



# City of Gardiner

## Historic Preservation Commission

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### Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, November 15, 2016 @ 4:30 PM City Hall, Council Chambers

**Members Present:** Geri Doyle, Chair      Janet Slade      Clare Marron  
Robert Lash      Robert Abbey      Hal Norvell

**Also Present:** Barbara Skelton, CEO/Assistant Planner  
Dorothy Morang, Recording Secretary  
Robin Plourde, City Staff  
Patrick Wright, Applicant

- 1.) **Call Regular Meeting to Order**  
Chair Doyle called the meeting to order and welcomed everyone.
- 2.) **Roll Call**
- 3.) **Review of Meeting Minutes of September 20, 2016**  
Clare Marron moved to approve the minutes as written. Rob Lash seconded the motion.  
Vote: 6 in favor 0 opposed. Motion passed.

#### New Business

- 4.) **Cynthia M. Malcolm, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to replace front windows on first floor. The property, located at 306-310 Water St, City Tax Map 034, Lot 115 is in the Central Business/Historic Zoning District.**

The Applicant did not appear and when called stated that she did not know she had to be here.

- 5.) **Patrick Wright is requesting the following projects for which he is submitting grants be reviewed by the Historic Preservation Commission:**
- 1.) **Of critical importance to the economic survival of buildings within our national register district is building owners' ability to obtain and maintain flood insurance. Congress has enacted legislation that phases out subsidies for buildings located in the floodplain that were built prior to the establishment of Flood Insurance Rate Maps. A critical component to establishing flood mitigation plans that would reduce rates is to obtain an elevation certificate. Elevation certificates also allow building owners to get appropriately rated insurance policies. The first application would provide funding for building owners to obtain flood elevation certificates.**
  - 2.) **The second application would be for predevelopment work for rehabilitation of buildings located at 149-165 Water Street. These buildings were recently acquired by Gardiner Main Street. We are still working out the appropriate budget for this work but it would likely include Phase I investigation for obtaining State and Federal Historic Preservation Tax Credits, Architectural Work, Engineering Work, Development Consultant, Legal expenses.**

Patrick Wright spoke about the Certified Local Government designation that Gardiner has and grant monies that are available. He described projects that he is planning to submit applications for. He would like support from this Commission and for them to rank the two applications in importance.

The first one is relative to Flood Insurance rates. He will be seeking a grant to cover the cost to building owners to have their properties evaluated by a surveyor and obtain an Elevation Certificate. The survey would show the flood elevation and the owners would only have to flood-proof at that elevation. It would probably save them considerably on their flood insurance costs.

Rob Lash suggested that rather than doing one at a time, they could save time and money by having the surveying done on all of them at one time.

The second application refers to the 5 historic buildings in the Downtown that Gardiner Main Street recently acquired from Camden National Bank for \$1.00. This would be for pre-development work for rehabilitation of the buildings located at 149 – 165 Water St. Phase I would include the investigation for obtaining State & Federal Historic Preservation Credits. Patrick estimated that it would cost 2.5 million dollars for re-development. The grant would cover about 60% of the estimated cost.

Members discussed the proposals. Clare suggested the second application be given the first priority. She noted that most property owners could probably handle the cost of the surveying for the first application, which is estimated to be \$500 each if done separately and probably less if done as a group. The members all agreed.

Janet Slate moved to prioritize the applications with application 2 – the predevelopment work for rehabilitation of buildings as #1 priority and application 1 second. Robert Abbey seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Chair Doyle moved to table the application from Cynthia Malcolm to the December 20, 2016 meeting  
All agreed.

## **Other**

### **CEO Skelton**

October 11, 2016 Memorandum from the Maine Historic Preservation Commission (MHPC)

CEO Skelton noted that she had received materials from MHPC concerning the possibility of expanding the Historic District to include areas along Lincoln & Dresden Avenues and others. Rob said this would be a hot button issue – Janet agreed.

Dorothy noted that this had come up during the Comp Plan development. Kirk Mohney had indicated that a survey of homes with historic architectural features had been done several years before and there were several areas that could qualify.

Patrick explained the difference between having a property placed on the National Registry and being in an Historic District. Hal said you would have to have a huge PR campaign because it places a lot of restrictions on homeowners. People will balk at it and there will be problems. He said he doesn't know that we have the capacity to do all the work necessary. Patrick said it is not referenced in the new Comp Plan.

### **Robert Abbey**

Robert asked if there has been any resolution to the Post Office light replacement. CEO Skelton said the Federal government contacted the MHPC and said they are exempt from local regulations.

## **6). Adjourn**

Janet Slade moved to adjourn. Hal Norvell seconded the motion.  
Vote: 6 in favor. 0 opposed. Motion passed.

Meeting adjourned