



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, August 15, 2017 @ 4:30 PM City Hall, Council Chambers

Members Present: Geri Doyle, Chair Janet Slade Robert Lash Robert Abbey
 Hal Norvell Clare Marron

Members Absent: Eileen Hagerman

Also Present: Barbara Skelton, CEO/Assistant Planner
Dorothy Morang, Administrative Assistant
Riley Pratt, Go Logic, Applicant
Terry L. Berry, Applicant

1.) Call Regular Meeting to Order

Chair Doyle called the meeting to order and welcomed everyone.

2.) Roll Call

3.) Review of Meeting Minutes of July 18, 2017

It was noted that the date of the meeting was July 18, not July 17 on the minutes. Dorothy will correct it.

Clare Marron moved to accept the minutes with the date change. Janet Slade seconded the motion.
Vote: 6 in favor. 0 opposed. Motion passed.

New Business

- 4.) (Tabled at July 18, 2017 meeting as Applicant could not attend due to a scheduling conflict)
Riley Pratt, GO Logic, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to reduce height & cap two existing unused chimneys that are badly in need of repair. New brick will match existing brick to the extent possible. Cap will be bluestone. The property, located at 223 Water St, City Tax Map 037 Lot 129 is in the Central Business/Historic Zoning District.

Riley Pratt said that a review by the HPC was done about a year ago to replace the storefront and windows on this property. He noted that the mason looking at the building discovered an issue with the brick work and a noted that a couple of the chimneys are leaning and the mortar is gone - the brick remediation will be costly. The chimneys are unused so the owners are proposing to take the chimneys down somewhat and capping them.

Robert Abbey asked if Riley was talking about only 2 and the ones toward the street. Riley said yes, but the chimneys are not an integral part of the original façade design of this building. Chair Doyle had talked with Kirk Mohny and Mike Johnson of the State Historic Preservation Commission Office about this proposal. She noted that under the Section on roofs in The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings book it says that chimneys are an important design element of some historic buildings and should be preserved.

Clare referenced a previous HPC review of another building on Water St and the owner was required to rebuild the chimney. Chair Doyle said tall chimneys are a feature of the Downtown – all of the Downtown. Riley asked if there could be any reduction in the height. Chair Doyle said no. Clare asked if it was possible to bring them back to safe levels and restore them at a later date. Riley said that once they have the manlift there, it would not be cost effective to do it twice. Rob Lash said the majority of cost is getting the materials on the roof. Robert Abbey said this section of Water St has more intricate facades – the chimneys are taller than other chimneys on the street and it is important to maintain them. Janet asked if there is a way to save them. Riley said it is a safety issue – they would have to be taken down and re-built. He asked if the bluestone caps are ok. All of the members said they were ok with the bluestone caps.

Chair Geri Doyle moved that we grant a Certificate of Appropriateness to have the owner take the existing chimneys down and rebuild them to their original height and design and to put the bluestone caps on them. Janet Slade seconded the motion.
Vote: 6 in favor. 0 opposed. Motion passed.

- 5.) **Terry Berry, 3 Piller Properties, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to replace windows, doors, siding and adding decks & wall heat exchangers and relocating electric meters. The property, located at 243 Water St, City Tax Map 037 Lot 125 is in the Central Business/Historic Zoning District.**

Terry gave an overview of his proposal. He said he is planning to replace windows, doors, siding and adding decks on the back of the building. He said he is planning to use Dura-Clad Pella windows – he believes they are wood. NC Hunt provided him with a sample of the Pella window which is on the State's grant list. Janet said Dura-Clad is aluminum clad. CEO Skelton said the State added windows to the list but it wasn't very clear which ones they were talking about – she would like a clarification from them on windows. Others agreed.

Members talked about the doors to be replaced. Terry said on the front of the building, one had been a full glass door and another a four-paneled wooden door.

Terry said there is no guidance from the State on decks. The grant only covers 50% of the work and he's planning to cover windows, siding, doors, decks and a garage door in the back of the building. Clare said when they applied for grant money, once they knew how much money they would be getting, they went back and re-did their application for the State. CEO Skelton said that Patrick Wright told her that any work getting funding from grant monies needs to meet the standards.

Robert Abbey said it is difficult because we are to review the proposal and we don't have the state application. He asked if the proposed siding is on the approval list. CEO Skelton said the list says to replace in kind as well as the trim. Terry said there is a substantial amount of rot. He is trying to make it match on the rear of the building. He is planning to use pine clapboards. He is not replacing the siding on the front. CEO Skelton said we don't want to do anything that would jeopardize this grant approval or all of them. We could put conditions on the approvals.

Terry said he wants to get the building back in shape and meet fire codes for egress. He plans to have access and egress from both the front and back of the building. He said he doesn't think the current decks and steps meet the code. He said he purchased an easement for access to his electric meters from the adjacent property. He hopes to raise the electric meters and add wall heater condenser units above the flood zone.

Rob Lash asked about the decks and railing supports. Terry said the decks were put on in the 1970's. He hopes to make these simple – to meet codes and be esthetically pleasing. Clare asked if the façade grant would cover it all. Terry said the architect estimates \$85,000 for the rear of the building. Terry said he is not changing the front windows. Chair Doyle said it is hard to approve the decks when we don't have a good idea about them and asked if he could do the siding, windows and doors and come back for the decks. Terry said they will be built to code – he would like pressure treated wood for the decks. He said he trying to get a balance - with concepts, the placement of doors, etc and meet state requirements. Janet asked if the overhead door was existing now. Terry said no – he's not sure if he will get to it.

CEO Skelton with the award of grant money, the building owner can choose what work will be done at the time of the signing of the contract. The approval needs to meet state approved materials and projects.

Janet Slade moved that we approve and issue a Certificate of Appropriateness for 243 Water St, Terry L. Berry, Applicant to replace windows with Pella Pro-line, 2 over 2 as approved by the State. Clare Marron seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Janet Slade moved that we approve and issue a Certificate of Appropriateness for 243 Water St, Terry L. Berry, Applicant to replace 2 front doors as shown in the application and approved by the State. Clare Marron seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Janet Slade moved that we approve and issue a Certificate of Appropriateness for 243 Water St, Terry L. Berry, Applicant to repair or replace siding on the rear of the building with in-kind siding as approved by the State. Hal Norvell seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Janet Slade moved that we approve and issue a Certificate of Appropriateness for 243 Water St, Terry L. Berry, Applicant to replace 4 rear doors, 3 glass and 1 solid and an opening for an overhead door pending specifications as approved by the State. Clare Marron seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Janet Slade moved that we approve and issue a Certificate of Appropriateness for 243 Water St, Terry L. Berry, Applicant to construct a new deck system on the rear of the building with pressure-treated wood per drawing to meet code. Chair Geri Doyle seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Janet Slade moved that we approve and issue a Certificate of Appropriateness for 243 Water St, Terry L. Berry, Applicant to allow the installation of 4 wall heat exchangers and electric meters as shown on the south elevation drawing. Chair Geri Doyle seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Robert Abbey said that Terry was the first person who has talked about flooding and is encouraged that he sought out materials to withstand flooding – it's a huge issue for this Community.

Other

CEO Skelton mentioned the 2017 Annual Historic Preservation Workshop is being held in Bangor this year. She noted that under the Certified Local Government rules, members of this Commission should attend at least 1 training each year. CEO Skelton will look to see what other training the state has to offer.

6.) Adjourn

Chair Doyle declared this meeting adjourned.