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Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

Tuesday September 15, 2020 9:00 AM

City Hall Council Chambers

- 1) **Call Meeting to Order-** Clare Marron is chairing this meeting as Geri Doyle is not here today
- 2) **Roll Call.** Robert Abbey, Clare Marron, Dennis Doiron, Robert Lash, Kris McNeil-CEO- Angelia Christopher- Planning and Development Assistant. Applicants Roger Bintliff representing 149 Water LLC , and Todd Wagner of Danube LLC- Absent Geri Doyle, Brian Coombs, and Janet Slade
- 3) **Review of meeting minutes from 08/18/2020** Chair Marron asks if there are any requests for changes. Dennis Doiron questions if the motions can be done in a more seamless manner due to the wordiness. Robert Abbey feels that there could be some changes but it should come at the application level. This can be discussed at a later date- as a committee discussion.

Clare asks for a motion on the minutes- Robert Lash makes a motion to approve the minutes as written. Robert Abbey seconded the motion. No further discussion. Roll Call vote. Dennis Doiron, Robert Lash, Robert Abbey, Clare Marron- All in favor- approved

- 4) **Roger Bintliff-149 Water St LLC. of 149(157) Water St. is seeking a Certificate of Appropriateness for renovation of the front of 157 Water St. Eye hooks for 149 Water St. support brackets for conduit pipes, and hinges for a front gate, and brackets for speakers at 149 Water St. on City Tax Map 034 Lot 139 in the Central Business/Downtown Historic District.**

Roger has created a Victorian garden patio which is keeping with the period of downtown. He has installed period wrought iron fences around this patio, with brackets that had to be attached to the brick. He has found antique chairs from this period, tables etc. He has researched this patio extensively, right down to the lighting, which resembles gas lighting. He has also found a Greek revival double door that he wants to put between two granite pillars that are between the second and third buildings of this project. This will be replacing the Home Depot doors that are there currently. There is another door, which is the entrance to the yoga studio, that he is requesting approval for now. He has not found the door for this replacement yet.

He feels that the work he has done is finally coming together. The Greek double doors will be a great addition. There is a section of brick beside the doors, which Roger will be covering with painted wood. Robert explains that the masonry is in disrepair, to the point that one can see light from the inside the building, and that bees have made a nest inside the brick wall. So, he will be covering over it, rather than



removing it, in order to preserve what it there. We are also discussing approving the work that was done prior to the meeting. There are very few buildings that are sat the end of a block, which would have to be reviewed because of items attached to the building. Mr. Bintliff has attached to the brick on the side of the building for his lighting and for his fence. He goes on to say that he has seen and repaired many holes in the brick and mortar since he has owned this building. Roger has worked really hard to preserve building, and to make sure he uses period appropriate materials. The area that Roger is asking for permission to attach to, is an area where wheat paste was used to fasten something. Wheat paste is used as an alternative to screws for historic buildings. In this case, the object that was being fastened, did not stay in place, but the wheat paste did, and in fact, never came off.

Robert Abbey points out there should be a discussion between board members, about these types of buildings, and how businesses should effectively go about fastening to buildings, without causing damage. This can happen at a later date.

Clare points out that Roger is asking for approval in this application for a door that he has not sourced and that she is not comfortable approving a door she know nothing about. The rest of the committee feels that he would do his best to find the best fit for a door, but that it should still go before the committee.

Robert Abbey makes a motion based on the facts presented by Roger Bintliff presenting 157Water St LLC at 149 Water St City Tax Map 034 Lot 139 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 157 Water St to: installation of garden patio elements including brackets and eyehooks and install double doors as described, wood panel to cover existing brick, as referenced in the application- all subject to approval by the Historic Preservation Commission and National Park Service. Robert Lash seconds- All in favor for unanimous vote. Application approved

5) Todd Wagner of The Danube LLC at 267 Water St. is seeking a Certificate of Appropriateness for replacing a door at the street level which leads to the apartments on the 2nd and 3rd floors at 267Water St. on City Tax Map 037 Lot 121 in the Central Business/Downtown Historic District.

Mr. Wagner is looking to replace the street level door that leads up the apartments. He is looking to replace it with a period door that is solid wood. He also wants to replace the windows on the second and third floor on the arcade side of the building. He will be using the same windows that he used on the front of the building just recently. The door is wood with glass at the top, and the size of the door is the same. The windows on the back side of the window building, 6 over 6 grid style.

Clare makes a motion based on the facts presented by Todd Wagner presenting The Danube LLC at 267 Water St City Tax Map 037 Lot 121 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 267 Water St to: replace the door at street level and replace windows on the backside of the building with 6 over 6 double hung Renewal by Anderson windows that were previously approved for the first floor. Robert Lash seconds the motion. All in favor for unanimous vote. Application approved.



- 6) **Other;** Robert Abbey asked about painting guidelines for historic structures. There is no authority surrounding paint in HPC. There are towns that have painted brick buildings, some in bright colors. Robert Abbey throws out the question ‘what would the board do about that’? Paint can be added to brick to preserve it sometimes, Paint color can change the character of a building and it is something that should be discussed by the committee. Clare points out that one reason it is likely that it is not discussed is that paint is changeable, but that is not the case with brick. If there is a building that was in bad shape, and needed some façade work, the committee would hopefully know about it and be away of changes going on. . The committee will do their best to keep an eye on changes about the City and review as needed.

There seems to be lots of issues with applications, and the quality of the pictures that are submitted. The City does not always receive the best quality pictures for applications and when they get scanned or emailed, the quality tends to get even worse or even impossible to see clearly. This can make it very challenging for committee members to see what they are working to approve. The Planning and Development Assistant will start working with applicants to get better quality pictures, so that this process goes smoother. Will also work to get applications to members, as they seem either not be receiving physical copies of applications, or are receiving the too late.

- 7) **Adjourn Dennis makes a motion to adjourn at 9:45 am Second by Robert Lash. All in favor.**