

Planning and Development

Saco City Hall
300 Main Street
Saco, Maine 04072-1538



Isabelle Oechsle
Program Coordinator
Ioechsle@sacomaine.org
Phone: (207) 282-3487 ext.357

Minutes
Historic Preservation Commission
August 28, 2019
City Hall Conference Room
Regular Meeting
4:00 PM

Present for the board: Chair Kelly Archer; Diana Huot; Rob Biggs; Ernie Lowell; Kate Gaudet
Also Present: Roger Gay, City Council Liaison; Emily Cole-Prescott, City Planner; Isabelle Oechsle, Program Coordinator
Absent: Steve Ryan (4:46 PM arrival); Julia May (unexcused)

1. Call to Order: Chair Kelly Archer called the meeting to order at 4:01 PM.
2. August 14, 2019 Summary Notes for Review: **Kate Gaudet moved to accept as written, Rob Biggs seconded. The motion passed, with Diana Huot abstaining.**
3. New Business, Public Hearings, & Tabled Items
 - a. Application Review & Public Hearing: 111 Elm Street (Map 38 Lot 127):
Replacement windows

Applicant Jens Bergen is planning to replace his windows which are in need of replacement at 111 Elm Street for energy conservation purposes. Applicant has presented quotes for the windows to be replaced, and a sample window was brought to the meeting for the Commission to view. The applicant plans to maintain the existing wood exterior trim on the windows.

The application does mention the replacement of a garage door, but Chair Archer pointed out that the garage door is not visible from a public way, so any motion should not include that or the interior of the home that the applicant is also planning to update (as the HPC has no jurisdiction over interior construction or items not visible from a public way).

The applicant is planning to replace about twenty windows in total, not all of which are visible from a public way.

Application Completeness: **R. Biggs moved to find the application complete, K. Gaudet seconded. The motion passed unanimously.**

Public Hearing: **Chair Archer opened the public hearing.** The applicant, Jens Bergen, has owned this property since 2006. When he first bought it, it had been suffering from deferred maintenance for a long time. Since then, the applicant has worked to revive the building. Many windows of the home are currently inoperable. Jens Bergen has conducted research on a variety of high-end windows and has decided to propose aluminum-clad over wood windows because it preserves the existing wood trim around the window and does not significantly change the look of the home from the outside. Ernie Lowell asked about retaining the shutters. The applicant replied that he will do his best to restore and retain the existing shutters. He plans to remove the shutters and restore them to the greatest practical extent. If all the shutters cannot be restored, he plans to add the shutters back to the front of the structure to maintain the historic character

of the property. Edite Kroll, a member of the public, asked about the applicant's plans for renting the property. The applicant replied that at this time he does not have definitive plans for the property, as he is putting a significant amount of money to restore the property. In any case, if he does decide to rent, he would look for a different kind of tenant as he plans to convert the home into a single-family home. **Chair Archer closed the public hearing.**

R. Biggs asked if the applicant was planning on continuing the two-over-one style of the windows or moving toward the four-over-one style as shown on the prototype presented to the Commission. The prices reflected in the packet were for two-over-one, continuing the current style of windows. Applicant said he was open to hearing the thoughts of the commission on the style of window. He just hopes to continue the historic character while having more energy-efficient windows. Commission decided that mullions need to be at least two-over-one but can be four-over-one if applicant so chooses.

Chair Archer moved to approve the COA for 111 Elm Street per the findings of fact stated (except for #7) and conditions of approval dated August 28, 2019. K. Gaudet seconded, and it passed unanimously.

4. Old Business & Updates

- a. Discussion with Parks & Recreation Director, Ryan Sommer – Project Update and Next Steps

The Parks & Recreation Department of the City of Saco has just recently purchased 12 School Street. The intent is to have a teen center (grades 6-9) on the first floor, and the second floor is to be used for adult programming (dance programs, theater programs, and the like). Diana Huot asked about an elevator, R. Sommer said there is a functional elevator.

The previous owner of the property at 12 School Street had come in front of the HPC in the past about the windows, so there were questions raised by the Commission about whether the City plans to replace any windows. R. Sommer assured the Commission that the stained-glass windows would never be touched. Other windows may need to be replaced in the future and Director Sommer would come in front of the HPC again at that point. E. Cole-Prescott noted that a conditional use review with the Planning Board is required, and Ryan Sommer is compiling the application materials to pursue that review.

- b. Zoning Ordinance Revision

There is a ZOR Steering Committee meeting tonight at 5 PM, after that meeting Emily Cole-Prescott may have more to update the Commission regarding the ZOR.

- c. Nomination & Election of Officers – Vice Chair Position (Tabled from July meeting)

Tabled until next meeting.

- d. Inquiries & Additional Discussion

Jack Cianchette's nomination to the HPC has gone to the Mayor, Chair Archer is trying to get him appointed by the Council's mid-September meeting. Andrew Bracy's nomination to the HPC will be in front of the Council at their September 3rd meeting.

The next meeting of the Commission will be on September 11th at 4 PM.

D. Huot asked about possibly developing a resource guide of different vendors that work on historic homes. Chair Archer said that Greater Portland Landmarks website has good suggestions for a variety of different vendors.

September 14th is Arundel's Heritage Day where they will have vendors, the next day they're holding an old-fashioned baseball game.

Steve Ryan arrived at 4:46PM.

5. Tabled Items

6. Adjournment: Chair Archer adjourned the meeting at 4:48PM.