



City of Gardiner

Historic Preservation Commission

6 Church Street
Gardiner, Maine 04345

Phone: 207 582-6892
Fax: 207 582-6895

Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, July 18, 2017 @ 4:30 PM City Hall, Council Chambers

Members Present: Geri Doyle, Chair Janet Slade Robert Lash Robert Abbey
Eileen Hagerman

Members Absent: Hal Norvell Clare Marron

Also Present: Barbara Skelton, CEO/Assistant Planner
Dorothy Morang, Administrative Assistant
Anne Davis, Applicant Gardiner Library Association
Janet Slade, representing Applicant Marni Sienko

- 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 June 20, 2017**
The minutes were not available for this meeting.

New Business

- 4.) **Gardiner Library Association, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to construct 2 new fixed transoms/24 -light and restore/rebuild striated glass on 4 fixed transoms. The property, located at 152 Water St, City Tax Map 034, Lot 148 is in the Central Business/Historic Zoning District.**

Anne gave an overview of the proposal. She said they are proposing, as part of the Downtown Façade Program, to repair windows. When they removed the drop ceilings, they noted that 2 transoms had been covered over with plywood and another had a ventilation vent in it. She referred to the pictures she provided in the application. They would like to construct 2 fixed transoms/24-light and also restore or rebuild the 4 fixed transoms with striated glass. On the Victorian Garden side, the windows are original, but on the opposite side they are not. They

would like to replace the wood with the striated windows to match the other windows. They are trying very hard to bring the building back to its original form.

Chair Doyle asked if this restoration is the Library's scheduled Phase III. Anne said yes.

Robert Abbey moved that we grant the Gardiner Public Library a Certificate of Appropriateness for the project to construct 2 new fixed transoms/24-light and restore/rebuild striated glass on 4 fixed transoms. Geri Doyle seconded the motion.

Vote: 5 in favor. 0 opposed. Motion passed.

5.) Amended Application

Marni Sienko, Applicant is seeking to amend the September 20, 2016 approval to replace 9 windows and storefront renovation at 325 Water Street on City Tax Map 37 Lot 112 in the Central Business/Downtown Historic Zoning Districts.

Member Janet Slade recused herself from the Commission to represent Marnie Sienko in this Application.

Janet noted that this Application was amended to fit the list that the State Historic Preservation Commission sent, dated March 31, 2017, concerning the CDBG Façade Grant. It references companies that manufacture windows and other materials that meet the stipulations of the grant.

Robert Abbey said that he was surprised that Matthew Bros, being one of the oldest window makers in the state, are not on the list and don't make aluminum clad windows.

CEO Skelton asked if Marnie has chosen a manufacturer. Janet said she thinks so, but not sure. CEO Skelton suggested that they not name one specifically, but that it will be one from the list.

Geri Doyle moved that we grant a Certificate of Appropriateness to Marnie Sienko, Applicant approving the amended Application to use a manufacturer of choice that is on the approved list as defined in a March 31, 2017 letter from the State Historic Preservation Commission. Eileen Hagerman seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

6.) 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.

The Applicant or his representative was unable to attend due to a scheduling conflict and asked that it be tabled until the next meeting.

Robert Abbey said that he could not find any direction in any of the Preservation Briefs concerning chimneys. Others said the same. CEO Skelton said the Applicant told her that he had been denied previously. Chair Doyle will call the State Preservation Commission and ask about the removal of chimneys. Rob Lash thought some could be considered a defining character of an old building. Eileen agreed – she said we should look at the style of the building & determine if it is a defining feature. Robert Abbey said capping a chimney and cutting it down are two different things. It is important to be consistent. Some are prominent features.

Other

7). Adjourn

Geri Doyle moved to adjourn.

Vote: 5 in favor. 0 opposed. Motion passed.

Meeting adjourned