Meeting Minutes

Augusta Historic District Review Board
August 21, 2018
6:30 pm at City Center – Conference Room A

Members Present: Dan Stevens, Michael Hall, Amanda Taylor, Lorie Mastemaker, Jesse Patkus (arrives late), Cheryl Clukey (arrives late)

Members Absent: None

Others Present: Rob Overton - City Staff, Bruce Williams; Jacqueline Larochelle

Call to Order

- Dan called the meeting to order at 6:30pm

Meeting Minutes

- Motion by Amanda to approve the minutes as written for the June 19th meeting.
    - Seconded by Lorie.
    - No discussion.
    - Vote: 4:0. All in Favor. Motion Passed. Approved.

Disclosure of Communication on Agenda Items

- Dan: Thanks Bob Corey for his service with the Board.

New Business

- 113 Winthrop Street – Porch roof, deck and fire exits.
    - Dan Stevens reads project description.
    - Rob describes the project. The building is not code compliant with the minimum life safety code, lack of second exits for the upstairs apartments. There are no code issues with the roof.
    - Applicant: Gabor Korthy of Sandor LLC describes all aspects of project. Wants to install second exits, one on unit 6 in the rear wooden section second floor apartment. Wants a balcony which would extend to the brick with an ornate metal black structure with a sliding door behind it. Wants to replace one window with a sliding door. Hoping to do this work in early spring. Unit 4 is the 2nd and 3rd story in the brick portion of the building. The fire department is comfortable with the 3rd floor window at the front of the building for the bedroom exit. He wants convert a window on the side of the building to a door with a balcony under the window, which would require masonry to be cut. Stairs would extend to the ground, wants it to be freestanding. Will come back to the board for this proposal when he has better drawings.
    - Rob: What Gabor is proposing will bring the building substantially into compliance with the life safety 101 codes. Doing these changes on the inside of the building would be difficult.
    - Jesse: When was this purchased?
    - Gabor: Three weeks ago, it was already a six unit.

- Rob: If he was adding units, it would be treated as new construction which would require more substantial changes to the building.
- Amanda: Wants to know more about the doors proposed.
- Gabor: The image is an example of what could be used. The two windows could be replaced with a sliding door; however he doesn't have the actual dimensions yet.
- Amanda: Is the balcony the exact style you are thinking?
- Gabor: The sketch shows it to be as a place someone could sit out on, he doesn't want it to scream "fire escape".
- Amanda: This style probably doesn't fit the building.
- Gabor: He isn't married to this design; he just doesn't want it to look to utilitarian. The engineered plans would be provided. He wants to discuss this for future planning, if he gets approval of the concept, he can proceed with the $1500 investment in engineering drawings.
- Michael: Prefers the one which is less ornate.
- Rob: Gabor only wants some guidance before making a big investment.
- Gabor: He needs the roof approved tonight, wants to get decking material approved, and wants conceptual approval of fire exit plans.
- Jesse: The pictures don't have enough context for him to make a decision about the design of the fire structures. He is very willing to help, but feels he needs more information.
- Cheryl: Wants more information.
- Michael: We don't want you to spend needless money.
- Gabor: He could install a pressure treated fire exit system which would meet code.
- Jesse: The board's purpose it to make sure the historic integrity of the building is preserved and enhanced.
- Gabor: He will get some engineering drawings created; the board can give him balcony styles which could be acceptable.
- Amanda: Concerned with the sliding door.
- Gabor: It is a small bedroom, so the sliding door preserves some indoor space.
- Rob: The bedroom exit would also have a condition that the interior door cannot have a privacy lock.
- Dan: Wants to see the interior of the house.
- Gabor: Happy to show the two empty units.
- Rob: The focus of the board is on the exterior of the building. In order for it to be an exit, a door and stairs to get to the ground are necessary.
- Jesse: Could something contemporary be acceptable to the Board?
- Amanda: The less fancy the better.

- Gabor: The porch wooden decking surface would be replaced with Trex, as close as possible to the gray color which is out there today. The roof he is proposing to replace is currently rolled roofing which has been tarred several times. The shallow pitches do not shed snow and ice-dams form. Both roofs are proposed to be replaced with standing seam black metal.

- Michael makes a motion to approve the application as presented in the in the meeting for both the black standing seam metal roof and the Trex decking for the porch. No conditions are placed on the approval.
    - Seconded by Cheryl.
    - No discussion.
    - Vote: 5:0. All in Favor. Motion Passed. Approved.
- Gabor: Has some additional future projects including adding doors on the garage.
- Dan: Do people want to go on a tour?
- Gabor: He is willing to give a tour.

Old Business

- None.

Adjournment

Lorie made a motion to adjourn.

- Seconded by Michael.
- Vote: 5:0. All in Favor. Motion Passed.

Meeting Adjourned at 7:02pm.

Minutes by Betsy Poulin, Deputy City Planner.