

Minutes

Historic Preservation Meeting

Monday, July 31, 2017

Members Present: Jay St. John, Acting Chairperson; Kelley Archer, Steve Ryan, Katherine Goudet, and Bob Hamblen, City Planner. Absent: Don Uldberg and Alyssa Boutet.

1. Applicant, JMP Properties, LLC, is seeking an after the fact Certificate of Appropriateness, to replace all the windows with vinyl windows at 19 Vernon Street. Tax Map 39, Lot 18. Zoned R-3, and Historic District.

Jay: This is a unique situation, because work has already been done. If we would have reviewed this before the work was done, we would not normally approve vinyl windows. So to ask for approval after the fact, makes it unique.

Jeremy, JMP Properties, LLC: He apologized, but wanted to clarify to the Board that when he purchased the property, the tax card was wrong. The year built stated 1966, when in fact it was built in 1852. He should have done more research, but he never thought for a second that this property was in the Historic District. So he proceeded to order the vinyl windows and installed them, with the exception of the front porch windows. By that time, the Code Enforcement officer came by the property and put a stop work order.

Kelley: There are three buildings on Vernon St. that were built in 1852 by Deering. She is a realtor, and she agrees that it was not advertised correctly in the MLS listings. The year was wrongly listed and the zoning was wrongly listed as R-3. On behalf of the applicant, he was not represented correctly. She also noted that there was asbestos as well.

Jeremy: The window trim does not have any asbestos.

Jay: this puts us in a hard spot, being an after the fact request. The front porch windows, as well as all the other windows were probably replaced in previous years.

Bob: Does the Board want to make a recommendation?

Jay: there should be an enforcement action. He would lean towards a fine per window. It is not a contributing building.

Steve: He would agree with a small fine to the windows that are visible.

Kelley: the minutes should reflect how the Board feels. While we agree to consider a small fine, if the Board would have reviewed this before the work was done, we would not have approved or allowed for

vinyl windows to be installed. We do not want homeowners of properties in the historic district to think that the Saco HPC would be agreeable and allow anything different that was is allowed in that district.

Kelley: When a new owner purchases a property in the historic district, the owner should receive a letter from the HPC. She is working with the State on possibly improving, adding a new field where it can be noted that a property is in the historic district.

Recommendation to the Code Office.

Jay: I move to deny the application for 19 Vernon St for after the fact, but to allow the completion of the front porch windows. The Board favors a per window fine on those windows that are visible to the street. There will be no fine to the front porch windows, because the commission has allowed them. Seconded by Kelley. Motion passes 4-0.

2. Election of Chairperson

Jay moved to elect Kelley Archer as Chair, seconded by Steve. Motion passes 4-0.