



City of Gardiner

Historic Preservation Commission

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REGULAR MEETING MINUTES

September 20, 2005
Gardiner City Hall, Council Chambers

Present: Kirk Mohney Gail Ham Mike Giberson Norma McDonough
 Geri Robbins-Doyle

Absent: Clarence McKay, Chair Victor Tessari, Alternate
 Derrick Grant, Alternate

Also Present: Mitchell Rasor, Planner, Staff to Historic Preservation Commission
 Dorothy Morang – Recording Secretary

Kerstin Gilg

- 1.) Kirk Mohney called the meeting to order at 6:03 AM in the absence of Chair McKay.
- 2.) Roll call was taken and Planner, Mitchell Rasor was introduced.
- 3.) Gail Ham made a motion to accept the minutes as written. Mike Giberson seconded the motion.
Vote: 5 in favor. 0 opposed. Motion passed.

NEW BUSINESS

4.) **Consideration of a Certificate of Appropriateness Application from Kerstin Gilg, Applicant**

Proposal: To replace the rear windows of the top floor, move the electrical conduit to the right to accommodate a new fire escape on the back of the building.

Location: 207 Water Street, City Tax Map 37, Lot 133.

Land Use Ordinance Reference: Section 9, Article F.

Geri Robbins-Doyle indicated that Kerstin is her client so she will recuse herself and not vote on this Application.

Kerstin Gilg gave an overview of his proposal. He would like to construct a metal fire escape with a small platform at 1 window on each floor, zigzagging to the escape platform. He is also proposing to replace the windows on the top floor on the rear of the building and move an electrical conduit on the back of the building away from the area of the fire escape.

Kirk noted that the Applicant had 2 proposals and asked if proposal 1 was preferred. Kerstin said yes.

Geri said that Kerstin had to satisfy the CEO, Fire Department, Historic Preservation and the Insurance Company. The Fire Chief said it could not be wood and the balcony could not be used for chairs, etc. Kerstin has worked very fervently to do the homework necessary to do this right even though it is very costly this way.

Kirk asked about the rails on the fire escape. Kerstin said he would need to consult with the Fire Chief to meet code. Kirk reviewed the standards that apply to this and said that they look at health and safety considerations in a manner that preserves character-defining spaces. He thinks this proposal meets those requirements. He asked about the windows. Kerstin said they would be wooden, double hung replacements, true divided with a storm panel. They asked if he might consider including the window on the first floor. Kerstin said he might.

They discussed the conduit that is being moved to accommodate the fire escape. Kirk asked if Kerstin had looked at the option of reversing the fire escape pattern. Kerstin said he needs to check this out with the Fire Marshal. Kirk asked if the conduit could be moved and combined with the other one nearby. Kerstin will check into it.

Norma said that Kerstin has made a phenomenal effort to put together this package and Geri has been a big help.

Gail made a motion that we approve the application with the assumptions that the fire escape be black metal, the platform not be any larger than required and with

bracket support; the conduit be 1 line if possible and painted black to minimize the impact as best possible and the windows would be wooden, true divided eight over eight on the first and third floor back side of the building. Mike Giberson seconded the motion.

Mitchell Rasor asked if we were forcing the Applicant to install window replacements to the 1st floor by including it in the motion.

Gail Ham amended the motion to remove the 1st floor window from the motion. Mike Giberson seconded the amendment. Vote: 4 in favor. 0 opposed. Motion passed.

Vote on amended motion: 4 in favor. 0 opposed. Motion passed

Geri Robbins-Doyle returned to the Commission.

OTHER BUSINESS

The Commission members were given a copy of a construction plan and façade appropriateness received from Black Diamond Consultants, Inc.

Norma said that after the last meeting she copied materials from the Preservation Briefs and gave it Christian Hebert so that there would be no question of what he needs to do.

Kirk said he thought it would be advisable to get something in writing to Christian concerning the violation of the Certificate of Appropriateness. He will work on a draft letter to give to Clarence. Mike asked if the Commission had set a time frame on the window replacement. Kirk said no.

5.) Adjourn

Gail Ham made a motion to adjourn. Mike Giberson seconded the motion.

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

Meeting adjourned 7:16 PM