

## HISTORIC PRESERVATION REVIEW BOARD

Thursday, May 17, 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 William Clifford.  
**Members Present:** William Clifford, Douglas Hodgkin, Rick Morris, Jack Milo, Maurice Gilbert and Philip Meldrum  
**Members Absent:** Eric Hirshler and David Desjardins  
**Associate Members:** Mark Lee  
**Guest Present:** Peter Anderson, Bates College  
**Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement, and Cathy Lekberg, Administrative Assistant, Economic & Community Development

*William Clifford, as Chairman, appointed Mark Lee, as a Full Member, for this meeting only in lieu of Eric Hirshler being absent.*

- II. New Business: None**

- III. Old Business:**

- A. Maine Preservation Honor Award Nomination.** Both Rick Morris and Gil Arsenault attended the Maine Preservation Conference in Bangor on Friday, May 11th and 30 awards were given out for the honor nomination. Rick Morris brought Eric Agren's certificate with him from the ceremony. Gil stated that this award should be delivered to Eric and Carrie Agren directly. Rick Morris stated that after all of the awards were given out and pictures were taken, a photograph of all the recipients was taken. He said these pictures will be posted on the Maine Preservation website. Bill Clifford suggested contacting Scott Taylor to see if he could put some information in the Sun Journal about the Lyceum Hall and Pontiac Building awards. Gil said that Roxanne Elfin could be contacted about the details, and to check the website for information for the Sun Journal. Gil said at the conference they were getting pressure to attend annual CLG training session. He mentioned there is a CLG, (Certified Local Government workshop) coming up this Fall and in order to maintain our CLG status he suggests Board member attendance at this workshop. Gil will inform the Board when he gets more information.
- B. Libbey Mill.** Gil stated that it looks like the Island Point project may not go forward. Travis Soule would like to work on the Cowan Mill building. Gil stated that we are looking at other developers to do a hotel or other projects. Gil said that Travis has a six year option on the building and has been sitting on it for a couple of years.

The City is still going forward with the demolition of the Libbey Mill in its next budget. Rick suggested taking some items from the Libbey Mill and incorporating what is saved into the redevelopment.

- C. Main and Frye Streets Historic District.** Bill introduced Peter Anderson from Bates College.

Gil stated that the RFP has not been sent out but, it will be going out shortly. Gil stated the work should not take long once we have a person or consultant on staff. Bill stated that the Board agreed to send proposals to eight vendors all located in the State of Maine. Gil stated we probably will not do any public outreach until the consultant has done his or her work. He said the research work has been completed and the consultant will essentially be going out looking at the properties, detailing the properties, taking pictures and putting it in the proper format, required by the Department of Interior. Doug asked if there was some way to move this project along. He would like to make a decision at the July meeting. Gil stated we will schedule our next meeting after the proposals have been sent and

received so the Board can make a decision. He suggested a ten day response period for the consultants. Bill Clifford suggested June 28<sup>th</sup> to be the next meeting and if that does not happen, we could try for July 12<sup>th</sup>. Bill Clifford suggested to Peter Anderson to contact Christi Mitchell at the Maine Historic Preservation Commission and that she could explain in more detail what the impact would be to have Bates College listed on the National Register.

- D. **Bates Mill #5 – (Maine Preservation’s Most Endangered Listing).** Bill asked about the nomination and Doug stated that Gil had prepared the nomination and sent it in. Rick Morris said while at the Maine Preservation Conference on Friday, Roxanne Elfin told him that she would like to talk about this nomination.

Jack stated that he was nominated to serve on the Bates Mill #5 Task Force committee. He also stated that he is representing the Board and asked if members had any ideas for use of this building. Jack suggested it could be divided, half as a parking garage and half as YWCA. Doug suggested making it a parking garage for all functions around Bates Mill, Island Point, etc. then there would be no need for any parking in front of Bates Mill, which would then save the Bates Executive Office Building. Jack stated there are many things that could be done to the building, but it has to be cost effective. Jack stated any ideas would be helpful and asked that an update on the Bates Mill #5 Task Force Meeting be added to the agenda.

- E. **Update on the Dominican Block,** Gil mentioned that David Clem does not want to do a press release yet. Gil also mentioned he needed some offset parking to begin the renovations. David Clem said he does have a potential tenant for the 2<sup>nd</sup> floor. Gil commented the good news is that David is moving forward on this project. He has fencing around the Lincoln Street and Chestnut Street sides of the building and will be doing some interior demolition and masonry work. He also wanted to secure some temporary parking for the displaced tenants. Mark Lee asked if he has pulled permits yet. Gil responded that this work does not require permits, but he will be getting them soon. Gil also mentioned that David will maintain the interior of the assembly room on the top floor. He stated that David Clem will probably do a press release within the next month or two. In conclusions, Gil stated he is very pleased to see activity at the Dominican Block.

**IV. Minutes:**

*Draft Meeting Minutes for April 5, 2007.* The following motion was made.

**MOTION:** *by Douglas Hodgkin to approve the April 5, 2007 Minutes with one change. Second by Maurice Gilbert.*

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

**V. Adjournment.** The following action was made to adjourn this meeting.

**MOTION:** *by Philip Meldrum that this meeting adjourn at 4:00 p.m. Second by Maurice Gilbert.*

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

The next regularly scheduled meeting is for Thursday, June 28, 2007, at 3:00 p.m.

Respectfully submitted,

Catherine Lekberg, Administrative Assistant – Economic & Community Development