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Geri Doyle, Chairperson
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Administrative Assistant

HISTORIC PRESERVATION COMMISSION

Meeting Minutes Tuesday April 19, 2022- 9:00 AM City Council Meeting Chambers

Historic Preservation Commission is now conducting in-person meetings and the public is welcomed to attend. During the meeting the committee will accept phone calls at 207-588-4063/enter access code - 2222

1) Call Meeting to Order- Chair Doyle called the meeting to order at 9am.

2) Roll Call- Deborah Felder, Robert, Abbey, Robert Lash, Janet Slade, Geri Doyle, Kris Mc Neill. Clare Marron and Brenda Harvey were unable to attend. Applicants Roland Kennerson- The Blind Pig, Mike Lyne, Scott Hanson, Michael Miclon- Representing Johnson Hall.

3)Review of meeting minutes from March 16, 2022 meeting minutes- change the minutes to reflect change in Certificate. Robert Lash first, Abbey second. All members present in favor- approved

4) RBK Real Estate Holdings LLC- The Blind Pig is requesting to install heat pumps at 252 Water St. on City Tax Map 034 Lot 108 in the Traditional Downtown District. Chair Doyle asks if a fence could be installed around the pump, something that could soften the appearance of the building. The pump will be bolted on the side of the building and because the buildings are very close, the pump will be encroaching over the Gardiner Water district roof. The applicant will speak with the Water District to see if they would approve of a fence being mounted. Chair Doyle asks for a motion.

Janet Slade makes a motion that based on the facts presented by Roland Kennerson, representing RBK Real Estate Holdings, LLC at 252 Water St. on City Tax Map 034 Lot 108 in the Downtown Historic District, the Gardiner Historic Preservation Commission grants a certificate of appropriateness for the proposed project to install heat pumps on the side of the building as described in the application, is consistent with the Secretary of Interior's Standards for Treatment of Historic Properties and grants a Certificate of Appropriateness for the project at 252 Water St. Gardiner. Deborah Felder seconded the motion. All members present in favor.



5) Johnson Hall Redevelopment LLC- Johnson Hall is getting ready to start the major interior renovation to the building, and there will be some exterior work as well. Exterior work will include the entire store front façade with replacement of windows, doors and an aluminum storefront system. The application included extensive information about the interior plans for the building, which will not be reviewed by this committee. Work will include setting up roof top utilities. Work to be done at 280 Water St. City Tax Map 034 Lot 110 in the Traditional Downtown District.

Scott Hanson, Mike Miclon, and Mike Lyne, are here to present information on this project, and give an overview. The project is going before the Board of Appeals later on this evening, for a Floodplain Variance and is also waiting for the permit from Parks and Lands. The project is working on finalizing funding and will be getting started as soon as all approvals are in.

Work to be done on the outside front of the building includes new signage lights and removing the existing wooden marquee. It was recently discovered that there are prismatic Carrera glass blocks under the wooden marquee and those will be repaired/replaced as needed. This will require the ceiling inside the first floor to be taken back to its original height so that the glass blocks show, and the light can come in. There is a broken lintel on one of the windows above the area where the glass blocks are. This broken piece of granite will be challenging to replace however the contractors will match it as close as they can. There will also be an aluminum storefront system installed on the street level. Commission members agree that paired with the prismatic blocks, this will give the Hall a very nice appearance.

The rear façade of the building has already had some major renovations, including widening of doors. There will be three lights added to the rear of the building for emergencies, and will shine down according to ordinance requirements.

Because of the need to make the building as flood proof as possible, there will be utilities added to the rooftop. The application includes a series of pictures of the roof of the Hall, taken from various places, including in front of, both sides coming down the hills, and behind the hall. There is only one place that the mechanical equipment can be seen and the developers are working on coming up with screening for those units. The Commission is pleased with the work that the developers have done on this project, and are looking forward to the finished product.



Chair Doyle asks for a motion. Robert Abbey makes a motion based on the information presented by Johnson Hall Redevelopment LLC at 280 Water St. on City Tax Map 034 Lot 110 in the Central Business/Downtown Historic District. The proposed project will include work as described in the application-Exterior work will include a new storefront system for the front facade. The system will be black aluminum framed with insulated, double paned glass. There will be new signage lights, the existing wooden marquee will be removed to expose existing prismatic glass blocks that will be repaired/replaced as needed. The rear façade work will include widening of an existing opening to the right of the arched window at street level. This will be enlarged to fit a hollow metal door, 4' wide and 6' tall to allow the large opening for equipment to access the material lift that brings items to the stage. There will be three lighting fixtures added between the second and third story windows. These are flood lights illuminating all entrances/exits and architectural elements such as the arched window. There will also be the addition of roof top mechanicals. Robert Lash seconds the motion. No further discussion. All Commission members present in favor. The timeline for this project is to hopefully start in June of this year. Most of the interior work will be done over the next year.

6.) Other Business- none at this time

7.) Adjourn- Robert Lash made a motion to adjourn at 10 am. Janet Slade seconded the motion. All those present in favor.