

WISCASSET HISTORIC PRESERVATION COMMISSION
MINUTES, JULY 11, 2019

Present: Chair Susan Blagden, Phil DiVece, Pam Logan, and Leslie Roberts

Chair Susan Blagden called the meeting to order at 5 p.m.

1. Approve meeting minutes from June 20, 2019

Phil DiVece moved to accept the minutes as amended. Vote 4-0-0. (The powder house steps have been repaired.)

2. Public Comment – none

3. COA for sign at 52 Water Street, “Old and Everlasting” Home Goods and Antique Shop

Susan Blagden said the proposed double-sided sign is in keeping with the ordinance. Phil DiVece moved to approve the Certificate of Appropriateness. Vote 4-0-0.

4. COA for sign at 65 Gardiner Road, Little Village Bistro

The applicant was not present. Leslie Roberts moved to table consideration of the COA until July 25. Vote 4-0-0.

5. COA for fence at 45 Federal Street

The applicant, who was not present, had asked that the application be postponed until July 25. Phil DiVece moved to table to July 25th. Applicant will be asked to include the checklist, clarification on dimensions of gate and fence, and width of pickets with her application. Vote 4-0-0.

6. COA for garage at 8 High Street to replace demolished carriage house.

The applicant was not present. Phil DiVece moved to table action on the application of Jan and Todd Haedrich until the July 25 meeting. Vote 4-0-0.

Old Business

7. Discussion of Bicentennial participation

Leslie Roberts said she had no further information on the suggestion to plant an apple orchard. She added that she was trying to promote interest in the tall ships.

Suggestions for the bicentennial participation included researching when and where Wiscasset voted that Maine should become a state. Susan Blagden offered to do some research using sources such as the Maine Historical Society, Lincoln County Historical Society, the legislature and state library.

Jim Kochan suggested recognizing all properties built prior to statehood with star-shaped markers.

Steve Christiansen said the Masonic Lodge and the Fire Society had planted celebration trees around town in honor of the centennial celebration.

8. Discussion of acceptable materials

Susan Blagden and Jim Kochan discussed AZEK which manufactures building materials, trim work, and siding and is available locally, although it can be expensive.

Jim Kochan said an acceptable materials list had been distributed to the commission and it should be in a folder in the planner's office. He will bring his copy to the next meeting. Susan Blagden said the commission should be able to provide property owners with a list of acceptable products which are available locally and with a list of suppliers.

Brochures on building materials were distributed.

In a discussion on windows, Susan Blagden said that when replacing entire windows, energy-efficient glass must be used; however, when replacing only a single pane, wavy glass could be used. Phil DiVece suggested that wavy pane energy efficient glass was available. It was recommended that glass from original windows be salvaged.

New Business

9. Discussion on how to find out what grants might be available for HPC and homeowners

The commission agreed that the town has many buildings that are a valuable inheritance and should be preserved. The commission, working with the select board, will research grants for both the Maine Art Gallery and the clock tower. Susan Blagden said she would contact the town treasurer to determine if the town has funds for the clock tower and contact the State or Maine Preservation regarding grants for its repair.

10. Other Commission Business

Susan Blagden reported that because the commission has a budget for only secretarial services, she had asked the select board for funds for postage to mail postcards to property-owners in the Historic District, describing the boundaries and restrictions of the district; or as an alternative, the commission would try to raise the necessary funds. The select board agreed that any deficit in the commission's fund-raising would be made up by the select board.

It was suggested that cards be sent out yearly to new owners and given to realtors for distribution to their buyers, ideally before a purchase and sale agreement is signed. The secretary was asked to check for sales monthly to determine what properties have changed hands. Leslie Roberts suggested inviting the area realtors to the second meeting of February.

Leslie Roberts asked about the selection for publicity purposes of a house that could be photographed to show the condition before and after exterior renovation, including the history of the house and interview with the owners. After discussion, Susan Blagden suggested showing only before and after photos without providing address or name of owners.

Susan Blagden said the commission will have to determine the best way to assure that people planning renovations come to the commission before starting work. She will contact the Town Manager for suggestions on how to handle changes retroactively in order to avoid citing the homeowners for violations.

The Code Enforcement Officer had referred to the commission a resident seeking approval for an 11-inch rock retaining wall to disguise a French drain. It was agreed the installation would not need approval from the commission, as the wall was solely aesthetic, not permanent, and no different from a hedge.

Phil DiVece moved to adjourn the meeting at 6:10 p.m. Vote 4-0-0.