

City of Gardiner  
Historic Preservation Commission  
Agenda

Tuesday, May 9, 2017 @ 4:30  
City Hall, Council Chambers

- 1.) Call Meeting to Order- Chair, Geri Doyle calls meeting to order and welcomes everyone.
- 2.) Roll Call- Geri Doyle, Chair, Claire Marron, Eileen Hagerman, Hal Norvell, Janet Slade, Robert Abbey, Robert Lash. Barbara Skelton; CEO, Robin Plourde, City Staff.
- 3.) Review of meeting minutes of January 17, 2017. Motion made by Claire Marron to accept minutes, second by Robert Abbey. Motion passed by unanimous vote.
- 4.) Robert Johnson, Applicant is seeking Certificate of Appropriateness from Gardiner Historic Preservation Commission for window replacement. The property, located at 279-283 Water St. city Tax Map 037, Lot 119 is in the Central Business/Historic Zoning District.

Mr. Johnston: there are gaps in between and dry rotted sills, have asked the contractor to make a good solid seal. Claire Marron: are the windows 6 over 6? Mr. Johnston: they are 2 over 1 in the back. 6 over 6 is not my preference. Robert Abbey: is it fair to have the minutes reflect all windows will be replaced 6 over 6? Mr. Johnson: Yes. Chair Doyle: So you're not removing bricks? Mr. Johnston: no, just making sure everything is tight. It sounds like it would be easier to keep 6 over 6.

Motion made by Robert Abbey to Grant Certificate to Robert Johnston, for new windows on 2<sup>nd</sup> floor (2 over 1), subject to review by the State & Federal Agency. If 2 over 1 not approved will revert to 6 over 6. Motion second by Geri Doyle, motion passed with unanimous vote.

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5.) Fernando Stelser, Owner: Evan Peer, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to block off rear window for H-Vac unit lines, pizza exhaust vent, and door to access units above cooler. The property, located at 192 Water St. City Tax Map 034, Lot 154 is in the Central Business/Historic Zoning District.

Chair Geri Doyle walked thru the building today. The drive- thru will be smaller.

CEO Barbara Skelton asked, is the white door being replaced?

Mr. Stelser: No

Chair Geri Doyle: Are you going to blend the paint color of the door with the building?

Mr. Stelser: Yes

Hal Norvell: What about the sign out front?

CEO Barbara Skelton: I'm not sure what they have. Hal Norvell: so they will have to do a separate application? CEO Barb. Skelton: Yes, they are in compliance with everything.

Chair Geri Doyle: In regards to the ATM, you won't be touching the fire escape? Mr. Stelser: No. it's not actual drive-thru, it's just a pick up window.

CEO Barbara Skelton: The drive-up pick up window is framed in aluminum.

Hal Norvell: Is there security lighting?

Mr. Stelser: we have not gotten that far yet.

Motion made by Geri Doyle to Grant the Certificate including installation of the drive thru window. Second by Janet Slade. Motion passed with unanimous vote.

6). Capital Area Properties, LLC, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to replace windows. The property, located at 193 Water St., City tax map 037, Lot 160 is in the Central Business/historic Zoning District.

Chair Geri Doyle: What windows are you replacing?

Ben Spencer, Capital Area Properties, all windows on the 3<sup>rd</sup> floor including the 2 windows in the back.

CEO Barbara Skelton: I would like to clarify that this is not part of the façade grant if approved.

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Motion made by Clare Marron to approve replacement of windows on the 3<sup>rd</sup> floor with 9 over 9 double hung windows. Second by Janet Slade. Motion passed by unanimous vote.

Motion to adjourn made by Geri Doyle, Second by Clare Marron. Passed with a unanimous vote.

6:45  
Submitted by Robin E. Plourde