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Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION
Meeting Minutes
Tuesday December 20, 2022- 9:00 AM
City Council Meeting Chambers

- 1) **Call Meeting to Order-** Chair Doyle called the meeting to order at 9:05am.
- 2) **Roll Call-** Clare Marron, Janet Slade, Robert Abbey, Brenda Harvey, Angelia Christopher, applicant Andy Molloy- owner of 221 Water St.
- 3) **Review of meeting minutes from November 29, 2022 meeting minutes-** Brenda Harvey made a motion to approve as presented. Janet Slade second. No further discussion. All in favor.
- 4) **Andrew Molloy- of 221 Water St.** is proposing to renovate the storefront at 221 Water St. back to its historic configuration. He has included several drawings and renderings that show the current storefront at 221 Water St. City Tax Map 037 Lot 130 in the Traditional Downtown District, and several with the proposed changes he wants to make. Mr. Molloy tells the Commission that he has worked with a contractor to put his vision in place and to get the building renovated for use again. During a walk-through of the building, Mr. Molloy and his contractor discovered the granite threshold at the street level entrance door. After searching for more information, he found that the building is originally known as The Gammon block, which was built in 1828. The newly discovered threshold appears to be from the building's original construction.

All Board members have had a chance to review the application and are ready to review the application. Members decided to discuss the renderings. All members are very happy with the proposed outcome of this project. All of the storefront glass will be replaced. Mr. Molloy states that he does not have definite sizes for the store front windows but he does want them to be as big as possible and they will be insulated. He will speak to the CEO about what he can do for windows and doors. The door will be custom built and ADA compliant. The door for the storefront, as well as the one to access the units upstairs, will be energy efficient and historic in appearance. The columns on the front will be squarer than they are now. The wood that is currently on the front was not treated properly and now needs to be replaced. The entrance to the storefront will be recessed and the existing granite stoop will be used. Any granite that is part of the building will be staying on the building, as it is believed to be original materials. The contractor will be working to maintain the structural integrity of the building, which will include using the current vertical iron support columns. A transom with the number of the building stenciled, will be installed over the door, the sidewalks downtown. He hopes to get started mid-winter



with approval from HPC. Mr. Molloy plans to lease the storefront space to Spinoff and he has designed this renovation with great consideration to their needs.

Janet Slade makes a motion that based on the facts presented by Andy Molloy, property owner, at 221 Water St. on City Tax Map 037 Lot 130 in the Downtown Historic District, the Gardiner Historic Preservation Commission grants a certificate of appropriateness for the proposed project to include work on a recessed storefront and apartment entrance. The project will include new glass windows, window frames, doors, and storefront façade repairs/improvements. The project will include work described in the application, and 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 a Certificate of Appropriateness for the project at 221 Water St. on City Tax Map 037 Lot 130 in the Downtown Historic District.

- 5) **Other Business**- none at this time.
- 6) **Adjourn**- Janet Slade makes a first motion to adjourn at 9:50 am. Robert Abbey seconded. No further discussion. All members present in favor.