

**CITY OF LEWISTON
HISTORIC PRESERVATION REVIEW BOARD**

Thursday, May 4, 2017, @ 3:00 PM
Administrative Conference Room, 1st Floor, Lewiston City Building

FINAL MINUTES

- I. Roll Call:** This meeting was called to order at 3:00 p.m. and was chaired by Rick Morris.
Members Present: Douglas Hodgkin, Jack Milo, Rick Morris and Fredda Wolf
Members Absent: Bill Clifford, Andrew Knight and Mark Lee
Staff Present: Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Planning & Code

Guest Present: Eric Potvin, Harriman Associates

II. New Business:

11 Sabattus Street – Kora Shrine – Replacement of side entrance door system from wood to painted aluminum -

Eric Potvin of Harriman Associates stated that he is representing the Kora Shrine which was built in 1908. The addition where the door is to be replaced was constructed in 2000 and the door is deteriorated. He said that the original 1908 windows on that side of the building were many years ago replaced with aluminum windows and the request is to replace the door with a color and design to match those windows. The brick around the doors will not be altered. Eric said the replacement door will be six feet wide. Rick stated that he was very disappointed that the owners did not maintain the existing doors. Eric said that the new doors are processed such that they will last a long time. Fredda was also disappointed in the character of that entire side of the building as it is very disconnected. Doug said that the color seems to stand out too much. He suggested painting the doors the same color as the lettering on the awning. Fredda asked if color was in their jurisdiction and Gil said color is generally not in the Board's purview. Fredda thought the new doors look plain and industrial. Eric said the rendering makes the doors seem brighter with the blue sky reflecting on them. Jack asked if this building is owned locally and Gil said it is owned by the Kora Temple Association. Since this part of the building was an addition to the original structure, the Board agreed to accept the doors as proposed. Eric stated that the rendering might make the doors stand out, but when they are put in, he said they will not look as bright.

The following motion was made:

MOTION: by **Jack Milo** to grant a Certificate of Appropriateness for replacement of the wooden side entrance door system with a painted aluminum (glass) door system to match the windows on that side of the building. Second by **Douglas Hodgkin**.

VOTED: 4-0 (Passed).

III. Other Business:

Gil said that Bill Clifford and he met with Christi Mitchell and Michael Goebel-Bain of the Historic Preservation Commission regarding the creation of a Lisbon Street/Main Street National Historic District. The Commission has a grant fund cycle coming up at the end of the month requiring a 50% match. He said that this matter is being driven by Jules Patry's building, the old

Compass Coin building at the corner of Lisbon and Pine Street. This building is not individually eligible for the register; however, if it was in a district it would be deemed a contributing structure and would be eligible for tax credits. Jules wants to create good quality housing on the upper floors with commercial on the first floor. Scott Hanson is his preservation consultant. The purpose for Bill and Gil's meeting with Christi and Mike was to discuss details associated with the proposed National Historic District.

Gil said last Friday, Lincoln Jeffers, Misty Parker, Scott Hanson and Jules Patry met to discuss the district. Scott thought that the research work that Russell Wright did in this area would lessen the costs to prepare the requisite documents for nomination but given the size of the district, consulting services would be approximately \$30,000 resulting in a \$15,000 local match. Gil said they he cannot request city funding at this time as they are at the end of the budgeting process for FY 2018; however, they have approximately \$2,000 earmarked for historic preservation that was provided to the City as mitigation for the Maine Reliability project due to the impact on 506 Main Street with respect to the electrical transmission lines to be located in the railroad corridor behind said property. Lincoln Jeffers might be able to allocate some program income and that Jules will likely provide funding for the match.

Jack brought up the fact that new members have submitted applications and none of them have come aboard. He said we are short two associate members. Gerard Raymond, Janet Barrett and Joe Wysocki were interested and submitted applications. Gil said he would talk to Ed Barrett regarding this.

IV. Minutes: Adoption of the April 6, 2017 draft Historic Preservation Review Board minutes.

The following motions were made:

MOTION: by **Douglas Hodgkin** to accept the April 6, 2017 minutes as presented.
Second by **Fredda Wolf**.

VOTED: 4-0 (Passed).

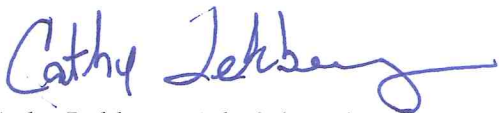
V. Adjournment:

MOTION: by **Fredda Wolf** to adjourn the meeting at 3:55 p.m. Second by **Jack Milo**.

VOTED: 4-0 (Passed).

The next scheduled meeting is for Thursday, July 20, 2017, at 3:00 p.m.

Respectfully submitted,



Cathy Lekberg, Administrative Assistant
Planning & Code Department