

HISTORIC PRESERVATION REVIEW BOARD

Thursday, January 3, 2008, @ 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 Clifford, Philip Meldrum, Douglas Hodgkin, Rick Morris, Eric Hirshler, and Maurice Gilbert
- Associate Members Present:** Mark Lee
- Members Absent:** Jack Milo and David Desjardins
- Staff Present:** David Hediger, Deputy Director of Planning & Code Enforcement, and Cathy Lekberg, Administrative Assistant, Economic & Community Development, Phil Nadeau, Assistant City Administrator

William Clifford, Chairman, appointed Mark Lee, as a Full Member, for this meeting in lieu of Jack Milo being absent.

II. New Business:

- a. Kennedy Park - Certificate of Appropriateness for a New Pool House** – Bill Clifford started the meeting by introducing Phil Nadeau, Assistant City Administrator. Phil stated they were taking steps to develop the master plan and that a new skate park, a splash pad, and new basketball courts have been completed in Kennedy Park and the next phase of this development would be to replace the pool house. He stated that the new pool house could also be open in the wintertime if they decided to fill the basketball courts with water to make an ice skating area. He stated that the pool house would be 1,800 square feet in size which would give them plenty of space to segregate the boy's area and the girl's area where they can shower and change and that they would be installing a hot water tank using natural gas to heat the water and possibly run a warming blower in the wintertime. The building is designed so that when children entering the pool house entrance which will be supervised, the girl's would go to one side and the boy's to the other. He stated that the interior will not be fancy or have much style and that cement board would be used for the walls instead of sheetrock which would make the building more functional. Phil stated that they would like to use cement board on the exterior of the building also. He stated Noel Smith was the architect and had also designed the B Street Community Center. He stated that the cement board, which is a very user friendly product, is what was used on the upper half of the outside of that building. The doors and windows would be of commercial grade and made of fiberglass and aluminum for durability. He also mentioned that in the front and side of the building they would have some type of patio or hardscape preferably not using asphalt. The building would be surrounded by the same type black fencing as the skate park and there would be acorn light fixtures, which will be the same as the lighting in the City Park and downtown. Phil stated the building will be a stick built building, and if they could get the foundation completed quickly, they could start the construction immediately. He believes it could be completed by June 1st, but if the foundation could not be completed immediately, it may take longer.

Eric Hirshler suggested using solar panels as opposed to natural gas because gas may become too expensive. Phil stated that this was a good idea but was not sure if it was affordable. He would have to look into pricing and affordability. He stated the new council is not likely to allow more money for this project. Rick Morris asked if this would change the building substantially and Phil stated it would change a portion of the roof area where solar panels would be installed. Rick asked what the life expectancy of the building would be and Phil stated approximately 50 years. Phil

stated that the area where the pool house would be is a great area to use solar panels and if the Board would sign off on this suggestion he could bring this idea to the City Council to see if they would be acceptable.

David Hediger asked Phil if the colors of the building in the drawings are what they will be using and Phil stated he is partial to these colors. David asked about the roofline of the Bates Street side of the building and if kids would be able to jump up on the roof and Phil responded that this would be fenced in. Bill asked the Board is they agreed with the solar panel suggestion and all agreed.

MOTION: by **Philip Meldrum** to grant a Certificate of Appropriateness for the Kennedy Park Pool House as detailed in the December 27, 2007 memorandum from Deputy City Administrator, Phil Nadeau and as shown on the drawings of the Park Street side and Pine Street side that were presented and that the building will be surrounded by a fence similar to that around the skate park at present. Consent was also given to placing solar panels on the roof if feasible. Seconded by **Eric Hirshler**.

VOTED: 7-0 (Passed).

b. **2008 Maine Preservation Most Endangered List Nomination** - Bill Clifford suggested that the Baptist Church on Main Street might be a good nomination. Doug also thought this would be a good building, but wondered if they might be jumping the gun on this building. Rick Morris stated that he heard a rumor that an out-of-state pharmaceutical retail company might be looking at that parcel. David Hediger said that Rite-Aid did not own the building they reside in on Main Street and have been looking for a new site. He stated this is very believable. Bill stated that he had spoken with a parishioner of that church and was told that there is a very bad leak in the roof and the church was in terrible shape, but they did not know the building was in danger of being torn down. The Board could not think of any other buildings for this nomination. Phil Meldrum suggested the Board table this item and keep this on the agenda until March and see what happens to the church building or if another building comes up.

III. Old Business:

After Hrs. Boutique LLC, 25 Lisbon Street – Façade – Bill Clifford asked if everyone had seen the pictures of the façade of the building with the plywood removed that Gil Arsenault had emailed the Board and they said yes. David Hediger stated that there was a metal beam with three different types of materials under the plywood that was removed. Doug stated from Gil's email that he suggested installing a new wood façade similar to the Fuel Restaurant and painting it a dark color to match the sign and the window frames. Bill stated that Gil also described this to him. Doug stated that since Gil recommended it, it would be of a quality material. This was agreeable to the Board.

MOTION: by **Douglas Hodgkin** to confirm the proposal of the façade treatment involving the construction of a wooden covering with a wooden frame, and painted a dark color at 25 Lisbon Street. Seconded by **Philip Meldrum**.

VOTED: 7-0 (Passed).

IV. Minutes: **Draft Meeting Minutes for December 6, 2007.** The following motion was made.

MOTION: by **Douglas Hodgkin** to approve the December 6, 2007 minutes as distributed. Seconded by **Philip Meldrum**.

VOTED: 7-0 (Passed).

- V. **Adjournment.** The following action was made to adjourn this meeting.
MOTION: by **Douglas Hodgkin** that this meeting adjourn at 4:00 p.m. Seconded by **Mark Lee**.
VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Thursday, February 7, 2008, at 3:00 p.m.

Respectfully submitted,

Catherine Lekberg, Administrative Assistant – Economic & Community Development