

HISTORIC PRESERVATION REVIEW BOARD

Thursday, April 7, 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 Philip Meldrum.
Members Present: Philip Meldrum, Maurice Gilbert, Douglas Hodgkin, Rick Morris, and Jack Milo
Members Absent: William (Bill) Clifford, Mark Lee and Jennifer Ferguson
Associate Member Present: Erin Flynn
Guests Present: Noel Smith, Smith, Rueter, Lull Architects and John Egan, Coastal Enterprises, Inc.
Staff Present: Gildace Arsenault, Director of Planning & Code Enforcement and Cathy Lekberg, Administrative Assistant, Economic & Community Development.

Phil appointed Erin Flynn as full voting member for this meeting.

II. New Business: Androscoggin Mill Block, 269-271 Park Street

Noel Smith stated that the Androscoggin Mill Block located at 269-271 Park Street originally was a two unit building and was turned into a multi-family building. He stated Coastal Enterprises, Inc. will be renovating the building to its original use as two single family units in a side by side configuration. He showed the Board exterior photographs of the building in the years 1940 and 1955, and said that two story front porch at issues was added to the front of the building at a later date. The porch was dangerous and was removed recently. He also showed the Board two drawings of the proposed floor plan. He stated that Coastal Enterprises intends to sell the individual units after the renovation. John Egan stated that Coastal Enterprises is trying to increase owner occupancy in the neighborhood. He stated that the Androscoggin Mill Block is a significant historic National Register property and Coastal Enterprises is working with staff at the Maine Historic Preservation Office to ensure that the work is done in an appropriate manner. Noel stated that as much as possible Coastal wants to make it look like it did historically but there are certain things that need to be modernized. He stated the windows must be able to be operable; therefore, the old windows need to be replaced. He stated they would not throw them out but would store them in the attic for a possible future use.

Phil asked if there was a stairway to the attic and Noel stated there was not. John stated there was a latch type pull down stairs to get up in the attic. He stated the Maine Historic Preservation Office wanted them to be stored so they could be reused by someone. Noel stated they will be stored in a plywood box and wrapped in plastic because of the lead paint on them. Jack asked if this would be accessible or would it be locked and John stated that the building will be owner occupied. Jack stated that does not mean children could not access the area. John stated that this would be the responsibility of the owners as they will own the windows.

Phil asked about the brick work and Noel stated they would try to make the brick look as consistent as possible. He stated that the mortar repointing will be discussed with the Maine Historic Preservation Office.

Gil stated that the building has been vacant for many years and a new roof was installed at the expense of the City. He stated that this building is regulated locally and falls under demolition delay. Gil stated that a demolition permit to remove the two story porch was issued in error; however, the porch was dangerous and needed to be removed. He stated that from a staff standpoint, he is pleased this project is going forward. Jack asked why they want to have owner occupied buildings in that area. Gil stated owner occupancy is an important component of our downtown housing stock. Owner occupants are generally more concerned with neighborhood conditions and they bring stability to neighborhoods.

Jack asked if the Board would be able to view the building when completed and John stated yes, they will have a walk through when completed.

Maurice asked about parking and John stated there is a narrow driveway that could be used by one of the tenants and the other tenant will be able to park in the back. John also stated that there is a backyard behind the building which is another selling point. Jack asked about using the roof and John stated that it is not useable space and also would not be safe.

Doug stated it has been a rough road for this building and this is a good project.

MOTION: by **Jack Milo** to waive demolition delay procedures for the demolition of the front porch at the Androscoggin Mill Block located at 271 Park Street. Second by **Maurice Gilbert**.

VOTED: 6-0 (Passed).

III. Old Business:

IV. Minutes: December 3, 2010 and March 3, 2011

MOTION: by **Douglas Hodgkin** to accept the December 2, 2010 minutes as presented. Second by **Erin Flynn**.

VOTED: 6-0 (Passed).

MOTION: by **Douglas Hodgkin** to accept the March 3, 2011 minutes as presented. Second by **Jack Milo**.

VOTED: 6-0 (Passed).

V. Adjournment:

MOTION: by **Jack Milo** to adjourn the meeting at **3:35** p.m. Second by **Maurice Gilbert**.

VOTED: 6-0 (Passed).

The next regularly scheduled meeting is for Thursday, May 5, 2011, at 3:00 p.m.

Respectfully submitted,

Cathy Lekberg, Administrative Assistant
Economic & Community Development