

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

APPLICANT'S NAME Johnson Hall PHONE # 582-7144

MAILING ADDRESS P.O. Box 777 MAP/LOT 034-110

PROPERTY LOCATION 280 Water St. ZONING DISTRICT TD

PROPERTY OWNER'S NAME Johnson Hall Redevelopment PHONE # \_\_\_\_\_

MAILING ADDRESS PO Box 777 Gardiner Me

NATURE OF REQUEST (BRIEF):

To construct a Marqued structure  
**FOR CODE ENFORCEMENT USE ONLY**

DATE REVIEWED BY CEO/PLANNING STAFF 2/8/24

A Certificate of Appropriateness is required by the Gardiner Land Use Ordinance Section 12.6 involving exterior changes: (check those that apply)

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 and 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? N/A

Was the variance requested/granted and if so, what date? N/A

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 pages 1 and 2 as a completed application to include a scale drawing of proposed activity, materials description/list, photographs of current and historic building/area and any other applicable materials along with and 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 in this document. I will attend the Historic Preservation Commission meeting listed above.

Owner's Signature: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_  
**Gardiner Historic Preservation**

Application for Certificate of Appropriateness

1. **Narrative** - Please describe the proposed project in detail. Be sure to include the following:  
(attach additional pages if needed)

- nature of the alterations
  - materials to be used (type, source)
  - method of installation
  - any special considerations
- Addition of Marquee*  
*Painted Aluminum to resemble original ~~marquee~~*  
*Prefab unit Bolted to wood*

*we will attempt to reuse original anchor points*

2. **Documentation** - Please attach/complete the following (as applicable)
- A scale drawing or drawings of the exterior architectural features, indicating the design, texture and location of any proposed alteration or reconstruction. Drawings shall be clear, complete and specific.
  - Photographs of the building involved and of adjacent buildings.
  - Documented consultation with the Director of the Community Archives/Gardiner Public Library to research and illustrate the historic timeline of the property

Date of Meeting with Archivist/GPL:  
*2/5/24 Met w/ Dawn Thistle*

3. **Timeline for Project** - Please outline inception of the work, duration and projected date of completion.

Within two months of approval

The Gardiner Historic Preservation Commission, established in the 90's, is charged with the preservation of the architectural, historic and environmental heritage of our riverfront community and to promote the cultural, educational and economic benefits of these resources.

Gardiner is one of only 11 communities in Maine designated as a Certified Local Government program with a local historic preservation ordinance. This designation allows the City to identify and preserve distinctive historic and architectural characteristics of Gardiner for current and future generations, while recognizing the need to allow repairs or alterations to buildings to promote energy efficiency and contemporary use of properties.

The Gardiner historic district consists of downtown Water Street from the Post Office to the Gardiner Public Library. (section 12.5.1 – has old landmarks- needs rewriting here).

There are many benefits to being an historic district including helping maintain a sense of community pride in our heritage and history, protecting investments of owners and residents of historic properties and positively impacting the local economy through tourism and business recruitment potential. Owners (and shopkeepers?) of historic properties also have access to designated federal and state tax credits, tax incentives, grants, technical assistance and training when considering renovation or rehabilitation projects.

If your property falls within the boundaries of Gardiner's Historic District alterations to the property need to be approved by the Gardiner Historic Preservation Commission *before* undertaking renovations. This process requires an application for a Certificate of Appropriateness (available at City Hall), submission of the completed application to the city clerk and a presentation to the Commission at a scheduled meeting.

Members of The Historic Preservation Commission are appointed by the Mayor and meet the third Tuesday of the month to review any pending applications. The Commission consists of seven members and are selected based on backgrounds in history, architecture, planning, law and/or construction as well at least one member who resides in the historic district. The city's Code Enforcement Officer is available to answer questions about your project and application.

Gardiner has seen many changes in the past few centuries and is a treasured part of our history and future. The Gardiner Historic Preservation Commission receives guidance from the Maine Historic Preservation Commission and from the U.S Department of the Interior to ensure our unique heritage is conserved.

