

# 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: DGHWater LLC (Daniel Hechavarria) PHONE#: 617 823 7224

MAILING ADDRESS: 228 Water St, Unit 1, Gardiner ME 04345 MAP/LOT: 34/105

PROPERTY LOCATION: 234 Water St

ZONING DISTRICT: TD, TraditionalDwntn

PROPERTY OWNER'S NAME: DGHWATER, LLC; PHONE#: 617-823-7224

MAILING ADDRESS: 228 Water St, Unit 1, Gardiner ME 04345

NATURE OF REQUEST: Window replacement for 234 Water street, 9a and 9b Mechanic street. Fascia and shutter repair as needed. Please see attached.

### FOR CODE ENFORCEMENT USE ONLY

DATE REVIEWED BY CEO/PLANNING STAFF: \_\_\_\_\_

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? \_\_\_\_\_ If so, what for?

Was the variance requested/granted? \_\_\_\_\_ If so, the date granted \_\_\_\_\_

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

Signed: \_\_\_\_\_


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

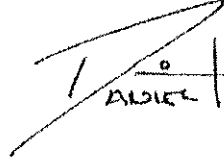
additional 9 copies and the \$50.00 fee, at least 21 days prior to the scheduled meeting date to the code enforcement office.

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

  
ADIEL | ECHAURRIA

Applicant  
Signature:

  
ADIEL | ECHAURRIA

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

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

02/28/22 10:21 AM ID:EMC #10440-1  
TYPE----- REF---- AMOUNT  
CED - 1            234 WATER  
CDA - HPC                    50.00

Total:            50.00\*

Paid By: DCH Water LIC

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

Check :            50.00  
1562 -                    50.00

The nature of the proposed project at 234 Water St is window replacement involving the front and rear of the building as well as restoration of the façade/fascia along Water St.

Per recommendation of the Gardiner Historic Preservation Committee, I have again consulted with an authorized installer of Marvin brand windows—Evergreen Home Performance, based out of Portland ME.

My overall goal is to increase the heating and cooling efficiency of the structure without impacting the original exterior appearance of the building. The existing wood frame single pane windows have significant air gaps allow entry of the external weather elements and negatively impact the tenants abilities to heat and cool their dwellings. Tenants require the use of unsightly plastic weather barriers on the inside of their windows during the winter months. In order to achieve these goals, replacement of the windows with Marvin insert products is most appropriate, as this will best preserve the beauty of the original trim woodwork while capitalizing on the energy efficiency of new windows.

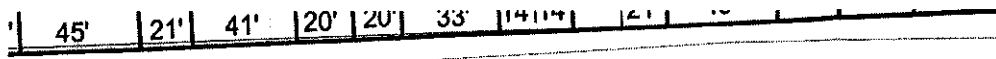
Importantly, we plan to leave the existing exterior windows frames and trim and trim in place, as they mostly remain in good condition though may require light repair in certain areas such a rotten sills or cosmetic work and touch up paint after installation is complete.

There are six windows which will be replaced. The four windows facing water St. will be replaced with custom eight over eight double hung windows from the Marvin Elevate™ line. The two windows on the rear of the building which face the courtyard along Mechanic street will be replaced eight over eight single hung windows form the Marvin Essential™ line. There is a third window on the rear of the building which does not require replacement since it was recently replaced by a previous owner.

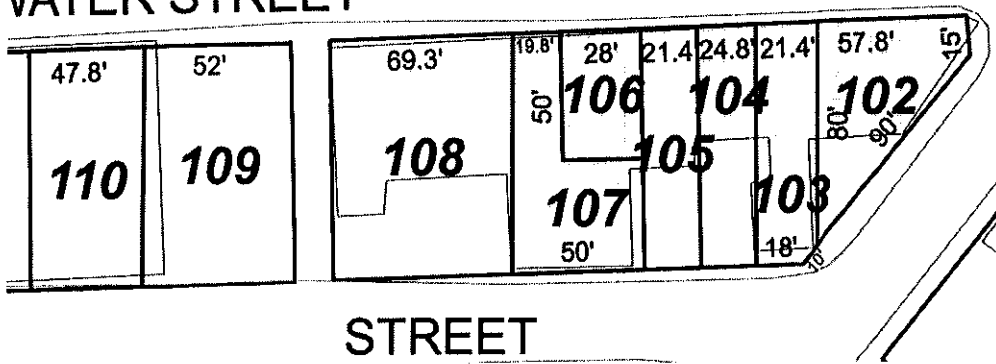
The frame materials chosen for all new window inserts is a proprietary fiberglass product, which closely resembles a wood finish that can be painted to match the existing window color. The pane configuration of all windows will be matched to the original structures and the external trim and molding will be kept in place to preserve the historic aesthetic of the building.

We also plan to repair and restore the wooden shutters and wooden fascia facing water street. The overall design will not be altered, nor will the original colors.

Please see photos below.



**VATER STREET**



Subject Property – Lot 105



234/236 Water Street Existing façade at facing Water Street. note deteriorating fascia at the top.

23



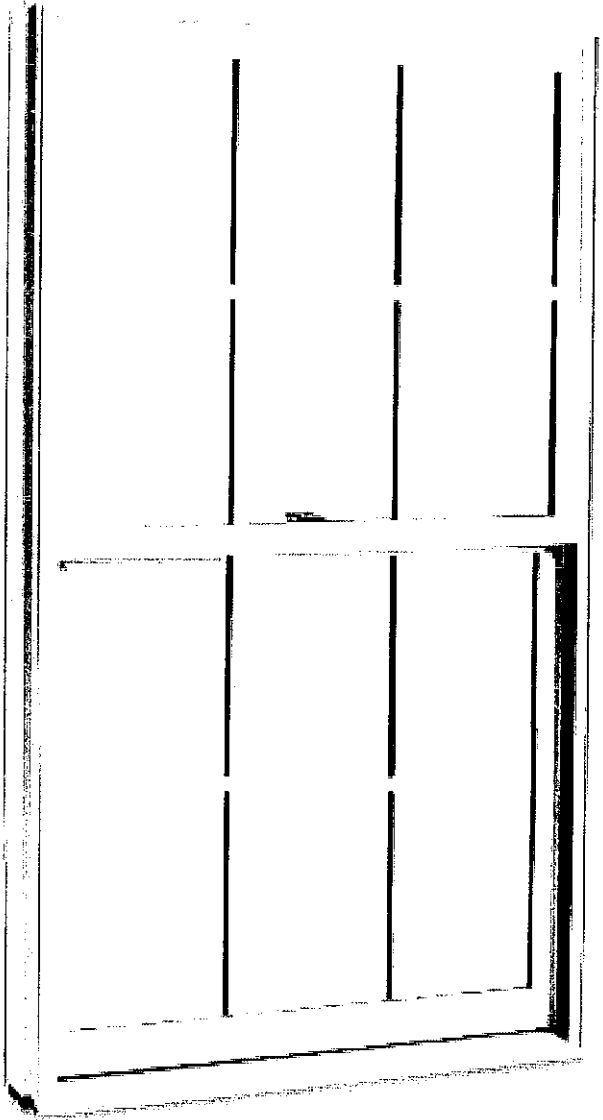
et.

234 water street rear, facing Mechanic St courtyard

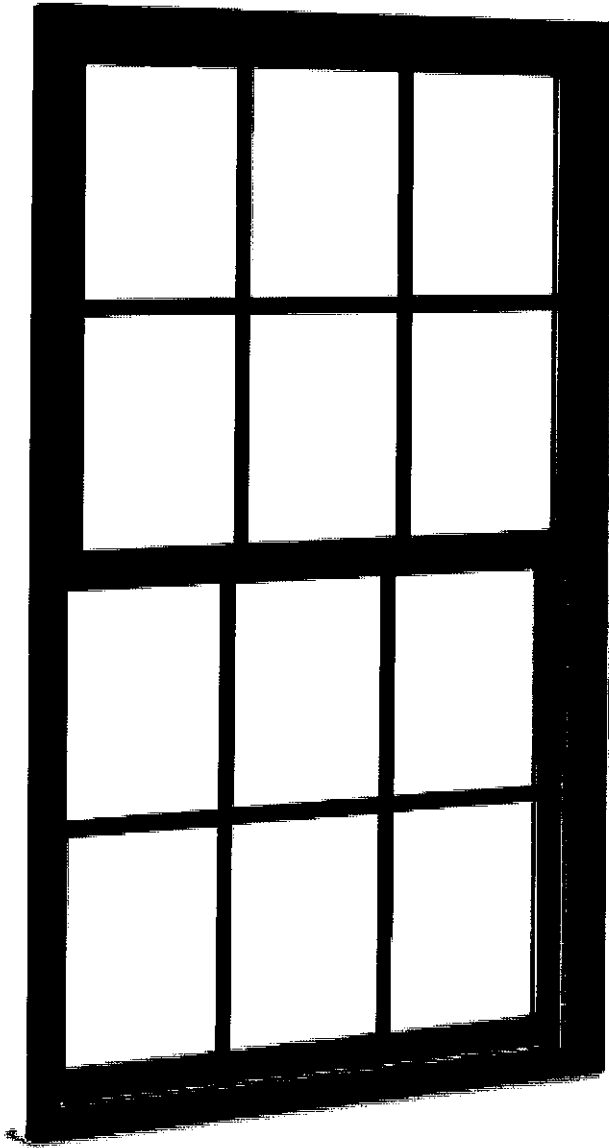


234 water st rear facing mechanic st courtyard (9a&9b Mechanic St)





Proposed new windows for façade facing water street.  
Marvin Elevate™ Collection insert, Double hung, Fiberglass composite exterior.  
Not yet painted.



Proposed new windows for rear of building facing Mechanic St. Courtyard  
Marvin Essential™ Collection insert, Single hung, Fiberglass composite exterior shown here in hunter green (only available stock image). Windows will be ordered or painted to match existing colors, see next image.

## Exterior Finish

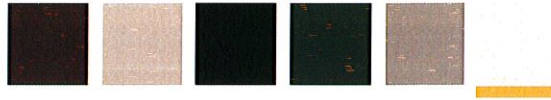


Stone White

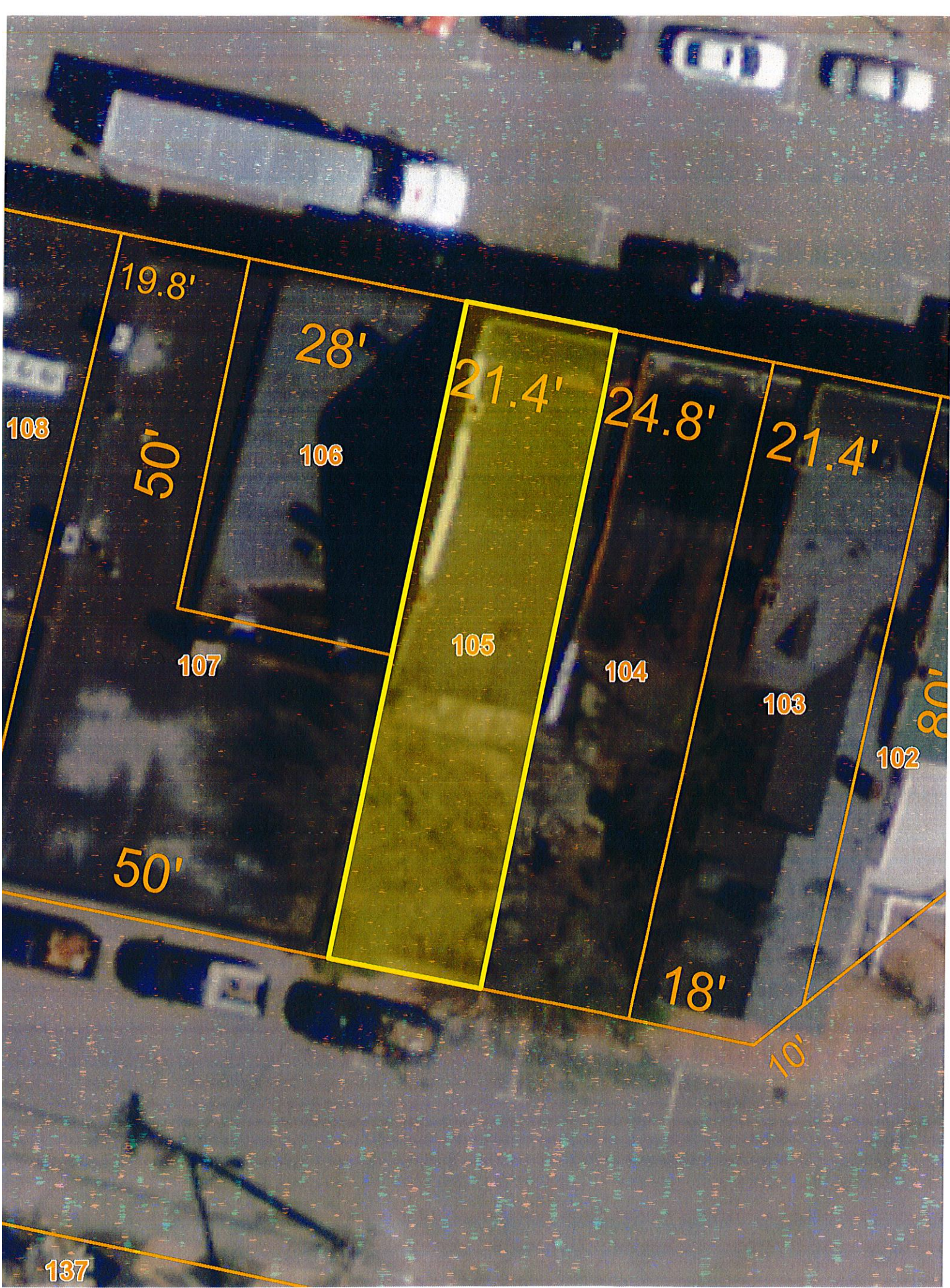
A strong alternative to vinyl, our Ultrex<sup>®</sup> pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

**Selected:** Stone White



Exterior finish color palate for Marvin windows. Stone White will be selected which can be painted to match current color palate.



19.8'

28'

21.4'

24.8'

21.4'

108

50'

106

105

104

103

102

107

50'

18'

10'

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	ASSESSED	3510
CARDINAL JAY LLC	1 Level	1 All Public	1 Paved	4 Bus. District	RESIDENTIAL RES LAND COMMERC. COM LAND	0105 0105 0322 0322	80,936 18,827 39,864 9,273	80,936 18,827 39,864 9,273	GARDINER, MIE
150 CENTRAL ST									
HALLOWELL ME 04537									
SUPPLEMENTAL DATA Alt Parcel ID: DT: Downtown TIF CODE: USE PRO TG ENRO: TG PLAN LD #1 TYP: GIS ID: 034105 Assoc Pld#:									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CARDINAL JAY LLC	11910	0113	02-09-2015	U	0	1B	2021	0105	80,936	2020	0105	80,936
LUCAS SCOTT R & FRANCES L	10462	0036	06-24-2010	Q	158,000	00		0105	18,827		0105	18,827
ANNIS HOWARD S JR	8728	0193	12-12-2005	Q	155,000	00		0322	39,864		0322	39,864
								0322	9,273		0322	9,273
Total: 148,900												

EXEMPTIONS	DESCRIPTION	AMOUNT	OTHER ASSESSMENTS	NUMBER	AMOUNT
		0.00			
Total: 0.00					

ASSESSING NEIGHBORHOOD	NBHND	NBHND NAME	TRACING	BATCH
	0001	B	Tracing	Batch

**NOTES**

Appraised Bldg. Value (Card) 120,800  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 28,100  
 Special Land Value 0  
 Total Appraised Parcel Value 148,900  
 Valuation Method C

**APPRaised VALUE SUMMARY**

Total Appraised Parcel Value 148,900

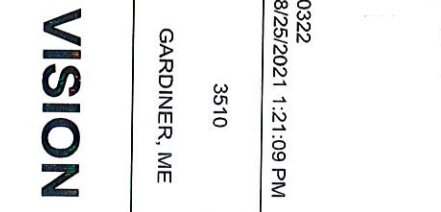
**BUILDING PERMIT RECORD**

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS

**LAND LINE VALUATION SECTION**

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS

USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	I. FACTOR	SITE INDEX	COND.	NBHND.	NBHND ADJ.	NOTES	LOCATION ADJUSTMENT	ADJ UNIT PRIC	LAND VALUE
0322	STORE/SHOP	17		1,742 SF	12.92	1.25000	A	1.00		1,000		0	16.15	28,100
Total Card Land Units: 0.040 AC Parcel Total Land Area: 0.0400														
Total Land Value: 28,100														



**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	4.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	03	Gable/Hip			
Roof Structure	01	Metal/Tin			
Roof Cover	04	Plywood Panel			
Interior Wall 1	05	Drywall			
Interior Wall 2	14	Carpet			
Interior Floor 1	02	Oil			
Interior Floor 2	04	Forced Air-Duc			
Heating Fuel	01	None			
Heating Type	0322	STORE/SHOP			
AC Type					
Bldg Use					
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	00	None			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	05	Susp Ceil & WL			
Rooms/Ptrns	02	Average			
Wall Height	8.00				
% Conn Wall	50.00				
1st Floor Use:					

**MIXED USE**

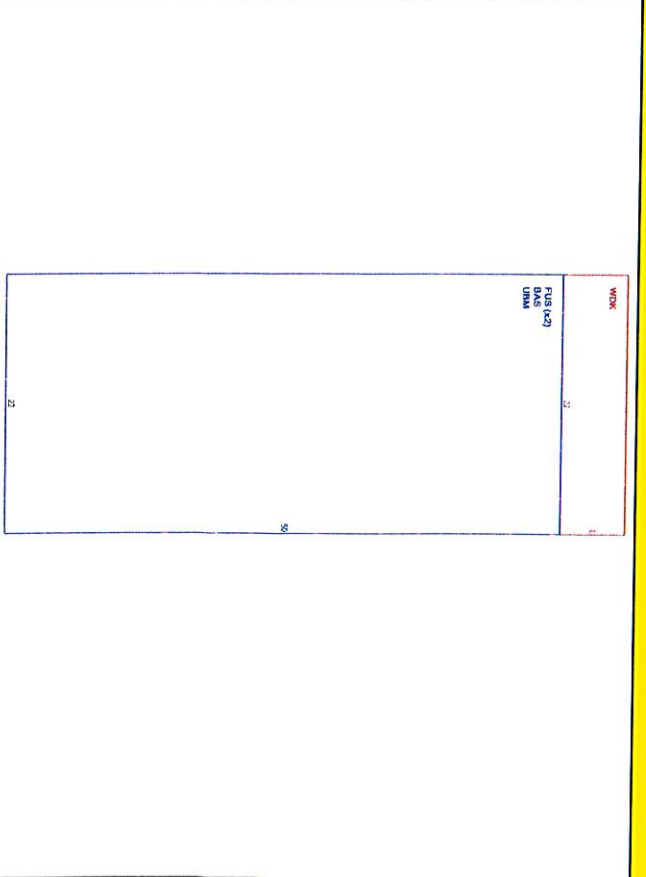
Code	Description	Percentage
0322	STORE/SHOP	33
0105	THREE FAM	67
		0

**COST / MARKET VALUATION**

RCN	Value
Year Built	1890
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	10
External Obsol	1
Trend Factor	
Condition %	50
Percent Good	120,800
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
	Living Area										
BAS	First Floor			1,100				1,100	1,100	67.31	74,041
FUS	Upper Story, Finished			2,200				2,200	2,200	67.31	148,082
UBM	Basement, Unfinished			0				1,100	275	16.83	18,510
WDK	Deck, Wood			0				132	13	6.63	875
<b>Ttl Gross Lvl / Lease Area</b>											
				3,300				4,532	3,588		241,508





OPR BK 14194 PGS 41 - 42 10/01/2021 09:22:35 AM  
INSTR # 2021028432 # OF PAGES 2  
ATTEST: BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER TAX PAID**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT, Cardinal Jay, LLC,** a Maine limited liability company with offices in Hallowell, County of Kennebec, State of Maine, in consideration of one dollar and other valuable consideration, paid by **DGHWater, LLC,** a Maine limited liability company with a place of business in Portland, County of Cumberland, State of Maine,

whose mailing address is: 136 Clark Street, Portland, ME 04102

the receipt whereof, it does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **DGHWater, LLC,** its successors and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Gardiner, County of Kennebec and State of Maine, bounded and described as follows:

Being number 234 and 236 on Water Street in said Gardiner and further bounded and described as follows:

Bounded on the north by said Water Street; on the west by land now or formerly of W.T. Kenniston; on the south by Mechanic Street; and on the east by land now or formerly of Elizabeth Jones.

Excepting, however, the parcel of land 1 foot in width conveyed from the easterly side of this lot to Harry A. Jones by Maude L. and Fred S. Thorne by deed dated July 21, 1919 and recorded in the Kennebec County Registry of Deeds in Book 579, Page 423.

Also conveying herewith an easement for ingress, egress and utilities in, to and over the premises located at 226-228 Water Street, Gardiner, Maine which premises are more specifically described in deed recorded in Book 6091, page 176 of the Kennebec County Registry of Deeds.

Also conveying an easement for ingress, egress and utilities in, to and over the premises known as 230-232 Water Street, Gardiner, Maine, which premises are more specifically described in deed recorded in book 6091, Page 173 of the Kennebec County Registry of Deeds.

The easements for ingress and egress in both of the aforementioned paragraphs are limited to foot access to the utilities boxes, controls, meters, wires, and pipes as presently located at 226-228 Water Street and 230-232 Water Street respectively.



**MEANING and INTENDING** to convey premises conveyed to Cardinal Jay, LLC by deed from Scott R. Lucas, Frances L. Lucas, Benjamin S. Lucas and Sarah B. Lucas dated February 9, 2015 recorded in Book 11910, Page 113 of the Kennebec County Registry of Deeds.

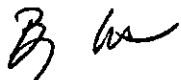
**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **DGHWater, LLC**, its successors and assigns, to its use and behoof forever.

**AND** it does **COVENANT** with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid and that it and its successors or assigns shall and will **WARRANT and DEFEND** the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, **Benjamin S. Lucas, Member Duly Authorized of Cardinal Jay, LLC** has hereunto set his hand this 30th day of September, in the year two thousand twenty-one.

Signed, Sealed and Delivered  
in presence of:

CARDINAL JAY, LLC

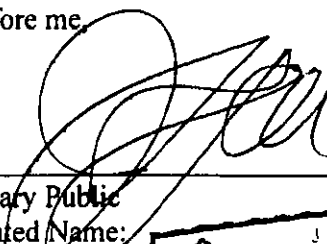
By:   
Benjamin S. Lucas  
Its: Member Duly Authorized

STATE OF MAINE, Kennebec, ss.

September 30, 2021

Personally appeared the above named **Benjamin S. Lucas, Member Duly Authorized of Cardinal Jay, LLC** and acknowledged the foregoing instrument to be his free act and deed in said capacity and free act and deed of said LLC,

Before me,

  
Notary Public  
Printed Name:

