

CITY OF LEWISTON
HISTORIC PRESERVATION REVIEW BOARD
Thursday, August 4, 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, Douglas Hodgkin, Maurice Gilbert and Jennifer Ferguson
Members Absent: Philip Meldrum, Rick Morris, Jack Milo and Mark Lee
Associate Member Present: Erin Flynn
Guests Present: Paul Lecombe, LAEGC and Noel Smith, Smith Rueter Lull Architects
Staff Present: Gildace Arsenault, Director of Planning & Code Enforcement and Cathy Lekberg, Administrative Assistant, Economic & Community Development.

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

II. New Business:

Proposed Improvements to the Grand Trunk Rail Depot - Noel Smith gave a brief explanation of the improvements that the Lewiston-Auburn Railroad Company will be making to the depot. He stated the work would include the restoration of all original windows and the replacement of three doors. He stated the doors would be fabricated to match the existing doors where the original doors no longer exist. In addition, mechanical, electrical and plumbing systems will be installed for future tenants.

Bill stated that Phil Meldrum who could not be present here today asked via an e-mail message if the list of towns on the east face of the Depot would be retained. Paul Lecombe stated that according to Historic Preservation guidelines, the names can not be removed nor could they be repainted.

Noel stated that the LA Rail Company has wanted to restore the Depot since 2004, but they did not have funding. He stated they received a grant last year that would not pay for all improvements; however, it will pay for the work proposed at this time. Noel stated that all of the woodwork would be restored to look original. He stated the windows will include interior storm panels.

Gil asked what the value of this project is and Noel stated the contract for the rehabilitation is \$300,000. Gil stated that John Schott was the person who saved this building many years ago with the installation of a new roof and other critical improvements. Noel stated that when the building is finished and leased out, the total project costs are estimated at approximately \$450,000. Jennifer asked when the rehabilitation work would begin and Paul stated that the project will start in about three weeks. He stated that the contractor who would be doing the work is Great Falls Construction. Noel stated he is familiar with this construction company and he is pleased with the work performed on other jobs. Noel stated that by January, they hope to have the Depot leased and open for business.

Doug asked how they knew what the original doors looked like, and Noel stated that there are still three original doors intact. Doug asked if they knew the age of the building and Noel stated he was not sure. Doug stated he thought it was built in 1874.

Erin asked if they considered placing historic signage on the building and Paul stated they have not. Gil stated that any sign to be placed on the Depot would require a certificate of appropriateness.

Bill asked if there was adequate parking for a restaurant or other business. Paul stated there is a parking lot on Beech Street that would allow 20 cars and also the City could lease parking in their garages. He stated there are two parking garages located within 500 feet of the Depot.

Gil asked about exterior improvements to the lot and Paul stated they would only be paving over existing impervious area.

MOTION: by **Douglas Hodgkin** to grant a Certificate of Appropriateness for the proposed work at the Grant Trunk Rail Depot located at 103 Lincoln Street as described in a letter from Smith Rueter Lull Architects dated July 28, 2011 for the Lewiston-Auburn Railroad Company. Second by **Erin Flynn**.

VOTED: 5-0 (Passed).

III. Old Business:

Gazebo Update – Gil stated he has emailed Phil Nadeau requesting the status of the gazebo and he was told that St. Mary's has not initiated fundraising activities. He also stated that Phil does not believe that they will undertake fundraising. He stated that Phil would consider making a recommendation to the Council to demolish the gazebo if funds are not forthcoming from the private sector.

Jennifer asked if the City has looked at any grants that might be available and Gil stated he believes that Jayne Jochem, Grants, Coordinator investigated and she did not find any grants.

Erin stated that it would be a worthwhile effort for the Board to try and do some type fund raising or search for another sponsor. Bill mentioned the clock at the City building and that the Youth Advisory Committee was able to raise money to showcase the clock. Jennifer asked who reached out to St. Mary's and Gil stated he was not sure how that relationship was made.

Maurice suggested approaching the Kennedy family for funds. Erin asked if the Board would need City Council's permission to do fundraising and Gil stated he would check with Phil Nadeau as to whether or not approval is necessary; however, in order to receive funding Council approval is required. Jennifer asked if the gazebo was dying a slow death and Gil stated he hoped not. Bill stated we have at least a couple of years to do something. Gil suggested the Board may wish to consider sending a letter to City Council in an effort to get some positive action with respect to the restoration of the gazebo.

The Board decided to continue this discussion at the next meeting.

IV. Minutes: June 2, 2011

MOTION: by **Douglas Hodgkin** to accept the June 2, 2011 minutes as presented.
Second by **Bill Clifford**.

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

V. Adjournment:

MOTION: by **Maurice Gilbert** to adjourn the meeting at 4:00 p.m. Second by
Jennifer Ferguson.

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

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

Respectfully submitted,

Cathy Lekberg, Administrative Assistant
Economic & Community Development