



6 Church Street, Gardiner, ME 04345
Phone (207) 582-4200

Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION

Meeting Minutes

Tuesday June 16, 2020 9:00 AM

City Hall Council Chambers

- 1) **Call Meeting to Order-** Chair Doyle called the meeting to order at 9:02 am
- 2) Roll Call: HPC Board Members- Robert Abbey, Janet Slade, Clare Marron, Robert Lash, Brian Coombs, Dennis Doiron, Deborah Felder, and Chair Geri Doyle – others present for the meeting: Mike Lyne - Developers Collaborative, Carrie Arsenault- Capital Campaign Director Johnson Hall, Scott Hanson – Sutherland consulting, Mike Miclon- Executive/Artistic Director Johnson Hall. Gardiner City Staff- Tracey Desjardins- Economic Development Director, Kris McNeill- Code Enforcement Officer, and Angelia Christopher- Planning and Development Administrative Assistant.
- 3) **Review of meeting minutes from 02/18/2020-** Chair Doyle asked for a motion to approve minutes from 2/18/2020. Robert Abbey moved to accept the meeting minutes and Dennis Doiron seconded the motion. Chair Doyle asks if there was any opposition, changes or corrections requested to the minutes. No- Roll Call vote. All in favor. So moved.
- 4) **Johnson Hall Redevelopment LLS 280 Water St. is seeking a Certificate of Appropriateness for masonry and window work to be completed as the first phase of the total redevelopment of Johnson Hall, utilizing grant funds from the MDF ReVitalize ME grant program at 280 Water St. on City Tax Map 034Lot 110 in the Central Business/Downtown Historic District.**

Mike Miclon of Johnson Hall has presented a very well developed plan, with lots of detail. Johnson Hall is nearing the million-dollar mark with remaining funding. Carrie Arsenault had done a great job with this. There is a lot of work being done with downtown façades, so this is super exciting that something is happening at Johnson Hall. Between this and the Northern Borders grant, there should be some big changes around the building, which should gear up for some major changes at JH in the near future.

Scott Hanson of Sutherland Consulting is the contractor for the work to be done on this project which includes exterior masonry repair and very limited replacement of materials. There will be restoration of windows that have not been previously restored, and replacement for those that are beyond restoration/repair. This project is also being reviewed by the Maine Historic Preservation Commission, as well as the National Park Service for the use of tax credits, so it will have to meet the Secretary of Interior Standards, which are the same standards that our HPC references in our ordinance. This project will be an extremely reviewed in terms of meeting standards.



There is a significant amount of brick repointing to be done, and the mortar work will be scrutinized by the National Park Service, and Maine historic preservation commission. The mortar and replacement bricks that are used for this project will be checked for work strength, color, and composition. Windows will be scrutinized as equally close, to guarantee that the windows they match the historic windows as close as possible. The metal cornice will also be repaired. It is not in horrible shape but does need work and will fall under the same standards as the windows and brick work. Maine Historic and National park service will be watching this project. Because of the value of the tax credits, none of this work will be started until all approvals are in from the other agencies as well. Johnson Hall wants to make sure that all funding is secure for this and future projects, and making sure that approvals are in is the way to ensure this will happen.

One big change that will be happening with this project is there will be a door opening up again. There is currently a door bricked in, that will be opened up. This door opening is wider, there will be a lift installed eventually and will be used for gear coming in and out of Johnson Hall.

Robert Abbey states that the windows on the third floor have wooden sills on top of the granite, and most of the sills are rotted out. Is there a plan for those? He did not notice anything about this in the plans, but he would just like to make note of it. Dennis states that a description of the photos, and what type of work will be done, would be beneficial. Mike Lyne offers up a brief explanation for each. At the rear of building- identified where work will considered to be refurbish and where it be will repair work- it the side where the door will be opened up again, for the lift installation. The park side will have more masonry work. That side of the building used to be painted white. This side will need a higher percentage of repointing, due to damage done removing the white paint.

The Street/Store front needs more work, but this will be done in another phase. However, the upper floors will be worked on in this phase. All the windows that are restorable, will be restored. Those that cannot will be replaced. The sandstone sign will be refurbished in a different phase.

Geri asks for a motion. Robert Abbey offers to make a motion- Based on the facts presented by Johnson Hall, Inc. representing 280 Water St. on City Tax Map 034 Lot 110 in the Central Business/Downtown Historic District, the Gardiner Historic Preservation Commission finds that the proposed project is consistent with the Secretary of Interior Standards for treatment of Historic Properties with guidelines for rehabilitating historic buildings at 280 Water St. to: replace or repair windows as referenced in the application, to clean with water, repoint and replace brick work as needed, repair brownstone sills and granite elements, enlarge an existing door and infill an existing masonry door opening, enlarge an existing door opening for a new steel door, and paint the tin cornice, all subject to approval of the Maine Historic Preservation Commission and National Park Service. All repairs and replacement of material will meet standards for rehabilitation for the Preservation of Historic Properties.

Clare Marron seconds the motion. No further discussion.

Roll call vote, all in favor.

5) Other- no other business at this time.

6) Adjourn Chair Doyle asks for a motion to adjourn -Janet Slade makes the motion to adjourn at 9:50 All in favor.