

**Eastport Historic Review Board**

Thursday, 4th March 2021

*Members present:* Edward French, Wayne Wilcox, and Catherine Lee

*Members present by Zoom:* Jean Ries and Jean Schild

*Others present:* Robert Scott, Laura Stanczyk

*Others present by Zoom:* Lisa Smith, John Foster, Michael Pochna, others identified only by first name

*Approved Minutes*

The meeting was called to order at 6:03 pm at city hall and via Zoom.

The minutes of the December 2019 meeting were unanimously approved. Motion by Wilcox, second by Schild.

The board discussed an application for a Certificate of Appropriateness for new decks at 73-75 Water Street. The plan shows decks on the top two floors facing the seawall, with the decks being rebuilt on 73 and new construction on 75. The owner's builder does not believe that cantilevered decks are possible at 75 due to structural characteristics, so both sets of decks will be on 6x6 posts and will extend outward eight feet, same as the decks on the Sutherland building.

A clarification was made, in response to a question from adjacent building owner John Foster, that the intention of the board's decision-making process is for historic properties to conform to the general appearance of the downtown, preserving the integrity of the district while recognizing that changes occur over time and supporting building owners to the extent possible.

**MOTION:** *Approve a Certificate of Appropriateness for 73 and 75 Water Street for decks on the top two floors as presented in the application.* Motion by Lee, second by Wilcox, unanimously approved.

The board discussed an application for a Certificate of Appropriateness for signage for Horn Run Brewing, which will be located at 75 Water Street. One sign will be 98 inches long by 15 inches tall and will be hung flat above the Water Street entry doors. The other sign, round and 30 inches in diameter, will be two-sided and hung on brackets top and bottom in such a way as not to obstruct foot traffic or blow in the wind.

**MOTION:** *Approve a Certificate of Appropriateness for signage for Horn Run Brewing as proposed.* Motion by Schild, second by Lee, unanimously approved.

The board discussed the north side of Leavitt Building at 105-107 Water Street. In December, 2019, the owners were given a deadline of 30th October 2020 to complete the brick veneer on the north side, which was destroyed when the wall collapsed in April of 2019. In addition, the owners were directed to replace two non-conforming windows with ones of appropriate design. This work was never completed.

**MOTION:** *Grant an extension for work completion at 105-107 Water Street with a deadline of 31st October 2021.* Motion by Schild, second by Wilcox, unanimously approved.

The board discussed the condition of the American Can Company building at 15 Sea Street. The building continues to deteriorate as the owners seek a new partnership or transferring ownership. There are concerns that the building is becoming unstable as cracks appear in the brick walls and the roof is not secure. Further deterioration rendering the building unsafe could lead to condemnation proceedings by the City, which all involved would like to avoid. There are also concerns that if the building were to reach a point of needing demolition, it would change the wind pattern of that entire end of the downtown since it serves as a useful windbreak.

*MOTION: Send the owners of the Can Company building a letter outlining the board's concerns and strongly urging them to take action for safety reasons. These actions include securing the rubber membrane roof, addressing possible instabilities in the brick walls, seeking further funding perhaps from the federal government, and doing the work necessary to avoid possible condemnation proceedings by the City. The deadline for addressing these issues is 31st October 2021. Motion by Lee, second by Schild, unanimously approved.*

Officers for the Historic Review Board were nominated and unanimously approved. The new officers are chair, Edward French; vice-chair, Jean Schild, and secretary, Catherine Lee.

The meeting was adjourned at 7:10 pm. Motion by Schild, second by Wilcox.

Respectfully submitted,

A handwritten signature in cursive script that reads "Catherine J.S. Lee".

Board Secretary