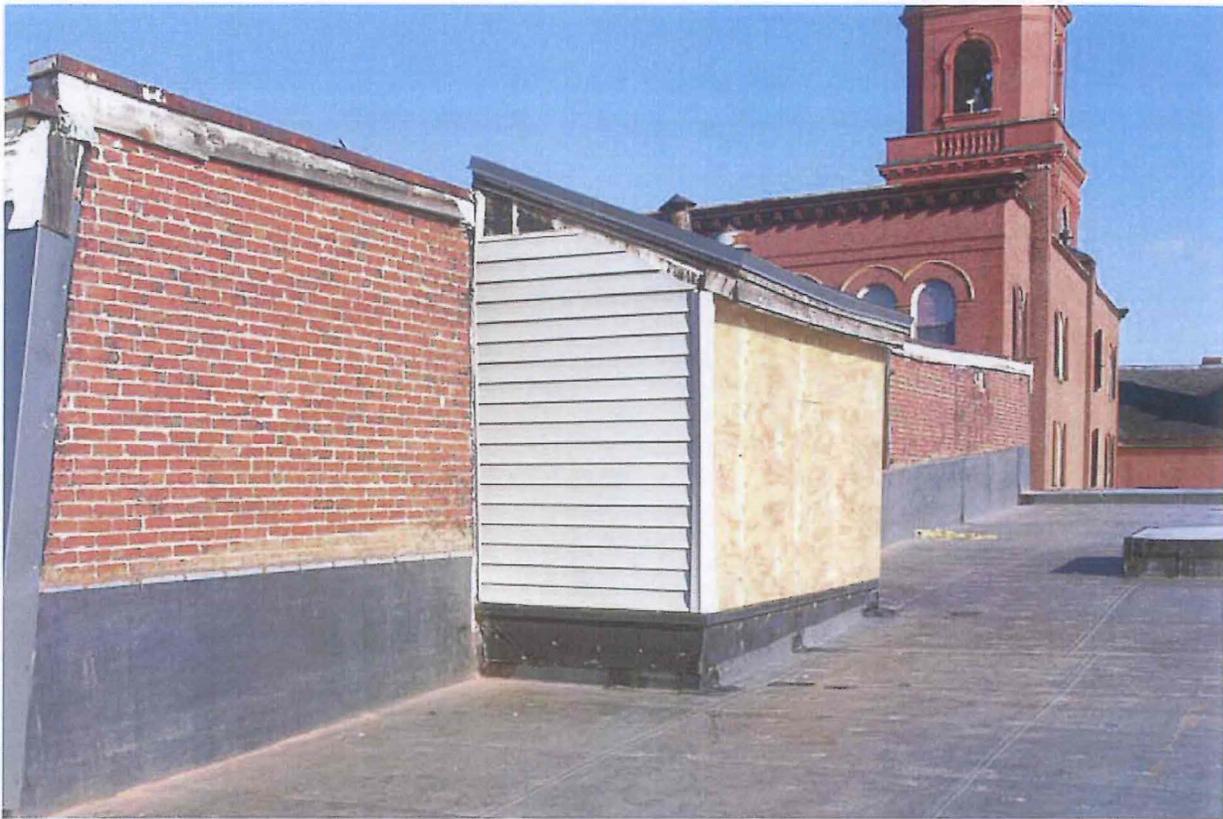
Photograph 16. Closer view of masonry on the north facade, showing existing condition including staining and eroded mortar joints. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. June 23, 2018.



Photograph 17. Overall view of roof, looking west. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. January 1, 2012.



Photograph 18. Overall view of roof, looking east. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. January 1, 2012.



Photograph 19. Closer view of the penthouse for the stair on the roof. View taken from the roof, looking east. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. January 1, 2012.



Photograph 20. Closer view of the skylight curb on the roof. Le Messenger Building, 223-225 Lisbon Street, Lewiston, ME. January 1, 2012.



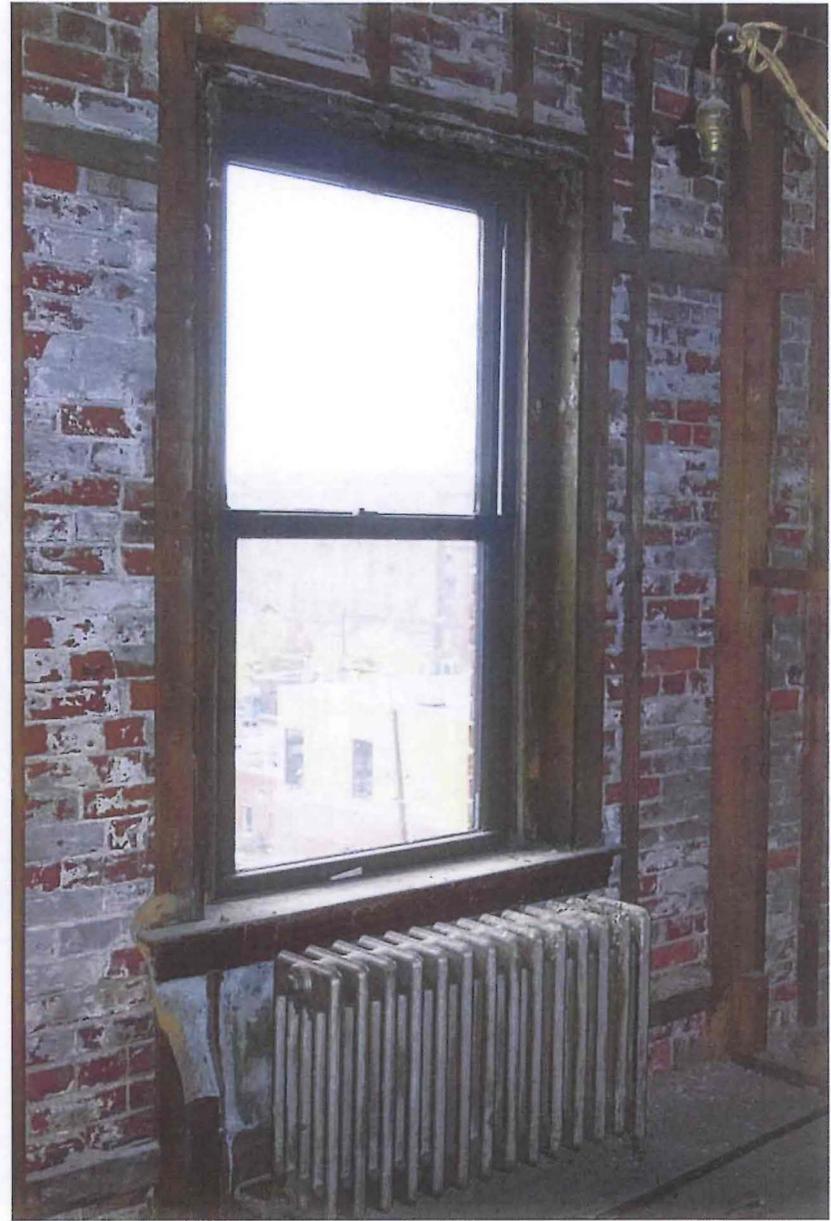
Photograph 21. The center room, fourth floor. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. June 23, 2018.



Photograph 22. Existing condition of skylight, center room, fourth floor. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. June 23, 2018.



Photograph 23. Interior view, fourth floor window. This opening retains original trim which will be saved. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. October 11, 2018.



Photograph 24. Interior view, fourth floor window. The interior trim was removed from this opening. Le Messenger Building, 223-225 Lisbon St., Lewiston, ME. October 11, 2018.

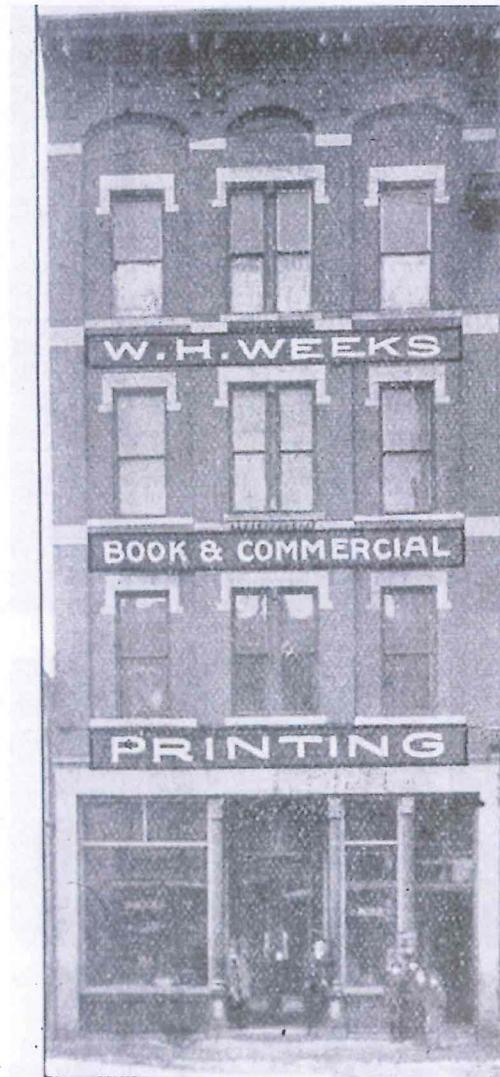


Figure 1. The Le Messenger Building, ca. 1902-1909. Sanborn Maps record the building was still used for furniture in 1897; the 1902 Sanborn map is the first map to note "Printing" and "Paper-stock" in the building. The original street-level facade is in place.

Source: Image provided by the owner.

Le Messenger Building
223-225 Lisbon Street
Lewiston, ME
Androscoggin County
ME

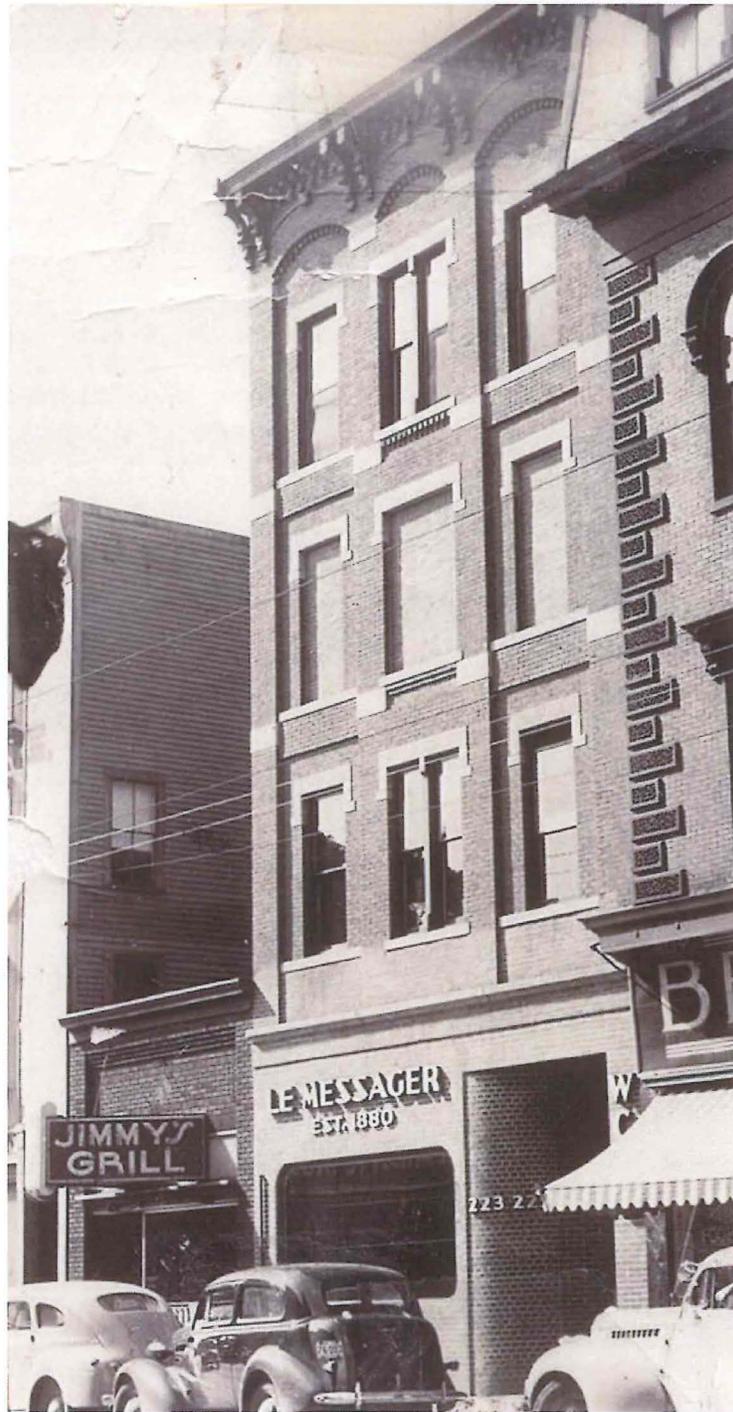
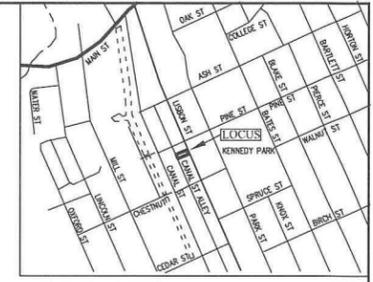
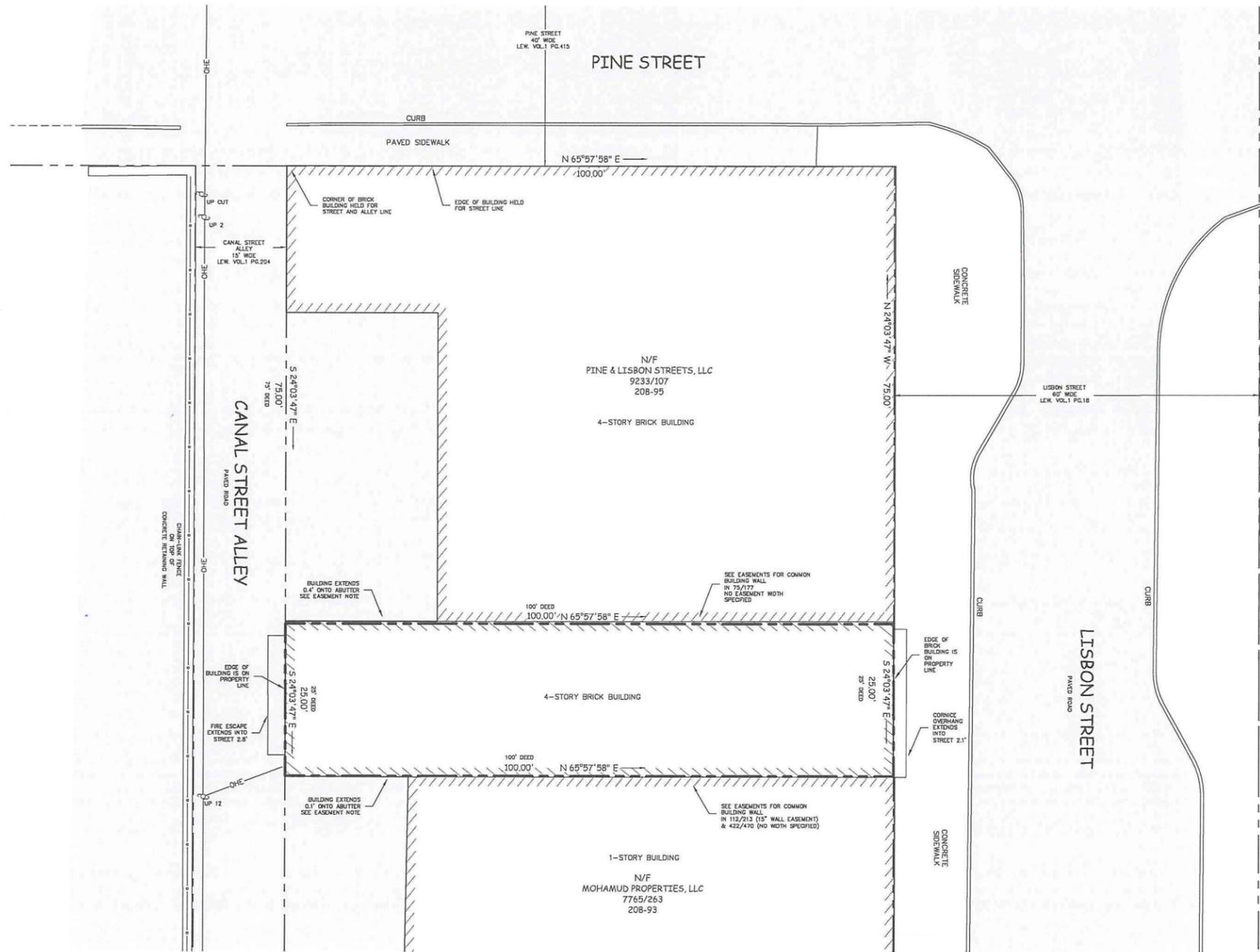


Fig. 2. The Le Messenger Building, ca. 1938-1940. Signs on the facade indicate both Le Messenger and WCOU are in the building. The only year Jimmy's Grill was listed in city directories was 1940. The third floor window openings have been filled in for the radio station / recording studio .

Source: City of Lewiston, Assessor's Department

Le Messenger Building
 223-225 Lisbon Street
 Lewiston, ME
 Androscoggin County
 ME



NOTES:

1. RECORD OWNER: LE MESSENGER LLC
2. PARCEL DEED REFERENCE: SEE DEED FROM CRAIG G. ROUSSEAU TO RUMOR PROPERTIES LLC DATED NOVEMBER 19, 2010, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 8060, PAGE 21. SEE ALSO CERTIFICATE OF AMENDMENT FOR A MAINE LLC FOR NAME CHANGE FROM RUMOR PROPERTIES LLC TO LE MESSENGER LLC RECORDED AT SAID REGISTRY OF DEEDS IN BOOK 9289, PAGE 140.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: CITY OF AUBURN, MAP 208, LOT 94
5. TOTAL AREA OF PARCEL 2500 SQUARE FEET.
6. ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE NAD 83 GRID NORTH
7. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND/OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
8. PLAN REFERENCES:
- A) MDTT RIGHT OF WAY MAP, STATE HIGHWAY "17", LEWISTON, ANDROSCOGGIN COUNTY, FEDERAL AID PROJECT NO. DP-017-(31), SHEET NO. 2 & SHEET NO. 3, D.O.T. FILE NO. 1-148.

APPROVAL

APPROVED BY THE CITY OF LEWISTON DEVELOPMENT REVIEW COMMITTEE.

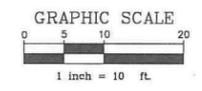
CHAIRMAN _____ DATE _____

THE PURPOSE OF THIS PLAN IS TO SECURE SUBDIVISION APPROVAL FOR THE EXISTING 4-STORY BUILDING LOCATED AT 223 LISBON STREET. THE PROPOSED SUBDIVISION IS AS FOLLOWS:

EXISTING		PROPOSED	
1ST. FLOOR	1-BUSINESS OFFICE UNIT	3-RESIDENTIAL UNITS	
2ND. FLOOR	1-RESIDENTIAL UNIT	2-RESIDENTIAL UNITS	
3RD. FLOOR	VACANT	1-RESIDENTIAL UNITS	
4TH. FLOOR	VACANT		

LEGEND

---	SUBJECT BOUNDARY LINE
- - -	ADJUTTER OR RIGHT OF WAY LINE
N/F	NOW OR FORMERLY
000/000	DEED BOOK PAGE REFERENCE
000-000	TAX MAP AND LOT NUMBER
● IPF/IRF/RBF	IRON PIPE/ROD/REBAR FOUND
○ CRBS	5/8" REBAR W/ CAP TO BE SET
—(2)	UTILITY POLE



Androscoggin, ss. Registry of Deeds
 Received _____ at _____ h. ____ m. ____ M
 Recorded in Plan Book _____ Page _____
 Attest _____ Registrar

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2) EXCEPTION: PINS COULD NOT BE SET DUE TO BOUNDARY CORNERS BEING LOCATED WITHIN THE BUILDING
Michael A. Hartman
 MICHAEL A. HARTMAN, P.L.S. #2433
 FOR JONES ASSOCIATES INC.



REVISIONS			
NO.	DATE	DESCRIPTION	BY

**SUBDIVISION PLAN OF LAND OF
LE MESSENGER LLC
223 LISBON STREET
LEWISTON, MAINE**

PREPARED BY: JONES ASSOCIATES INC. Foresters, Surveyors And Environmental Consultants 280 POLAND SPRING ROAD, AUBURN, MAINE 04210 (207) 241-0255	RECORD OWNERS: LE MESSENGER LLC C/O GABRIELLE RUSSELL 271 PARK STREET LEWISTON, ME 04240 PLAN DATE: DECEMBER 13, 2018 SCALE: 1" = 10' PROJ. #: 18-096LE
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Certificate of Appropriateness
Le Messenger – 223 Lisbon St., Lewiston, Maine
January 22, 2019

Dear Members of the Board,

This letter is being presented as part of the application for Certificate of Appropriateness for Le Messenger Building, located at 223-225 Lisbon Street, Lewiston, Maine 04240.

Throughout the design process we have worked closely with M. Gaertner, Historic Building Consultant. We have applied for rehabilitation tax credits for this project. The “Historic Preservation Certification Application Part 2-Description of Rehabilitation” for the exterior work has been approved by SHPO and is currently being evaluated by the National Parks Service.

The following is a brief summary of the project status:

- On August 13, 2018 was accepted and deemed credible per the National Park Service as appearing to contribute to the significance of a historic district.
- On December 17, 2018, National Park Service approval of the exterior work if the conditions outlined are met (see attached).

Below you will find our positive assessment for each required standard per the Lewiston Historic Preservation Design Manual, Section III Guidelines and Standards, Part A Alterations to existing buildings.

Standard 1. A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- This building was formerly used as business space, a radio station and residential. The proposed reuse of the vacant 3rd and 4th floors will be residential.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- This project does not include demolition of any of the known historic structures or features associated with this property.
- Changes to the site are not being proposed
- The historic character of this property will be preserved to the highest extent possible.
- The brick exterior will remain.

- The non-historic windows will be replaced with windows that more closely resemble the historic photographs of the exterior. Historic windows were one-over-one; that is proposed for the new windows.

Standard 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- 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.
- No exterior additions or changes of this character have been proposed.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- Please see description in Standard 3
- The fire escape on the west facade was likely added between 1898-1901. A fire escape at the rear of the building first appears on the 1902 Sanborn map. It is likely that the fire escape was upgraded or partially replaced in 1938 as its layout reflects a blocked-in opening at the third floor. The early-20th century fire escape is in fair condition. The fire escape will be retained, repaired and repainted if found to be structurally sound. If the fire escape cannot be repaired, it will be removed and the exterior wall will be repaired.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Distinctive features and finishes will remain; if replacement is required exact replacements will be fabricated to preserve the historical integrity.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial.

- No historic interior trim remains on the second floor. On the third floor, interior trim remains only on the windows in the west wall. On the fourth floor, some openings retain historic interior trim and others do not. Where historic interior trim remains, it will be labeled, carefully removed, and reinstalled after the new windows are installed.
- In 1938 the owners installed new signage as part of their renovations of the building. Over the large window were letters spelling "LE MESSENGER" and "EST 1880". South of the entry, on the curved portion of the wall, were the building numbers: "223-335". North of the entry were letters spelling "W C O U". Only the "EST 1880" portion remains today. The letters are three dimensional letters fabricated of sheet metal. The missing signs will be replaced. The new signs will be fabricated based on the historic photographs and using the surviving letters as a pattern for the material, shape and thickness of the letters. Paint ghosts on the building will be used to determine the height of the missing letters.
- The top of the primary facade is finished with a projecting cornice of wood. The cornice is supported on large and small brackets, also wood. The upper-story window openings retain wood trim including brick molds, sills, and mullions. The cornice and the trim at the upper story window openings dates to 1881. These historic elements will be retained and repainted.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- There are no plans to pressure wash exterior brick.

- Masonry cleaning shall be One Restore Restoration Detergent by EaCo Chem. This product is applied with brushes (no pressure washers are used) and rinsed off with a hose.
- Masonry Contractor shall complete samples of cleaning prior in limited test areas prior to undertaking cleaning of whole building to determine needed dwell time for cleaning product and ensure that product does not damage any surfaces.
- Contractor will prepare mock-ups demonstrating joint preparation and repointing. Mock-ups will be prepared and approved by historic preservation consultant prior to commencement of work. Maine Historic Preservation Commission (MHPC) and City of Lewiston Historic Preservation Review Board members will be invited to inspect mock-ups.

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- There are no known archeological resources on the existing site.

Standard 9. New additions, exterior alteration, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

- No historic wood windows remain in the building. The existing windows are late-20th century, aluminum replacement windows with a brown, anodized finish. They were installed between 1995 and 2010. The replacement windows are typically installed behind and within the original ca. 1881 frames / jambs, mullions and brick molds. As the new frame was placed inside the jamb in many openings, the existing daylight openings are smaller than those of the original, wood windows would have been.
- Many (but not all) of the existing windows have "grilles" that simulate a two-over-two sash configuration. Available historic photographs show the original windows were a one-over-one configuration.
- On the south facade, the window openings at the third floor are filled in with concrete masonry units. These window openings were filled in ca. 1938.
- New windows will be installed in all openings at the second, third and fourth floors. The new windows will be composite windows, one-over-one sash, Integrity Wood Ultrex by Marvin. Exterior finish: composite, color "Ebony."
On the east (front) facade, the new windows will be installed behind the existing wood brick molds, blind stops, and mullions. Only the sash will be visible, as the frames will be concealed behind the original wood elements. The new configuration will have a daylight opening similar to that of the original windows.

- South facade: The masonry infills will be removed from the openings at the third floor, south facade, and new windows installed. As there is no surviving wood trim to reuse or replicate, and this is a secondary facade with utilitarian details, new, stock trim that matches the new windows will be used at the interior and exterior. The windows will have one-over-one sash and match those on the other facades. At the remaining openings on this facade (second and fourth floors), the new windows will be installed behind the existing brick molds.
- On the west (rear) facade, the new windows will be installed behind the existing wood brickmolds. New windows will be installed in all existing window openings at the second, third and fourth floors. The south opening, third floor will be restored to its full height. No work is planned for the openings at grade and at the first floor.
- A mock-up was prepared of a corner piece of a window, installed in an existing opening and photographed. This photo (attached) was reviewed with Mike Johnson and confirmed to be the right approach.

- Window detail is included in this package.

- The original entrance doors were removed by a prior owner. The existing entrance doors are both modern. The door, frame and transom in the south facade are all recently installed. The opening in the west wall has a modern door installed under an earlier, ca. 1938 transom. One of the original exterior door leaves is stored on the fourth floor. This entrance is vandalized on a regular basis. 1. West facade: remove non-historic entrance door and dispose of. Carefully remove transom and frame and store for relocation in new vestibule.

Install new door with new frame and transom in existing opening. New door, frame and transom to have metal frame, black finish; be clearly modern in style; and to match existing door, frame and transom in south wall of recessed entry.

- There is no existing skylight. The skylight likely was added between 1911 and 1913, when an apartment was created on the 4th floor. It is not known when it was removed. A sloped area in the fourth floor ceiling and plywood infill indicate where the skylight was located, but the skylight was removed at an unknown date. A curb remains on the roof.

The new skylight will be a simple, clearly modern skylight by Velux. The new skylight will be acrylic and double wall construction. The new skylight will have a profile similar to that of a hip roof – sloped on four sides.

The new skylight will be installed on the existing curb. The curb will be repaired if / where required, but the footprint of the curb will remain unchanged.

The skylight is set back from the edge of the roof and is not visible from the street blow.

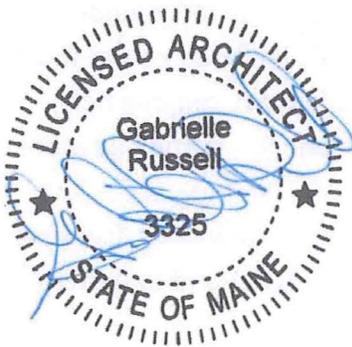
- The existing “door” on the West Façade at grade is a large piece of plywood hung on modern hinges. It is in poor condition and does not keep the weather out. Remove the plywood sheet and hinges and install new, plain, insulated metal door.

- At the street entry there is a proposal to install a plaque commemorating Camille Lessard Bissonnette, who worked at Le Messenger and was part of the women's suffrage movement. This will be coordinated with the National Parks Service submission.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- There are no additions proposed to the building.

Regards,



Gabrielle Russell, LEED AP
Maine Licensed Architect



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number
39026

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Le Messenger Building

Street 223-225 Lisbon Street

City Lewiston County Androscoggin State ME Zip 04240-7790

Name of Historic District Lewiston Commercial Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Lewiston Commercial Historic District

Part 1 - Evaluation of Significance submitted? Date submitted 07-10-2018 Date of certification 08-13-2018

2. Project Data

Date of building 1881 Estimated rehabilitation costs (QRE) \$490,800

Number of buildings in project 1 Floor area before / after rehabilitation 12,500 / 12,500 sq ft

Start date (estimated) 01/01/2019 Use(s) before / after rehabilitation Mixed / Mixed

Completion date (estimated) 07/01/2019 Number of housing units before / after rehabilitation 1 / 4

Number of phases in project 2 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Margaret Gaertner Company M. Gaertner Hist. Bldg. Consultant

Street 11 Stevens Avenue City Portland State ME

Zip 04102-2221 Telephone (917) 476-8156 Email Address margaret.gaertner@gmail.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Gabrielle Russell Signature [Signature] Date 10/26/2018

Applicant Entity Le Messenger LLC SSN _____ or TIN 27-3571945

Street PO Box 3814 City Auburn State ME

Zip 04212-3814 Telephone (207) 240-6403 Email Address gabriellelruessell@gmail.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 12/17/2018 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Le Messenger Building

Project Number: 39026

Property address: 223-225 Lisbon Street, Lewiston, ME

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Phase 1 - Exterior

1. **Masonry** – Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Replacement bricks must match the dimensions, color and appearance of the historic brick. Good quality overall and close-up photos of the masonry before and after repointing and repair must be submitted with the Request for Certification Completed Work.

The cleaning process proposed for the exterior masonry must not damage or substantially alter the physical characteristics of the masonry surfaces. Good quality overall and close-up photos of the masonry before and after cleaning must be submitted with the Request for Completed Work.

2. **Roof Deck** – The proposed plans, although not addressed in Phase 1, include a roof deck. This deck must not be visible from any public right-of-way. A mockup of the deck, including railings must be prepared with photographs taken from a variety of vantage points keyed to a map and submitted to the SHPO and NPS for review and approval prior to installation.

Phase 2 - Interior

This approval does not extend to the interior work, details of which have not been submitted for review and approval to the SHPO and this office. Please submit plans, a detailed narrative for this work and finish schedules at your earliest opportunity to ensure conformance of the overall project with the *Standards*.

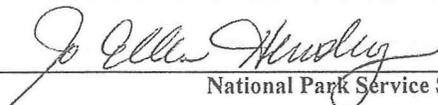
** Please note that the remaining pressed metal ceilings must be retained where they exist.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

12/17/2018
Date


National Park Service Signature