

Members present: Edward French, Jean Ries, Wayne Wilcox, and Catherine Lee
Others present: Linda Godfrey

The meeting was called to order at 6:02 pm in the Shead library.

The minutes of the 29th April 2021 meeting were unanimously approved. Motion by Wilcox, second by Ries.

Godfrey addressed concerns with the south wall of 55 Water Street, on which there are bulging wythes. The following work will be done before the building is sold: improvements to the vapor barrier; clear-coating to improve the impervious ability of the bricks; masonry repair to the archway, with bricks (when possible) and windows salvaged and reused to preserve the present appearance. The work will commence in September.

MOTION: *Approve a Certificate of Appropriateness for 55 Water Street based on the information presented, with an understanding that if a door is found to the basement, it can be replaced.* Motion by Ries, second by Wilcox, unanimously approved.

Godfrey also addressed issues with the American Can Company building. The roof is the biggest issue with the windows also a concern. It is difficult to access the windows from the outside as the affected part of the building is over water. The search for funding and perhaps additional partners is ongoing, and the owners are willing to sell or give up majority ownership if necessary.

MOTION: *Hold another board meeting soon after the end of June after the owners have met with professionals and identify concrete steps to be completed in 2022.* Motion by Lee, second by Ries, unanimously approved.

Application was received from Laura Stanczyk for signage at 72 Water Street: a sign round like the Horn Run Brewery sign in copper and black, a banner sign on the building, and gold lettering on the window.

MOTION: *Approve a Certificate of Appropriateness for 72 Water Street based on the designs presented.* Motion by Ries, second by Wilcox, unanimously approved.

Application was received from Susan Leopold to address safety concerns at 34 Water Street. The windows will be repaired, replacing the wood as necessary, with Adam Newell being the contractor.

MOTION: *Approve a Certificate of Appropriateness for 34 Water Street based on the designs presented.* Motion by Wilcox, second by Ries, unanimously approved.

The meeting was adjourned at ____ pm. Motion by Wilcox, second by Ries.

Respectfully submitted,



Board Secretary

FORESIGHT ENGINEERING P.C.

10 Fleming Street
Lincoln, ME 04457 (207) 794-2775



29 October 2021

To Whom It May Concern:

Subject: Structural Evaluation of 15 Sea Street, Eastport, Maine

1.0 I have been involved with the potential renovation of 15 Sea Street since 2008. The structure is slowly falling apart. In 2019 we designed a few foundation repairs which were installed by CCB.

2.0 At this point, the Old America Can building is still in good structural condition for a renovation. The plan is to repair and reuse the:

- Foundations
- 1st floor concrete elevated slab
- All the exterior brick walls.

3.0 Please call if you have any questions (Cell 207-745-5968).

Ted Ocana P.E.

Theodore E. Ocana, P.E.
Licensed Professional Engineer



Subject: Ted Ocana - Building System

From: Linda Cross Godfrey <linda@atlanticleadershipcenter.com>

Date: 4/18/2019, 8:00 AM

To: Quoddy Tides <qtides@myfairpoint.net>

CC: Edward French <qtides@midmaine.com>

Information is based on a conversation with Foresight Engineering, Ted Ocana, who has interacted with us over the time of our ownership.

Other information from, and available in, Phase I and Phase II Brownfields Grant Reports.

Our engineering consultant suggested that 15 Sea Street be considered as a **Building System** — the whole system as it was designed and constructed — and the status of individual parts within the whole structural system.

154- **Underpinnings** — There are 139 piers under the structure, with the opinions being that this is many more than were needed to provide stability for the structure. Kleinschmidt Marine Engineers assessed and graded each pier on an A-F scale. While deterioration has occurred, the majority of piers were in the B-C-D, a few in A, and some in E/F categories. Replacement of the two piers in the present CDGB project will stabilize the exterior of the structure — the major area of concern. Decisions about which other piers will be reassessed as the project moves forward. Some architects, engineers, construction professional have said that the structure was built 3-4 times stronger than it needed to be, yet built strong for its heavy industrial use to carry heavy loads can manufacturing, and for movement of heavy equipment — including the train and train track at the south side of the building.

Roof — We all know the roof is not worth saving and will it be totally removed and replaced — making it structurally sound when complete. We have made two repairs at approximately \$65,000 - both short lived.

next- **Exterior Walls** - The exterior walls are reported by our engineer to be 80% sound, with their greatest needing tuck pointing. The shell of the structure is supported by strong beams and a system of columns. These are in good shape. The structure remains level. Some bracing is planned in renovation as well as some remaining to additionally support the exterior wall system.

Windows — All concrete block fillers will be removed, with historically correct frames and glass replacing the blocks. The decision to fill the window openings with concrete blocks likely has played a great role in keeping the structural system strong, stable and level. Obviously, windows are all in bad condition, most with broken panes. These will all be replaced with historically approved framing and glass. We are working with Sutherland Consultants in Augusta on all historical restoration as we will be qualifying for Historic Tax Credit program designation.

Pigeon droppings — Two environmental clean ups have been conducted, yet pigeons can easily return. — A total environment clean up will be conducted and total "blasting" of the entire interior — sand or walnut shells — to bring all surfaces to an environmentally safe and clean result. This will be preformed by a professional Environment Engineering and Services company and we possess their complete plan for this work.

Lead paint — there was actually less lead paint than expected in this structure. Removal of all paint will be part of the environmental clean up, all of which will be completed by environmental specialists following all required codes.

It is expected that the \$80,000 CDGB grant recently received by the City of Eastport for assistance in repair of two seriously deteriorated piers (9 & 11). The RFP for that work is presently be prepared for release, and funds to conduct this work is expected by mid-late May.

We welcome your interest and expertise related to this work.

March 5, 2021

To Diragama LLC

Dear Linda, Meg and Nancy,

The Eastport Historic Review Board met on March 4 and vote 5-0 to approve a motion to send a letter to Diragama LLC strongly urging you to undertake necessary repairs to the rubber membrane roofing and other sections of the roof that need to be replaced, the exterior walls and windows and any additional underpinnings that need replacement or repair by October 31, 2021. The board urges you to seek federal or state funding that could assist with this effort.

The board is concerned about the safety of anyone in the area and the possible impact on nearby buildings if the rubber roof were to come free or if a portion of the building were to collapse.

We are urging this action be taken so that the city will not need to consider condemnation proceedings for the building.

Feel free to contact me if you have any questions.

Sincerely,

Edward French
Chair
Historic Review Board