



# CITY OF SACO, MAINE

**Planning**  
Saco City Hall  
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Minutes  
Historic Preservation  
September 11, 2017  
City Hall Conference Room

## Attendance Record

✓ = Present / A = Absent / E = Excused

- |                              |                  |
|------------------------------|------------------|
| ✓ Kelley Archer, Chairperson |                  |
| ✓ Jay St. John, Vice-Chair   | ✓ Rob Biggs      |
| ✓ Don Uldbjerg               | E Alyssa Bouthet |
| ✓ Stephen Ryan               |                  |
| ✓ Katherine Gaudet           |                  |

**NOTE: Meeting is audio recorded. These audio records will be posted on the City's website and available for public review within one week of the meeting.**

4:00 p.m.

1. Election of Vice Chairperson, per Section 413-3(6) of the Zoning Ordinance.

**Don moved to elect Jay St. John as Vice Chairperson to the Historic Preservation Commission, seconded by Steve, and so voted 5-0**

Chairperson, Kelley Archer, called to order the meeting. She spoke briefly of the plaque that the council presented to Johanna Hoffman on September 5, 2017 for her dedicated service to the HPC and the City. Also mentioned was the new Historic District sign, which was also presented at the Council on September 5.

## 2. Minutes of July 31, 2017

**Jay moved to waive the reading of the minutes**

**Kelley:** Minor corrections on the minutes. Katherine's correct spelling of last name is Gaudet (not Goudet). Instead of Absent, correct wording would be "Excused". The correct year house was built is 1850's by Deering. The correct zoning should be R-3 and Historic District.

**Jay: Move to accept the minutes as amended, seconded by Steve and so voted 5-0**

**Jay: Move to accept the agenda as final, seconded by Steve and so voted 5-0**

**Kelley:** Were notifications of this meeting given to staff members? Yes  
Did members receive notification of this meeting? Yes  
Were there any recusals? No  
Were there any conflicts? No  
Abutters notified? Yes  
Was the applicant and Board notified? Yes  
Was the Agenda posted? Yes

The Board agreed to move forward

Rob Biggs came late to the meeting at 4:15pm

**Kelley:** She would like to put on the record moving forward, that HPC receive all copies of approvals on minor applications approved by the City Planner, Bob Hamblen. Receiving this information would be helpful with the yearly report.

**Bob:** Would you all prefer to have the Findings of Facts (FOF) in your packets?

**Kelley** she thought that the Board might be swayed knowing the FOF ahead of time. She wants to be transparent and not have our opinions tainted.

The Board agreed that it would be helpful to have the FOF ahead of time.

**Applicant Elizabeth P. Boardman, is seeking a Certificate of Appropriateness, to replace siding, reconstruction/repair of front steps, columns, and pediment at 21 North St. Tax Map 39, Lot 228. Zoned R-3 and Historic District.**

**Elizabeth, owner/applicant:** There is a leak in the front wall, facing the street that has caused some damage on the siding, so that will need to be replaced. It would be replaced with clapboard. They would like to be able to replace the courtyard steps as well as the front steps with granite, if that is permissible? Also the white fence is deteriorated/rotted and will need to be replaced/repared in the next few years. Would we be able to remove the fence completely?

**Kelley:** Replacing the clapboard would be regular maintenance. Replacing the front steps will require action, but the courtyard steps are not visible.

Four out of the 10 standards in Sec. 413-11 are applicable

**Kelley** showed an old 1869 map of the area and gave a brief history of the Benjamin Chandler house at 21 North St. Also a 1969 picture of the 21 North St house, which showed no fence.

Determination of Completion and granting a waiver of Sec. 413-9(3)f, a scaled drawing.

**Kelley moved, seconded by Jay and so voted 6-0**

**Elizabeth:** The steps will be replaced exactly the same. The fence is completely rotted. It needs to be rebuilt, but unless it lends to keeping the house up, which of course it doesn't, they don't want to spend their financial resources on the fence right now. Their plan is to recreate the steps by fixing the water damage.

**Kelley:** I move to open the public hearing, seconded by Don and so voted 6-0

**Kevin Sutherland, 15 North St:** He has had several conversation with Elizabeth and Zak. They are great members of the community. He thinks that if they removed the fence, it would be a great thing. It would be more welcoming. He would be for the removal of it.

**Steve Ryan:** He agrees. The fence doesn't add anything to the district. The Board agreed.

**Jay:** So they want to restore the house as it was and remove the fence? **Elizabeth:** Yes

**Jay:** I motion to remove the fence, seconded by Steve and so voted 6-0.

**Kelley closed the public hearing**

Sincerely,

Respectfully Submitted by,

**Maggie Edwards**  
**Board Secretary**