

**CITY OF LEWISTON**  
**HISTORIC PRESERVATION REVIEW BOARD**  
Thursday, November 3, 2011, @ 3:00 PM  
Executive 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, Rick Morris and Jack Milo  
**Members Absent:** Jennifer Ferguson  
**Associate Member Present:** Mark Lee  
**Associate Member Absent:** Erin Flynn  
**Staff Present:** Cathy Lekberg, Administrative Assistant, Economic & Community Development.

Bill Clifford appointed Mark Lee as full voting member for this meeting.

**II. New Business:**

- a. Certificate of Appropriateness for installation of 19 new windows at 190 Bates Street –** Julie L’Hommedieu stated they would be replacing a total of 19 windows and that the two front larger windows would be too expensive at this time to replace. She stated they would like to restore the two front windows to their original look. Doug stated that the only issue is that they are using vinyl replacement windows. Doug asked what type of window are there now and Julie stated they were aluminum with pine trim. Doug stated that the windows on there now are not the original windows. Mark stated they are aluminum with wood sash casings and aluminum storm windows.

Rick asked if they considered having the original windows refurbished and Julie stated they did not. Rick stated that there are professional people that can do this and that the historic look would be nicer. Bill asked if she got any estimates on that and Julie stated no. Jack stated that the timeframe is important and that the heating season is coming. He stated that refurbishing the windows would be very expensive and that the windows they have chosen would be acceptable to him. Bill stated that the wooden windows would be twice as expensive and would have to be specially made. Jack stated there could also be dry rot on the windows.

Doug stated that the windows are the most endangered feature of historic buildings. Mark stated they should save as much of the brick moldings as possible. Jack asked Julie if she was inhibited by any restraints of historic grants and Julie stated no. The Board made the following motion:

**MOTION:** by **Jack Milo** to grant a Certificate of Appropriateness to replace 19 single pane aluminum windows with Classic double hung vinyl replacement windows in accordance with the proposal submitted by Fortin Construction, Inc. and with the requirement to save as much of the brick molding as possible on all of the windows. Second by **Philip Meldrum**.

**VOTED:** **6-0** (Passed).  
**1-Abstained – Bill Clifford**

- b. Camden Yarns Mill – Museum L-A Update** – Rachel Desgrosselliers stated they had a five month delay because of the bridge going over the canal being unsafe for heavy loads. She stated they will have to use \$20,000 of their grant money to do a temporary repair of the bridge which after the work is completed would have to be taken down so that a permanent repair could be done. She stated that it's been a nightmare with the bridge but they did not want to lose the \$500,000 grant money. She stated they hope to finish the work by the end of December. She stated that they had three engineers looking at the work to be completed and finally had one put the final stamp on it. She stated that the bridge would be fixed next week so they have been only bringing in lighter materials over the bridge. Rachel showed the Board a rendering of the building and stated they had to make some changes to their original plan. She stated they would have to demolish some portions of the building that were not safe and the roof would need to also be replaced as water has been leaking in. She stated originally they were trying to preserve every part of the building but now realize this cannot be done. She stated the floors also are buckling up in some parts of the building. She stated the contractor will now be repairing the roof and demolishing certain parts of the building. She stated that the Board of Directors agreed on doing this instead. She stated they want to keep what is structurally sound and build new where the demolition would happen. She stated they have spoken with the Maine Preservation Commission and they stated that they do not care about what is demolished but were more concerned about what would be put back up. Rachel stated that once the demolition is completed, in the Spring they would be able to hold events to start making money.

Jack asked about the basement and Rachel stated the building is in a 100 year flood zone and the basement could not be used to store any materials. She stated it was not high enough and they originally planned to fill it in. Mark asked if the first phase would be the demolition and roofing and Rachel stated yes and also take out and replace the electrical. Jack stated that they still do not know who owns the bridge and Rachel said she has been trying to find out who it is.

Rachel stated that the Board of Directors feel really good about the new plans for the building. She also stated that they have held focus group meetings with young people and these young people are looking for some modern features for the building also. She stated that this building is not just for the older generations but for the newer ones also. The older part of the building will be combined with the new.

Mark asked if they would be occupying the building after the first phase and Rachel stated they would like to move in as soon as possible and also would like to lease spaces to other people. She stated that earned income is very important and she would like to be able to hold events there as soon as possible. Rachel also stated that they would not be able to keep all of the larger historic pieces and have decided to keep one of each. Because they will have to leave the Bates Mill #5 building, they will be looking at every piece and deciding which would be worth keeping. She stated there is not enough room in the building to keep everything. Jack asked if they could sell some of it and Rachel stated the items are too costly to store and nobody wants them. She stated we could possibly find cheaper offsite storage to store the other items.

**III. Old Business:**

**Kennedy Park Gazebo Discussion** – Bill stated that on Tuesday, the City Council voted to pass a resolution to establish a fundraising committee for the Kennedy Park Gazebo. City Council has also allocated up to \$75,000 of city funds for the gazebo. Bill stated that he would be willing to serve on this committee and asked members if they could think of any other people that might want to serve also. Bill suggested that Jack be a member also and Jack agreed. Jack asked what happened with Gordon Ponsford from Georgia and Randall Nelson from Connecticut who were supposed to come here and look at the gazebo and Bill stated he has not heard anything from them. Bill stated he liked Maurice's suggestion of having Hebert Construction, a local contractor involved and see if they would be willing to repair the gazebo for cost. Doug went and got the resolution from City Clerks and read it to the Board. Bill stated if the members know of any people that might want to serve on this committee to send their names directly to the Mayor's office.

**IV. Minutes: October 6, 2011**

**MOTION:** by **Philip Meldrum** to accept the October 6, 2011 minutes with one change.  
Second by **Maurice Gilbert**.

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

**V. Adjournment:**

**MOTION:** by **Philip Meldrum** to adjourn the meeting at 4:25 p.m. Second by **Mark Lee**.

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

The next regularly scheduled meeting is for Thursday, December 1, 2011, at 3:00 p.m.

Respectfully submitted,

Cathy Lekberg, Administrative Assistant  
Economic & Community Development