

Meeting Minutes

Augusta Historic Preservation Commission

March 2, 2016

6:30 pm at City Center, Conference Room A

Members Present: Lorie Mastemaker, Dan Stevens, Jerry Bumford, Andy Loman, Phyllis von Herrlich

Members Absent: Dale McCormick

Others Present: Betsy Poulin-City Staff, Alison Nichols, Dick Duncan, George & Martha Gilmore, Roger Pomerleau, James Beane, Rick Tardiff, Bruce Holmes

- Minutes
 - Jerry moved that the minutes be accepted as written for February 3, 2016.
 - Seconded by Dan.
 - Vote: 4:0:1 Phyllis abstained, she was not at the meeting.

- New Business
 - 28 Chamberlain Street – Wrecking and Demolition Application Review
 - George Gilmore, Member of Seventy-Seven Sewall Street Associates, gives a summary of project. They own the 77 Sewall Street building and associated parking. The parking area has ownership with the Maine Retail Association and the Natural Resources Council of Maine. 28 Chamberlain Street is a single family home adjacent to the parking area. The Association bought the building for demolition to construct more parking.
 - Phyllis. Are there any architectural features worth salvaging in the building? Would it be possible to salvage items?
 - Bruce Holmes. The stair railing to the second floor is the only feature inside worth salvaging.
 - George Gilmore. Yes, the Association is interested in salvaging parts of the building.
 - Roger Pomerleau, Member of Seventy-Seven Sewall Street Associates, asks if this building is part of the proposed Historic District where there is a demolition moratorium.
 - Phyllis. No, this is not in the proposed Historic District.
 - Lorie. Reads the summary from Richard Bridges.
 - Jerry reads through the Findings of Fact and Conclusions of Law Worksheet. (Record on File)
 - Criteria 1. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Criteria 2. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.

- Criteria 3. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Criteria 4. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Criteria 5. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Jerry. Based on the information before the Historic Preservation Commission tonight, I make a motion that 28 Chamberlain Street **is not** a potentially significant building as defined in Section 6-35(c)(9) of the Code of Ordinances. It does not meet any of the criteria listed in Section 6-35(g) of the Code of Ordinances.
 - Dan. Seconded.
 - Vote: 5:0. Motion passed. Building is not potentially significant.
- 589 Leighton Road – Wrecking and Demolition Application Review
- Rick Tardiff, REWITS LLC, summarizes the proposal he will have before the Planning Board on March 8, 2016. He is the owner JS McCarthy, 589 Leighton Road, 607 Leighton Road, and 61 Darin Drive. He is requesting to rezone these properties to Industrial District (IA) to reduce setback restrictions at JS McCarthy to expand the building. He has tenants in the buildings currently. His plan is to demolish the Leighton Road buildings with no plans for site redevelopment currently. He would wait until the tenant has moved out and the weather improves in the spring. A plan showing the current zoning lines and building locations is passed out to the Commission.
 - Lorie. Reads the summary from Richard Bridges.
 - Jerry reads through the Findings of Fact and Conclusions of Law Worksheet. (Record on File)
 - Criteria 1. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Criteria 2. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Criteria 3. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Criteria 4. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Criteria 5. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Jerry. Based on the information before the Historic Preservation Commission tonight, I make a motion that 589 Leighton Road **is not** a potentially significant building as defined in Section 6-35(c)(9) of the Code of Ordinances. It does not meet any of the criteria listed in Section 6-35(g) of the Code of Ordinances.
 - Dan. Seconded.
 - Vote: 5:0. Motion passed. Building is not potentially significant.

- 607 Leighton Road – Wrecking and Demolition Application Review
 - See above for 589 Leighton Road for summary of why the demolition request is being made.
 - Alison Nichols. The third Criteria notes a list of historic buildings adopted by the City Council. I understand no list exists, but would buildings with plaques on them be eligible for this list?
 - Jerry. The building plaques are honorary. All of the buildings with plaques would not necessarily be eligible a list approved by City Council.
 - Rick Tardiff. For 607 Leighton Road, he needs a reduced setback from this property to construct the JS McCarthy addition. If he reworks the property line and zone line he would be able to construct the addition, and not demolish the house. He is working with his engineer and Betsy on new property lines. This building has tenants until July. He could sell the house with a smaller lot or have someone move the building off the property.
 - Dan. Would redevelopment of the JS McCarthy building potentially involve filling of the stream or pond?
 - Rick Tardiff. Current environmental regulations would not allow filling of the pond or stream. He could potentially cross the stream with a large culvert.
 - Jerry. Wants to know the history of the house.
 - Dick Duncan. Former owner of the house, who sold the property to REWITS LLC, Rick Tardiff, in 2014. Dick provides the Commission with a copy of his appraisal which has interior photos of the building. Betsy will make a copy of the appraisal for the record. One of the outbuildings was an ice shack and a horse drawn ice saw which was on the property was used to cut ice out of the pond.
 - Rick Tardiff. Based on the information he has heard about the building and the possibility of reworking the property/zone lines, he wants to withdraw the Wrecking and Demolition Application for 607 Leighton Road.

- Old Business
 - National Historic Preservation Month. May 14th at Mill Park (Andy will confirm the date). Celebration of the Farmer’s Market will be occurring and AHPC would like to have a display at the event. Use doors, Lorie will provide, to hinge together for a display. Could reuse “Great Fire” display materials as well. The Farmer’s Market will be hosting a “Cook-Off” and maybe Fort Western can participate.
 - Downtown National Register District. Will be part of the Maine Historic Preservation Commission October review. RFP is being finalized by Betsy. Phyllis has an email from 2011 about information which could be helpful for a consultant.

- Dan made a motion that the Augusta Historic Preservation Commission has agreed to make funding available once a consultant has been selected for the Downtown National Register District Nomination.
 - Seconded by Andy.
 - Vote 5:0. Motion Passes.
 - Museum in the Streets Replacement Signage. The check is in the mail for 3 aluminum replacement signs.
 - Local Historic District Ordinance. Received revision comments from Robin Reed. Matt Nazar has incorporated these into the proposed ordinance. City Council will review at meetings in March.
 - New Member Recruitment. Janet Church Doerr, who was on the Fort Western Board at one time, is interested in joining the Commission. Lorie will send her the online application form.
 - Announcements
 - This year is the 125th anniversary of the founding of the Kennebec Historical Society. Events are planned throughout the year.
 - Celebration Party on May 7th from 2-4pm.
 - September Annual Meeting
 - Movie Night

Dan made a motion to adjourn the meeting.

Seconded by Jerry.

Vote: 5:0 All in favor.

Meeting Adjourned at 8:00.

Next Meeting April 6, 2016 at 6:30pm for a Regularly Scheduled meeting.

Minutes by Betsy Poulin, City Staff.