



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, January 17, 2017 @ 4:30 PM City Hall, Council Chambers

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

Members Absent: Janet Slade

Also Present: Barbara Skelton, CEO/Assistant Planner
Dorothy Morang, Recording Secretary
Francis Breton, Representing Owner

- 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 December 20, 2016**
Chair Doyle moved to accept the minutes as written. Hal Norvell seconded the motion.
Vote: 5 in favor 0 opposed. Motion passed.

New Business

- 4.) **Robert Andrews, Owner; Israel Breton, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to replace 2 front windows on second floor. The property, located at 213 Water St, City Tax Map 037, Lot 132 is in the Central Business/Historic Zoning District.**

Chair Doyle read the agenda item and asked the representative to introduce himself. He said he was the Applicant, Israel Breton's father. Neither the owner, Robert Andrews nor the Applicant, Israel Breton could be here. Chair Doyle asked Mr. Breton if he had any documentation to verify that he could speak for the owner. He said no, but he could call him and let her talk with the owner. Mr. Andrews verified that Mr. Francis Breton could speak for him.

Mr. Breton noted that the 3rd floor windows were replaced earlier this year. They were planning to replace the 2nd floor windows now and have already done one. He said that when they came up to the Police Department to get permission to put up staging on the sidewalk, they asked about the window replacement and someone told him to just do it.

Mr. Breton said the 2nd floor windows go all the way to the floor and even below the floor. He said it was not safe with the glass going that low. They were hoping to bring the windows up and adding a double step with crown molding. The windows have rotted out and they had to put in a double header.

Chair Doyle said there must be ways to make it safe without changing the window size. CEO Skelton it is a code issue but there are ways to deal with it. They could put in grates to cover that area – at least 18” above the floor to meet code or put in tempered glass. She said she wouldn’t have told him to put in a smaller window in the Historic District. Chair Doyle asked him what he had planned to replace the rest of the opening with. Mr. Breton said plywood and trim around that.

Robert asked Mr. Breton if his son did the work. He said yes. Robert asked the Commission if the 3rd floor work had been reviewed by the HPC. Chair Doyle said no. She noted that the first order of business is to come before the HPC. Mr. Breton asked if they will have to take the window out. Chair Doyle said we will need to see a better diagram before we can decide. Robert noted that the other window that has not been taken out yet has trim around it. Clare noted that there is a sample of an approved window in the CEO’s office. They would also need to look at the history of the building to determine the number of panels that should be there and the exterior has to have raised panels.

Members discussed what they should do. Chair Doyle said she thinks we need to receive another application from the Applicant when he decides what he wants. Mr. Breton asked if the windows can stay for the winter. CEO Skelton said she gave them a verbal stop work order and they have honored it. She feels that they will comply with the HPC’s decision. Robert said we don’t really know what was there and asked if we need to do some research. CEO Skelton said yes and maybe some sketches. Each individual building is evaluated separately – we need to know what was there. Mr. Breton said the windows on the back match the windows on the front, 3rd floor. Robert noted that the building to the right appears to be the same height and width – probably Mr. Andrew’s was also.

CEO Skelton recommended that they set a date to have the Applicant come back with a new application. Clare noted that it can take 6 – 8 weeks to get the windows made. Chair Doyle suggested we table this until the March 2017 meeting at which time they will come back with a firm proposal for both the 2nd & 3rd floors. Robert suggested that Mr. Andrews meet with the CEO to work this out and to develop a plan.

Chair Geri Doyle moved to table this Application and come back in March with a plan and for Mr. Andrews to meet with the CEO. Clare Marron seconded the motion.

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

CEO Skelton said we need to find out what was there and the Applicant has to decide what to put there, including what kind of trim. The HPC will review it and either approve it, approve w/conditions or not approve.

Other

5). **Adjourn**

Robert Abbey moved to adjourn. Clare Marron seconded the motion.

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

Meeting adjourned