

Meeting Minutes

Augusta Historic Preservation Commission

May 4, 2016

6:00 pm at City Center, Conference Room D

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

Members Absent: Dale McCormick

Others Present: Betsy Poulin-City Staff, Joan Cook, Judy Wathan, Dan Wathan, Scott Burrill, Julie Lettre, Aaron Surrette

- Minutes
 - Dan moved that the minutes be accepted as written for April 6, 2016.
 - Seconded by Phyllis.
 - Vote: 5:0

- New Business
 - 3-5 East Crescent Street – Wrecking and Demolition Application Review
 - Dan Wathan, Moderator for Penney Memorial Baptist Church.
 - Lives at 9 Myrtle Street, which is a historic building.
 - He is president of the Viles Association.
 - The church is landlocked, in a sense.
 - On Sundays, there is not a problem for parking because area lots are used, such as the District Court and Walgreens.
 - When there is a weekday funeral, there is not enough parking.
 - Removal of this building and 387 Water Street will help with parking.
 - Lorie. The duplex was built in the 1940's and there were no other findings by Richard Bridges as part of his research.
 - Betsy. Planning Board review will be required for creation of the parking lot which will require planted bufferyards.
 - Dan Stevens. Another building on East Crescent Street is currently being used for church purposes, are there plans for demolition?
 - Dan Wathan. No, this is a small building and will not allow for many additional parking spaces.
 - 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 3-5 East Crescent 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.
- 387 Water Street – Wrecking and Demolition Application Review
- Dan Wathan. Moderator for Penney Memorial Baptist Church.
 - This building is in a different category of significance.
 - The Board of Trustees looked at it. There is a dirt floor and wet cellar and it is outdated throughout.
 - There is no economic viability in the building and it drew little if any interest while on the market.
 - The church feels it is a good investment for to demolish for parking.
 - Penney Memorial Baptist Church is a growing church. There are 250-300 attendees on a Sunday. They have a young pastor who is working for more growth.
 - The historic record of the property has been reviewed and he has an appreciation for it.
 - Phyllis. When was the building last used as an office?
 - Dan Wathan. It hasn't been an active office for probably 10 years. Charlie Priest is an attorney and worked at the legislature.
 - Phyllis. The house was built in 1848, not surprising it has old/outdated features.
 - Jerry. It is 167 years old.
 - Dan Wathan. There was one tenant in one of the units, and they moved to the duplex which is in better condition.
 - Phyllis. Has a developer looked at the building?
 - Dan Wathan. No, the church only has wants demolish the building for parking. The church conducts a daycare and there are lots of registered sex offenders across the street. There was worry about the building becoming a home for more sex offenders with proximity to the daycare. This is not a good neighborhood.
 - Phyllis. This is a gateway to downtown.
 - Dan Stevens. It is the best house in the worst neighborhood.
 - Dan Wathan. A gravel lot is planned initially, to change to paved in the future.

- Joan Cook, member of the Penney Memorial Baptist Church Board of Trustees.
 - They want to preserve the landscaping on the street.
 - Phyllis. The person who lived there was significant, the building itself has historic character.
 - Lorie. The criteria for review do not take condition of the building into consideration.
 - 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 meets due to one or more historic persons. Vote 5:0. Motion passed. Conclusion of Law is Positive.
 - Criteria 5. Building does not meet. Vote 5:0. Motion passed. Conclusion of Law is Negative.
 - Andy. Based on the information before the Historic Preservation Commission tonight, I make a motion that 387 Water Street is a potentially significant building as defined in Section 6-35(c)(9) of the Code of Ordinances due to documented association with historic persons.
 - Phyllis. Seconded.
 - Vote: 5:0. Motion passed. Building is potentially significant.
 - Public Hearing scheduled for next regularly scheduled meeting, June 1, 2016.
- 817 Civic Center Drive – Wrecking and Demolition Application Review
 - Jerry. Does this project require review due to the square footage?
 - Betsy. Yes, it is greater than 200sf.
 - Julie Lettre, owner. They bought the house in 1981. They removed the old extensions off the back of the cape in 1988 and built new, renovating the old cape at the time. Now they would like to remove the old cape to build a new addition in its place. Some of the sills are sitting on the ground, some on stone, and most of the sills are very punky. There is a dirt basement. The house has vinyl siding and new windows, but the sill is in very bad shape.
 - Lorie. The cape was built in 1912. There were no significant facts about the building discovered by Richard Bridges. Are there any questions for Julie?
 - 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 817 Civic Center Drive **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.
- 3125 North Belfast Avenue – Wrecking and Demolition Application Review
- Aaron Surrette, on behalf of Michael Crocker the owner.
 - They would like to demolish this house and put two manufactured homes on the lot.
 - Lorie. The house was built in 1955 by James and Marion Harding. There were no significant facts discovered about the house by 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 3125 North Belfast Avenue **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.
- 43 Worcester Street – Wrecking and Demolition Application Review
- Lorie. Jeff Johnson of the Children’s Center bought the property last fall to renovate it for classrooms and offices. The costs of improvements for

code were much higher than they expected. They want to demolish the building and turn the lot into lawn. The building was constructed in 1938 and Richard Bridges did not find any historical significance.

- 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 43 Worcester 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.
- Old Business
 - National Historic Preservation Month. The event at Mill Park at the Farmer's Market is not the right venue for the AHPC display. Not happening.
 - Downtown National Register District. Pre-proposal meeting was held on May 3rd and 4 firms attended. The bid opening is May 10th at 2pm.
 - Local Historic District Ordinance. First reading scheduled May 5th. Second reading presumably May 19th and could go into effect 30 days after second reading.
 - New Member Recruitment. Betsy asked Matt to follow up on Janet's application.
 - Announcements
 - This year is the 125th anniversary of the founding of the Kennebec Historical Society. Celebration Party on May 7th from 2-4pm.
 - Property Maintenance Ordinance. Second reading was completed April 21, 2016. The ordinance will go into effect May 21, 2016.

Jerry made a motion to adjourn the meeting.

Seconded by Phyllis.

Vote: 5:0 All in favor. Meeting Adjourned at 7:37.

Next Meeting June 1, 2016 at 6:30pm for a Public Hearing and Regularly Scheduled meeting.

Minutes by Betsy Poulin, City Staff.