



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Workshop Notes Tuesday, October 17, 2017 @ 4:30 PM City Hall, Council Chambers

Members Present: Acting Chair, Clare Marron Hal Norvell Eileen Hagerman
Robert Lash

Members Absent: Geri Doyle Janet Slade Robert Abbey

Also Present: Barbara Skelton, CEO/Assistant Planner
Dorothy Morang, Administrative Assistant
Patrick Wright, Economic Development Director
Thom Harnett, City Mayor

Frank Carr
Bob Gaudreau
Brian Curley PDT Architects
Ben Winschel PDT Architects
Marilyn Levian PDT Architects

1.) Call Regular Meeting to Order

Acting Chair, Marron called the meeting to order. and welcomed those in attendance.

2.) Roll Call

3.) Review of Meeting Minutes of September 19, 2017 & June 20, 2017

Minutes to be voted on after the presentation.

New Business

4.) Patrick Wright, Economic Development Coordinator and Executive Director, Gardiner Main Street is seeking your guidance as to an approach as they are contemplating the redevelopment of the historic buildings located at 149 – 165 Water Street (The Dingley Block) in Gardiner.

Patrick Wright gave an overview of the proposal. He said the buildings were acquired from Camden National Bank. There are 5 separate buildings which are all connected. They were built in the 1800's and have had different uses prior to The Bank of ME acquiring them. The Bank of ME did quite a bit of structural repairs to the buildings. He described the existing conditions of each building. Patrick noted that Hardy Pond Construction is interested in the buildings.

Patrick said that PDT Architects is seeking input from the Historic Preservation Commission (HPC) to get a sense of which components might be in line with the Secretary of the Interior Guidelines. Patrick is hoping to get a grant for PDT to help with this proposal.

Marilyn from PDT Architects presented a slide show of the buildings showing proposed upgrades. She identified the buildings as 1 – 5 going from right to left. The drawings showed dormers on the front and back of buildings 4 & 5. Marilyn said that there will be fire wall partitions between the buildings and entrances on Water St. She noted that the project comes with structural and financial issues. They want to better understand the historical requirements. They know there are flood zone issues – they would try to place the mechanicals up high to minimize the numbers. Marilyn said with the possible additions, they hope it will be financially feasible. Building 5 has a dry proof basement and a flood gate. The other 4 buildings they would leave as wet basements. The first floors are 1" above the flood level. The additions would be higher – at least 1 foot. The entrances on Water St will be ADA compliant.

The dormers on the Water St side would need windows – if not, they would lose the # of units for the buildings. They are proposing dustpan dormers – common in buildings of that era. You wouldn't see them from that side of the street. Patrick said these would be mixed use buildings – people could live on the upper floors and have a business on the street level floors.

The back would be expanded into a deck area – a public space that would go from the building to the retaining wall. Potentially, a restaurant could use some of the deck. The City currently owns the property for the proposed deck.

Rob Lash asked would this provide public path access from Water St to the Waterfront Park. Patrick said yes and maybe entrances to Reny's and other retail businesses on the first floors. The proposal is for 2 – 4 retail on the bottom floors with 8 residential units in each building. The front units would be micro units.

Acting Chair Marron said for Historic Preservation, keep it very simple – not pretending and not fighting the 1800's. Patrick noted Preservation Brief #14 and said they are proposing to keep the side & rear set apart – not faux 1800's, so not to become the defining feature. He said they spoke with Mike Johnson of the Maine Historic Preservation Commission. He seemed to be ok with the proposal.

They are required to have an elevator, stairway and an exit corridor to the back of the building. The building will be sprinkled and each unit will have 2 means of egress. The elevator goes down to the bottom floor – parking area in the rear. They showed drawings of the floor plans.

They asked for feedback from the Commission members.

Hal asked if the elevator wall would be all glass. They said mostly.

CEO Skelton asked about the windows on the front – she noted they looked very traditional. She suggested they put a flat roof dormer on the front – it would give more room in the top units.

Patrick said they are thinking about adding another large building on the end of building 1 – just like the one that was torn down previously. Mayor Harnett said if there is public access through buildings 2 or 3 to the back, would they have access to the businesses also – he thought it might draw people in. Marilyn said they could do it that way.

Acting Chair Marron asked about the chimneys. Patrick said there is only 1 – it's between buildings 3 & 4. She said chimneys are 1 of the defining features of buildings in the Downtown area. She also noted that the dormer materials should be different from the original materials. Rob said different, but not stark – tastefully done. Acting Chair Marron said the backside dormers may be different front ones.

Eileen asked about the deck size and materials. They said it was proposed to be 3,900 SF – about a foot above the railroad tracks. They are not sure of the materials, possibly pressure treated under-framing and a wood product decking.

Hal asked if they had a marketing plan. He said “if you build it, they will come.” You have to bring in the right kind of people. Eileen said they are not enough rentals in Gardiner, especially those that allow pets. Entertainment Downtown would be great too.

Rob said the Commission members have worked with people in the past on projects and said that they are not here to set up obstacles. Eileen asked if there is a way to restore the chimneys – Patrick said they have been taken down inside.

Patrick will plan to meet with members who were not here tonight to go over the proposal.

Acting Chair Marron suggested we have Megan Hopkins from the State Historic Preservation, CLG office to come in to review Preservation #14 with the Commission. It would be helpful going forward. Patrick said the State Historic Preservation Commission was very positive, but wanted to leave the decision to the local HPC.

September 19, 2017 Meeting Minutes

Hal Norvell moved to accept the minutes. Eileen seconded the motion.

Vote: 4 in favor. 0 opposed. Motion.

June 20, 2017 Meeting Minutes

Only 2 members present were at that meeting. Delayed voting until next meeting.

OTHER

Signs in the Central Business/Historic District

The ORC has recommended sign changes in the Central Business District with standards for buildings in the Historic District. They are planning to submit it to the Planning Board soon for recommendation to the City Council for adoption. CEO Skelton will scan a copy showing the changes and send it to members of the HPC and GMST.

Acting Chair Marron said she would try to get Megan Hopkins to come to the November 21st meeting to go over Preservation Brief #14 and the new construction brief.

5.) Adjourn

Acting Chair Marron adjourned the meeting at 6:00 p.m.