



Sandra L. Guay  
Partner  
[sguay@archipelagolaw.com](mailto:sguay@archipelagolaw.com)

1 Dana Street  
Portland, Maine 04101  
(207) 558-0102

August 11, 2023

**Via Email:**

Dennis Simmons, Town Manager  
Town of Wiscasset  
15 Bath Road  
Wiscasset, ME 04578

Re: 63 Main Street, Wiscasset

Dear Mr. Simmons:

This firm represents Wawenock, LLC (“Wawenock”), the owner of the building located at 63 Main Street, in Wiscasset. On behalf of Wawenock, Ralph Doering, III, has asked me to provide this update on the status of ongoing repairs at the property.

First, Mr. Doering appreciates the patience the Town has displayed with the restoration of the building at 63 Main Street. There have been several reasons why the job has not been progressing faster, including lining up the correct individuals to undertake restoration work on a historically significant 1860 structure. The work has also been delayed as a result of inclement weather and labor shortages. There has however been a great deal of work going on at the building much of which, such as rewiring, is not visible from the exterior, but all of which is necessary in order to complete the work on the Main Street façade.

With respect to completion of the exterior brick work, Wawenock has contracted with one of the most experienced historic property masons in the state, Masonry Preservation Associates (“MPA”). MPA has started its work on the project, but there have been several setbacks. For example, while the northeast wall has been completed, as a result of unanticipated and unforeseen issues on that side it took MPA twice the number of man hours to complete than had been scheduled. MPA then had to move to another job, followed by a loss of 16 days in May and then 22 days in June due to the unusually wet spring and early summer. On top of this, MPA lost two of its employees, slowing things down even further.

Due to MPA’s unique expertise in the repair and reconstruction of masonry in historically significant buildings, Wawenock has been working to accommodate WPA’s schedule. At the same time, Wawenock, and in particular Mr. Doering, understands the Town’s concern with getting the work finished and the Main Street scaffolding removed. Please know that getting the work done and behind them is the owner’s goal as well. In light of this, Wawenock has just this week spoken with its contractor and WPA to come up with the following schedule for completion.

## ARCHIPELAGO

Dennis Simmons, Town Manager  
Town of Wiscasset  
August 11, 2023  
Page 2 of 2

In order for the front masonry work to be completed, additional roof work needs to take place. This roof work was unexpected, but it is essential that it is completed in order to get the best result for the masonry work remaining on the front elevation of the building. The roofing contractor has said that this work will start within the next two weeks and take approximately one week to complete. Following this, WPA has said that they could get back to 63 Main Street by the third week in September and be done within six to eight weeks, barring any other significant weather events, in which case this schedule will be updated. In order to do a quality job, the masonry work cannot be rushed, and the bricks and mortar cannot be wet. One part of the work that will take some time is completion of the two corners which requires particular expertise to accomplish.

Wawenock understands that the building is in public view and people are getting anxious to see the building façade look like it used to and to get full use of the sidewalk. Restoration of this significant and historically important building however takes time, and Wawenock is trying its best to get high quality work completed as quickly as reasonably possible in light of circumstances, such as weather and labor, that are simply beyond its control. In any event, restoration is in its final phase and barring any unexpected circumstances, the work on the front façade should be completed this fall. In the interim, should the Town wish, Wawenock would be happy to provide monthly updated progress reports so that the Town can see that the work is moving forward.

The owners of the Wawenock Block will continue do what they can to see that the timetable moves forward as outlined above, and hope that this plan and general timeline are acceptable to and understandable for the Town and for those in Wiscasset who would like to see this historically important structure once again become a productive asset for Downtown Wiscasset.

Please do not hesitate to contact me if you have any questions or if you would like any additional information. Further, I would appreciate any communications from the Town about the 63 Main Street property be sent to my attention so that I can continue to monitor the matter. I look forward to working with the you and the Town as this project is completed.

Very Truly Yours,



SANDRA L. GUAY

SLG/lb  
Copy to:  
Ralph Doering, III