

Planning and Development

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Saco Historic Preservation Commission

Minutes

September 6, 2018

City Hall Conference Room

Regular Meeting

4:00 p.m.

Regular Members present: Kelley Archer, Chairperson; Jay St. John, Co-Chairperson; Stephen Ryan, Robb Biggs

Regular Members absent: Katherine Gaudet

Associate Members present: Diana Huot, Ernest Lowell

Associate Member absent: Julia May

Stephen asked to abstain from the Balderston application because he is a neighbor to them, and would like to be able to contribute as an abutter.

Robb Biggs asked to abstain from the State Farm Insurance review, because the applicant, Peg Poulin (owner) is on the Board of Directors for "Saco Main Street", of which he is the Director.

Kelley went over proceedings and appointed Diana Huot as a regular member in order to make quorum on the Cross Street (Balderston) application. Kelley also appointed Ernest Lowell as a regular voting member on the State Farm Insurance application, in order to make a voting quorum

1. Minutes of February 13, April 4, and July 25, 2018

Jay: I move to approve the minutes of February 13, April 4, and July 25, 2018, seconded by Rob, and so voted 4-0

2. Public Hearing: Request for a Certificate of Appropriateness to replace mansard roof with similar asphalt shingles, repair or restore multiple window enframements, and repair or remove one chimney. Applicant is David and Jean Balderston, 9 Cross Street. Tax Map 38, Lot 124. Zoned R-3 and Historic District.

Zach Mosher, city planner: The applicant, Mr. and Mrs. Balderston, are requesting a Certificate of Appropriateness to replace the mansard roof and repair or restore, if necessary, any of the 13 windows on the 3rd floor of a property located at 9 Cross St. They are also proposing to repair or remove one of the chimneys within the structure. This property is known as the Abel Hersey house originally built circa 1827. The property is zoned B-3 and Historic District (Tax Map 38, Lot 124).

As mentioned, the mansard roof needs to be replaced which will involve four near vertical sides at the 3rd floor level, which will be spread with 13 dormer windows. The reroofing will include replacing the asphalt shingles and the chimney will need to be repaired or removed. The chimney to be replaced is located near the edge of the cornice on the third floor. Mortar has deteriorated between the bricks and it appears to be leaning. With a new natural gas boiler to be installed, the chimney will no longer be used to emit fumes from an oil burner as was previously the case.

Determination of Completeness - The application for a certificate of appropriateness has been found to be complete as per Sec. 230-413 (I) (4).

Kelley: "I move to find the Certificate of Appropriateness application to be complete as per Sec. 230-413 (I) (4) of the Saco Zoning Ordinance." Seconded by Jay, and so voted 4-0

HPC ACTION-The Historic Preservation Commission is being asked to review this application using the Saco Zoning Ordinance. The HPC will consider using Section 230-413-11 (K) Standards of Evaluation, when making their decision.

Mrs. Balderston: Spoke of how they acquired the home at 9 Cross Street, and that she and her sister were joint owners, until her sisters passing. They live in New York, and they live in Maine 15 weeks out of the year. Roger Chenard is the care giver of the property.

Mr. Balderston: He showed a sample of the shingle that they will be using. There are 2 chimney's, but they would only remove one of them. It doesn't appear to be original to the 1827 year house. There are 13 windows that are in need of repair.

Jay: would you be tearing down the complete chimney, or just to the roof line? Mr. Balderston: Just to the roof line.

Steve: You will want to make sure that they insulate the chimney pipe.

Jay: I move that the HPC grant a Certificate of Appropriateness to applicant Mr. and Mrs. Balderston for replacing the roof shingles, and tearing down one chimney and repairing 13 windows, as it meets applicable standards found in Section 230-413 (K) of the Saco Zoning Ordinance, seconded by Diana, and so voted 4-0

- 3. Public Hearing: Request for a Certification of Appropriateness to remodel the front façade of the first floor to include replacing the door, windows, and lower front of the store at 224 Main St. Applicant is Peg Poulin, dba State Farm Insurance. Tax Map 38, Lot 52. Zoned B-3 and Historic District.**

Zach Mosher: The applicant Peg P. Horton requests a Certificate of Appropriateness (COA) to replace the front façade of the building located at 224 Main Street (Tax Map 38, Lot 52). The property is located within the B-3 district and Historic District.

The applicant has made many improvements in the past including a new roof, new 2nd floor windows, and new rear 1st floor windows last year. The proposal includes the complete remodel of the first floor façade, where the doors, windows, and storefront would be overhauled. The applicant has indicated the front has been hit by a plow recently and that the windows are the source of a great degree of heat loss. In 2001, the entire and 2nd and 3rd floor windows were redone. In 2016, the applicant attained a COA for the rear windows on the Storer side. All the windows that were replaced are now aluminum-clad windows.

The proposal includes design drawings for the remodel which you can find in the materials. The windows included in this remodel would be a wood trim. In the materials, you will find the COA application as well as these drawings and some other information.

II. Determination of Completeness - The application for a certificate of appropriateness has been found to be complete as per Sec. 230-413 (I) (4) Application Contents of the Saco Zoning Ordinance. A suggested motion:

Kelley: "I move to find the Certificate of Appropriateness application to be complete as per Section 230-413 (I) (4)." Seconded by Jay, and so voted 4-0

HPC ACTION- The Historic Preservation Commission is being asked to review this application using the Saco Zoning Ordinance. The HPC will consider the following criteria from the Zoning Ordinance before granting approval for any certificate:

Peg Poulin, applicant: presented her plan. There is a large crack in one of the curved glass panes and the lower front was hit by the City plow truck last winter. She would like to remodel the front façade of the first floor. We would replace the door, the windows, and lower front. Wood would be used for lower portion under the windows with the exception of a manmade material for the lower 8" section to prevent rot. The front door would be of an historical style.

STAFF RECOMMENDATION:

Steve: "I move that the HPC grant a Certificate of Appropriateness to applicant Ms. Peg Horton for remodeling the front façade of the building located at 224 Main St which will include wood trim for the windows and a historical style door as meeting applicable standards per Section 230-413 (K)." to include Caleb Johnson's drawing of Option 2, dated September 6, 2018, seconded by Jay, and so voted 4-0.

Respectfully submitted by,

Maggie Edwards
Board Secretary