

Minutes

Historic Preservation Meeting

Thursday, December 8, 2016

Members Present: Johanna Hoffman, Chairperson; Alyssa Bouthot, Kelley Archer, Stephen Ryan, Katherine Gaudet, Robert Biggs, and Bob Hamblen, City Planner. Absent: Don Uldberg, Jay St. John

- 1. Hardypond Development Company, on behalf of Cutts Avenue, LLC will present a summary of its proposed Notre Dame Church project. Contract zone for an 80-unit apartment project was approved by the City council on Nov. 21, 2016. Tax Map 38, Lot 105 and 106. Zoned B-3.**

Bob Hamblen: Frank Carr, Director of Business Development for Hardypond Construction, and an agent for Cutts Ave. LLC, has requested a second appearance before the HPC in order to update the Commission on progress to date.

John Shields, Architect for Hardypond: he followed the Interior Dept. Standards. The historic church building is worthy of preserving. It is a 1890 circa stick building. It was well maintained and in good condition. The vinyl siding will be removed and will be brought back to its original looks, and it will be painted. Phase 2 and 3 are called infill buildings. These Podium constructions will house a parking garage and will have the highest fire resistance. It will have conventional construction, and they will be sprinkled. Precast base, with brick on the first level, side cement clapboard on the upper levels, and standing seam metal on the top level. They will be high quality mat'ls.

The planning board asked if we could relate Phase 2 and 3 more to the church. We don't want to copy the same for all three phases. There will be landscaping in front of the church, but there is zero setback for Phase 1.

Steve Ryan asked if maybe they might put some wrap around the Phase 2 building so as to finish it off. The pictures right now show as unfinished.

Johanna: Homies (local people who have lived here a long time) are used to seeing the rectory.

John Shields: there is an elevator between Phase 1 and 2 buildings with an egress through the lobby. The brick on the right of Phase 2 is to give access for elderly to the elevator. The history of the church needs to be brought to the top of the building on phase 2.

Kelley and Johanna: why not move the brick façade to the left of the buildings?

Christi Mitchell, Maine Historic Preservation Commission: This project is exemplary. It is much more efficient. This project will add great value to the City of Saco, because of its walk ability and livability. Hopefully this will spur more development like this. ON the design, compromise can be done, like creating a heavier detail to stop at the horizon. The church is a stick style, 19th century building. We don't replicate anymore, but we can pick upon strong elements, like gable roofs, rectangular block buildings, which are appropriate. They have hit the mark. It is hard to treat a building(s) that has been modified extensively. It isn't a landmark building. It is not qualified for the NRHP. To renovate is not cost effective. He hates to see homes written off, but you have to recognize that you can't save everything.

Kelley asked what the side setback was. John Shields: 5ft.

I left at 6:00pm as they continued to discuss the Cutts Avenue Apartments.
Item #2, 15 North Street was never discussed due to time restraints.

Respectfully submitted by,

Maggie Edwards
Board Secretary