

**MINUTES
TOWN OF TOPSHAM
HISTORIC DISTRICT COMMISSION MEETING
MUNICIPAL BUILDING, 100 MAIN STREET
WEDNESDAY, FEBRUARY 8, 2023, 6:00 P.M.**

A meeting of the Topsham Historic District Commission was held on Wednesday, February 8, 2023 in the upstairs meeting room in the Municipal Building at 100 Main Street.

1. **ROLL CALL** – The recording secretary conducted the roll call and noted those in attendance included:

Gary Smart
Wayne Davis
Peter Davison
John Graham
Andrew Munsey

Member(s) Absent: All present

Staff in Attendance: Julie Erdman, Town Planner

2. **ELECT CHAIR AND VICE CHAIR**

John Graham nominated Gary Smart to serve as Chairman. There were no further nominations. Nominations ceased. Vote was called and Gary Smart was elected Chairman.

John Graham nominated Peter Davison to serve as Vice Chairman. There being no further nominations, nominations ceased. Vote was called and Peter Davison was elected Vice Chairman.

3. **MINUTES - APPROVAL OF THE MINUTES OF THE JANUARY 11, 2023 MEETING**

Motion was made by Mr. Graham, seconded by Mr. Davison, and it was unanimously

VOTED

To approve the minutes of the January 11, 2023 meeting as written.

4. **CERTIFICATE OF APPROPRIATENESS APPLICATION**

GALLANT PROPERTIES LLC, HAS REQUESTED TO ADD A FALSE FRONT AND TO REPLACE THE SIDING ON THE BUILDING AT 21 MAIN STREET, MAP U06, LOT 039

Chairman Smart read the statement that the applicant (Scott Gallant) would like to install a false front upper façade and replace the siding on the building (former Michaud's Market) at 21 Main Street.

Mr. Gallant said he didn't like the description of "false front", that he was simply adding a board across the front to give the appearance of a flat roof from the street. The Commission and staff agreed that "false front" is the term used to refer to such architecture. It was noted that the structure is a two-story Greek Revival style building built circa 1850 that has been utilized for many years as retail.

Mr. Gallant reviewed several photographs which were submitted with his application showing what the building looked like originally and other buildings in the neighborhood. He noted that he intended to model the front after the Moderation Brewing building on Maine Street in Brunswick. Cut sheets were also included showing materials which are planned for the building. Mr. Gallant said he plans to cover existing deteriorated wood facades with cement siding that has the appearance of T1-11 along the bottom section of the building and use a vinyl product on the upper sections. He said he would keep the same look on the bottom section with cement siding and adding back the corner and trim boards. He plans to use a vinyl shingle that mirrors cedar shakes on the upper section.

The applicant noted that he plans to bring the building back to what it used to look like. He wants to keep the big windows and intends to make the entrance handi-cap accessible. Mr. Gallant said he may seek approval to add another floor in the future if he is able to stabilize the building properly but that probably would not happen for 4 or 5 years.

The Board entered into discussion following Mr. Gallant's presentation. Mr. Munsey said the architectural elements are important. He said for this design to be appropriate, it needs trim. The Board was in agreement that shingle are not appropriate for the false front and lapboard siding should be used on the entire front façade. Wood siding is preferred by it was noted that cement lapboards are available. Concern was expressed that it was not clear with the drawings presented what the windows and doors will actually look like when the project is completed. Question was asked, one door or two doors as now in place? Board members were in agreement that they would like to see a drawing to scale and with more detail. Question was asked if the applicant is keeping the awning? Will there be signage? Shutters? One, two or three windows upstairs? The Board said they liked the idea of revitalizing the building but needed to see a scale drawing as to what it will look like. It was noted that window size, shape and proportion and whether they will have mullions are important to the overall design. Cut sheets on the windows were requested. Mr. Gallant said the windows will be Anderson.

Mr. Gallant responded that one can't tell the difference from looking at the building whether the covering was vinyl or wood and that he didn't want to have to do any painting. He said that wood will rot and it is too much maintenance. He told the Board he could submit a to scale drawing to show what the building will look like when done.

Mr. Munsey suggested that the Planner give Mr. Gallant a copy of the drawing that Mr. Van Note presented for the garage addition on Elm Street.

Motion was made by Mr. Graham, seconded by Mr. Munsey and it was unanimously

VOTED

To table this item to a future meeting when we can have more details submitted as discussed.

5. ADJOURNMENT

At 6:50 p.m. motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting.

Respectfully submitted,

Patty Williams, Recording Secretary