



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

Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

Tuesday August 18, 2020 9:00 AM

City Hall Council Chambers

- 1) **Call Meeting to Order-** Chair Geri Doyle called the meeting to order at 9:01 am
- 2) **Roll Call-** HPC Board Members- Robert Abbey, Janet Slade, Clare Marron, Robert Lash, Dennis Doiron, and Chair Geri Doyle- absent – Brian Coombs others present for the meeting: Daniel Hechavarria-applicant. 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 06/16/2020-** Dennis Doiron has a suggestion. The first paragraph of the notes it is vague as to whom presented the Johnson Hall application. He feels it would be best to identify who was speaking and make sure it is noted in this paragraph. Dennis also feels that the sentence that starts with ‘Scott Hanson- Sutherland Consulting, should be fixed to make it a complete sentence. No further discussion. Clare Marron makes a motion to accept the minutes with the corrections discussed. Dennis Doiron seconds the motion. Roll Call Vote. Dennis Doiron- yes, Clare Marron- yes, Janet Slade- yes, Robert Lash- yes, Robert Abbey- yes, Geri Doyle- yes. All in favor via roll call.
- 4) **Daniel Hechavarria of 226-228 Water St.** is seeking a Certificate of Appropriateness for window work, including replacing 16 windows, six on the Water St side, and ten on the Mechanic St side. Existing exterior window frames and trim will be left in place if possible, and repair work will be done as necessary at 228 Water St. on City Tax Map 034 Lot 103 in the Central Business/Downtown Historic District.

Mr. Hechavarria presents a very detailed application, which shows the work he wants to do. He has been doing his residency in Portland and recently just started working at Maine General. He has decided that he wants to live in Gardiner and purchased the building at 226-228 Water St. He tells the board that he will use Marvin brand window inserts. The trim around the windows will be repaired, or replaced, as needed, and then repainted. He states that some of the sills have started to rot, but those will be either replaced or repaired as well. He will be using six over six double hung windows as replacement. He tells the board that he has not moved into the building yet, he has some work to do. He is already getting calls about the store front, and will be looking into getting that ready soon for lease. Chair Doyle asks for any comments or concerns from the board on this application. Robert Lash feels the application is well thought out, and has no objections. Dennis wants to know if the attic window will be done, if this is included in the sixteen to be replaced. Mr. Hechavarria tells us that there is one window in the attic facing Mechanic St. that is not part of the sixteen proposed to be replaced. The attic is unfinished and the plan is eventually



finish it, but that is longer term plan. He will have plans to replace it in the future when he figures out what he is going to do with that space in the future. Dennis Doiron states that if the board approves the replacement of that window, today, then he wouldn't have to come back before the board for it in the future. Mr. Hechavarria states that the design of the window would be the same or very similar to the windows that are being used in the project- it might be an eight over eight, but that might be the only difference. Janet Slade states that this window is on his list, so we should be able to approve it. Geri Doyle asks for a motion. If we approved it today, it could be done, so he wouldn't have to come back. Clare offers a motion approves 226-228 six over six windows, Robert Lash seconds. All in favor. Thank you for your investment in Gardiner.

Geri asks for a motion. Clare Marron offers to make a motion- Based on the facts presented by Daniel Hechavarria representing 226-228 Water St. on City Tax Map 034 Lot 103 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 226-228 Water St. to: replacement and repair of sixteen windows front and rear of six over six elevate and essential Marvin and 17th window that will be eight over eight as referenced in the application, 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. Robert Lash seconds the motion. No further discussion.

Roll Call Vote. Dennis Doiron- yes, Clare Marron- yes, Janet Slade- yes, Robert Lash- yes, Robert Abbey- yes, Geri Doyle- yes All in favor via roll call.

5) Other no other business at this time.

- 6) Adjourn** Chair Doyle asks for a motion to adjourn Dennis Doiron makes the motion to adjourn at 9:20 Roll Call Vote. Dennis Doiron- yes, Clare Marron- yes, Janet Slade- yes, Robert Lash- yes, Robert Abbey- yes, Geri Doyle- yes All in favor via roll call.