

CITY OF GARDINER

The Gardiner Historic Preservation Commission works to promote and preserve the unique historic and architectural heritage of the designated Water Street preservation district.

CERTIFICATE OF APPROPRIATENESS APPLICATION/NOTIFICATION FORM

APPLICANT'S NAME: 149 Water street h/c PHONE#: 207-841-7396
MAILING ADDRESS: 149 Water street Gardiner Me MAP/LOT: _____
PROPERTY LOCATION: 147-151 Water street ZONING DISTRICT: _____
PROPERTY OWNER'S NAME: Roger Bintliff PHONE#: _____
MAILING ADDRESS: 739 River Road Dresden Me 04342
NATURE OF REQUEST: Historic COA permit

FOR CODE ENFORCEMENT USE ONLY

DATE REVIEWED BY CEO/PLANNING STAFF: 4-1-19

A Certificate of Appropriateness is required by the Gardiner Land Use Ordinance, Section 12.6 involving exterior changes:

Alterations New Construction Demolition Relocation Additions Other *

* (Similar activity associated with any exterior architectural feature for a building, site, sign, monument or structure)

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for:

Preserving Rehabilitating Restoring Reconstructing

Does the proposed use require a Zoning Variance or a Site Plan Review Permit? No. If so, what for?

Was the variance requested/granted? N/A If so, the date granted, N/A.

The next Historic Preservation Commission Meeting is: April 16, 2019 @ 9 AM.

Signed: Barbara Skelton
Barbara Skelton, Code Enforcement Officer

To apply to the historic preservation commission for a certificate of appropriateness, please sign below and submit this completed application, to include a scaled drawing of the proposed activity, materials description/list, photographs current and historic of building/area and other applicable materials along with an additional 9 copies and the \$50.00 fee, least 21 days prior to the scheduled meeting date to the code enforcement office.

I, the undersigned hereby applies for a Certificate of Appropriateness for the work described above. I have received the Certificate of Appropriateness Application and will attend the Historic Preservation Commission meeting listed above.

Owner's Signature: Roger Bintliff
Applicant Signature: _____

Applicant: 149 Water Street LLC / Roger Bintliff

Property Location: 147,149,151 Water Street (3 Buildings/Dingley Block)

Request: Certificate of Appropriateness

Date: March 26, 2019

To: City of Gardiner Historic preservation Commission/ Barbara Skelton Code Enforcement

**I have reviewed the Historic Preservation
Commission Ordinance, Section 12 guidelines.**

I submit the following Requests:

Windows:

34 Windows are in poor to very poor condition these are primarily 6 over 6 or 8 over 8 sash style windows on the front, rear and side of the three buildings, these would be replaced with new energy efficient vinyl over wood windows in most situations to mirror the current look, purpose and size of the current windows with a few size modifications as needed for retrofit and rough opening issues, currently one window has been replaced with the cut/specs sheet outlined on the invoice with pictures provided.

Doors:

There are currently 13 doors that need to be replaced, 5 are Water street frontage and will be replaced with period 1880's to 1920's era wooden doors with window panels, the balance are to the rear and side of the buildings. A single parking lot side solid Metal door needs to be replaced with a light panel Garage style door to accommodate palates for deliveries of Grains and Barrels. Picture provided.

Siding:

The side and rear of the first and second buildings have deteriorated and weathered wooden shingle style siding that is in poor condition, The State Fire Marshall has requested that the code upgrade would be to a concrete composite siding that meet fire and life safety standards. Picture provided

Street Front Wooden Façade:

The front façade of the second building is in poor to very poor condition, pictures provided, once removed it would be determined if a wooden replacement or granite reconstruction would be required to meet the original look of the street side facades. Picture Provided

Rear wooden Deck:

The rear wooden deck rail and stairs is in poor to very poor condition and need to be replaced with either wood or composite materials. Picture Provided.

Egress Stairs:

Re-install the original wooden stairs that provided the Egress to meet State Fire and Life Safety code standards, a second means of egress is required for any floor above the first, these stairs were removed during a previous remodel and roof replacement and never reinstalled and currently preclude any use beyond the first floor for occupancy. Pictures Provided.

Rear Bottom Lattice work:

The current condition of the rear back alley side lattice work is in poor to very poor, broken condition and needs to be repaired to a more solid wall and proper storage area.

Rear building lighting:

Three to four motion detection flood style lighting fixtures need to be replaced with more appropriate dark sky style area lighting for stair and door area safety.

Additional:

Additional repair work to rotted Fascia Boards, Bathroom ventilations, repointing brick and Masonry work, Roof leak repairs and other maintenance and repair items are also necessary to preserve the integrity of the structures and or meet current building codes.

Comments:

These structures have had significant renovations done to preserve their presence on Water Street, far beyond what will ever be deemed as economically viable business model but rather a historical preservation model, I look forward to take the next leg of this relay to bring about the locations to be a significant presence for the community to live and enjoy the downtown locations, I fully appreciate the historic aspect and the responsibility to be a steward of these properties and will bring them back to the life they previously had as well as the sense of place offering good, services and occupancy in your downtown, All the while restoring and preserving the historic aspects that Make these structures and Gardiner unique.

Thank you for your consideration.

Best Regards,

Roger Bintliff

149 Water Street LLC.

GAREX

The garage door

GX-175 FV



PANORAMIC FULL GLAZED GARAGE DOOR

The best lighting will always be the natural light. The contemporary garage door GX-175-FV from GAREX optimizes the outdoor brightness for a clear and pleasant interior space. This door offers a maximum window size in various finishes and can be arranged to harmonize with the modern look of any building.

AVAILABLE IN MULTIPLE CONFIGURATIONS

- Aluminum extrusion
- Width up to 7.31 m. (24 ft)
- Height of door panel section: 45, 53 or 60 cm (18, 21 or 24 inches)
- 3 colors of paint finish, possibility of custom paint finish
- Several choices of glass finish
- A lot of possibilities to choose from





Proposal - Detailed

Hammond Lumber Company #0010
 2 Hammond Drive
 Belgrade, ME 04917
 Phone: (207) 495-3303 Fax: (866) 743-3095

Sales Rep Name: HAMMOND1, 0
 Sales Rep Phone: 641-621-1000
 Sales Rep E-Mail: krstevens@hammondlumber.com
 Sales Rep Fax:

*4-5 weeks
 End August*

Customer Information

HAMMOND LUMBER COMPANY - 00010
 00000 HAMMOND LUMBER COMPANY
 2 HAMMOND DRIVE
 BELGRADE, ME 04917
 Primary Phone: (207) 4953303
 Mobile Phone:
 Fax Number: (866) 7433095
 E-Mail:
 Contact Name:
 Great Plains #: 9000010
 Customer Number: 1005386160
 Customer Account: 9000010

Project/Delivery Address

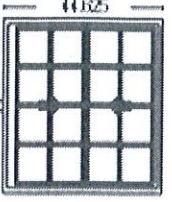
PLW
 00010 HAMMOND LUMBER COMPANY
 2 HAMMOND DRIVE
 Lot #
 BELGRADE, ME 04917
 County: KENNEBEC
 Owner Name:
 HAMMOND LUMBER COMPANY - 00010
 Owner Phone: (207) 4953303

Order Information

Quote Name: Main Street Gardiner
 Order Number: P90
 Quote Number: 10359376
 Order Type: Non-Installed Sales
 Wall Depth:
 Payment Terms: C.O.D.
 Tax Code:
 Cust Delivery Date: 07/30/2018
 Quoted Date: 7/9/2018
 Contracted Date:
 Booked Date:
 Customer PO #:

Attributes

Line # 10 Location: None Assigned



PK # 2009

Viewed From Exterior
 Rough Opening: 44 - 3/4" X 45 - 3/8"

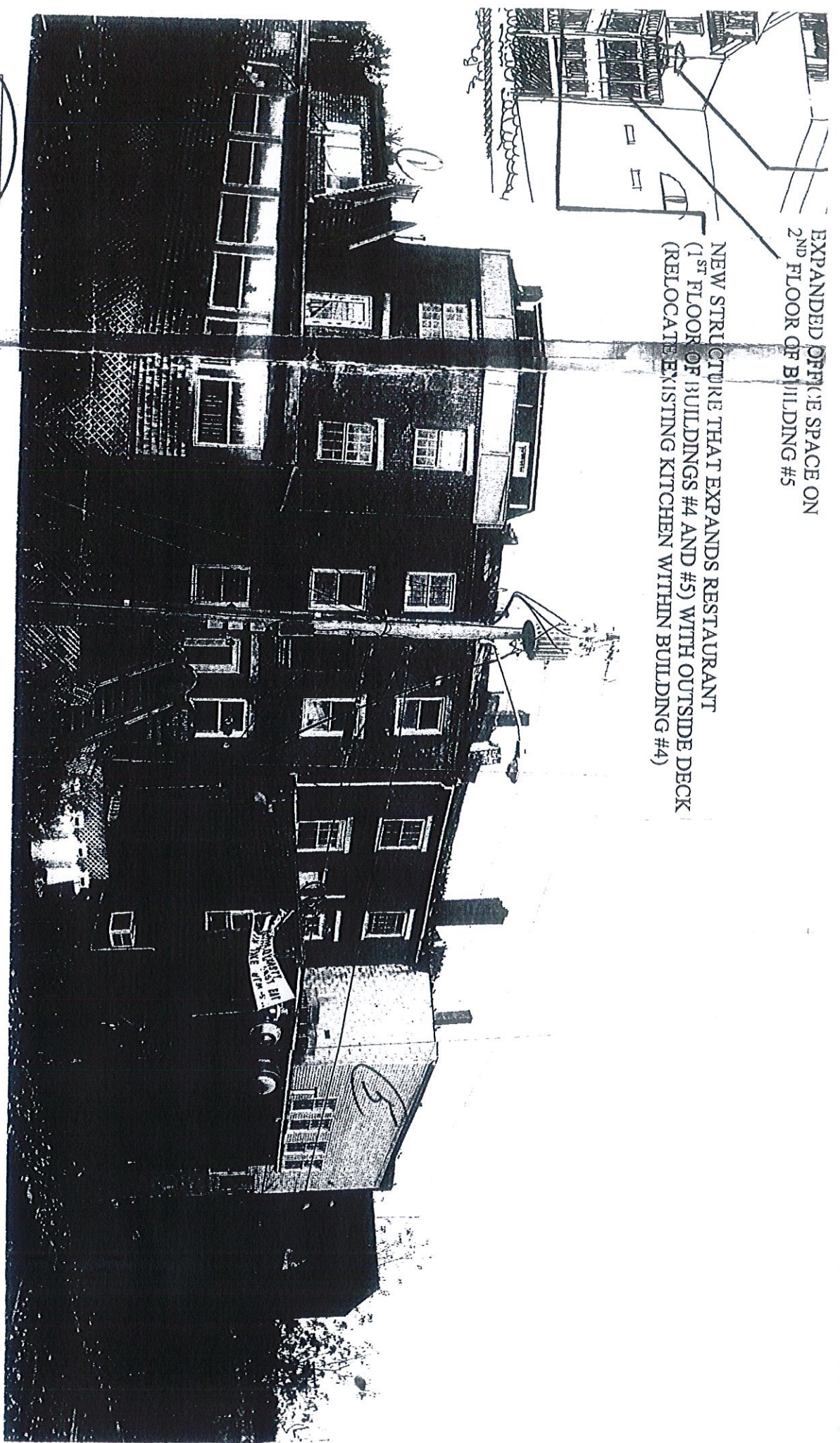
Architect, Double Hung, 44 X 44.625

1: 4444.625 Double Hung, Equal
 Frame Size: 44 X 44 5/8
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
 Exterior Color / Finish: Primed, Primed Aluminum
 Interior Color / Finish: Primed Interior
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Sash Lift, No Integrated Sensor
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-00255-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with local code requirements
 Grille: LT, No Custom Grille, 7/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 178"

Item Price	Qty	Ext'd Price
\$1,325.80	1	\$1,325.80

EXPANDED OFFICE SPACE ON
2ND FLOOR OF BUILDING #5

NEW STRUCTURE THAT EXPANDS RESTAURANT
(1ST FLOOR OF BUILDINGS #4 AND #5) WITH OUTSIDE DECK
(RELOCATE EXISTING KITCHEN WITHIN BUILDING #4)



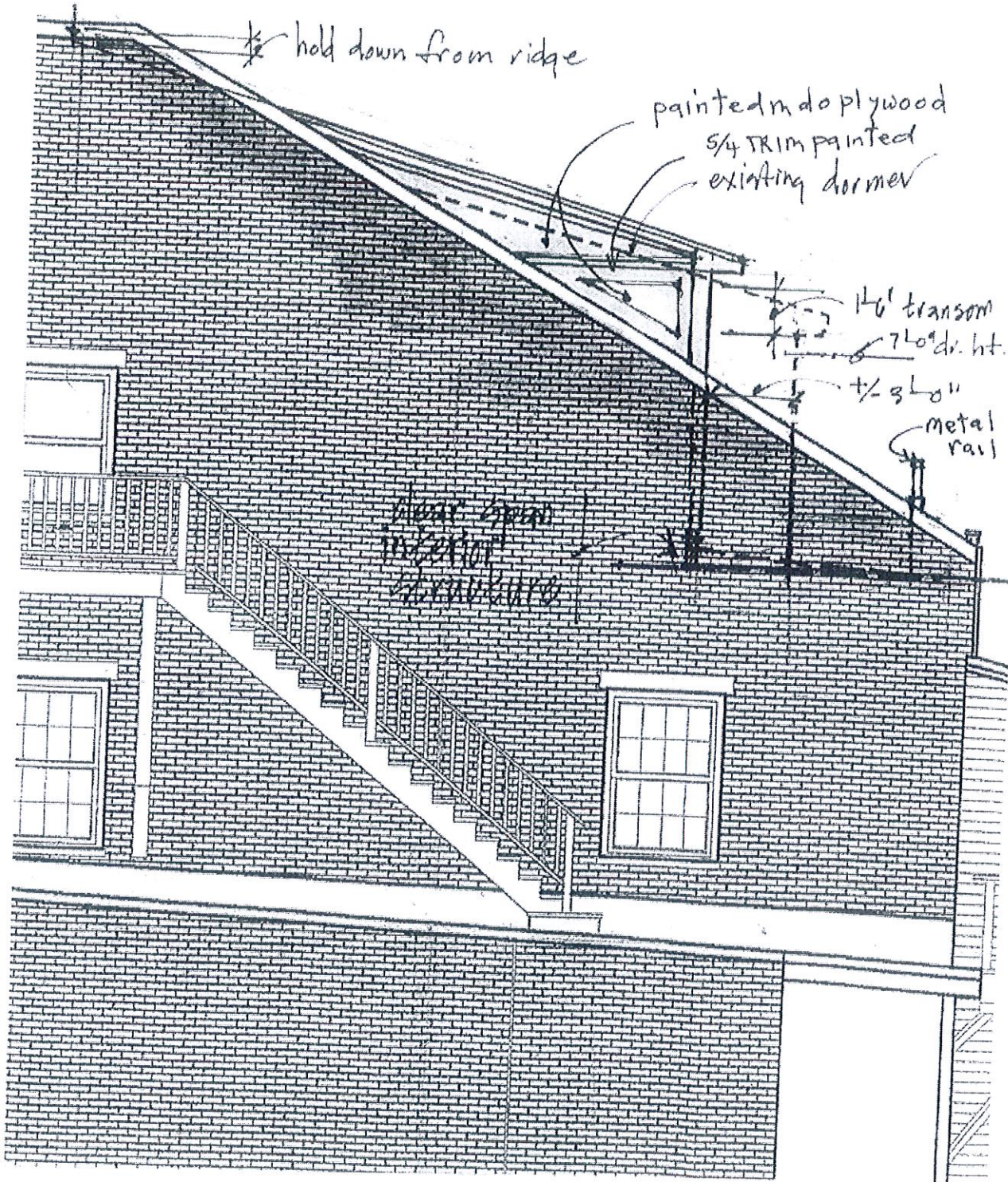
B.
LANDSCAPE
ARCHITECTURE

*Gardiner Savings Institution Main Office Development
Riverside View of Buildings 1,2,3,4 and 5 - Option A*

Water Street Gardiner, Maine

October ~ 2002

OPTION 3
reposition dormer





Almost 43,000 s.f. total

FOR SALE

HOUSING, RETAIL OR OFFICE REDEVELOPMENT

143-165 WATER STREET

Gardiner, Maine

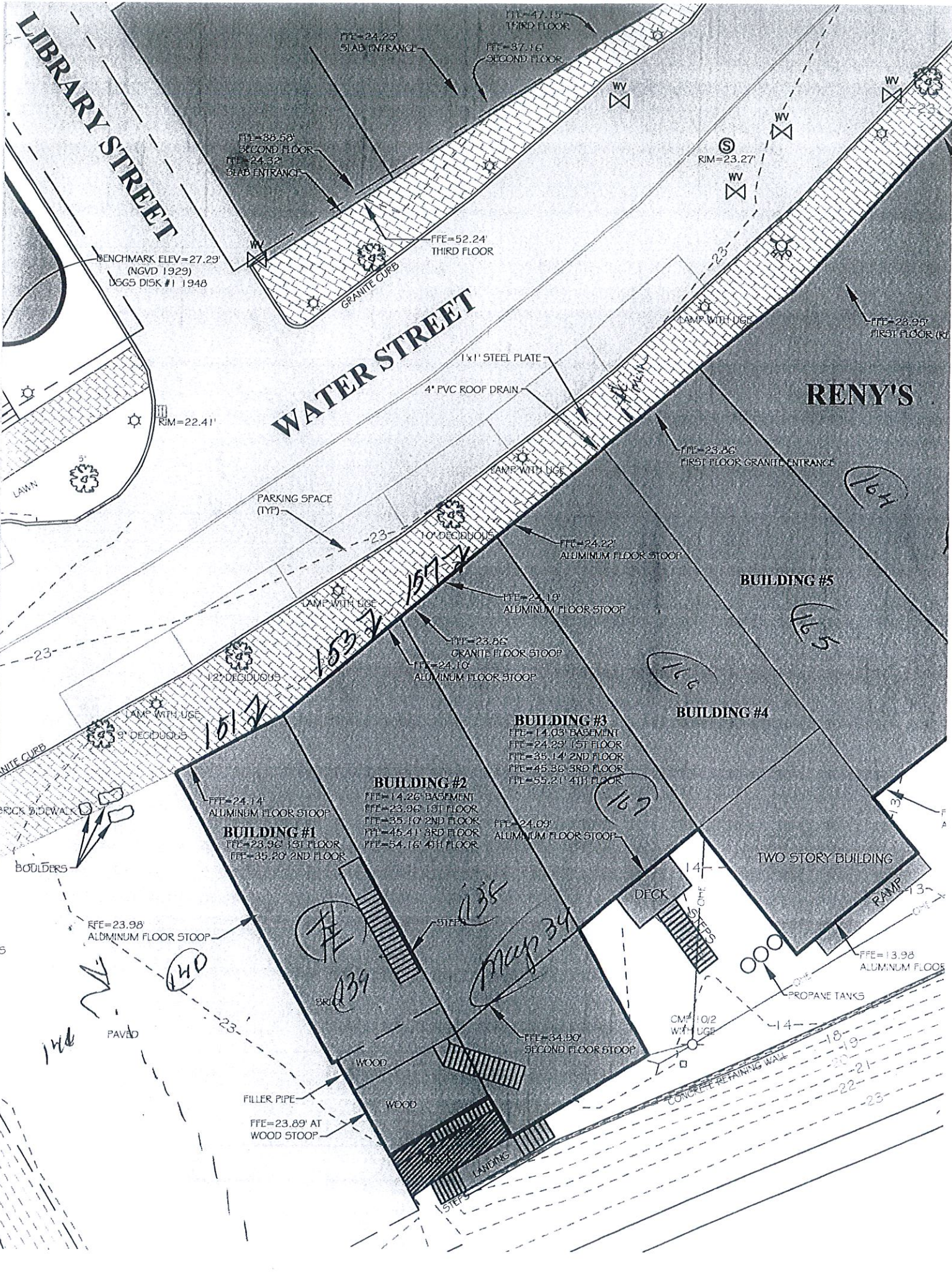


PROPERTY SUMMARY

- + 23,620± sf commercial redevelopment opportunity
- + Located on Water Street along the Kennebec River in Downtown Gardiner
- + Adjacent to the Waterfront Park and boat launch/docks
- + Area businesses include Camden National Bank and Renys.
- + 17± on-site parking spaces plus on-street parking available
- + Sale Price: \$375,000 - 433,000

CBRE | The Boulos Company

One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
www.boulos.com



LIBRARY STREET

WATER STREET

RENY'S

BUILDING #5

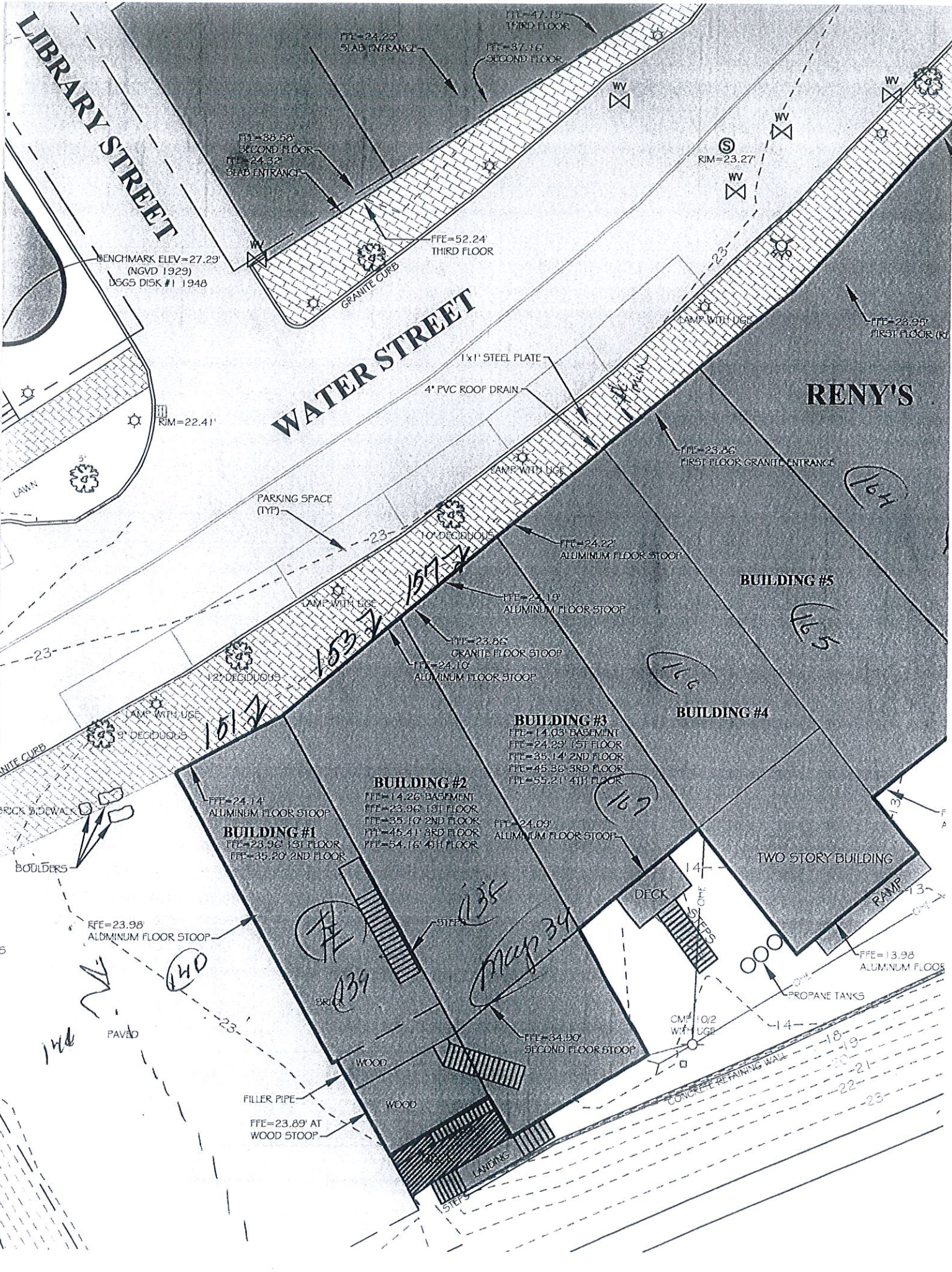
BUILDING #4

BUILDING #3

BUILDING #2

BUILDING #1

TWO STORY BUILDING



LIBRARY STREET

WATER STREET

RENY'S

BUILDING #5

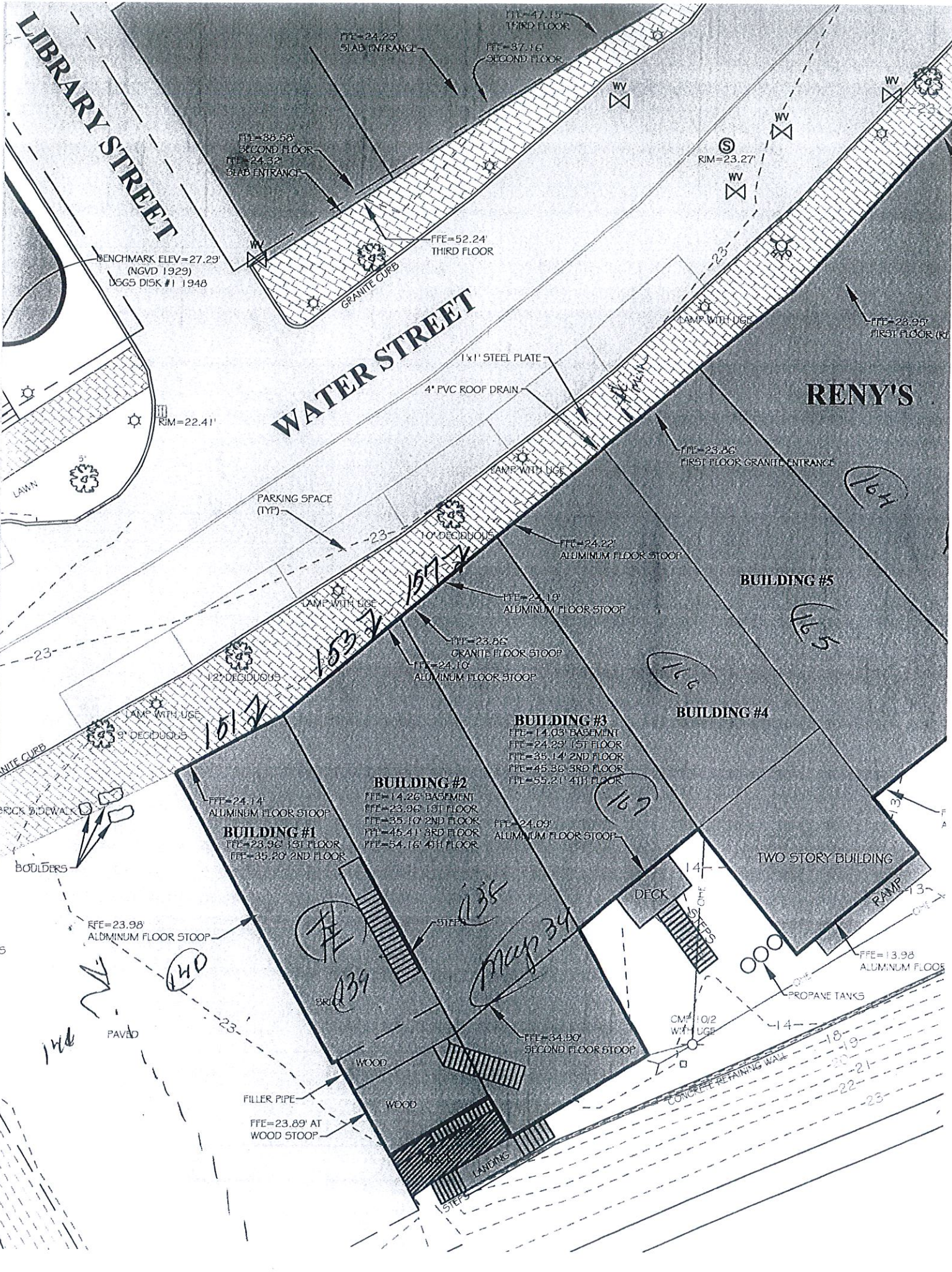
BUILDING #4

BUILDING #3

BUILDING #2

BUILDING #1

TWO STORY BUILDING



LIBRARY STREET

WATER STREET

RENY'S

BUILDING #5

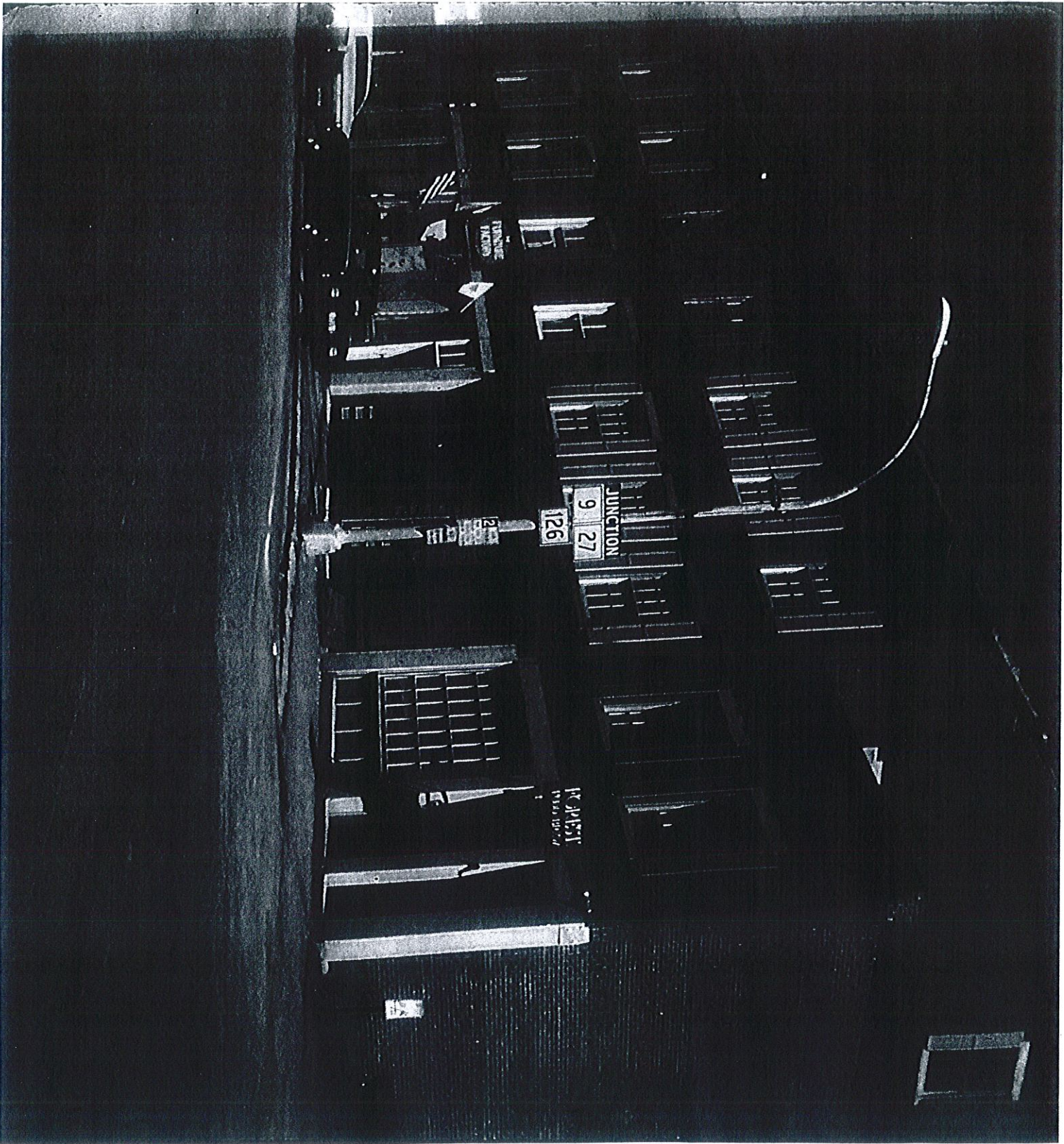
BUILDING #4

BUILDING #3

BUILDING #2

BUILDING #1

TWO STORY BUILDING



126

126

9 27

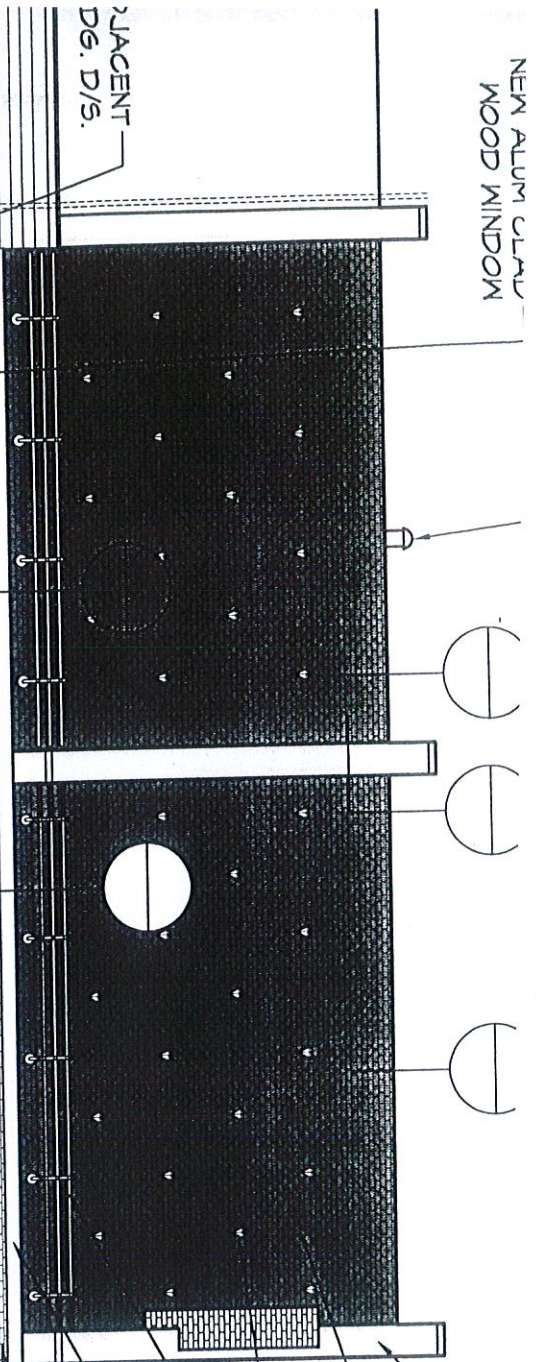
JUNCTION

2100
126

126
JUNCTION

NEW ALUM CLAW
WOOD WINDOW

ADJACENT
DG. D/S.



LCC COPING

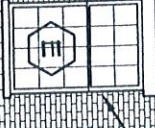
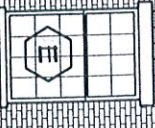
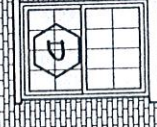
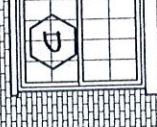
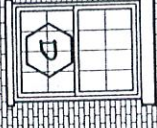
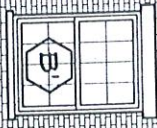
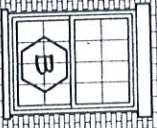
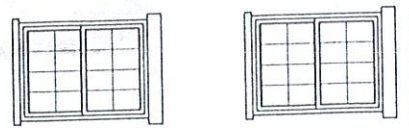
NEW ARCHITECTURAL GRADE
ASPHALT SHINGLE

NEW SNOW GUARD, TYP. (SPEC. NEEDED)

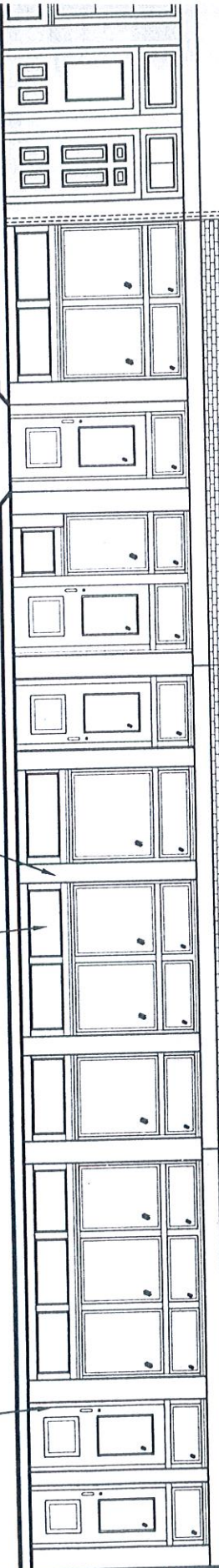
NEW SNOW FENCE (LCC) (SPEC. NEEDED)

LEAD COATED COPPER GUTTER
(INTERNAL)

INSTALL MODEST BRICK
PARAPET ABOVE DENTIL TO
STABILIZE ROOF EDGE



REMOVE E
SHUTTERS,
TYPICAL



CLEAN GRANITE (REMOVE PAINT)

PAINTED WOOD STOREFRONT

NEW WOOD DOORS (PA)

FOR ENLARGED ELEVATION
SEE SHEET A12

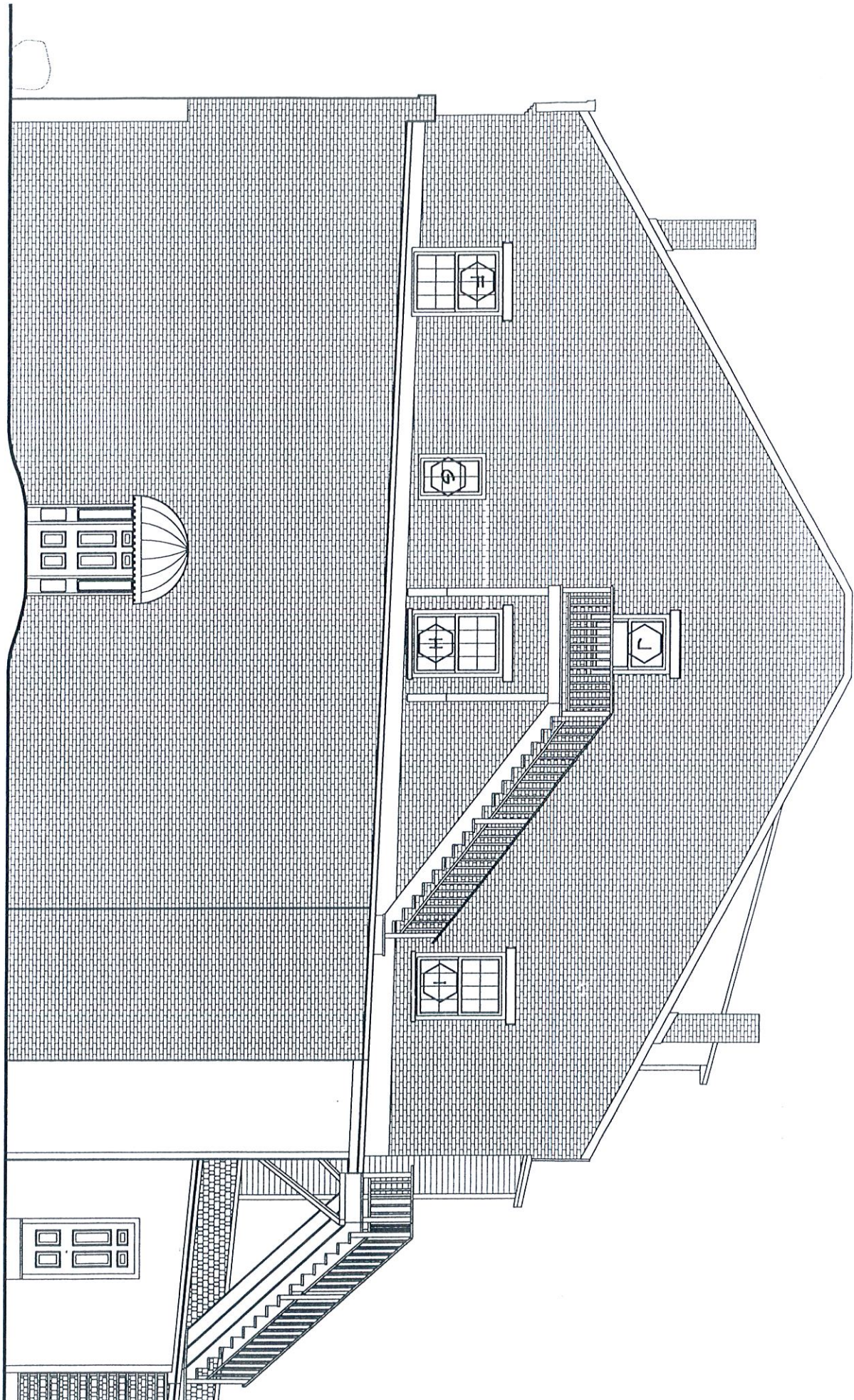
FOR ENLARGED ELEVATION
SEE SHEET A13



INFILL

FOR ENLARGED ELEVATION
SEE SHEET A11

FOR ENLARGED ELEVATION
SEE SHEET A11



○ UNDERPASS FACADE
SCALE: 1/8" = 1'-0"





