



# 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, June 20, 2017 @ 4:30 PM City Hall, Council Chambers

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

**Members Absent:** Clare Marron Hal Norvell

**Also Present:** Barbara Skelton, CEO/Assistant Planner  
Israel Breton, Representing Owner  
Brandon B. Ellis, Applicant  
Fernando Stelser

- 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 May 9 & May 16, 2017**  
Robert Abbey moved to accept the minutes as written. Robert Lash seconded the motion.  
Vote: 6 in favor 0 opposed. Motion passed.

#### New Business

- 4.) Robert Andrews, Applicant represented by Israel Breton is seeking a Certificate of Appropriateness to replace windows in accordance with the City of Gardiner Land Use Ordinance, Section 12.6. The property located at 213 Water St, is within the Historic District of Gardiner, City Tax Map 37 Lot 132.

Israel Breton stated that 5 more windows need to go in and would happen in the late fall. He wants to finish the one to the right. Brick work needs to be done. Andy, the owner wants the rear one done also. Israel needs to trim the windows and will use a colonial piece to make it look like the other window. He ordered window same size and put in and noted he, Israel, was out of town at the last meeting. The window has been replaced with the proper size. 45" x 64" was installed in front. They have 4 different size windows.

Rob Lash reviewed photos for the record and Barb Skelton reviewed the progression of the project.

Geri Doyle asked a trim board question. Israel Breton stated it would be  $\frac{3}{4}$  round to go around window to look like it did before.

Robert Abbey questioned if windows on the rear of the building are being replaced. Israel clarified which windows are being replaced.

Robert Abbey asked about using a casement window and whether the 4<sup>th</sup> floor windows will be replaced at a later date. Eileen Hagerman requested a separate application for the 4<sup>th</sup> floor and Israel agreed.

Geri noted that all the windows are from Matthew Bros/Lapointe Lumber. Replacement vinyl window has been recommended previously. This project is not part of the façade program.

Janet Slade recommended replacement of 4 rear windows and 2 front windows in the Historic District and issue the Certificate of Appropriateness. Robert Abbey seconded the motion. Unanimous vote 6-0.

- 5.) Janet Slade, Applicant is seeking a Certificate of Appropriateness (COA) to amend the September 20, 2016 COA and replace windows in accordance with the City of Gardiner Land Use Ordinance, Section 12.6. The property located at 327 Water St, is within the Historic District of Gardiner, City Tax Map 37 Lot 111.

Janet asked to be recused and left her seat to make the presentation.

Janet Slade stated the amendment is to be the windows on the list from the State Historic Preservation Commission. There were no questions.

Geri Doyle made motion to approve the amendment to allow for replacement windows on the list. Seconded by Eileen Hagerman. Unanimous vote 5-0.

Janet returned to the Commission seat.

- 6.) Brandon B. Ellis, Applicant is seeking a Certificate of Appropriateness for roof and storefront improvements in accordance with the City of Gardiner Land Use Ordinance, Section 12.6. The property located at 230 Water St, is within the Historic District of Gardiner, City Tax Map 34 Lot 104.

Geri Doyle stated that she didn't understand the application. Brandon Ellis indicated that it includes storefront improvements from single pane glass to double pane for efficiency and longevity, roof and cornice replacement. Wood frame because vinyl is not an option for façade program. The door is wood and will be architectural aluminum clad per the architect provided specifications.

Janet asked if an aluminum clad window is allowed and Brandon indicated it was grandfathered. Brandon said the façade grant match might only cover the roof and cornice. The funds may not cover all the work and the rest will be out of pocket. He would like this to be one project in the summer.

Barb Skelton reviewed the federal/state/local approvals. The owner can amend the application for the additional work of the aluminum clad window and door (for federal money).

Geri researched the Preservation Brief 11 and it indicates to avoid use of materials not available during the period of the building – meaning aluminum shouldn't be approved.

Janet said the Historic Preservation Commission has approved aluminum clad in the past. Barb stated the architect has researched the projects and it meets the federal/state guidelines.

Robert Abbey stated the doors illustration is not what is currently on the building. The transom detail is different. The doors are not the historic door. Brandon stated that the apartment door is not being replaced and he wants to keep it the same. It was suggested that rebuilding the storefront to match the historic illustration. Eileen asked if anyone had the date of the historic photo. 2004-2010 is the date of the current photo.

Brandon reviewed repointing and the masonry does need repairs in spots. He wants to clean staining off the granite header and sills on the second story. Geri asked how to clean and Brandon said bleach and pressure washer.

Geri asked about the repair or replace of the parapet/cornice. Brandon was unsure of the amount but as needed. The front roof has rubber roof drain behind the cornice. There is some deterioration which may be due to systems not tied together. Rob Lash asked about snow shed/avoiding sidewalk. Brandon said the cornice is setback then sloped to drain system. It is likely the heat loss/moisture created the damage.

Brandon stated his dream was to get rid of the dormers but the architect said the state/federal programs would not support removal. Brandon wanted the HPC opinion about the windows being painted to prevent birds flying into them. Robert stated they were not really visible. Melian asked about roof access and Brandon stated the area is not finished and has no value. Access is through a scuttle hole. Melian asked if he could use dormer to see the roof. Brandon wanted cost savings to get rid of them. Robert agreed that it would be a better roof without dormers but would like opinion from architect/state. Eileen asked if dormers were original. Brandon said the building was built in 1850 but not sure about the dormers.

Eileen asked about the historic photo image and the date of the door. Brandon said in the mid-1990's the door was replaced and he doesn't know what the original building was or what it looked like. Robert asked about aluminum wood clad windows and a similar door replacement. Brandon would like as much glass in the storefront as possible.

Geri indicated she is not comfortable making a decision about the dormers. Brandon indicated they need the job to go out to bid and asked if they could amend the contract. Geri stated the application for the dormer removal should be separate. Barb indicated that they need to meet the state/federal regulations. Rob Lash stated the Commission need to decide if the dormer is a defining feature or not due to visibility. The owner may have another option and research may be appropriate. Barb spoke about the state approval and the need to work through the architect. Brandon questioned whether the architect supported the removal or not. Barb advised the owner to work with Patrick Wright and Kate Carnes.

Geri clarified that the application includes the window in the storefront.

Geri made a motion to grant the Certificate of Appropriateness for roof and storefront improvements at 230 Water Street, Gardiner, to include aluminum storefront door & double glazed storefront windows and to repair or replace the cornice and masonry will be repointed as needed, the dormers are not included. Janet seconded and vote was unanimous 6-0.

- 7.) HF Gardiner Realty LLC, Owner; HF Enterprises, Inc., Applicant is seeking a Certificate of Appropriateness for a window retrofit and signage lighting in accordance with the City of Gardiner Land Use Ordinance, Section 12.6. The property located at 192 Water St, is within the Historic District of Gardiner, City Tax Map 34 Lot 154.

Geri asked about the photo of the louver/exhaust. Eileen noted it was not original to the 1800's. The applicant reviewed the signage lighting. Barb stated it was a discreet size but not historic in appearance. Robert indicated that the Commission has approved others like Beer Cellar as part of the sign. Rob noted on another building the flood light was removed but not necessarily approved by the HPC.

The owner wants to use the existing holes and conduit locations. Rob, Janet and Robert want discreet lighting. Barb agreed with using existing holes and historical lighting – lanterns are not appropriate. Rob supported mounting conduit with small holes in mortar. Owner wants to run wiring in the overhang.

Rob Lash made a motion to grant the Certificate of Appropriateness to 92 Water Street for retrofit of window taking it back to before the louver installation and include signage lighting as shown in the application. Geri Doyle seconded and the motion was approved unanimously.

Meeting adjourned at 5:50 PM

Submitted by Barb Skelton, Code Enforcement Officer/Assistant Planner.

### **Other**

#### **8). Adjourn**

Meeting adjourned at 5:50 pm