

HISTORIC PRESERVATION REVIEW BOARD

Thursday, February 8, 2007, @ 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, Douglas Hodgkin and Rick Morris.
Members Absent: Jack Milo
Prospective Member: Mark D. Lee, Harriman Associates
Guest: William Clifford ***Associate Member:*** Eric Hirshler
Guests: David and Kathy Clem, Lyme Properties, LLC, Paul Gosselin and Kevin Brown, Salmon Falls Architecture and Tom Masters, Paradigm Window Solutions
Staff Present: Gil Arsenault, Director of Planning & Code Enforcement, Lincoln Jeffers, Assistant to the City Administrator and Cathy Lekberg, Administrative Assistant of Economic & Community Development

II. *New Business:*

- A. *Certificate of Appropriateness – CCI Project, 240-250 Bates Street.*** Paul Gosselin presented the Board with photographs of the revised CCI project and said that in the new plans one floor had to be eliminated making it a three-story building instead of four. He showed the Board the elevation of the structure approved by the Board on October 6, 2005 and what is now proposed. He stated the office building would be wood framed with a gable roof, instead of a flat roof and it would have the same color scheme. He stated the new structure actually has more community space than the previous plan and that the window design had to be changed. They originally had double-hung Anderson windows; however, these cannot be used, given handicapped accessibility standards. Tom Masters of Paradigm Window Solutions brought in one of the new vinyl windows for the Board to view. Paul stated these windows will allow a handicapped person in a wheelchair to open the window. Paul stated that this window is a two over two with a transom.

Phil Meldrum asked if the color green on the façade of the buildings would be a darker or lighter color than in the architectural renderings. Paul stated that it would probably be a lighter green. Doug Hodgkin also asked about building colors and Paul stated that he would bring paint samples back to the Board at a later date. Paul stated that they are trying to make the senior housing building compliment the office building. He said that the State Historic Preservation Office would prefer the proposed structure to mirror existing flat roof tenements. Doug stated that he likes the gable roof and the building should have a new look that doesn't clash with other buildings. Phil Meldrum stated that the Board cannot vote today, as they do not have a quorum. Gil stated that when Jack Milo returns from vacation, the board could have a special meeting to vote on this and also that Paul Gosselin and Kevin Brown would not need be present. Paul said he would leave the vinyl window and renderings behind for when this meeting takes place. The Board members present all supported the new plans.

David Clem – Presentation of the Dominican Block Plans. Gil stated that David Clem has a Certificate of Appropriateness, issued on June 3, 2004 for this project, and he is not making any changes to the project at this time. David Clem explained to the Board that he is a Real Estate Developer and the name of his company is Lyme Properties, LLC. Most of his work is spent building research laboratories and over the last 12 years his company has grown to be the third largest owner of laboratory space in the United States and the largest on the East Coast. David presented some photographs to the Board of the original Dominican Block and

he explained that these drawings were never fully executed. These drawings do not show the original windows. Bill Clifford asked what is the age of the building. David stated it was constructed in the late 1800's, built by the Dominican Brothers.

What is unusual and why he bought it was because of the fourth floor having a clear span open ballroom and the striking facade. He acquired the Dominican Block when he was driving his son back to Bates College, and his son asked him what he does for work. He replied, "I fix buildings". His son was interested in this building and he saw the for sale sign on it and David ended up buying it as he thought his son's intentions were to stay and work in Maine, but later his son decided to write comedy in New York City. David stated that he has done a great deal of work on this building, but he has not done a good job of communicating this to others. First thing he did was to clean out all the rubbish and environmental remediation work to remove pigeon excrement. He stated that he does not believe any person could make this project work without relying on the historic tax credits and even then, it is an enormous challenge.

In 2004 he completed the demolition and construction documents and prepared the application for tax credits.

In past years the previous owners had added a wood frame addition, which housed stairs up to the fourth floor. That addition caused structural problems so it was demolished. David stated that this location is where the new stair tower and an elevator would be built. The Board of Appeals required him to obtain a maintenance agreement in order to construct the proposed stair tower. He has not been able to obtain such agreement from the abutter, therefore, he could go no further with the project and he had to land bank the building. The City has not been in a position to give him a long-term lease on parking space in the Chestnut/Lincoln Street garage; however, he is working on rectifying that. Gil stated that parking is essential and Lincoln Jeffers is working with David to attempt secure parking.

David asked for comments from the Board. Phil Meldrum stated that it would be good if he could retain an open hall on the fourth floor. Phil also liked the idea of retail space on the first floor. Bill Clifford asked if there was a 5th floor above the fourth floor or is it extra high ceilings. David stated that there is no fifth floor and that he could build residential on the fourth floor but would need to add skylights. Eric Hirshler suggested studios for artists on the fourth floor. David stated the third floor could be separated for artist studios and by leasing artist space on the third floor, it would be less likely they would complain about a performance space on the fourth floor. David stated this would be expensive rental space and probably would not be affordable for artists. David stated that Lewiston rental prices have not caught up with other places. He stated that he is committed to working on the façade and to save the history of the fourth floor. He will try to reactivate the Board of Appeals permit and start construction of the shell.

B. Maine Preservation Honor Award Nomination. Doug stated he printed the nomination form for the State, and also suggested nominating Eric Agren's Building (49 Lisbon Street Lyceum Hall). He asked for other suggestions for innovative renovations to a building that the State would find appealing. All Board members agreed that the Lyceum Hall should be nominated. As there were not enough members present for a quorum, the Board will have to vote on this at the special meeting that will be scheduled when Jack Milo is present.

D. Historic Preservation Month – Local Award. Doug stated we need one to three projects for this award. Phil Meldrum asked if we ever honored the City for the restoration

of the clock. He suggested that this be nominated. Gil stated the youth council was instrumental on this project. Gil also suggested the Mill #6 project should be nominated. Phil suggested the Pontiac Building, (415 Lisbon Street). All Board members agreed. This vote will need to wait until the next meeting.

III. Old Business:

- A. Blake Ham House.** Doug mentioned that the owner of the property does not want it to be placed on the National Register. The Board does not need permission from the owner to place this property in our local ordinance and that this item should remain open for discussion.
- B. Certified Local Government (CLG) Evaluation for 2003-2006.** Members that had resumes gave them to Gil for submitting with the Annual Report.
- C. Gracia Eisman's Resignation.** Bill Clifford stated that he wrote a letter to Gracia thanking her for all the hard work on the Board and included in the letter the Board's condolences for the loss of her husband.
- D. Main and Frye Streets Historic District.** No status at this time, however, Gil stated that he expects the grant will be awarded.
- E. Discussion of Fredda Wolf's Resignation.** Phil Meldrum asked Gil about the photographs and Gil stated they are not ready at this time.
- F. Dominican Block Discussion.** Gil stated that since David Clem has come and informed the Board of what he intends to do with the building, the Board should not pursue the placement of the Dominican Block on the Maine Preservation's Most Endangered List. All Board members present concurred.
- G. Bates Mill #5 – (Maine Preservation's Most Endangered List)** Doug stated that the Bates #5 Mill would be a good candidate for the Maine Preservation's Most Endangered List as he had read in a newspaper article, James Bennett, City Administrator, has proposed to demolish the Mill. Phil Meldrum stated that Jim Bennett stated it costs nearly \$500,000 a year just to maintain the building. Gil asked how long can the City keep paying this amount of money on an annual basis to keep a building that we have been trying to market since 1991. He stated that it is proposed to be included in this year's LCIP for demolition in FY09. Bill Clifford stated that perhaps by putting the Mill on the Endangered List, it may attract attention to the mill. All Board members agreed that it would attract attention.

IV. Minutes:

Draft Meeting Minutes for January 11, 2007. Changes were made to these minutes, but no motion could be made, as there was no quorum.

Adjournment. The meeting adjourned at 5:00 p.m.

The next regularly scheduled meeting is for Thursday, March 1, 2007, at 3:00 p.m.

Respectfully submitted,

Catherine Lekberg, Administrative Assistant – Economic & Community Development