



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

Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION

Meeting Minutes

Tuesday November 17, 9:00 AM

VIA Virtual Conferencing

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19

- 1) **Call Meeting to Order:** Chair Doyle called the meeting to order at 9:00 am
- 2) **Roll Call:** Brian Coombs, Dennis Doiron, Janet Slade, Robert Lash, Clare Marron, Kris McNeill Geri Doyle Chair. Robert Abbey is not here for this meeting. Others present: Riva Stein- applicant.
- 3) **Review of meeting minutes from 09/15/2020 meeting-** Geri Doyle and Janet Slade will abstain because they were not at the meeting. Dennis Doiron has just one correction- item 3 second line 'seamless manner' there is a spelling error. No other changes Robert Lash makes a motion to accept the minutes. Dennis Doiron makes the second motion. Dennis Doiron-yes, Robert Lash-yes, Kris McNeill-yes, Clare Marron-yes, all in favor to accept the minutes from 9/15/2020.
- 4) **Riva Stein- representing Thriving Harmony LLC, at 286 Water St. is seeking a Certificate of Appropriateness for adjustments/renovations to the building- including repairing panels on the front of the building, repainting, fixing plaster, and adding v-match pine to the entryway ceiling at 286 Water St. on City Tax Map 034 Lot 111 in the Central Business/Downtown Historic District.**

Mr. Stein introduces himself. He tells the board that he wants to keep the integrity of the building and wants to spruce things up a bit. He wants to get rid of the long green space that fronts the whole building. He wants to mimic Johnson Hall more, and have the two buildings be similar in appearance. He will be painting over the green with black. There are plastic panels under the green that he wants to replace with poly coated pine. Chair Doyle asks him what the green panels are made out of. Mr. Stein responds that he believes they are some kind of metal as they appear to be rusty in spots. He hopes he can repair it either by cutting out the rust spots, and replacing with fiberglass. Then he will strip the paint off and recoat it for preventative rust maintenance. There is a brown



strip of material under the green that is starting to fall off. Riva plans on replacing this with the poly coated pine. Chair Doyle asks about the ceiling in the entryway, which he has listed as currently having vinyl for covering. He wants to replace this with V-match pine. Chair Doyle asks Mr. Stein what is underneath the vinyl. Mr. Stein reports that he doesn't know, he is assuming it is the strapping that holds the vinyl in place. He states that he should be able to attach the V-match right to that. Kris McNeill states it's actually not vinyl and looks more like an aluminum product. Mr. Stein wants to just cover whatever is there, because it looks terrible. It is not visible from the street, but still needs to be addressed.

Janet Slade asks about the brick part above the panels, what kind of condition is that in? Mr. Stein reports that the plaster above the green panel is starting to fall off, and needs to be addressed. He doesn't want to make any big changes, he will repair what is there. Riva states that there are three doors that will need to be replaced ASAP as they are rotting out. Kris asks him if it will be the same style door. Mr. Stein states it will be the same style door for all three doors. They have all taken a beating over the years with weather and need to be taken care of soon. Kris states that the doors need to be added to this application. Chair Doyle states that as long as it is in like kind, it will be fine. Kris states it is fine as long as it is in the minutes, and it is included in the decision, it will be fine. Replacing the doors that are already there, is more of a maintenance decision than HPC decision. So as long as it is noted that the doors will be replaced with in kind or similar doors, it should be fine. Kris McNeill asks if inside the doors is there a mosaic or fancy threshold. Mr. Stein responds that there is no mosaic, that it is just straight brick. Clare Marron asks about the wood that is going under the green. He had stated that he will be using poly coated pine or cedar. Will he be staining this, or will it be clear? Mr. Stein reports that he will be using clear poly on the wood. Robert Lash states that he went to look at the green panel which he feels is metal. He asks if anyone knows the original purpose of it. Was it installed to be part of a sign? In looking at the condition of the steel, he wants to know if anyone has considered removing that steel and resurfacing what is underneath. Mr. Stein states he has considered that, he is just concerned as to what is underneath. Chair Doyle states that when she moved to Gardiner in 1978, that green panel was there. So it is hard to tell what is there. Board members agree that perhaps due to cost, it would be best to leave it for now, repair and paint it as best as it can be. Perhaps the option of removing the green panel can come up later.

Chair Doyle asks if we have a motion.

Dennis Doiron makes a motion based on the facts presented by Riva Stein representing Thriving Harmony LLC at 286 Water St City Tax Map 034 Lot 111 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 286 Water St to: 1. Replace panels that are under the green panel with poly coated lumber, 2. Repair and repaint the plaster on bricks directly above the green panels. 3. Replace entryway ceiling with v-match pine. 4. Replace three doors facing Main St, with similar doors- as referenced in the application- all subject to approval by the Historic Preservation Commission and National Park Service. Chair Doyle asks for a second-Janet Slade offers a second motion. Roll call vote- Clare Marron- yes, Robert Lash- yes, Dennis Doiron- yes, Janet Slade- yes, Kris McNeill- yes, Chair Geri Doyle- yes. All in favor by unanimous vote. Application is approved



5) Other- Robert Abbey, who is not present for this meeting had forwarded some suggestions on how to improve the application process. The overall consensus is that there has been some frustration on how applications have been presented to the board for review. There have been lots of handwritten, at times difficult to decipher, applications. There have been applications received that have been very vague as far as the scope of work, and there have been applications that did not have any pictures included. All of this can make it challenging to review an application, effectively and board members would like to see that change. Robert has drafted a process that would help this situation. Chair Doyle will send out the draft. One member suggests that it would help to have a list that would identify what type of work is considered maintenance work to applicants. Oftentimes there ends up being work included on applications that doesn't need to be there because it is considered maintenance work. Geri will send the drafted application to the rest of the board, and then will meet with us to come up with a checklist, etc.

Members of the board feel that having a sample motion attached to the agenda, would help this process. The motion would need to be easily tailored to fit the needs of the application so there will need to be a couple of different sample motions available. Dennis Doiron offers to draft a couple of different motions for board to use as a reference when voting on applications.

5) Adjourn Chair Doyle asks for a motion to adjourn- Janet Slade makes a motion to adjourn. Dennis Doiron makes a second motion. Roll call vote- Robert Lash-yes, Clare Marron-yes, Dennis Doiron-yes, Janet Slade-yes, Kris McNeill-yes, Geri Doyle-yes- All in favor. Adjourn at 9:47 am.