



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

Geri Doyle, Chairperson  
Angelia Sencabaugh,  
Administrative Assistant

## **HISTORIC PRESERVATION COMMISSION**

### **MEETING MINUTES**

**Tuesday, June 18, 2019 @ 9:00 AM**

### **Regular Meeting**

**City Hall Council Chambers**

#### **1) Call Meeting to Order**

Chair Geri Doyle called meeting to order at 9:00 am.

#### **2) Roll Call:**

Clare Marron, Robert Abbey, Geri Doyle, Robert Lash

Others in attendance: Roger Bintliff, Steve Casey, Even Peer, Fernando Stelser, Alan Claude, Erin Skehan, Ben Murray, Kris McNeill

Absent: Janet Slade (communicated that she could not attend meeting)

#### **3) Review of meeting minutes from 5/21/2019**

- CM reports her last name has the incorrect spelling on the second page
- Chair Doyle asks if Kris has verified that the windows for 149 Water St LLC were up to code- Kris McNeill- CEO reports that he checked, and they meet code regulations.
- It was noted that the term 'Masonite' should be corrected, to Hardy Plank siding.

Chair Geri Doyle asks for a motion to accept minutes from 5/21/2019 with changes.

Robert Abbey made motion to accept minutes. Seconded by Clare Marron. All in favor

#### **4) Evan Peer, representing Fernando Stelser- Domino's, is seeking a Certificate of Appropriateness to install windows, doors, and trim around the top of the building at 192 Water Street on City Tax Map 034 Lot 154 in the Central Business/Downtown Historic District.**

Evan Peer presented a piece of cornice work that he is trying to replicate, that was destroyed in the fire. He explains how the new trim will be applied including the flashing at the roof level. There will be two solid wood doors, and a half door with side lights at the rear entrance. Essentially taking what was destroyed in the fire and replacing with new.



Chair Doyle asks for a motion to approve the work at Dominos.

**Robert Lash states said Based on the fact review presented by Evan Peer representing Fernando Stelser- Dominos at 192 Water Street on City Tax Map 034 Lot 154 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 Historic Properties with guidelines for rehabilitating and reconstructing of historic buildings. Robert Abbey seconds- All in favor**

- Chair Doyle would like to specify that the 2 doors are solid wood. The third door should be half glass with side lights and aluminum clad windows with external grids, cornice work will be as specified in the application. All are in favor. Robert Abbey would like to note the hard work and appreciativeness towards this company, for sharing the historical items found in the building. Some of the items have included bills of sales from former businesses, toys left behind, etc. Thank you for sharing these items with the library and the City of Gardiner.

**5) Roger Bintliff, representing 149 Water Street LLC, is seeking a Certificate of Appropriateness for replacements and/or repairs to the following: six replacement windows on 1<sup>st</sup> floor wood addition- rear and replace existing 102"x52" window 2<sup>nd</sup> floor wood addition rear at 149-151 Water Street on City Tax Map 034 Lot 139 in the Central Business/Downtown Historic District.**

Roger Bintliff reports that he has found two doors for the entrance to Bateau Brewing that are solid wood, with mail slots, brass trim and dated 1910. He may continue looking for older doors, but these are more appropriate than what is there currently and will look very nice at the entrance of the building. He is requesting to replace 6 windows at the rear of the building, 1<sup>st</sup> floor, with aluminum metal clad windows that open. The 2<sup>nd</sup> floor bay window will be replaced, with a double door and side flanking windows. This door will provide egress out of the second floor which will also please the Fire Marshal. This door will step onto what is currently a flat roof. The goal is to eventually have a rooftop deck there, providing access and also so patrons can enjoy the river. With the exception of the two wooden doors, all windows and doors will be metal clad black aluminum, offering a seamless appearance on the back of the building.

Roger Bintliff states that he is very eager to get Bateau Brewing and the coffee shop open.

**Robert Abbey- based on the facts that Roger Bintliff 149-151 Water St. City Tax Map 034 Lot 139 in the Central Business/Downtown Historic District. 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 of historic buildings at 149 Water St, based on replacement or repairs to the following: six replacement windows on 1<sup>st</sup> floor wood addition- rear and replace existing 102"x52" window 2<sup>nd</sup> floor wood addition rear at 149-151 Water Street on City Tax Map 034 Lot 139 in the Central Business/Downtown Historic District. And further approve the replacement**



of 2 doors according to the materials presented by the applicant, Clare Marron seconds the motion. All in favor.

\*Chair Doyle would like to specify that the doors at the rear of the building will be aluminum. The doors at the entrance on to Water St. will be wood.

- 1) **E.S. Coffin Engineering, representing Alan Claude, Inc., is seeking a Certificate of Appropriateness for replacement of the east wall with brick-construction of 3<sup>rd</sup> story E. side deck w/ stairs. Also including replacing windows, adding doors, and installation of sidelights at the west side entrance.**

Alan Claude shows the Commission pictures of what 165 Water St. looked like historically Ben Murray from Coffin Engineering reports that the company would like to improve appearance of the vestibule area at building #5 with side lights.

The main focus of the work the group wants to do is on the back of building #4. The back of the building has fallen into disrepair and needs to be reconstructed. The company plans reconstruction/repairing of the back 3 story wall. The overall structure of the reconstructed wall will be from the outside in: brick veneer, block, insulation, and inside finish work. The plan is to secure the back of the building, maintain its historical integrity, and safety. Deck structures will be added, with composite decking, and wrought iron railings, for all three levels- providing egress. Steel insulated, overhead, garage doors will be installed, in the basement area, for storage- they will be a dark green color. Flood vents will be rearranged, but maintained. The plans that Coffin Engineering have provided show one door higher than the other, on the second floor. Ben Murray reports that one of the buildings is higher than the other, and with a floor difference, and it appears that one of the buildings was raised at one time. This would allow for the door level difference. They are also requesting a dark green framed window in north elevation, which will bring in more light. The window could add more value to the space, and is only visible from certain parts of the city. This is a firewall between this building and Reny's, so it will be fixed window that will meet fire code.

**Clare Marron states said based on the fact review presented on Tuesday June 18, 2019 the Gardiner Historic Preservation Commission to consider an application from E.S. Coffin Engineering, representing Alan Claude, Inc., 161-165 Water Street on City Tax Map 037 Lot 165 in the Central Business/Downtown Historic District, seeking a Certificate of Appropriateness for replacement/repairing of the east 3 story wall, will include adding 3 doors on building 4 with granite lintels, replacing 2 double hung aluminum windows with doors on building 5 , add 4 roll up metalclad, garage doors in basement level, moving some flood vents, and adding window at 4th floor north elevation. Also including adding sidelights on waters street portion of building #5-**



**The Gardiner Historic Preservation Commission finds that the proposed project is consistent with the Secretary of Interior Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings in order to amend the Certificate of Appropriateness from June 20, 2017.**

6) Adjourn at 10:11

Chair Doyle motions at adjourn. Robert Abbey seconded. All agreed