



CITY OF GARDINER

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Geri Doyle, Chairperson
Kelly Gooldrup, Administrative Assistant

HISTORIC PRESERVATION COMMISSION

Meeting Minutes Tuesday, June 19, 2018 @ 4:30 PM Regular Meeting City Hall Council Chambers

Members Present:

- ✓ Geri Doyle
- ✓ Robert Abbey
- ✓ Janet Slade
- ✓ Clare Marron

Members Absent:

- ✗ Hal Norvell
- ✗ Robert Lash
- ✗ Eileen Hagerman

Also Present:

- ✓ Barb Skelton, CEO/Assistant Planner
- ✓ Kelly Gooldrup, Administrative Assistant
- ✓ Terry Berry, Applicant
- ✓ Claude & Stacy Caron, Applicants

1.) Call Meeting to Order

Chair Doyle called the meeting to order, declared a quorum. And welcomed everyone.
Chair Doyle read a thank you card from Dot Morang to the Commission.

2.) Roll Call

3.) Review of meeting minutes of May 15, 2018

Janet Slade made a motion to accept the minutes. Clare Marron seconded. Chair Doyle asked all in favor, 3-0-1 (Robert Abbey abstained as he was not at previous meeting.) So moved.

4.) Application for a Certificate of Appropriateness

- A. Gerard's Pizza, Claude & Stacy Caron, Applicants are seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to construct an outside eating area – deck. The property, located at 233 Water St., City Map 037 Lot 127 is in the Central Business/Historic Zoning District.

Claude Caron started with we want to keep it so it makes sense. We make it look good when people into that area. States that he and Steve McGee have been going over a bunch of ideas. He has already met with the flood people. In the back put landscaping ties with stairs going down with a black iron railing with a gate that closes and locks because there will probably be alcohol. In the front, will be the same way, black iron. The surface as he is putting in the blocks will be packed good. A door will be put in through the wall and you will walk right onto the deck. The ground will be a four inch reclaim asphalt

and when the surface is done it will be packed really nice and hard. It will be left about an inch and a half lower so if we decide to go with a field stone later on to dress it up more.

Barb Skelton stated that the application indicates three inch reclaim and you are saying four.

Claude Caron said he mentioned four but maybe he meant three.

Chair Doyle asked if these are the steps you are proposing?

Claude Caron said the railing will be a little different because we are trying to keep the historic look of black iron. He asked if there is a height requirement? I can use the same idea as McKay (park).

Barb Skelton said railings will be flat and fastened. The height is thirty-six inch residential and forty-two inch commercial.

Claude Caron states the gates in front and back are for emergency exit only. Regular access is through the inside.

Chair Doyle says so access will be from the inside he needs a door. She asks if she missed the door in the application.

Claude Caron says he doesn't know what Steve McGee gave or what you got. They will break out the bricks three inches wider than the door and it will be a glass and bronze door. It will be done by Portland Glass.

Chair Doyle says the hard part for me and this is what we are running into more and more is when we don't have a good application, we sometimes don't know what we are approving. So if we had something concrete to show the door, where it is, how much open it is. Then we would know to approve that unit.

Stacy Caron asked what do we need to do to speed this process?

Chair Doyle states we need an application with the door description.

Barb Skelton says we can do a continuation of the application. (Left room to check schedule)

Chair Doyle states the application needs a description and picture of railings.

Stacy Caron asked if Committee wants a picture of the inside where the door will be installed.

Clare Marron replied that we want a picture of the inside and the outside. You can draw the door on the pictures.

Barb Skelton states that the door should look compatible to the existing door in the store front.

Claude Caron states he is going to Portland Glass for color and style.

Barb Skelton states Monday, June 25 at 4:30pm is available to continue the meeting as long as we have a quorum. Today's meeting cannot be adjourned. Must be "continued".

Chair Doyle made a motion to continue the application until Mondays meeting.

Janet Slade seconded.

Chair Doyle asked all in favor. 4-0 So moved.

B. Three Pillar Properties, LLC, Terry Berry, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to install exterior vent for heater, replacing deck railing and stairs, replacing nine windows on front of building and install garage door on rear of building. The property, located at 243-247 Water St., City Tax Map 037 Lot 125 is in the Central Business/Historic Zoning District.

Chair Doyle states before reviewing the new application, I want to address something with Terry. When I signed your certificate, basically it gave you a certificate to install five condensing units, four on the exterior west facing wall and one on the north facing wall under the deck. It has come to my attention that all four are collected together and that is difficult for the neighbors from what I am gathering. So it so important that we get a full application with drawings and sketches so we know what we approving.

Terry Berry asked "May I retort?"

Chair Doyle said let me just hear from the others.

Clare Marron showed pictures to the members of the units.

Terry Berry states the application to my memory with a diagram because Dot put together for me at the last meeting that showed five condensing units on the north wall. I believe my conversation was the Committee that the contractor said for safety reasons, pushing a fifth unit up the side of the wall and keep in mind you have also seen the meters about twenty feet off the ground these units are above those and what I asked to move one from the west wall and leave four and put one on the north wall for safety reasons of servicing these units, whether it be August or February, thirty to thirty-five feet in the air. So I personally take offense to what you say Geri. I presented it exactly the way it is. If you go back and look at the pictures that Dot and I put together it shows four units and a unit above. I ask the unit above to be moved to the north wall. I do not know any way I could be more explicit.

Clare Marron asked Chair Doyle "Do you have that?"

Janet Slade said it's actually in the minutes.

The members took a moment to review the file with the minutes.

Barb Skelton states the issue is the way it was represented, they were supposed to be spaced out and when you look at them now, they are all four put together very closely. It is an appearance issue.

Clare Marron states what we deal with is the appearance of something and whether its appealing or not and whether it's appropriate or not depends on the scale of something and what's pasted on the picture is much smaller so it appears less problematic than when they are all together.

Chair Doyle says so here we are with the new application.

Terry Berry says there is one thing either I missed got missed in the application. It was rails, decking, front windows and gas vent is what I believe I submitted was heater, deck railings, stairs and windows.

Barb Skelton says when I was condensing the application, looking at replacing deck, railing and stairs. So just add a comma between deck and railings. States the importance a comma can make.

Barb Skelton completed the fact finding sheet. I did refer to Preservation brief for new exterior additions to Historic buildings and Preservation concerns #14 and in my comments I did indicate in the guidelines the building exterior entrances and porches section it does suggest limiting alterations as a new stairway, new decking to non-character defining elevations. I did in some of the other sections of the guidelines that it does talk about secondary elevations. Which is why the backs are treated differently than the front.

Chair Doyle read a paper received at a workshop in Bangor. Design guidelines for Historic Districts, July 2005. It says decks should be located on less visible elevations and should be constructed wood with painted railings posts and balusters consistent with the style of the structure. Elevated decks should be furnished with authenticity fabricated lattice or vertical board skirting below the floor.

Barb Skelton states that the backs of building are not character defining and might have more leeway on the back. Terry is working with an engineer to ensure safety.

Janet Slade asked are we looking at this one section at a time for this or the whole thing at once?

Chair Doyle says we should do them as multiple approvals.

Terry Berry suggests starting with the front since it has only one approval for the nine windows and the back has four other requests.

Clare Marron suggests reviewing them in the order they are listed on the application.

VENT: Chair Doyle The first one will be install exterior vent for Rinnai heater.

Terry Berry I had provided pictures of identical vents that are on back of the building currently from two meetings ago. Would they be the required five feet from the window and the discussion was would the vent be aloud and then I would work with Barb and my contractor for the placement of it.

Terry Berry says the heater needs to be in the basement because sprinklers are going in. Trying to flood proof the building. A Rinnai heater can be removed if flood occurs.

1) Chair Doyle asked if you are put a Rinnai in the basement, did the contractor say where it has to exhaust out?

Terry Berry said underneath the deck, five or six feet from the window.

Janet Slade asked where will the vent be.

Terry Berry showed Janet Slade on the picture.

Janet Slade states to the members that it will be half way up the back stairs in the picture.

(36:50) Janet Slade made a motion issue a certificate of appropriateness to install an exterior vent for Rinnai heater to meet code under first level deck behind the new door and the garage door.

Robert Abbey seconded.

Chair Doyle asked all in favor? 4-0 So moved.

DECKING, TREADS, RAILINGS AND RISERS: Chair Doyle says second item would be the Fiberon decking for the rear decks.

Robert Abbey asked if these are actual pictures of the decking you will be installing.

Terry Berry says no those are actual railings I would like to install. The sample shown is a manufacturer Trex. There are other manufacturers I would like not to be boxed into the manufacturer Trex. I am looking at hidden mechanical flat fastener, which means no surface nailings.

Barb Skelton asked if Fiberon is a manufacturer. Terry Berry said he believes it is.

Barb Skelton says then if we make a motion it should be "similar to Fiberon or composite decking similar to Trex.

Clare Marron asked about the color of the decking and the railing.

Terry Berry says the decking colors will be: deck – gray or brown and the railings - white or black

Clare Marron asked if the stairs will be the same decking.

Terry Berry says he is not opposed to using it.

Janet Slade suggests to approve decking and railings on same approval

Robert Abbey asked what material will the railings be?

Terry Berry says white aluminum.

Barb Skelton asked about the weight requirements.

Terry Berry said yes they meet all the code.

Barb Skelton says the risers need a maximum of four inch spacers.

(44:00) Robert Abbey made a motion to authorize a certificate of appropriateness to Terry Berry for to install Fiberon type or similar composite material decking and treads, aluminum railings and code appropriate pressure treated Risers.

Chair Doyle seconded.

Chair Doyle asked all in favor? 4-0. So moved.

GARAGE DOOR: Clare Marron asked if the garage door is automatic.

Terry Berry responded yes. I don't want windows in the door. I prefer it look like a carriage house door or barn door. No design at all is fine. It can be flat.

Clare Marron asked if windows on the back of the building are two over one?

Terry Berry responded yes.

Clare Marron states she likes choice #31 on the garage door paper included in the application.

Chair Doyle states she likes #22 or #31

Robert Abbey states he likes #31 or something similar.

(51:30) Chair Doyle made a motion to give Terry a certificate of appropriateness to install a garage on the rear of the building using design #31 located in the book we just saw.

Robert Abbey seconded.

Chair Doyle asked for all in favor. 4-0 So moved.

WINDOWS: Barb Skelton states that we have no pictures of proposed windows.

Terry Berry responded that they will be manufactured to be the exact same as the current windows. It will be built to suit by probably either Harvey or Pella custom windows.

Barb Skelton asked if they will be all vinyl or wood or aluminum with a vinyl coating?

Terry Berry said he believes they are vinyl. I don't have a preference whether the windows are two over one or two over two. He says a picture at McDonalds is identical with windows.

Clare Marron asked if Terry is planning on the bottom doors being the same?

Barb Skelton states the windows are steel reinforced interlocking window sash. But if you look at the cut, it looks like it is all vinyl.

Terry Berry said the front and back doors are identical. Flat solid glass.

Clare Marron asked if the windows should be the same as the doors.

Barb Skelton states that the previous approval was for two over one.

Janet Slade asked if the windows can be changed from two over two to two over one?

Barb Skelton responded yes, two over two can be changed to two over one. They just need to be sized appropriately to fill the opening.

(1:01:55) Clare Marron made a motion that we issue a certificate of appropriateness for encompass by Pella vinyl windows for eight windows to be two over one with the size of the existing windows and one custom vinyl wagon wheel to match what currently exists.

Janet Slade seconded.

Chair Doyle asked all in favor. 4-0 So moved.

5.) Other

Barb Skelton gave an update on a previous meeting discussion about changing the meeting time for the future. Current time is not convenient for Robert Lash. Barb Skelton emailed Robert Lash earlier in the day but has not heard back as of yet.

Barb Skelton told members that the City Council will be looking at the Historical and Archeological Ordinance but it may not meet Federal Guidelines. May have to go to Ordinance Review Committee for correction.

6.) Continuance

Chair Doyle made a motion to continue the meeting on Monday, June 25, 2018 at 4:30 PM.

Robert Abbey seconded.

Chair Doyle asked for all in favor. 4-0 So moved.

4:37PM