



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, July 19, 2016 @ 4:30 PM City Hall, Council Chambers

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

Members Absent: Robert Lash

Also Present: Barbara Skelton, CEO/Assistant Planner
Dorothy Morang, Recording Secretary
Kerstin Gilg, 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 March 15, 2016**
Chair Doyle moved to approve the minutes. Hal Norvell seconded the motion.
Vote: 5 in favor 0 opposed. Motion passed.

New Business

- 4.) **Kerstin Gilg, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to work with Water St owners and local artists to create paper and wheat-paste installations on the north side of the northern buildings (downtown parking area). The project location, which will include multiple properties on the north side of Water St in the Downtown on City Tax Map 37, is in the Central Business/Historic Zoning District.**

Kerstin Gilg gave an overview of his proposal. He said it is a public art project. They are proposing to use the back side (North) of the buildings on Water St only. The art uses a wheat paste process that won't hurt the buildings. He noted that he went before the City Council last month and provided information about the project, how it is done, the process and that each building owner must agree to it.

Clare asked how it would be removed. Kerstin said similar to wallpaper – you'd saturate it with water. Clare asked if you want it to stay longer can you make it more durable. Kerstin said not with paper – there are other solutions. Chair Doyle asked if in addition to soap & water, they can use a soft bristle brush to score the paper to allow for better absorption. Kerstin said yes.

Hal noted that the north facing walls are the colder side – it could wear faster. He asked about using the interior gap walls. Kerstin said they would be interested in those. The back of the buildings are covered in wires, cables, etc. – they thought that this would make the backs look better. Janet asked who would be responsible if it comes apart. Kerstin said the building owner. They are seeking funds and are planning to ask business owners for \$200. each to cover removal or re-installation – but that hasn't been established yet.

Robert Abbey said that Kerstin is responsible for the Arts in the Park program and this would be part of that. He doesn't want him to have to come back each time there is a new idea. Chair Doyle asked if we could give Kerstin a blanket ok. Kerstin said they plan to establish a committee to work with this. Robert said it would be tied to Gardiner Main Street.

CEO Skelton referred to the emails from the State Historic Preservation Commission concerning flour based vs starch based. They asked Kerstin what he used – he said white flour from the store shelf. He said he is not sure, as he has only worked with this, but wondered if starch based would deteriorate more quickly. CEO Skelton said she and Kerstin should have a discussion about this. Robert said this is not clear – it's talking about removal. Kerstin said if they removed it the wrong way, it could hurt the brick.

CEO Skelton asked what the color is in the posters – would it hurt the brick. Kerstin said it is ink jet color inks – it usually fades – doesn't think it would affect the

building. CEO Skelton went over the Ordinance concerning murals – there can't be any advertising. Kerstin said there won't be any advertising or business ids. There was some talk about vintage ads – we're not interested in that – more original art. CEO Skelton read from the Ordinance as it relates to the images. Kerstin said they might sell reproductions of the art.

Clare Marron moved to grant a Certificate of Appropriateness for the wheat paste installation on the north side of the buildings with the addition of \$200 from property owners to assist with the cleanup and re-installation and on-site group to ok the art work to include Gardiner Main Street. Chair Doyle seconded the motion and added that a blanket approval be given for Kerstin. Vote: 5 in favor. 0 opposed. Motion passed.

Robert asked if stating the north side precludes the gaps. CEO Skelton said the City Council did not approve any side but the north side. She said the Comp Plan may include others.

- 5.) **Clare Marron/Peter Malyon, Applicants are seeking a Certificate of Appropriateness (COA) from the Gardiner Historic Preservation Commission to replace existing 2 over 1 vinyl windows with double hung 6 over 6 with 5/8" simulated divided light, custom sized to fit 42" x 69" openings. The property, located at 263 Water St, City Tax Map 37, Lot 122 is in the Central Business/Historic Zoning District.**

Clare Marron left the Commission to bring her application forward.

Clare said that the building is not well photographed in history. She only found one photo. Since then, it is missing one floor – the windows show 6 over 6, so she went with Mathew Brothers windows – replaced existing vinyl replacements with double hung 6 over 6 with 5/8" simulated divided light, custom sized to fit 42" x 69" openings. She showed members a sample, which the City can keep to use as an example. They plan to replace the 3rd & 4th floors now and eventually replace the 1st and 2nd floors and the back 1st floor. They plan to replace 15 over time – 9 at this time. CEO Skelton asked how long the project would take. Clare said floors 3 – 4 would be done quite quickly because those floors have been gutted.

CEO Skelton noted that the Ordinance does not limit the approval time of COA; however, once you get a building permit, it expires if the project has not been substantially within 1 year. If started, you have a second year to complete it.

Chair Doyle moved to grant a Certificate of Appropriateness from the Historic Preservation Commission to replace existing 2 over 1 vinyl windows with double hung 6 over 6 with 5/8" simulated divided light, custom sized to fit 42" x 69" openings. Hal Norvell seconded the motion.
Vote: 4 in favor. 0 opposed. Motion passed.

Clare noted that a 2 over 2 window is about \$344 each uninstalled, whereas a 6 over 6 in her size is \$444 each not installed – it's a lot of money for building owners.

Other

Robert asked about a rumor that Domino's Pizza is going into the old Camden National Bank building and wondered if they knew they were in the Historic District. Hal said he is concerned about Dominos & their signage – he referred to the Big Apple store and what it has done to the Common. CEO Skelton said they can't have internally lit signs – only traditional signs and materials, etc. window signs & wall signs are limited by size. Hal said The Bank of Maine and Camden National Bank have illuminated signs at the entrance of their buildings. CEO Skelton said she doesn't believe they do –only the ATMs. She issued permits to replace the sign facades. If they had an illuminated sign before and it was a legal non-conforming sign, it would be grandfathered and they could have one.

CEO Skelton noted she got a 5 year report from the Maine State Historic Preservation Commission. She also noted that their annual training will be in Gardiner this year and hopes that all members will attend.

5). Adjourn

Hal Norvell moved to adjourn. Robert Abbey seconded the motion.

Vote: 5 in favor. 0 opposed. Motion approved.

Meeting adjourned