

## HISTORIC PRESERVATION REVIEW BOARD

Thursday, May 1, 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 Bill Clifford.  
**Members Present:** William (Bill) Clifford, Philip Meldrum, Douglas Hodgkin, Rick Morris, Eric Hirshler, Maurice Gilbert, and Jack Milo.  
**Associate Members Present:** David Desjardins.  
**Members Absent:** Mark Lee.  
**Guests Present:** Pam Chambers, Black Diamond Consultants and Laura Johnson and Chris L'Hommedieu, L'Hommedieu Law Office, P.A.  
**Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement, and Cathy Lekberg, Administrative Assistant, Economic & Community Development.

**II. New Business:**

- A. Application for Certificate of Appropriateness to install a Telecommunication Facility at 100 Campus Avenue – RCC Atlantic, Inc. d/b/a Unicel** – Bill started the meeting by introducing Pam Chambers of Black Diamond Consultants. He asked Pam for an overview and she stated that the application that was submitted is self-explanatory and she was there for any questions they might have regarding the application. Gil stated that the application would be going to the Board of Appeals on May 7, 2008, as the project requires a conditional use permit.

Philip Meldrum stated that in Section 9 of the application, under eligible or potentially eligible properties that Hathorn Hall (Bates College, 257 College Street) needs to be added. He also stated that the Bradford House in the one-mile radius section should be taken out, as it is no longer stands. Gil stated that 133 Lisbon Street and 129 Lisbon Street should be removed from the list. The Board stated that 330 Lisbon Street was another property that no longer exists and should be removed. Phil stated that in Section 10, the elevation views on Page A-1 of the plans that were submitted are not of the building (100 Campus Avenue) in the photographs in Section 9 as it shows seven floors and there are only five floors in the photograph of the building. He also stated the penthouse location is incorrect on the plans. Phil stated that these items should be corrected in the application before going to the Board of Appeals.

Bill Clifford asked Pam if this was a five-year lease and Pam responded, “yes, with an option for an extension for another five years”. She stated there is an option to get out of the lease after the first five years because if the technology changes they may not be able to operate out of this building. She stated that there would be six antennas to start and possibly six more added in a few years. Jack asked if the antennas were intrusive to the building and she stated that they would not project beyond the roof of the penthouse and would be painted to match the penthouse. Bill stated that in the application there is a letter from Earle Shuttleworth and he has no issues with the proposal.

The following motion was made.

**MOTION:** by **Philip Meldrum** to grant a Certificate of Appropriateness to install up to 12 wall-mounted antennas on the penthouse located at 100 Campus Avenue. This approval is contingent upon the approval of the Board of Appeals. Second by **Douglas Hodgkin**.

**VOTED:** 7-0 (Passed).

**B. Application for Certificate of Appropriateness for L'Hommedieu Law Office, P.A.**

**located at 190 Bates Street** – Laura Johnson was present to represent Chris L'Hommedieu, as he was at trial at the time of the meeting. Bill stated there were four items to be considered, a new door, replacement windows, a new sign, and minor repairs and painting to the front of the building. Bill stated that the door that Chris is proposing has an oval window in the center. Doug stated that this building was an 1860's or 1870's building, and the proposed door would not match the era of the building. He stated that generally speaking there were no windows on such doors. Laura stated that the existing door has a window already. Rick Morris stated he would like to see more information regarding the door and windows. He asked if Chris had check into refurbishing the windows instead of replacement. He stated that the arched windows would not be compatible with vinyl windows. Bill stated there was not enough information on the doors and windows to act, and that the pictures were not clear.

Bill stated the least important item was the sign, and there was enough information to act on that request. Linda stated the sign is black with gold lettering. Eric Hirshler stated that the proposed sign was too crowded and overpowered with details. Bill agreed with Eric that it looked like an advertisement out of the yellow pages. Doug stated that he probably wants the advertising on the sign as this is a busy walking area and his potential clients may reside in that area. Phil read from the Design Manual that sign text should be kept to a minimum. Doug stated that symbols are promoted also, and he has shown scales on the sign. Rick suggested giving Chris approval on the sign only. Doug suggested that the minor repairs and painting the trim also could be voted on. Phil stated that would get him started, and he could bring additional information on the door and windows to the next meeting.

The following motions were made.

**MOTION:** by **Bill Clifford** to grant a Certificate of Appropriateness to erect a black sign with gold lettering similar to the design submitted in the letter of April 25, 2008 for the L'Hommedieu Law Office, P.A. located at 190 Bates Street. Second by **Phil Meldrum**.

**VOTED:** 6-1-0 (Eric Hirshler – Opposed).

**MOTION:** by **Douglas Hodgkin** to grant a Certificate of Appropriateness for painting of the white trim on the front of the building and the minor repairs to be performed with the stipulation that no features of the building be removed for L'Hommedieu Law Office, P.A. located at 190 Bates Street. Second by **Bill Clifford**.

**VOTED:** 7-0 (Passed).

*After the above motions were voted on, Chris L'Hommedieu entered the meeting.*

Bill stated to Chris that on behalf of the board that we appreciate the work he is putting into this building. He also stated that the board will need additional information regarding the door and windows that he is proposing to install. Chris stated he wants to use a standard white vinyl window. Doug stated his concerns regarding the consistency with the era of the building and what he is using for the door and windows. Bill stated the board is also questioning the oval window in the door. Chris stated he looked around to find something appropriate, and this was the only door he could find that looked good. He stated he went to Home Depot and Lowe's and all they had were vinyl doors. He stated that the present door is in extremely bad shape. He stated he understands that the board will need more information regarding the door and the windows and will provide that at the next meeting. Bill stated that the board has a Design Manual that is used as a guide by the board. In view of the expense of refurbishing the existing windows, Jack suggested being true to the front of the building, which has only two windows and the two arched windows.

He stated that the board could be lenient with the remaining windows on the sides and back of the building. Doug stated that it could be a possibility because of the cost. He stated the sides and back of the building cannot be viewed from the street. Jack suggested that the front windows be refurbished and the side windows be the vinyl replacement type. Chris said he would get back to the board with more information on these items.

**III. Old Business:**

***Historic Preservation Month – Annual Awards*** – Bill stated he contacted Christi Mitchell and she told him that 506 Main Street was a wonderful building to nominate for the annual award. He stated that Angie White of Century 21/Advantage was the owner, and that he was scheduled to meet with her next Thursday to talk about the renovations. The board agreed that May 15, 2008 at 3:00 p.m. would be the date for the award ceremony, and it would be held on-site at 506 Main Street (Peck-Chaffers House). Doug asked about the 485 Main Street (Bonnallie House) nomination, and the Board all agreed this also should receive an award. Bill volunteered to make the presentation for 506 Main Street and Doug volunteered to present the 485 Main Street nomination. Gil stated he would take care of the press release and invite the City Council, Planning Board, Board of Appeals, City department heads, etc. to the presentation.

The following motion was made.

**MOTION:** *by Douglas Hodgkin to nominate 485 Main Street (Bonnallie House) and 506 Main Street (Peck-Chaffers House) to be awarded the Historic Preservation Annual Award. Second by Philip Meldrum.*

**VOTED:** *7-0 (Passed).*

**IV. Minutes: *Draft Meeting Minutes for April 3, 2008.*** The following motion was made.

**MOTION:** *by Philip Meldrum to approve the April 3, 2008 minutes with changes. Second by Maurice Gilbert.*

**VOTED:** *7-0 (Passed).*

**V. Adjournment:** This meeting adjourned at 4:40 p.m. No motion was made. The next regularly scheduled meeting is for Thursday, June 5, 2008, at 3:00 p.m.

Respectfully submitted,

Cathy Lekberg  
Administrative Assistant  
Economic & Community Development