



# City of Gardiner

## Historic Preservation Commission

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### REGULAR MEETING MINUTES

June 20, 2006

Gardiner City Hall, Council Chambers

Present: Clarence McKay, Chair                      Mike Giberson                      Gail Ham  
                 Kirk Mohney                                      Geri Robbins-Doyle

Absent:        Derrick Grant, Alternate                      Victor Tessari, Alternate

Also Present:     David Cichowski, Code Enforcement Officer  
                         Francis Grey – Recording Secretary

Brian Curley, Applicant

**1.) Call Meeting to Order**

Clarence McKay called the meeting to order at 6:02 PM

**2.) Roll Call**

Roll call was taken.

**3.) Consideration of May 16, 2006 Minutes**

Geri Robbins-Doyle moved to accept the minutes. Kirk Mohney seconded the motion.

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

## OLD BUSINESS

### 4.) (Tabled from May 16, 2006 meeting)

**Consideration of a Certificate of Appropriateness from Gardiner Savings Institution, FSB, Brian Curley, PDT Architects, Applicant**

**Proposal: To renovate existing building for use as an office building. Proposed improvements include new second floor handicap accessible entry, elevator (with roof top overrun), new core and common spaces, as well as new HVAC mechanical units to be located on the roof.**

**Location: 288 Water Street, City Tax Map 34, Lot 108**

**Land Use Ordinance Reference: Section 9, Article F.**

**Kirk Mohny made a motion to take the application off the table.**

**Geri Robbins-Doyle seconded the motion.**

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

Brian Curley said, since I met with you last, there were three outstanding items that you asked me to look at. First was the gas tank—putting it above ground, below ground, or what? We decided to bury the gas tank. We met with Augusta Fuel and decided to bury the gas tank underneath the parking lot. Visually it won't make a difference. It will be buried. There's a lot of reasons to do that.

I also worked with Augusta Fuel about the size of the units. Before, we had four units up on the roof and they were spread out, which was the most efficient from a heat and cooling distribution perspective, but I challenged them and said we need to decrease the number of units and we need to move them all to one side. So what we're proposing is instead of four units we go to two units, and the two units are seven and one half ton each, so they're slightly larger in footprint, but they're closer together and they're over behind the elevator. So their visual impact is behind the elevator overrun. So really from the street you'll see the elevator overrun which will be clad in brick, and the mechanical units will be behind them. That's why on the 3-D renderings you don't really see the units, except one tiny little piece of one of them, and that's because they're pushed further back and they're hidden behind the elevator overrun. So we're using the elevator overrun as a shield.

Kirk Mohny said, can I ask you, these are roughly eighty-eight long, fifty-five wide, and fifty-two inches high. So that's about four and one half feet high.

Brian Curley said, right, which is really a little bit higher than what the other one was. The four units were smaller in footprint and lower. Because we have to go to two units, they have to be slightly bigger in footprint and slightly higher. But, the advantage is we can hide them behind the elevator overrun.

Kirk Mohny said, how far back from the side wall will they be set? Is that roughly two feet?

Brian Curley said, that's more than that. It's probably three and one half feet from the side wall, meaning above the wall that's common to the building.

The last thing you asked me to look at was the entry. You asked me to look at the proportions of the entry, and Kirk, I think your quote was, you thought I could do better.

You thought the proportions were slightly chunky. So I thinned it up. Also, that lower wall is actually brick, and so I made the bottom, the pier of the base of the thing brick. The proportions of everything got thinner and better. I put the sign on the building, and I put just one light over it.

David Cichowski said, so you did eliminate where you had that gray curbing?

Brian Curley said, yes, I got rid of it. So those are the three things you asked me: to deal with the gas, deal with the units, and deal with the entry.

Kirk Mohney said, the simulation that you have shows the top of the overrun well below the top of the chimney, but the elevation shows it above the chimney? Which one is the more accurate?

Brian Curley said, I would bring it down, because I don't need it to be that high.

Kirk Mohney said, can we assume then that the simulation is the accurate? Before I came to the meeting tonight, I was looking at that elevation from the street, and about in front of Gerard's Pizza, this will be visible. I was looking at the chimney and thinking if it goes as high as the chimney, you're not going to see the chimney, but if you're keeping it down below the corbeled part, that's good.

Brian Curley said, it's really a structural override. I have to put a hoist beam up there, there's no machinery up there.

Gerri Robbins-Doyle said, I like the cleanness of the roofline, too. Visually that's going to be very nice.

Brian Curley said, you don't think how visible that roof is until you really start to look at it. You walk around town and you realize, that roof is very visible. Putting it all to one side was the right thing to do.

Kirk Mohney said, the roof plan shows four rectangular somethings.

Brian Curley said, skylights. They are existing skylights. There are indoor bedrooms that don't have any windows. That's the only light for those bedrooms.

David Cichowski said, when you had the four units going across the top, you said that was so the cooling would go right into the sectionals downstairs. Now that you have them all behind the elevator, what are you going to do?

Brian Curley said, it's a different system. It's a VAV system, so I have to have more duct runs taking it down and running it across and it will be individual little variable air volume units that will regulate the temperature. So I had to go to a different system. But it's still gas fired, so I still get that economy. It's just a different approach.

Clarence McKay said, did you have a problem with the DEP with the gas tanks underground?

Brian Curley said, no, I think there's a lot of rules I have to follow about how far away it is from the building, but Augusta Fuel said I should be able to do it, no problem. There are some details that we have to pay attention to.

Clarence McKay said, will that be located out in the parking area?

Brian Curley said, yes, right there. Under, so you'll be able to park.

David Cichowski said, did you come up with a size on it?

Brian Curley said, it's big. It's sixteen feet long. It's a thousand gallons.

David Cichowski said, a lot of times the ones you see outside a house are five hundred. When you see them outside the building, long, they're called a "pig."

Kirk Mohny said, the current roof form shows, I think, four, are those ventilators at the front edge?

Brian Curley said, yes, because there is that little cavity up there, they're actually ventilating that cavity.

Geri Robbins-Doyle said, they're there now, though.

Brian Curley said, they're there, we're going to leave those. We will insulate the roof, right now it's kind of a tar roll roofing, so we're going to rip that all off and do black membrane roof, but insulate it, rigid insulation.

Geri Robbins-Doyle said, so those four are vents?

Brian Curley said, gravity vents. They're not powered, there's no fan in them, they just rely on the wind. The roof naturally slopes towards Mechanic street, we'll maintain that, and we'll have new roof drains. We're going to try to keep the same edging detail.

Clarence McKay said, so the little building that's here, stays?

Brian Curley said, yes, and I'm actually going to add a gutter along the side that faces the park, because it's dumping water down on the park and creating a problem down below with water inside the lower part of the building.

David Cichowski said, is that a wood stove chimney that's pictured over there?

Brian Curley said, no, the heat is provided by oil, and it's hot water looped, and the cooling is gas fired.

Geri Robbins-Doyle said, did you say last time that building would be used for office space or storage?

Brian Curley said, the little building will be storage. Mechanical space and storage. It was a laundry building. There's one closet in there that we'll probably use for janitorial supplies, then the rest will be storage. We did meet with the Planning Board, and we got approval contingent on your approval and contingent on the flood permit.

**Geri Robbins-Doyle said, I would like to make a motion for a Certificate of Appropriateness to Gardiner Savings Institution to renovate the existing buildings for use as an office building with the proposed changes, including the second floor handicapped-accessible entry, the elevator with improvements, with the rooftop overrun, with the new core and common spaces as well as the HVAC mechanical units to be located on the roof, and with the proposed changes that Brian brought forth today on the scaling down of the door, the tank location to be buried, and the AC units we saw in his proposal.**

**Kirk Mohny seconded the motion.**

**Kirk Mohny said, I would like to make an amendment to the motion for discussion relative to the height of the elevator overrun, that it be in line with the size and scale shown in the visual simulation dated June 8, 2006, and that varies from the elevation plan A-3 of the same date, but that it's our understanding that the simulation is what will guide the height of that.**

**Geri Robbins-Doyle seconded the amendment.**

**Vote on the Amendment: 5 in favor. 0 opposed. Amendment passed.**

**Vote on the Motion: 5 in favor. 0 opposed. Motion passed.**

## **OTHER BUSINESS**

Kirk Mohney said, do you know of any other projects in the near future?

Gerri Robbins-Doyle said, Bagel Mainea is talking about making some changes, paint and other renovations.

David Cichowski said, the building next to the bakery is for sale, the Potter's House.

Gerri Robbins-Doyle said, Diane and Al, their two buildings are for sale, and now Century 21 Venture building is going up for sale.

David Cichowski said, a lot of things are for sale, some of them are being used, it's hard to say what the idea is of the person that buys them, whether they're going to continue what's there.

Gerri Robbins-Doyle said, I've been showing the Casey & Godfrey buildings mostly to people that want to do retail on the first levels, and offices and apartments on the second and third. Typically everybody wants retail on the first floor.

David Cichowski said, one person called me and asked me if he could sell the upstairs units separately as condos, where the second and third floor would be a different owner. It would be more of a legal matter separating the structure. As for anything in our ordinance, I don't see anything that would limit it. I don't know that it would change anything on the outside of the structure.

Gerri Robbins-Doyle said, when the bakery was being sold, we found out there's a common chimney between the bakery and the next building. That's one of the few buildings in downtown Gardiner that shares the chimney, and the other owner didn't know it. If there's problems with the chimney for re-pointing or lining, it has to be a shared expense.

David Cichowski said, they moved a used ladies' clothes shop catty-corner from the bank on the corner of Main and Water Street. She applied for an appropriate sign. There was already a steel bracket. It's almost right between them and the pawn shop next door. The bracket, if you look up, it's almost splitting the two buildings, but he has a parallel, a flat sign against the building.

Gerri Robbins-Doyle said, I'd like the committee to know Saturday during the events downtown, I had two different parties from Hallowell say to me, Gardiner is really doing a great job keeping the history alive, and the buildings look fabulous.

## **6.) Adjourn**

Clarence McKay made a motion to adjourn. Gerri Robbins-Doyle seconded the motion.

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

**Meeting adjourned.**