



6 Church Street,
Gardiner, ME 04345
Phone (207) 582-4200

Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION

Meeting Minutes

Tuesday March 21, 2023- 9:00 AM

City Council Meeting Chambers

- 1) **Call Meeting to Order-** Chair Doyle called the meeting to order at 9 am
- 2) **Roll Call-** Commission members- Chair Geri Doyle, Robert Abbey, Janet Slade, Deborah Felder, Clare Marron, Brenda Harvey. Others present- City Manager Andrew Carleton, Code Enforcement Officer Kris McNeill, Gardiner Main St. Executive Director Tamara Whitmore, Melissa Lindley- Economic Development Director, Angelia Christopher- Planning and Development Assistant.
- 3) **Review of meeting minutes from December 20, 2022 meeting minutes-** Chair Doyle asks if members have any changes to the 12/20/22 minutes. No. Clare Marron moves to accept the minutes as presented. Brenda Harvey seconded. No further discussion. All members present in favor.
- 4) **Review the court ordered Demolition of property located at 235 Water St, City Tax Map 037, and Lot 127 is in the Traditional Downtown/Historic Zoning District.** Kris gives an overview. This has been an ongoing concern about the structural integrity, after the fire. There have been 3 engineers' reports, etc. The current owner thought he could save it, and reports now focus that it can't. The cost to leave the façade and build it from inside out, would be astronomically expensive. The court has ordered it down. Clare asks how they plan to protect the other two buildings. This will be an engineered demo plan. There will be an RFP out to plan to protect these other buildings. There is no fire wall between 243 and 235 part of the demo will be to protect the area of the wall, the City will have to go back to court after this is done, and they will decide who is paying what. The owner told the court that he did not have the resources to pay. There will be plastic sheathing to cover the wall. The brick wall belongs to Gerard's and it will need to be sorted out who will have to pay to have it come down. The wall is not connected. Clare asks what will happen to the basement, will it be filled, brought up to grade, and there is no foundation wall between 235 and Terry's building, Brenda how long will the temp wall be allowed to be temp? Terry will need to make a decision on that. He will likely want to get that worked out, so he can get back to business. He will need a new certificate of occupancy before renting again/. Tamara Whitmore- Gardiner Main Street. Asks if there are any examples that the City can follow. There have been a couple of buildings fail recently in the state.



Robert Abbey- Based on the facts by the City of Gardiner, for 235 Water St. 037-127 in the TD The Gardiner HPC that the proposed demotion project Janet second.

All in favor.

Discuss amending a Certificate of Appropriateness issued on April 19, 2022 for Johnson Hall. Kris McNeill states that this change is coming about because the Fire Marshall wants the existing left rear entry door changed to a 3'x 6'8" steel door. Kris McNeill explains that the contractor will change out the door and ensure that it looks nice. This change is for safety. Clare Marron offers a motion to amend the Certificate of Appropriateness issued on 4/19/2022 to Johnson Hall Redevelopment LLC. Based on the facts presented by Johnson Hall the preservation commission grants an amendment to the proposed project to replace the left hand rear entry door as described. All work will be will be reviewed by the CEO. The Commission agrees that this project is consistent with the Secretary of Interior's Standards for Treatment of Historic Properties and grants an amendment for the Certificate of Appropriateness at 280 Water St. on City Tax Map 034 Lot 110 in the Downtown Historic District. Brenda Harvey seconded the motion. All members present in favor.

- 5) **Review changes made to the Certificate of Appropriateness Application.** – Change the font on the front page. He did ask Dawn, about having her consult with the applicant. It might not always be appropriate, but it can be a resource. Kris feels that this is a good idea but it should not be required, if deemed, by CEO, then they need to go. But not required. Add a check box. Is a consult warranted? This is from a Saco application. Third page. Send paragraph to Felder, Janet Slade suggest that this go to building owners, revamp the city website, etc.
- 6) **Other Business-** CLG workshop, Robert and Melissa, museum in the streets was not covered but interpretive signage is. 2024- Is the anniversary of the common, hope to work on this for signage for the fountain. Sidewalk committee, maybe a special committee for the downtown sidewalks, there should be at least one member from HPC – Clare asks if there is a plan to fix the electrical, there needs to be discussions about phases, material, replacing infrastructure, streetlights. The overall cost, will be high, they are working with DOT to try to get this done as cost effectively as possible. Public works has done a lot of repair work, in the past five years. Stakeholder input is crucial – box in front of stone broke, can we do something with it. Can a building be built in the demo lot, there are lots of things that would need to happen, would need to come to HPC, pool hall building sold, banners that belong to Gardiner Main St. get those back.
- 7) **Adjourn** – Chair Doyle asked for a motion to adjourn. Deborah Felder moved to adjourn at 10 am. Brenda Harvey seconded the motion. No further discussion. All members present in favor. Deborah, motion to adjourn. Second Brenda