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Geri Doyle, Chairperson
Angelia Sencabaugh,
Administrative Assistant

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

Tuesday August 20, 2019

City Hall Council Chambers

1) Call Meeting to Order

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

2) Roll Call:

Clare Marron, Robert Abbey, Geri Doyle, Robert Lash, Dennis Doiron, Janet Slade

Others in attendance: Kris McNeill: Code Enforcement Officer, Tracey Steuber: Economic Development Director, Megan Rideout: CLG Coordinator- Maine Historic Preservation Commission, Steve Casey: Bateau Brewing, Jim Swain: Bateau Brewing, Royce Watson: Wilcris LLC

Review of meeting minutes from 6/18/2019

Chair Doyle asks for a motion to accept minutes from 06/18/2019.

Robert Lash made motion to accept minutes. Seconded by Robert Abbey. All Commission members in favor

3) Royce Watson- representing Wilcris LLC, is seeking a Certificate of Appropriateness to install 4 heating vents on the exterior of the property at 203 Water St/Maine Ave. on City Tax Map 037 Lot 134 in the Central Business/Downtown Historic District.

Mr. Watson is requesting permission to install heating vents in his building. He wants to update the heating resources in his building by switching to natural gas. He is planning on using monitors for heating sources in the store fronts, and a boiler for the apartments. The Commission agrees that there are not many choices, for placement. Mr. Watson informs the group that he still needs final input from the plumbing contractor on where the vents would need to go in order to be up to code. He is requesting 4 exterior vents.

Clare Marron- based on the facts that Royce Watson of Wilcris LLC, 203 Water St. Maine Ave. on City Tax Map 037 Lot 134 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 203 Water St, based on the instillation of the 4 heating vents at 203 Water Street on City Tax Map 037 Lot 134 in the Central Business/Downtown Historic District.

Clare Marron; The commission approves the request for 4 heating vents on the exterior of the property based on the recommendations of the plumbing/heating contractor and Code Enforcement officer. Robert Lash seconded the motion. All commission members are in favor

**CEO Kris McNeill would like a call from Royce Watson when Augusta fuel gives their placement recommendations.*

4) Steve Casey- Roger Bintliff representing Bateau Brewing, seeking a Certificate of Appropriateness to install a 20'x6' grain silo to be used for beer production. They are also requesting a logo with the company's name on the silo and a light over the top to the outside of the building at 149 Water St. on City Tax Map 043 Lot 139 in The Central Business/Downtown Historic District.

Steve states that the silo is already up, the logo is on and there is a light on top, however it's not the light that it's supposed to be. Steve tells the commission that there will be a more appropriate light in place soon. There seems to be some concern about the silo being attached to the building. The silo is attached temporarily, to the mortar, not the brick with a strap. The strap will come down when the concrete base is poured that will secure the silo in place. Steve tells the commission that there needs to be some masonry work done on the building. There are plans to have a mason come to repoint some areas in the brick wall this fall.

Chair Geri Doyle asks for a motion

Robert Abbey- based on the facts that Steve Casey of Bateau Brewing at 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 the instillation of the silo, signage, and a light at 149-151 Water Street on City Tax Map 034 Lot 139 in the Central Business/Downtown Historic District. Janet Slade seconds the motion. All commission members are in favor.

Steve Casey would like to thank everyone on the Historic Preservation Commission for working to helping with the Development of Bateau Brewing. He is having an informal opening later this week, and would like to extend an invitation to all of the Commission members. Robert Abbey points out that this building has not been easy to work with. He feels that this project has become

the example of turning a derelict property into something wonderful, because the desire was there. Steve points out that Roger Bintliff was the one that saw the potential of the building, when he was gutting the building. That enthusiasm to spread his business partners and the work at Bateau Brewing is the proof.

**3) Workshop with Megan Rideout: Review and Compliance/ CLG Coordinator-
Maine Historic Preservation Commission -reviewing current statutes- Grant
procedures and standards of rehab**

The Commission decided to close the meeting, end the stream and use this time as a workshop.

-Closed the meeting at 9:35 am

Megan is here to discuss CLG and HPF funds, and present the 'CLG' Toolkit.

Commission members ask about updated information, and also how to find info for new members. She presents the group with the Certified Local Government 'Toolkit'. There is information on CLG guidelines, general historic preservation guidelines, national registers, how to make effective motions, etc. She informs the group that this binder is full of useful info, that can be shared with Commission members, but the binder itself, should stay at the offices of the City of Gardiner. The Planning and Development Assistant will start working to distribute updated materials to Commission members.

The Commission asks about the possibility of adding the Fountain on the Common to the Historic Register. The goal is to add it to the register, with the hopes utilizing HPF to eventually having it restored. Megan suggests that the whole Common might be considered to be added to the Historic register. That way the fountain will be covered under that entity.

Commission members agree that the new information will be helpful to them, and are open to having Megan coming back for further workshops in the near future. Kris McNeill CEO will contact her with any requests for trainings or works shops.

4) Adjourn at 10:10 am

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