

CITY OF LEWISTON
HISTORIC PRESERVATION REVIEW BOARD
Thursday, March 5, 2020, @ 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 Douglas Hodgkin chaired the meeting.

Members Present: Douglas Hodgkin, Gerard Raymond, Michael Brochu. David Chittim and Paul Robinson

Members Absent: Mark Lee and Steve Dayton

Associate Members Absent: Margaret Craven and Sandra Marquis

Staff Present: Douglas Greene, Deputy Director Planning & Code and Cathy Lekberg, Administrative Assistant, Planning & Code

Guests Present: Rick Lachapelle and Larry Pease

II. Annual Election of Officers

MOTION: by **Gerard Raymond** to nominate David Chittim as Chairperson.
Second by **Paul Robinson**.

VOTED: 5-0 (Passed).

MOTION: by **David Chittim** to nominate Gerard Raymond as Vice Chairperson.
Second by **Douglas Hodgkin**.

VOTED: 5-0 (Passed).

III. New Business

A. 377 Main Street – Certificate of Appropriateness for proposed renovations to the property.

Rick Lachapelle said that he purchased the building in 2013. It was badly decayed and he had to replace the furnace and shore-up the building. He did not know that it was an historic building. He mentioned that there were a lot of things done to this building over the years that were not historic and there was an addition added to the back. He sent his crews over to the building to repair the roofline because the drain pipes were not working and the roof was leaking. All of the wooden corbels were falling off because of rot. They wrapped the roofline with aluminum to stabilize it. He showed the Board samples of the old and new corbels for the 1st floor bay windows. Rick told the Board that the proposed renovations were listed in the application. The Board thought all of the renovations were fine except for #6 Fixing structural decay of roof overhang closing all existing holes in wood and wrapping it with tin. They thought that this item should be a second phase and done more authentic to the original roofline. They discussed not having a timeline for this to be done. David said he would be in

favor of these changes as long as it looked good from the street. After further discussion they made the following motion:

- MOTION:** by **Douglas Hodgkin** to grant a Certificate of Appropriateness to Rick LaChapelle of AHS, LLC for the following proposed renovations to the property located at 377 Main Street:
1. Replace existing new and old windows with contemporary windows that appear as older style windows.
 2. Remove all metal on 2 lower front windows and porch.
 3. Restore missing ornamental pieces with new fir or pine hand-crafted identical pieces.
 4. Remove all lead paint in front of structure.
 5. Repair and reset stained glass windows
 6. Fix structural decay of roof overhang closing all existing holes in wood and wrapping it with tin.
 7. Repoint deteriorated bricks
 8. Repair flat roof surface against leaks and also repair both roofs over front windows.

This Certificate of Appropriateness is subject to #6 being a second phase renovations to be done sometime in the future. No work should be started on #6 until they come before the Board again. Second by **Gerard Raymond**.

VOTED: 5-0 (Passed).

B. Discuss a possible grant application for an Architectural Survey of the Tree Street Neighborhood

Doug Greene said they received correspondence from Christi Chapman-Mitchell regarding a grant for an architectural survey and she wanted to meet with us. This would speed up the process when doing lead abatement. Doug said Douglas Hodgkin and I met with Christi and Michael Goebel-Bain. Michael provided a map and said the grant would be in the amount of \$55,000 which would be \$100.00 per building and the City would be administer it. This could lead to an historic district. Doug said staff was not very enthusiastic about this because they are concerned about capacity. This would be very difficult to take on while trying to finish the design standards and guidelines. He said they could try again to apply for next year. David said to add this to the September agenda so it can be discussed again.

C. Discussion regarding the 2020 May Annual Award Ceremony

The board discussed who might be ready for the award ceremony and the following possibilities were mentioned:

Le Messenger, Gabrielle Russell, 223 Lisbon Street
Sophia's House, Klara Tammany, 143 Blake Street
The Chapel at Bates College

Doug said he would check with these three buildings to see where they are at to complete.

IV. Minutes: Adoption of the December 5, 2019 draft Historic Preservation Review Board minutes.

The following motion were made:

MOTION: by **Douglas Hodgkin** to accept the December 5, 2019 minutes as amended.
Second by **Michael Brochu**.

VOTED: 5-0 (Passed).

V. Adjournment:

MOTION: by **Gerard Raymond** to adjourn the meeting at 4:20 p.m. Second by
Douglas Hodgkin.

VOTED: 5-0 (Passed).

The next regularly scheduled meeting is for Thursday, April 2, 2020, at 3:00 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Cathy Lekberg" with a long horizontal flourish extending to the right.

Cathy Lekberg, Administrative Assistant
Planning & Code Department