

**CITY OF LEWISTON**  
**HISTORIC PRESERVATION REVIEW BOARD**  
Thursday, October 6, 2011, @ 3:00 PM  
Administrative Conference Room, First Floor, Lewiston City Building  
**FINAL MINUTES**

- I. Roll Call:** This meeting was called to order at 3:00 p.m. and was chaired by William Clifford.  
**Members Present:** William (Bill) Clifford, Philip Meldrum, Douglas Hodgkin, Maurice Gilbert, Jennifer Ferguson and Rick Morris  
**Members Absent:** Jack Milo  
**Associate Member Present:** Erin Flynn and Mark Lee  
**Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement and Cathy Lekberg, Administrative Assistant, Economic & Community Development.

Bill Clifford appointed Erin Flynn as voting member for this meeting.

- II. New Business:           None**
- III. Old Business:           Gazebo Discussion**

Bill stated that he got a call from Gordon Ponsford who is a professor from Atlanta, Georgia and was interested in the gazebo. Bill indicated that Gordon stated he was convinced he could repair the gazebo for \$75,000 and was willing to come to Maine with his partner, Randall Nelson of Connecticut to look at the gazebo. Bill stated that Gordon has a website and he thought that it was a legitimate site and asked Gil to also take a look at it.

Phil Meldrum stated that at the September 27<sup>th</sup> City Council workshop, Phil Nadeau presented an estimate for the gazebo from Hebert Construction.

Jennifer asked what the procedure is for the Board in a case where we are advocates for a project that requires a Certificate of Appropriateness. She asked if this matter should be discussed at this time or should the Board wait. Gil stated that with respect to fund raising the Board should wait for the Council to act on a resolution to commit City funds and to authorize and appoint a committee to undertake fundraising. Bill stated that he would be willing to serve on that committee and asked if any other member would like to do so. Jennifer asked if this would be a conflict of interest to have Historic Preservation Board members on that committee and Gil stated he did not believe it would be; however, this raises questions of propriety. Doug stated that the committee would have more legitimacy if it was appointed by City Council and the Mayor. Gil stated that the committee should be an independent group but some members of the Historic Preservation Review Board could serve on it.

Jennifer asked if the gazebo was part of the historic district and Gil stated the bandstand is located in the Kennedy Park Historic District, it is specifically mentioned and a certificate of appropriateness is required. Gil stated that ADA compliance is a concern and a wheelchair ramp would not work. He stated a lift would be more acceptable but would detract from the bandstand.

He stated that a lift would have to be kept under lock and key and the bandstand would only be able to be used for special events. Gil stated that a lift was installed next to the former Drapeau's Costumes on Lisbon Street to provide access to Lisbon Street Alley. There is a walkway with stairs at that location and the lift was needed to provide access for persons with limited mobility; however, because of repeated acts of vandalism, it was removed.

Doug asked what is Gordon's interest in the gazebo and Bill stated he teaches historic preservation at a college and he has also done work at the Arlington Cemetery for the government. Maurice asked if he was looking for money to fly here and Bill stated no, they would be willing to pay for their own flight. Doug asked if he has seen the gazebo and Bill stated no. Gordon told him to check out his website for his background. Bill asked Gil for his opinion of Mr. Ponsford and Gil stated he seems to be a solid individual who is passionate about historic preservation. He stated he has done monument-related recordkeeping. Bill stated that he would call him back and Gil stated that City Purchasing Agent Norm Beauparlant should speak with him regarding the bid process. Bill stated he would give Norm his telephone number and have him call Mr. Ponsford.

Bill stated the only thing the Board needs to do is to get things going with the fundraising and Gil stated the Board should wait for the City Council's resolution.

Phil stated that the estimate from Hebert Construction was not complete. Rick stated the estimate included nothing about the roof replacement and Gil stated that an architect should be hired to come up with a plan. Mark stated they have estimated everything above the platform but nothing below and Gil stated that this was a big missing piece. Phil stated there was no electric work and no stair work included and that this was a partial scope of work. Mark stated the estimate is stabilization, not a renovation.

Bill stated he would be willing to volunteer on the fundraising committee and asked if anyone else would be interested. Rick asked what they would be doing and Bill stated asking for businesses to step up to the plate. Gil stated that naming rights might be an idea to consider as suggested by Jack Milo at an earlier meeting.

Gil stated that the City Council suggested that this committee should have until July, 2012 to complete fund raising. Bill stated that he did not think anyone would raise a stink about some members of this Board being on the committee.

Mark asked what the resolution would be and Gil stated to save the bandstand, pledge \$75,000 City match and authorize a committee to fundraise for six months. He stated the resolution would provide for how the money would be handled.

Bill stated that the Board can do nothing right now, and Gil stated that it is beneficial to have these conversations. Maurice stated the workshop was very positive. Bill stated the resolution would have to go through before the change in City Council members.

The Board officially agreed to call the gazebo the bandstand going forward.

**IV. Other Business:**

**Clough Meeting House**

Doug stated he sent the Board all of the information that he had from Peter Mendall. He stated that the association maybe going out of existence and they want to sell it. He stated the association wants the cemetery to be taken over by the City. Doug stated that Peter Mendall asked if the Board could come up with any good ideas for them to not sell the building. Gil asked if they were going to sell it to the abutter and Doug said it was a possibility. Gil asked what the process was for the City to take over the cemetery and Doug stated he was not sure but the City does maintain other cemeteries in the downtown. He stated there are still some maintained by associations. Jennifer asked what Peter Mendall is looking for from the Board and Doug stated any ideas of how to keep the building. Bill stated that buying and moving it could be a possibility and Doug stated that it would be very expensive to do that.

Bill Clifford and Jennifer Ferguson left the meeting at 3:55 p.m.

Phil stated even if it was put on the National Register, it still would not help. Gil stated it would be a great spot for artists. Rick suggested putting it on the tour for historic structures. He stated that Portland has a church tour. Doug stated it is listed on our walking tour but is not in the ordinance and Gil stated it could be added. Rick stated that they are asking for reasons why they should keep it but they are getting weary of it. The association members are getting older and there are no younger members to take over. Doug stated that these associations usually consist of older members. Mark stated they may have to make a decision to dispose of it and Doug agreed because of their ages, it is a possibility. Rick suggested selling cemetery plots and Gil stated it could be that the plots are all privately owned. Doug stated that he spoke with a member of the Garcelon Cemetery Association and that member stated they paid dues of \$10.00 each. He also stated that he donated \$100.00 for the maintenance and they were able to hire a person to mow the lawn for \$2,000 a year.

Phil stated there is no further discussion and Doug stated he would respond to Peter Mendall.

**V. Minutes: September 22, 2011**

**MOTION:** by **Philip Meldrum** to accept the September 22, 2011 minutes as presented.  
Second by **Maurice Gilbert**.

**VOTED:** 5-0 (Passed).

**VI. Adjournment:**

**MOTION:** by **Douglas Hodgkin** to adjourn the meeting at 4:05 p.m. Second by **Maurice Gilbert**.

**VOTED:** 5-0 (Passed).

The next regularly scheduled meeting is for Thursday, November 3, 2011, at 3:00 p.m.

Respectfully submitted,

Cathy Lekberg, Administrative Assistant  
Economic & Community Development