



City of Gardiner

Historic Preservation Commission

www.gardinermaine.com

6 Church St.
Gardiner, Me. 04345

Telephone 207-582-6892
Fax 207-582-6895

SPECIAL MEETING MINUTES

October 1, 2004 – 8:00 AM

(Re-scheduled from September 21, 2004 meeting – No quorum)

Gardiner City Hall, Council Chambers

Present: Clarence McKay, Chair Mike Giberson Derrick Grant Gail Ham
Kirk Mohney
Absent: Geri Robbins-Doyle Victor Tessari (Alt.) Deborah Felder (Alt.)

Also Present: William Najpauer, Kennebec Valley Council of Government (KVCOG), Staff
Dorothy Morang - Secretary

Gifford Swanson Jim Hebert Christian Hebert John Shaw
Judy Lloyd

- 1.) Chair McKay called the meeting to order at 8:03 AM.
- 2.) Roll call was taken.
- 3.) Gail Ham made a motion to accept the March 16, 2004 minutes. Mike Giberson seconded the motion.
Vote: 4 in favor. 0 opposed. 1 abstained (Derrick Grant – was not on Commission at that time.) Motion passed.

NEW BUSINESS

- 4.) **Consideration of Certificate of Appropriateness Application for Johnson Hall, Judy Lloyd, Executive Director, Applicant**
Proposal: Installation of 2 signs on Johnson Hall building
Location: 280 Water Street, City Tax Map 34, Lot 110
Land Use Ordinance Reference: Section 9, Article F.

John Shaw described the project as a long vertical sign with the words “Johnson Hall” and the other sign is a message board type sign. Judy Lloyd showed pictures and said it is key to downtown development because it is currently hard to find and it will be an improvement to the structure that is there.

Kirk asked if the message sign being proposed is plastic strip over glass? John Shaw said yes. Judy showed a sample. Kirk asked how many lights were proposed for the sign. Judy said 4.

Kirk Mohny made a motion to approve this application. Gail Ham seconded the motion. Vote 5 in favor. 0 opposed. Motion approved.

- 5.) **Consideration of Certificate of Appropriateness Application for Lemon Lime Enterprises, Gifford Swanson, Applicant**
Proposal: Replace existing metal door with wood door
Location: 323 Water Street, City Tax Map 37, Lot 112
Land Use Ordinance Reference: Section 9, Article F.

Gifford Swanson said the building houses the food pantry. He plans to replace 2 metal doors to the deck with wood doors – slab doors w/9 lights.

Kirk Mohny made a motion to approve the application. Mike Giberson seconded the motion.

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

- 6.) **Consideration of Certificate of Appropriateness Application for Black Diamond Consultants, Inc., James Hebert, Applicant**
Proposal: Install new front door, sign, up-lighting for store front sign, replace trim and ledger board to “near” original
Location: 312 Water Street, City Tax Map 34, Lot 116
Land Use Ordinance Reference: Section 9, Article F.

Chris Hebert described the history of the building and his proposal. He said they plan to add a 3-dimensional, vinyl cut sign; uplights for the sign; a security light (blue); remove damaged shakes as necessary and put back down to as near as original with either light gray & black or white & black; install a security camera in the alcove; a card reader for access to front door; and replace front door with steel or aluminum style door.

Commission members discussed the various items and looked at pictures of possible doors. They discussed the blue security light and asked if it could be located in the entry way ceiling. Chris said no because it could be disabled there. They discussed other possible sites on the building. They asked about the card reader – could it go on the side wall instead of the front? Chris said no. Clarence asked if it could be on the ceiling. Chris said no. Members discussed lowering the sign to look more traditional and still have room for the street name and number. Chris said no; it would be harder to light. He plans to use a floodlight to illuminate the sign, which would be off by 7:00 PM.

Kirk Mohny made a motion to approve the Certificate of Appropriateness using the 500 wide style entrance door as a generic reference, full pane door; eliminate the external blue light and that the fixtures and illumination meet the Performance Standards in Land Use Ordinance, Section 3, Y. 3. g. 1. Mike Giberson seconded the motion

Derrick asked about the security camera position. Chris said he would place it as high and recessed as possible to be directed towards the door.

Derrick made a motion to amend the motion to add the camera and card reader. Kirk Mohny seconded the motion.

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

5.) **Adjourn**

Gail Ham made a motion to adjourn. Derrick Grant seconded the motion.

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

Meeting adjourned.