



# CITY OF SACO, MAINE

**Planning**  
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Minutes  
Historic Preservation  
October 16, 2017  
City Hall Conference Room

## Attendance Record

✓ = Present / A = Absent / E = Excused

- |                              |                  |
|------------------------------|------------------|
| ✓ Kelley Archer, Chairperson |                  |
| ✓ Jay St. John, Vice-Chair   | ✓ Rob Biggs      |
| <u>A</u> Don Uldbjerg        | ✓ Alyssa Bouthot |
| <u>E</u> Stephen Ryan        |                  |
| <u>E</u> Katherine Gaudet    |                  |

4:00 p.m.

Chairman Archer noted that there was a Sept. 20 workshop. An e-mail from the Planning Department re: 10 Fairfield Street has been received. Members were asked whether anyone has a conflict of interest with any items on agenda. No. The Little Free Pantry item has been removed from the agenda, and handled as a staff level review. But, an abutter, Tracy Dunn, is in attendance, so we will discuss. Have any Commissioners had ex parte communications regarding any item on agenda? No.

Minutes of Sept. 11, 2017 – motion by Jay to accept the minutes, seconded by Alyssa, and so voted, 4-0.

Kelley: has staff notified abutters prior to the meeting? Yes. Has notice of the meeting been posted at City Hall? Yes. Were application materials distributed to Commissioners at least five days prior to the meeting? Yes. Has a list of Certificates of Appropriateness issued by staff since Sept. 11, 2017 been provided? Yes – only 74 Beach Street, a sign, which was approved. Six COAs have been approved at staff level since March 31 – the list will be provided to members.

Motion by Jay to accept the list of COAs, seconded by Alyssa, and so voted, 4-0.

Kelley then described procedures for conducting the meeting.

1. Update from Frank Carr on the rehabilitation of the 90 Temple Street property – Frank, introduced Peter Wappler, a potential partner on the project. Has talked with earlier consultants, two architects, three structural engineers, but found no creativity. Has gotten Chris Kloss involved. Now, moving toward an entity that can apply for funds. There are lead and mold problems. Maine Preservation has included the house on its list of most endangered properties. On Saturday, he and Pete covered the roof on all four sides. He was approached by two parties interested in either buying or renting.

He is seeking networking connections, Rotary Club, etc. Would like to return in December with SMPDC re: the clean-up and remediation. He is seeking environmental grants. Rob: so you are seeking someone to 'hold' the building while you are prepping for the rehab? Yes.

Frank: would like to bring MHPC down for a visit. Is this a historic tax credit project, or just a historic preservation project? Kelley: the City has two maps, a historic district and a National Register district. And, historic sites and historic landmarks are also categories. Frank: being in the District would help. Alyssa: could include on the walking tour/historic lecture series in the spring.

Kelley: on June 30, Johanna Hoffman retired from the Commission. We have learned much about 90 Temple Street. Have questioned Bob at length, and discussed with Christi Mitchell of MHPC. An application is due in mid-October for CLG grants for next year – could this benefit 90 Temple? Kelley then related the 1940 Cadillac LaSalle story, formerly owned by Lenora Seavey. On Oct. 19 there will be an event wherein the car will be returned to Saco from Turnbull CT by its current owner for a photo op with the house at 90 Temple.

2. Review of a request under Section 230-713(5) of the Zoning Ordinance to demolish the single family dwelling at 10 Fairfield Street. Applicant is Thornton Academy. Tax Map 39, Lot 196. Zoned R-1b.

Kelley: this is not a back lot, and is not a contributing structure. Lyndon Keck, architect with PDT on behalf of T.A.: costs have escalated. The School is not in a position to build a new structure at 42 Fairfield Street, approved by the Board in March 2016. The 10 Fairfield property was previously used as housing for faculty. There is also a converted garage and a tool shed on the site. The front setback ranges from 2.1' to 2.9'. The new structure would have a 25' setback, and 9' from the abutting parking lot property. TA would contribute a strip of land from the parking lot parcel to the house lot. A simplified Colonial is proposed. TA asked PDT to prepare a cost estimate for renovating the existing house, and said they want to save money. We estimated \$59,000. One bid was received, for \$199,000. The walls feature horsehair plaster that we can't salvage. The basement is in terrible condition. There's 3" of water on the floor in the spring. The concrete block wall from an addition is the worst source of seepage.

Lyndon: alterations have led to beams and floor joists being cut. Screw jacks hold up the floor. We proposed to re-do the walls and install new doors, but not to add any insulation, or to replace the wiring, which is a mix including some knot and tube. No changes were proposed for the outside, the existing vinyl would remain. To do it right? About \$360,000. So, TA seeks permission to remove the existing buildings and replace with a single structure. Paul Roney removed some vinyl siding to verify the original cladding – it's old pine. Two four-panel doors exist upstairs that are nice. Paul: asbestos was removed last week, the stairs are narrow and don't meet code. Kelley: is there any need to notify the LLC that is shown as owner of the demo plans? Paul: it was acquired by the school nine years ago and renovated.

**Alyssa: I move to recommend that the proposed demolition of the buildings at 10 Fairfield Street be allowed to move forward based on the application submitted and staff comments, based on the standards in Section 713 and 413.11(5), and the finding that said buildings, house and garage are not contributing structures in the historic district nor an historic landmark or site, seconded by Jay, and so voted, 4-0.**

Kelley then welcomed Tracy Dunn to the meeting, who received notice of the proposed Little Free Pantry at the UU Church, 60 School Street. Staff had checked with the Commission, then approved the COA application at the staff level, the installation being a breadbox-sized structure mounted on a 4"x4" post between the church and the sidewalk. Ms. Dunn had been concerned about a larger structure being built, and possible impacts on her property at 54 School Street. Hearing the facts, she had no concerns.

3. Recap of first Lecture Series event held on October 12, 2017 – “Preserving the Wood Island Lighthouse” was the topic of the initial event of the series, held at Engine on Main Street in Biddeford. Kyle Noble and Brad Coupe described efforts to date for an audience of about 40 people, with refreshments from Biscuit Company. All agreed the event went well.
4. Adjourned at approximately 5:45 p.m.

**Respectfully Submitted by,**

**Bob Hamblen, City Planner**