



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, September 19, 2017 @ 4:30 PM City Hall, Council Chambers

Members Present: Geri Doyle, Hal Norvell, Robert Abbey, Janet Slade, Eileen Hagerman, Robert Lash & Clare Marron.

Also Present: Barbara Skelton, CEO/Assistant Planner
Lisa Gilliam, City Clerk
Claude & Stacey Caron, Applicant
Megan Hopkin,

1.) Call Regular Meeting to Order

Chair Doyle called the meeting to order at 4:32 p.m. and welcomed those in attendance.

2.) Roll Call

3.) Review of Meeting Minutes of August 15, 2017

Motion by Janet Slade to approve the minutes of August 15, 2017 as presented; motion seconded by Robert Abbey. Motion carried by unanimous vote 6-0.

New Business

4.) Claude & Stacy Caron, Applicants are seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to update the building façade, signs, lighting. The property, located at 233 Water Street, City Tax Map 037 Lot 128 is in the Central Business/Historic Zoning District.

Claude & Stacy Caron, who are the applicants, introduced themselves and stated they are in the process of purchasing Gerard's Pizza. The business has been closed since March 2017 following the death of then owner Jeff McCormick. The Caron's stated they would like to update the front of the building with panels/molding along the bottom of the store front, update the lighting on the outside of the building and add shutters to the upper window.

Hal Norvell asked if the business would continue as the same type of restaurant and retain the same name? Mr. Caron confirmed that it would continue with both.

Clare Marron asked what specific updates they wanted to make? Mr. Caron said they would like to install new molding panels on the lower exterior of the building. They would also like to sand the front door and repaint it.

Chair Geri Doyle spoke about the request to update the lighting. She said the requested rope lighting would be added to the exterior over the top of the sign to illuminate it, making it more visible to the public especially during evening hours.

Mr. Norvell asked what would happen to the exterior business sign that is currently in place? Mr. Caron stated the shape and design of the sign would be updated and changed.

Code Enforcement Officer Barb Skelton said the rope lighting would not be an issue because it would be concealed by the overhang of the building. Discussion continued. Ms. Marron asked if the city ordinance required exterior lighting to be recessed? CEO Skelton stated that lighting should be shielded or hooded and that reflection cannot shine on neighboring buildings. Janet Slade stated that this request appears to meet the ordinance requirements. Mr. Caron asked if lighting could be added to the overhead area of the entrance? CEO Skelton stated that if the lighting is similar to other approved entry lights and if it's recessed and shielded, there would be no issues. The CEO did recommend that the application be amended to include recessed lighting in the entryway.

Ms. Slade asked for information on the shutters they would like to have placed on the upper exterior of the building. Mr. Caron said the windows are in need of work and the shutters would be added to make the appearance of the building look better. Ms. Caron asked what type of shutters (wood or vinyl) would be allowed? Chair Geri Doyle said the shutters would need to be documented historically to have approval from the committee to proceed with their installation. Discussion continued. Mr. Caron stated that shutters may not have been originally used on the building; but he continued to say that he would definitely want to clean up the appearance of the window by repainting the frame. It was noted by CEO Skelton that the windows appear to have been updated on the building when there was no historic committee or guidelines in place for the City, which is why the building is not conformed to the original look. Megan Hopkin, who was seated in the audience, suggested the window be painted to match the building so that it would not stand out in appearance.

Mr. Caron stated the bank will be taking care of the cost to repair the exterior wall that was damaged from the fire two years ago. Ms. Caron said the date of the closing for purchase is scheduled for late October or early November. CEO Skelton said she did have a copy of the Probate Court information.

Motion by Chair Doyle to grant a certificate of appropriateness to Claude and Stacy Caron to update the building molding, to do the appropriate signs as discussed, the rope lighting and if they have to change out the rope they can proceed with that, to also amend this application to include recessed lighting in the entryway, and to not go forward with the addition of shutters; motion seconded by Robert Abbey. A brief discussion followed. Motion carried by unanimous vote 7-0.

OTHER:

Meagan Hopkin from the Maine Historic Preservation Commission was present to speak. Ms. Hopkin stated that she has been the CLG (Certified Local Government) Coordinator since March of this year. Her first order of business was to present the Gardiner Historic Committee with a certificate from the U.S. Department of the Interior which congratulates Gardiner on being a Certified Local Government and partner in the Federal preservation program.

Ms. Hopkin said that since joining the MHPC she has been making herself familiar with this agency by reviewing their guidelines, ordinances and other resources. She stated that she had also attended a

recent workshop on historic preservation; Chair Doyle and Ms. Marron both said they had been in attendance at that workshop and found it to be very informative and practical. CEO Skelton said that members on this committee are supposed to receive training every year and hopes that will continue to be provided; Chair Doyle agreed that continued training would be important to the committee.

Ms. Hopkin said the CLG guidelines have not been updated in over 17 years and this is something that she is reviewing and will hopefully be updating over the upcoming winter months. She said Energy Efficiency is now included and she hopes that copies will become available to communities throughout the state in the near future.

Mr. Norvell said hearing about other case studies would be beneficial to this committee. Chair Doyle said any and all educational opportunities for the board would be welcomed. Robert Abbey said that reviewing case studies from other communities is the best way to learn. Ms. Marron said there were a lot of new things coming to Gardiner in the next few years, including new construction in the downtown area; that type of information would be helpful to the City. Mr. Abbey also suggested information on flooding would be welcomed where Gardiner is a river town. Chair Doyle thanked Ms. Hopkin for her presentation.

5.) Adjourn

Motion by Chair Doyle to adjourn; motion seconded by Ms. Marron. Motion carried by unanimous vote 7-0.

Meeting adjourned at 5:29 p.m.

Respectfully submitted,
Lisa J. Gilliam, City Clerk