

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

Tuesday February 20, 2024- 9:00 AM

City Council Meeting Chambers

- 1) **Call Meeting to Order**-Chair Doyle called the meeting to order at 9am.
- 2) **Roll Call**- Chair Geri Doyle, Robert Abbey, Clare Marron, Deborah Felder- Janet Slade and Brenda Harvey were unable to attend. Others present- Mike Miclon- Executive/Artistic Director, Melissa Lindley- Economic Development Director, Kris McNeill- Code Enforcement, and Angelia Christopher- Planning and Development Assistant.
- 3) **Review of meeting minutes from June 20, 2023 meeting minutes**- Clare Marron moves to accept the minutes from June 20, 2023. Deborah Felder seconded. Four approved. One abstained due to absence.
- 4) **Johnson Hall is proposing to construct a marquee structure to the entrance of the building. The requested structure is very similar to the one on the opera house in historic photos at property located at 280 Water St, City Tax Map 034, Lot 110 is in the Traditional Downtown/Historic Zoning District. This will be a review for just the structure for the marquee. Internally lit signs are not allowed in the Traditional Downtown (TD) zone. Johnson may approach the city at a later date, to request that the sign be internally lit.**

Johnson Hall's renovation project is almost complete and an application for a marquee structure has been submitted. The original marquee was probably removed in the 50's, after the theater closed. There are a couple of anchors already on the building from a previous sign that can hopefully be used for this project. A structural engineer is working on how best to attach the marquee to the building. Mike Miclon is representing Johnson Hall for this application. He explains that a flat, store-front entrance makes it difficult to see where the entrance to the theater is. The proposed three-sided marquee structure will give the building more visibility and clearly identify the main entrance. The structure will be made of aluminum and glass. The theater wants to have an internally lit sign, but according to the Land Use Ordinance, is not allowed in Traditional Downtown. The goal is to get the structure installed in the next couple of months. Johnson Hall can approach City Council in the future, to discuss making some changes to the LUO for theater signs. A change such as this will need to go through the processes.



Johnson Hall is one of the businesses that will be open after dark, whereas most of the others, are not. Allowing for an illuminated sign will signal passersby that the theater is open. There will be lighting under the marquee, which will be cast downward, to light the sidewalks.

Robert Abbey makes a motion that based on the facts presented by Mike Miclon representing Johnson Hall at 280 Water St, City Tax Map 034 Map 110 in the Downtown Historic District, the Gardiner Historic Preservation Commission grants a certificate of appropriateness for the proposed project to install a marquee structure on the front of the building. 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 280 Water St. on City Tax Map 034 Lot 110 in the Downtown Historic District. Clare Marron seconded the motion. No further discussion. All members present in favor.

- 5) **Other Business-** Commission members reviewed updates to the application and agree that the changes made should make the process more efficient. Also, when City Hall receives an application, it will be emailed to the Chair, for her review. If she would like more clarification, she will meet with Code Enforcement to discuss the application. After the Chair gives approval, the application will be sent to Commission members and posted to the public.
- 6) **Adjourn-** Deborah Felder moved to adjourn at 9:40 am. Clare Marron seconded the motion. No further discussion. All members present in favor.