

# 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: Andrew Molloy PHONE#: 207 221 5135  
MAILING ADDRESS: 226 Water St Halliwell MAP/LOT: 037-130  
PROPERTY LOCATION: 221 Water St ZONING DISTRICT: TD  
PROPERTY OWNER'S NAME: Andrew Molloy PHONE#: 207 221 5135  
MAILING ADDRESS: same  
NATURE OF REQUEST: renovate storefront back to historic configuration

### FOR CODE ENFORCEMENT USE ONLY

DATE REVIEWED BY CEO/PLANNING STAFF: 11/7/22

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? \_\_\_\_\_ If so, the date granted, \_\_\_\_\_.

The next Historic Preservation Commission Meeting is: \_\_\_\_\_.

Signed: [Signature]  
Kristopher McNeill, 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 a n a d d i t i o n a l 9 copies and the \$50.00 fee, at least 21 days prior to the scheduled meeting date to the code enforcement office.

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 original form lost AMC

Applicant Signature: \_\_\_\_\_

## 219-221 Water Street Historic Rehabilitation Narrative

Wednesday, October 24, 2022

Geri Doyle, Chair  
Gardiner Historic Preservation Commission

Kris McNeill, Code Enforcement Officer  
City of Gardiner

Members of the Gardiner Historic Preservation Commission:

*Anything in this document that is underlined contains a link to either a photo, draft plan or rendering.*

The scope of work on the exterior facade at 221-219 Water Street is dictated by the granite threshold that was recently exposed in the floor at the current entrance of 221 Water Street.

221 Water Street has served as an ice cream/candy store, tailor, druggist, dry cleaner, jewelry store and, most recently, as a field engineer's office. Due to decades of neglect, the exterior is rotting. Clapboards sag; trim is falling off; doors are swollen open; the retail windows are cracking. The single discernible alteration of the exterior in the last 50 years was apparently undertaken after the occupancy of "George the Cleaner" in the 1960s, during the tenure of "The Village Jeweler" in the 1980s. After the flood of 1987, the claps and trim supplanted exterior tile surrounding the windows and doors. The only evidence of maintenance since then is peeling paint.

The calculation to restore, renovate and renew 221-219 Water Street with an exterior (and interior) rehabilitation rather than a repair composed of caulk and paint is two factored. First, the glass door at the entrance of 221 Water Street jams due to a historical artifact that warrants restoration. Second, the tenant relocating to 221 Water Street will utilize the premises for a cultural endeavor that entices people inside.

But the door at 221 Water Street sticks.

To remedy the impeded door at the entrance to 221 Water Street the laminate covering the floor was peeled, revealing a granite slab underneath. Discovering the original threshold warranted more scrutiny of the design of the facade and entrance.

Unfortunately, most archival photos of the location from the 19th and early 20th Centuries conceal the exterior of 221 Water Street beneath an awning (far right in the linked image.)

But two images of 221-219 Water Street offer complementary views of the traditional and best use of the threshold. A colorized post card shows (to the left, behind the hackney) that in the early 20th Century a recessed entrance beneath the canopy. An earlier perspective from the 19th Century depicts the recessed entrance (at right) from the opposite, western view. No frontal views of either the entrance or first floor from the 19th and early 20th Centuries have been recovered.

The threshold serves as the anchor of the proposed rehabilitation.

## Renderings

1.) To rehabilitate the first floor facade of 221 Water Street between the recessed entrance with a granite threshold at the bottom and a historic horizontal course of granite at the top, the granite threshold submerged in the center must be recovered first. The recessed entrance served as the most prominent feature of the exterior during the Romanesque Revival era of the late 19th Century, displayed in the two images cited above.

The granite is only marginally accessible now. Covered in laminate, the threshold is embedded in that 1970s-era floor, door, jamb and facade that has been piled upon for decades.

Accordingly, the dimensions contained in the draft are measurements of the current elements in the facade, such as the contemporary door width of 221 Water. To obtain accurate measurements of the historic entrance, anchored by the threshold, the current floor, door, jamb and facade must be removed. The vertical support columns on either side of the current entrance of 221 Water Street, which are enmeshed in wood but composed of iron, will remain.

2.) A wall will be erected in the interior before excavating the threshold and commencing demolition. Once exposed, the measurements of the threshold's dimensions will dictate the width of the door, which is estimated to be approximately 3'6" with a 3'10" opening at the sidewalk. The distance between the sidewalk and the lip of the granite threshold is approximately three feet. Once restored, the square, recessed entrance will extend from the door resting atop the lip of the threshold to the sidewalk. A door will be constructed based upon the threshold's dimensions that is a historically accurate reproduction of a mercantile/commercial entrance with a single pane at approximately the same height. The transom will be re-installed above the glass door at 221 Water Street along with the transom above a new, historically accurate door installed at the entrance of 219 Water Street. The transoms will be stenciled with the digits "221" and "219" respectively.

3.) The exterior storefront will utilize the wooden features depicted in the historic photographs. The only discernible change will be embedding the vertical support columns that currently sit in the storefront windows - at either side of the entrance to 221 Water Street - within the corners that intersect with the recessed entrance and storefront windows frames. The new wood infill will feature paneled bulkheads, turned pilasters, and wood framed display windows. The new horizontal windows in the store frame may be a few inches shorter either in height or length. The windows within the recess will be vertical in nature to emphasize both the straight return and views of the interior.

4.) The entrance to 219 Water Street will be reframed consistent with the storefront design and a new door will be constructed. The door will be harmonious with both the design of 221 Water Street and historic ingresses of mercantile structures from the late 19th Century that access the second, often residential part of the structure.

5.) Above the granite course, at the top of the facade, the iron wrought bracket shall remain. It is not my place to disclose the name of the new tenants but they will submit a request for a permit to utilize the bracket to hang a sign of their endeavor in compliance with City of Gardiner's codes.

6.) From the sidewalk to the granite course, recovering the historic features embedded within 221-219 Water Street will both enhance the traditional character of the structure while restoring the curbside appeal for tenants, Water Street and the Gardiner Historic District. If approved, the door at 221 Water Street will finally close.

Sincerely yours,

Andy Molloy

[kbeckriver@gmail.com](mailto:kbeckriver@gmail.com)

2072215135



# N. H. CONDOS

Large Variety of Fresh Home Made Candies  
and Delicious Ice Cream

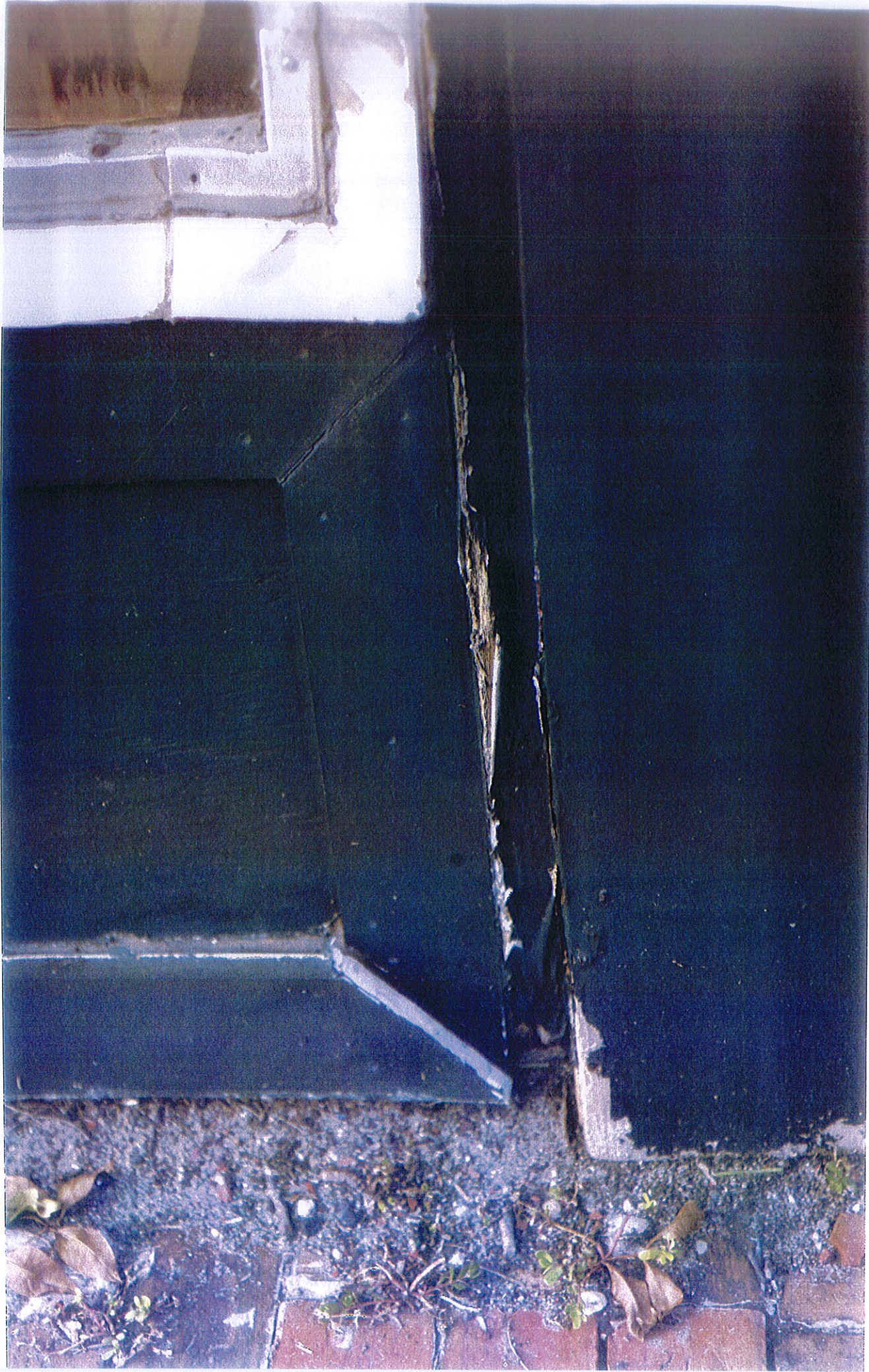
221 WATER STREET

GARDINER, MAINE

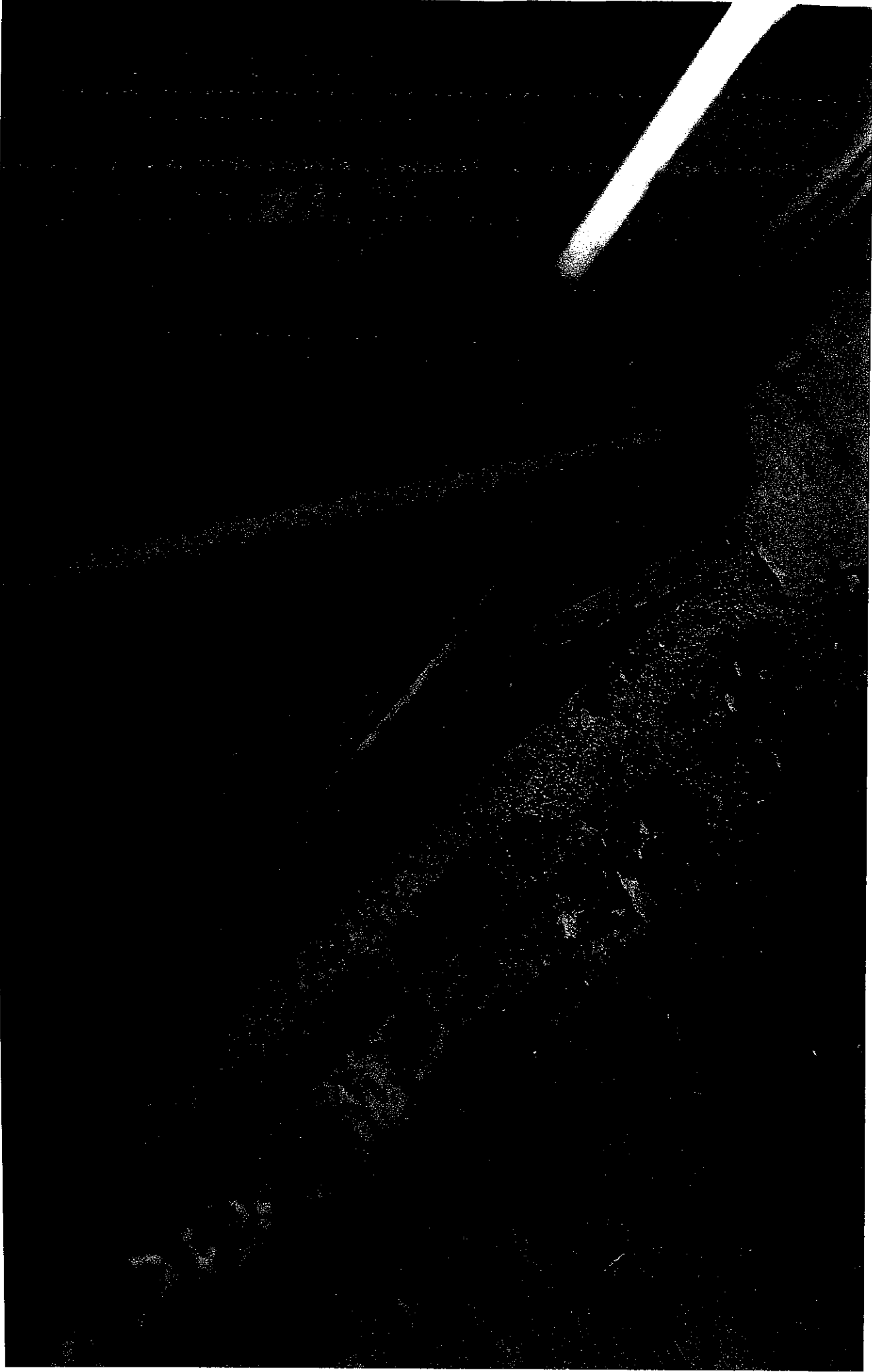
Telephone 53 M







5







THIS DOOR MUST BE  
CLOSED AT ALL TIMES  
FOR SECURITY PURPOSES

219



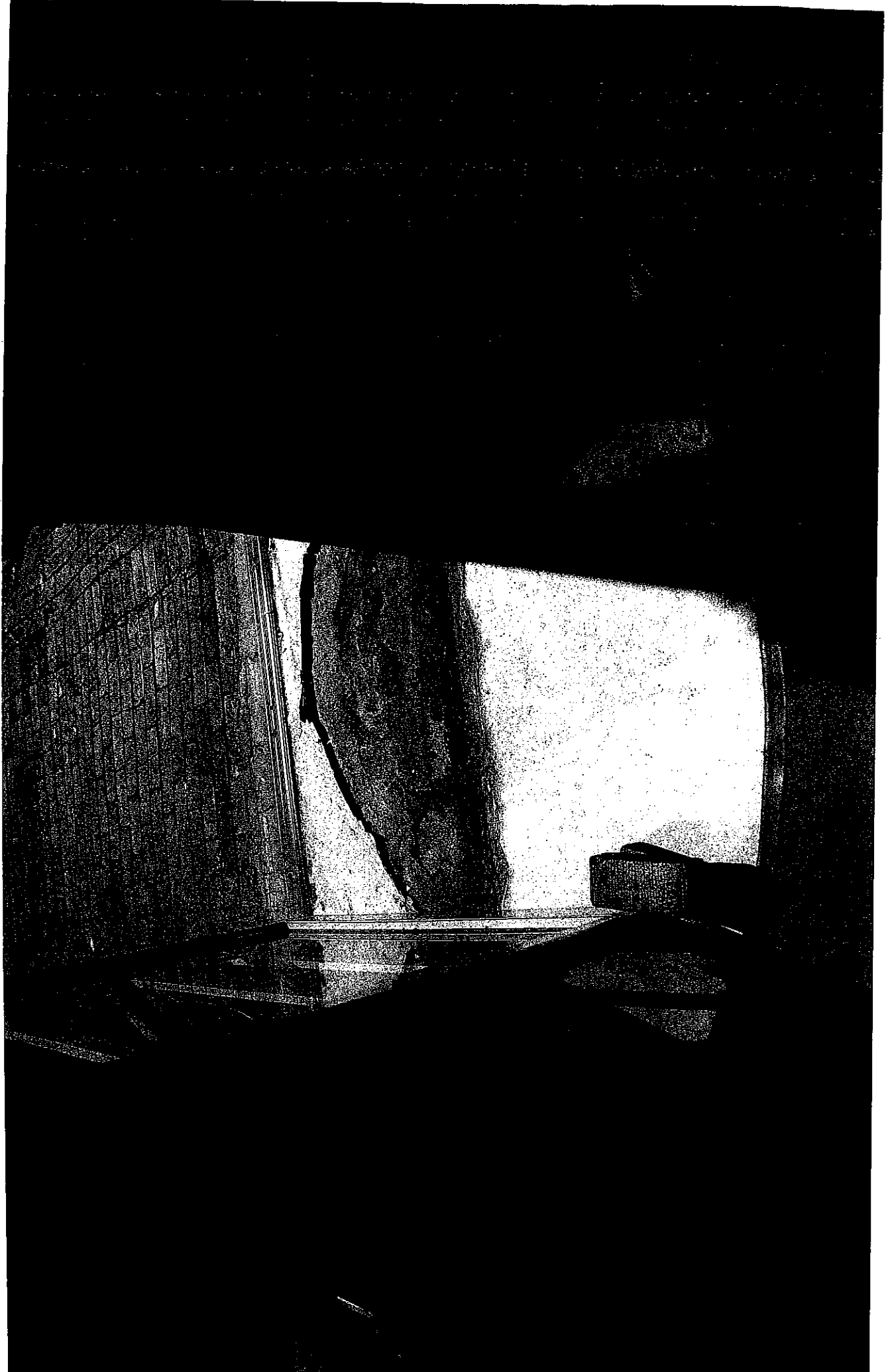


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GEORGE & TAILOR

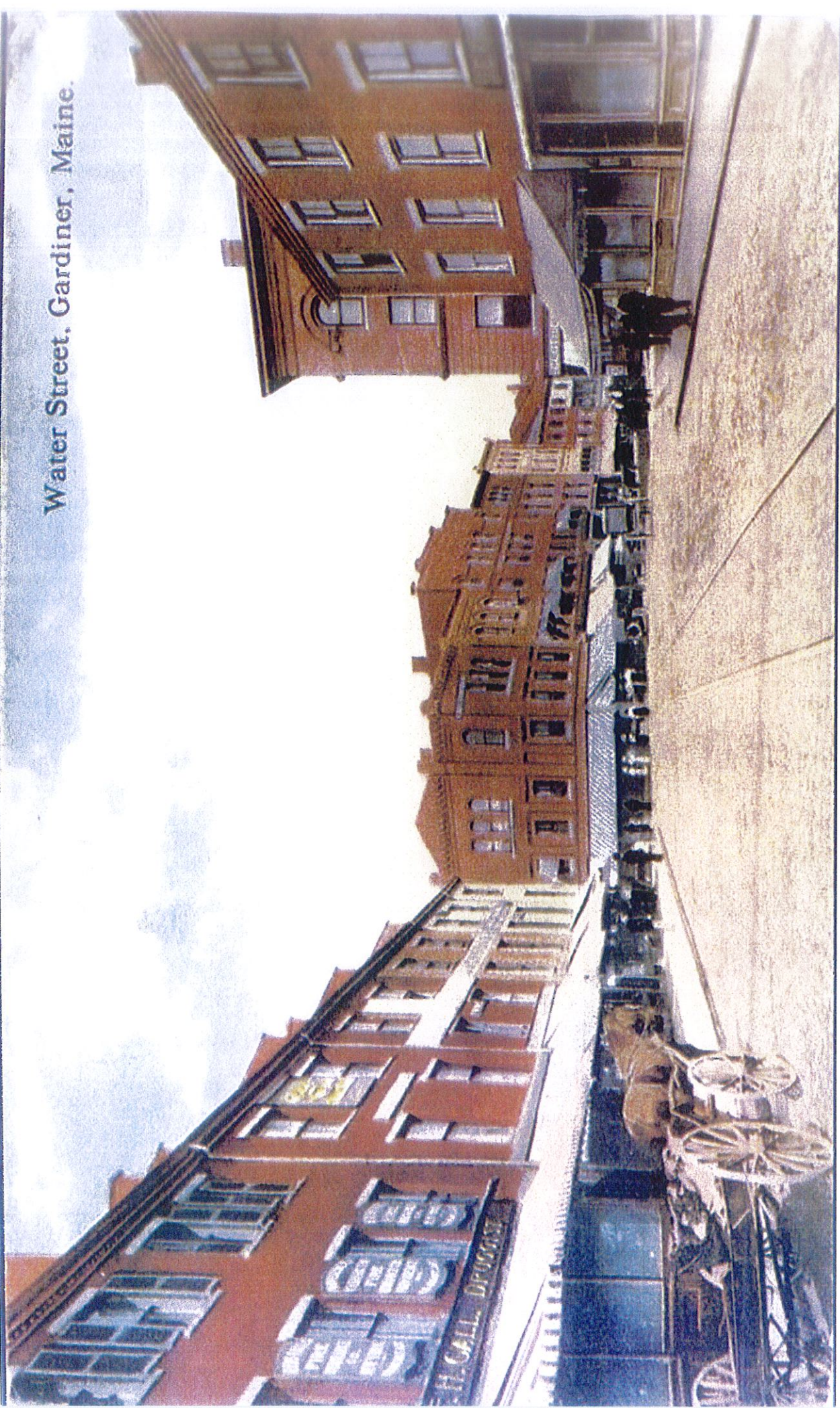
GEORGE & TAILOR  
- CLEANERS -

9





Water Street, Gardiner, Maine.





CLOTHING

MENS  
WATERS

MENS  
WATERS

BANK  
CL  
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CLO

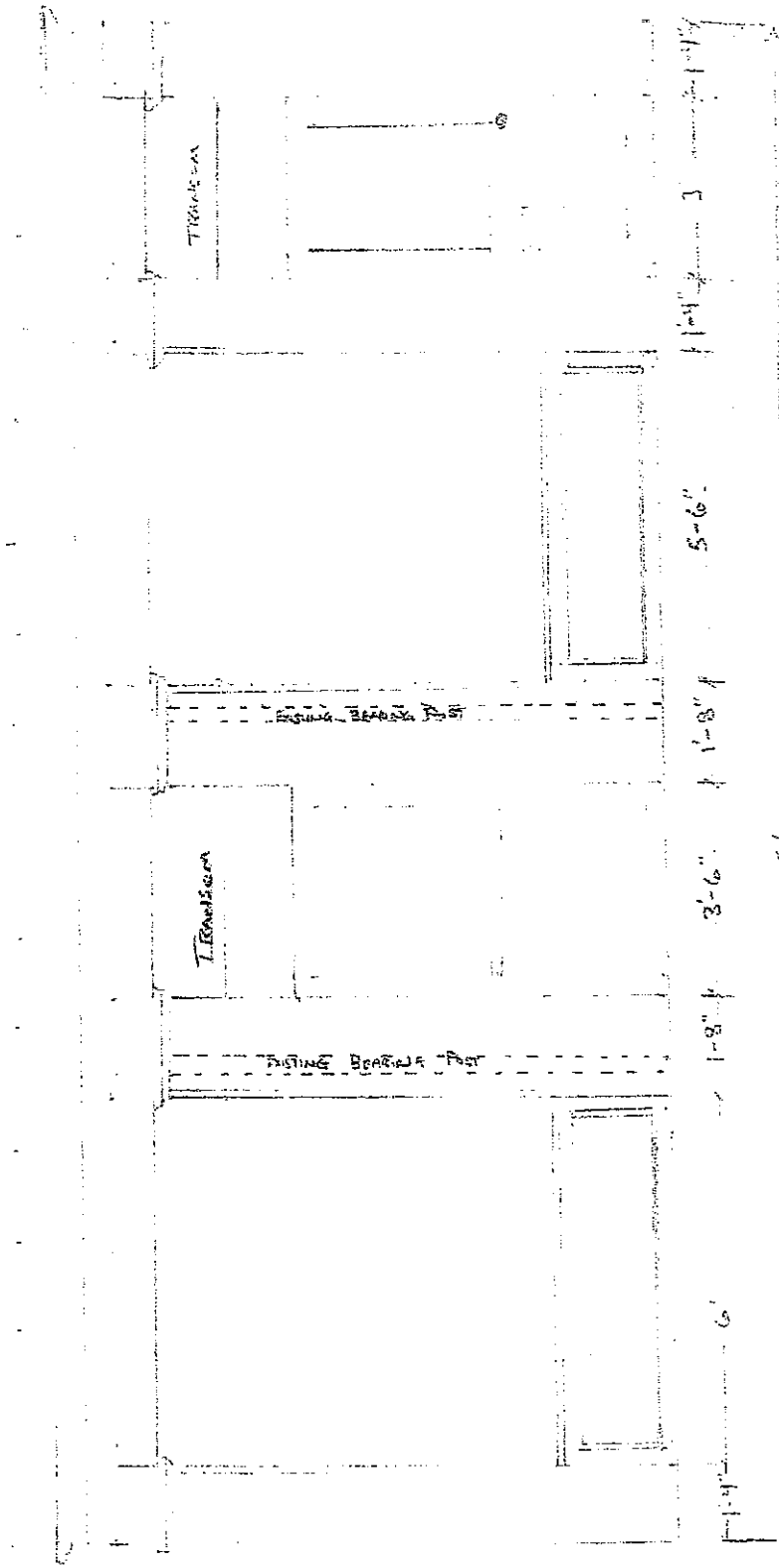
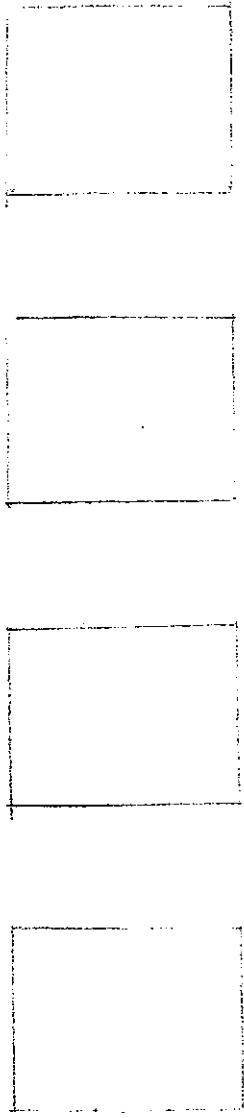
13





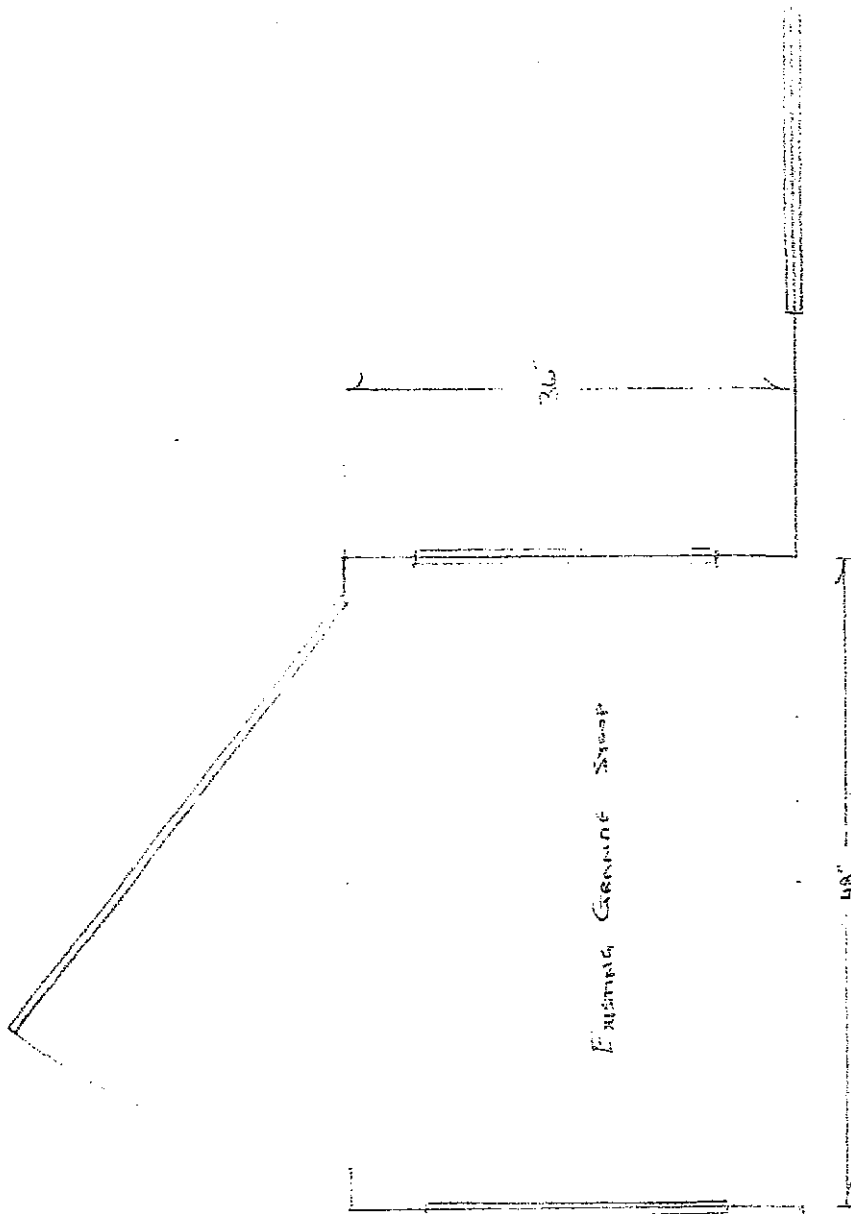


221 WATER ST.



1-1'

MAIN ENTRY DOOR



Rendering 1



Pendering 2



Rendering 3



ANDY MOLLOY  
BOMBAHOOK  
SPINOFF  
771 WATER ST GARDEN

Rendering 4



ANDY LEE  
BOMBAHOOK  
SPINOFF  
221 WATER, ST. CARDIN

Rendering 5



BY MOLLY  
BOMBAHOOK

SPINOFF  
221 WATER ST GARDNER MA



City of Gardiner  
----- Receipt -----

\*\*\* REPRINT \*\*\*

11/10/22 10:27 AM ID:KJH #5728-1  
TYPE----- REF--- AMOUNT  
CEO - 1 WATER ST  
COA - HPC 50.00

Total: 50.00\*

Paid By: Andy Molloy

\*\*\* REPRINT \*\*\*

Check : 50.00  
2481 - 50.00

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
MOLLOY ANDREW	226 WATER ST	1 Level	3 Public Sewer	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
		4 Rolling				RESIDENTL	0101	91,321	91,321
						RES LAND	0101	17,755	17,755
						COMMERC.	0322	44,979	44,979
						COM LAND	0322	8,745	8,745
SUPPLEMENTAL DATA						GARDINER, MIE			
ASSOC PID#						<b>VISION</b>			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VA	SALE PRICE	VG	Year	Code	Assessed	Year	Code	Assessed
MOLLOY ANDREW	12190 0137	12-15-2015	Q	I	170,000	00	2021	0101	100,433	2020	0101	100,433
NOLIN CAROLYN J	9873 0153	08-31-2005	Q	V	194,500	00		0101	17,755		0101	17,755
								0322	49,467		0322	49,467
								0322	8,745		0322	8,745
Total									162,800			162,800

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			

ASSESSING NEIGHBORHOOD		NOTES	
Nhbd	Nhbd Name	Trading	Batch
0001	B		
Total			

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description
Total Appraised Parcel Value			

LAND LINE VALUATION SECTION			
Use Code	Description	Zone	Land Type
B	0322 STORESHOP	17	1.307 SF
Total Card Land Units			

VISIT/CHANGE HISTORY			
Date	Id	Type	Is
04-21-2022	CL		
10-16-2007	RS		
Total Appraised Parcel Value			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
136,300	0	0	26,500
Total Appraised Parcel Value			

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	81	Stores/Apt-Com			
Model	94	Commercial			
Grade	03	Average			
Stories:	3				
Occupancy:	5,000				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	03	Gable/Hip			
Roof Structure	03	Asph/F Gls/Cmp			
Roof Cover	05	Drywall			
Interior Wall 1	14	Carpet			
Interior Wall 2	02	Oil			
Interior Floor 1	05	Hot Walker			
Interior Floor 2	01	None			
Heating Fuel	0322	STORESHOP			
Heating Type					
AC Type					
Bldg Use					
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	00	None			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil and Walls			
Rooms/Ptnts	02	Average			
Wall Height	10.00				
% Corn Wall	67.00				
1st Floor Use:					

Year Built  
 Effective Year Built  
 Depreciation Code  
 Remodel Rating  
 Year Remodeled  
 Depreciation %  
 Functional Obsol  
 External Obsol  
 Trend Factor  
 Condition  
 Condition %  
 Percent Good  
 RCNLD  
 Dep % Ovr  
 Dep Ovr Comment  
 Misc Imp Ovr  
 Misc Imp Ovr Comment  
 Cost to Cure Ovr  
 Cost to Cure Ovr Comment

**OS - OUTBUILDING & YARD ITEMS(D) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	LB	Units	Unit Price	Yr Bkt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,250	1,250	1,250	67.10	83,875
FUS	Upper Story, Finished	2,500	2,500	2,500	67.10	167,750
UBM	Basement, Unfinished	0	1,250	313	16.80	21,002
	<b>Total</b>					

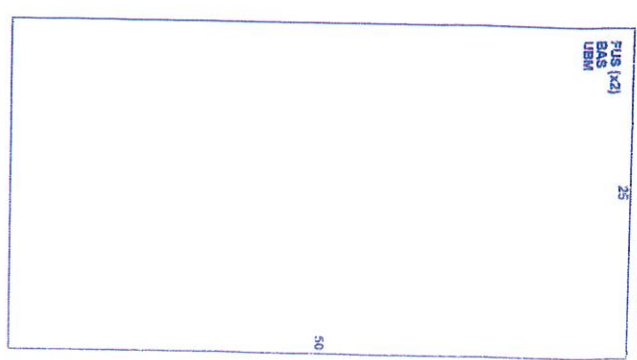
Total Gross Liv/Lease Area

3,750

5,000

4,063

272,627



50