



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, September 20, 2016 @ 4:30 PM City Hall, Council Chambers

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

Members Absent: Hal Norvell

Also Present: Barbara Skelton, CEO/Assistant Planner
Dorothy Morang, Recording Secretary
Robin Plourde, City Staff
Marni Sienko, Applicant
Riley Pratt, 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 July 19, 2016

Janet Slade moved to approve the minutes as written. Clare Marron seconded the motion.

Vote: 5 in favor 0 opposed. Motion passed.

New Business

- 4.) Gardiner Library Association, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to repair/upgrade back sidewalks & stairs & repair/upgrade front stair entrance. The property, located at 152 Water St, City Tax Map 034, Lot 148 is in the Central Business/Historic Zoning District.

Anne Davis said that she was here representing the Gardiner Library Association as Dennis Doiron could not be here. She explained that the back sidewalks had buckled from the winter and they needed to repair/upgrade them. They would also like to repair/upgrade the front entrance. Currently there is a rail in the middle of the stairs. They are proposing to take out the center rail and have just one on each side. They also need to clean up the stairs and fix the drain pipe.

Chair Doyle asked why there was one in the middle. Anne said it originally had 2 doors and they kept one locked so they had to use that side. Rob Lash asked who was doing the work. She said Sylvanus Doughty who has done work for them before. He asked when it would be done. Anne said they are hoping for this fall. Chair Doyle asked about the drain pipe. Anne said they just need to clean it up and re-attach it.

Chair Geri Doyle moved to grant the Gardiner Library Association a Certificate of Appropriateness from the Gardiner Historic Commission to repair and upgrade the back stairs and walk and the front stairs and downspout. Clare Marron seconded the motion.

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

- 5.) Marni Sienko, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to replace 9 windows and storefront renovation. The property, located at 325 Water St, City Tax Map 037, Lot 112 is in the Central Business/Historic Zoning District.

Chair Doyle read the agenda item. Clare asked the Applicant if she planned to include the windows in the façade grant. Marni said whatever she could include. Chair Doyle asked if she planned to keep the big windows the same size. Marni said she is keeping all of them the same size.

Robert Abbey asked about the detailing – would it be similar to the building next to it. Marni said they would like to change the door to a more commercial type, but the windows and other architectural details would be left the way they are. Chair Doyle asked about the style of the proposed door. Marni said it would be similar to the one at 327 Water St.

CEO Skelton asked if she was changing the swing pattern. Marni said they are removing the screen which swung out and the existing door which swings in and the proposed door will swing out.

Janet asked about the windows – will they be six over six. Marni said yes. Some currently have storm windows, which will come off.

Clare Marron moved to issue a Certificate of Appropriateness to Marni Sienko from the Gardiner Historic Preservation to replace nine windows and the storefront renovation at 325 Water St to include a new door that swings out. Chair Doyle seconded the motion.
Vote: 5 in favor. 0 opposed. Motion passed.

- 6.) Janet Slade, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to replace 11 windows with Mathew Bros double hung, custom sized to fit existing openings on the 2nd & 3rd floors, front and rear of building. The property, located at 327 Water St, City Tax Map 037, Lot 111 is in the Central Business/Historic Zoning District.

Janet Slade recused herself for this Application.

Janet said she would like to replace 11 windows – on the first & third floors of the front and back of the building. The second floor was done before she bought the building. The windows would be Mathew Bros double hung, custom sized to fit the existing openings. These are the same type window as several other building owners have put in.

Clare Marron moved to grant a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to replace eleven windows - the second and third floors on the front of the building and the first and third floors on the back of the building. Robert Abbey seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

- 7.) Riley Pratt/GO Logic, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to demolish the exterior awning structure; demolish the exterior street level façade and replace with historically appropriate storefront; replace existing single pane windows with new energy efficient units. The property, located at 223 Water St, City Tax Map 037, Lot 129 is in the Central Business/Historic Zoning District.

Chair Doyle read the agenda item. She asked the Applicant to go over his proposal. Riley Pratt said they would like to remove the awning and the entire storefront. In its place, they would create a complete façade system. He said they have done some exploring from the inside and found large cast iron columns and a granite lintel that runs across the whole front. He said they would like to expose the lintel where they can and wrap the columns. He said the intent is to build the glass up 18” to meet the lintel.

Robert Abbey asked about the doors. Riley said they plan to run the transoms above all the doors with the frames & panels having the same level of detail. CEO Skelton asked about the color. Riley said white to match the adjacent trim. She noted that we don’t regulate color – just wanted to know as she usually recommends they work with a historic color palate.

Chair Doyle asked if they had removed any bricks to see what was behind them.

Riley said they had – it a brick veneer over a wooden wall. He noted that there are

two chimneys – one is leaning and they may want to remove it. Chair Doyle said he would have to come back if he wanted to do that. Riley said they would repair it instead.

CEO Skelton asked if the windows are single pane. Riley said they are and have an energy efficiency of 90. They are a triple pane glazing. The glass tilts in and is not a split function, but can add a true divided rail to reflect a double hung window. The top swings in. The level of performance is substantially better.

Chair Doyle asked when he planned to start. Riley said they hope to right away – he needs to get a Flood Plain variance first. He said they will have to build a small enclosure to be able to work in there. CEO Skelton said we would have to talk about it – to schedule it because of planned activities coming up. Riley said they wouldn't start that until after Christmas.

Chair Doyle moved to grant Riley Pratt a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to demolish the exterior awning structure; demolish the exterior street level façade and replace with a historically appropriate storefront; replace existing single pane windows with new energy efficient units that are single pane with divisions. Robert Lash seconded the motion.

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

Other

CEO Skelton has had several conversations with the Postmaster of the Gardiner Post Office. They have two light fixtures in the front stair area that need to be replaced. CEO Skelton has explained the procedure to him and he refuses to make out an application and come to the HPC. He has said that it is a safety issue. She has given him the option of repairing them or putting up a temporary light which he does not wish to do. She is bringing this to the HPC Members to get their input. CEO Skelton was asked to send him a letter and include an application for the HPC.

Robert Abbey said he had spoken with the Postmaster and Robert had informed him to contact the CEO. Chair Doyle said the HPC is always flexible to try to meet anyone's schedule as much as possible.

Rob Lash asked if anyone looks at the properties that have been given a Certificate of Appropriateness from the HPC to do certain work to see if they have complied with it. He mentioned the Post Office - that the work did not appear to match what was agreed upon by the HPC. CEO Skelton said that she can't speak for the previous CEO, but she follows up on these and is currently working with the owner's of 235 Water St to have them meet the requirements set forth by the HPC.

8). Adjourn

Chair Doyle moved to adjourn.

Meeting adjourned