

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 Jason Melanson PHONE # (207) 252-6722

MAILING ADDRESS 287 Water St. Gardiner, ME MAP/LOT 037-118

PROPERTY LOCATION 287 Water St. ZONING DISTRICT Downtown Historic District

PROPERTY OWNER'S NAME Jason + Margaret Melanson PHONE # (207) 252-6722

MAILING ADDRESS 287 Water St.

Brief overview of the proposed project: Installation of fire escape at rear of 287 Water St. Will allow emergency egress from 2nd & 3rd floor apartments. Installation consists of enclosed aluminum ladder accessed by aluminum landings, with railings. Landings will be secured with aluminum gussets.

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: [Signature] Applicant's Signature Sam R

OR CODE ENFORCEMENT USE ONLY

DATE REVIEWED BY CEO/PLANNING STAFF 8/5/25

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? N/A

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

Gardiner Historic Preservation Application for Certificate of Appropriateness

PLEASE NOTE: Applications will not be processed with the required areas below completed.

1. Narrative – Description of the work proposed:

•nature of the alterations/repairs: safety need

•descriptions or samples of materials to be used (type, source):
see attached

•method of installation: contractor

•any special considerations: N/A

2. Documentation - Please give the Historic Preservation Commission a visual description of the work you are proposing.

•Drawings/Photos that are marked to show what you are trying to achieve. (If you are replacing windows/doors- include information on what products will be used. If you are working to improve the façade, show what changes you would like to make and include what materials you will be using. Etc).

*Images should clearly reflect what this project will look like when it is complete. Please include one photograph of the entire building.

3. Applicants need to have a consultation with the Director of Community Archives at the Gardiner Public Library for information and possible documentation of the historic timeline of the property.

Date of Meeting with Archivist/GPL: N/A

4. Timeline for Project - Please describe when you anticipate starting the project, and do you have a projected date of completion?

(attach additional pages if needed)

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.

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. Building owners and business owners that rent 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.



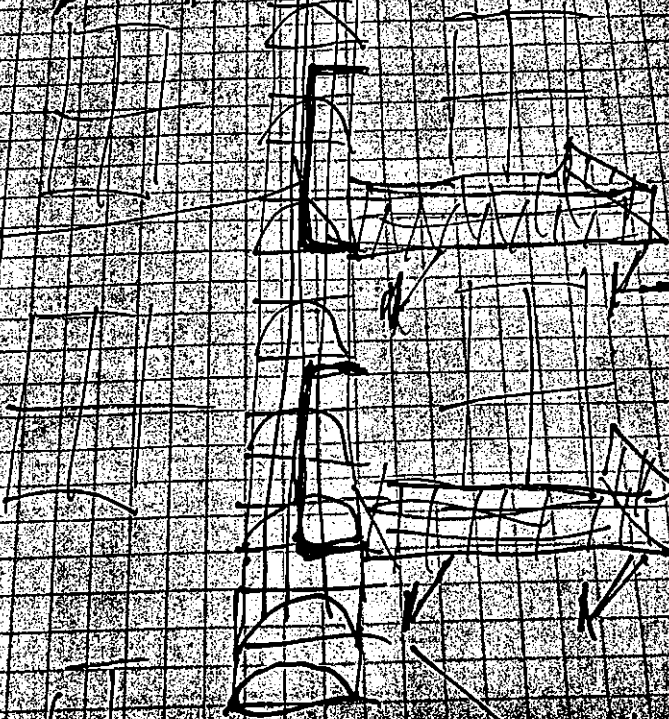


ALUMINUM
CONSTRUCTION

Platform with Railings



Opening to
Get Into Caged
Ladder



Platform with
Railings
Gussets to
Support Platform

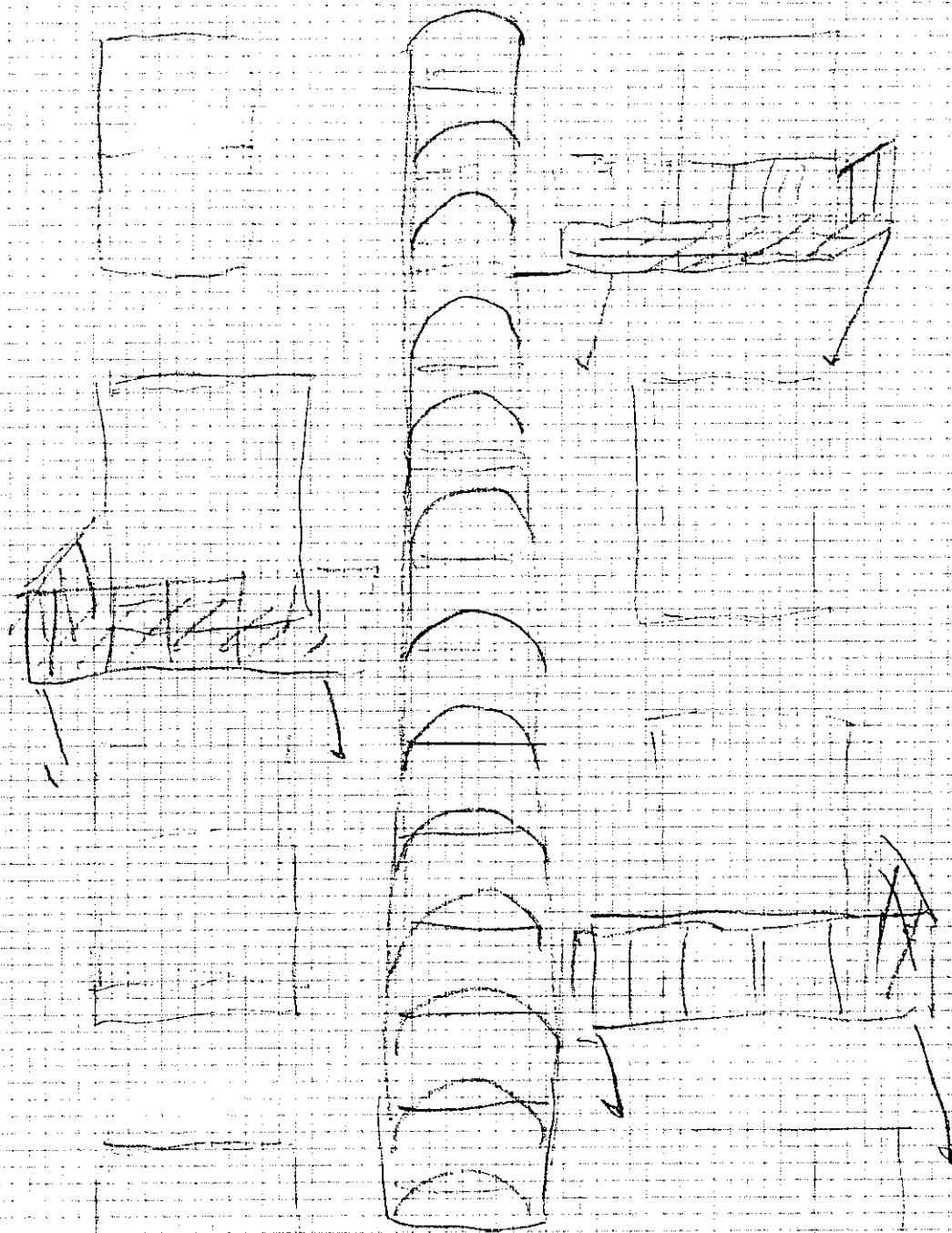
Platform with
Railings

Sight
Fact

Caged Ladder

Ground







Mainely Handrails, LLC
CUSTOM FAB SHOP

25 West Street
Fairfield, ME 04937

Invoice

Date	Invoice #
7/28/2025	24974

Bill To
Jason Melanson 287 Water Street Gardiner, Maine 04345

Ship To
Jason Melanson 287 Water Street Gardiner, Maine 04345

P.O. No.	Terms	Job

Item	MPN	Description	Rate	Qty Shipped	Qty Ordered	Qty Remai...	Amount
Custom Me...		Enclosed Aluminum Ladder with 2 Aluminum landings with railings, Aluminum Landings will be on the top 2 floors with ladder going all the way down except for the last 5 feet for security reasons. Landings will have gussets/ Brackets underneath them for support	12,000.00				12,000.00T
Delivery/In...		Project to be completed by October of 2025 50% deposit to get on schedule	3,000.00				3,000.00

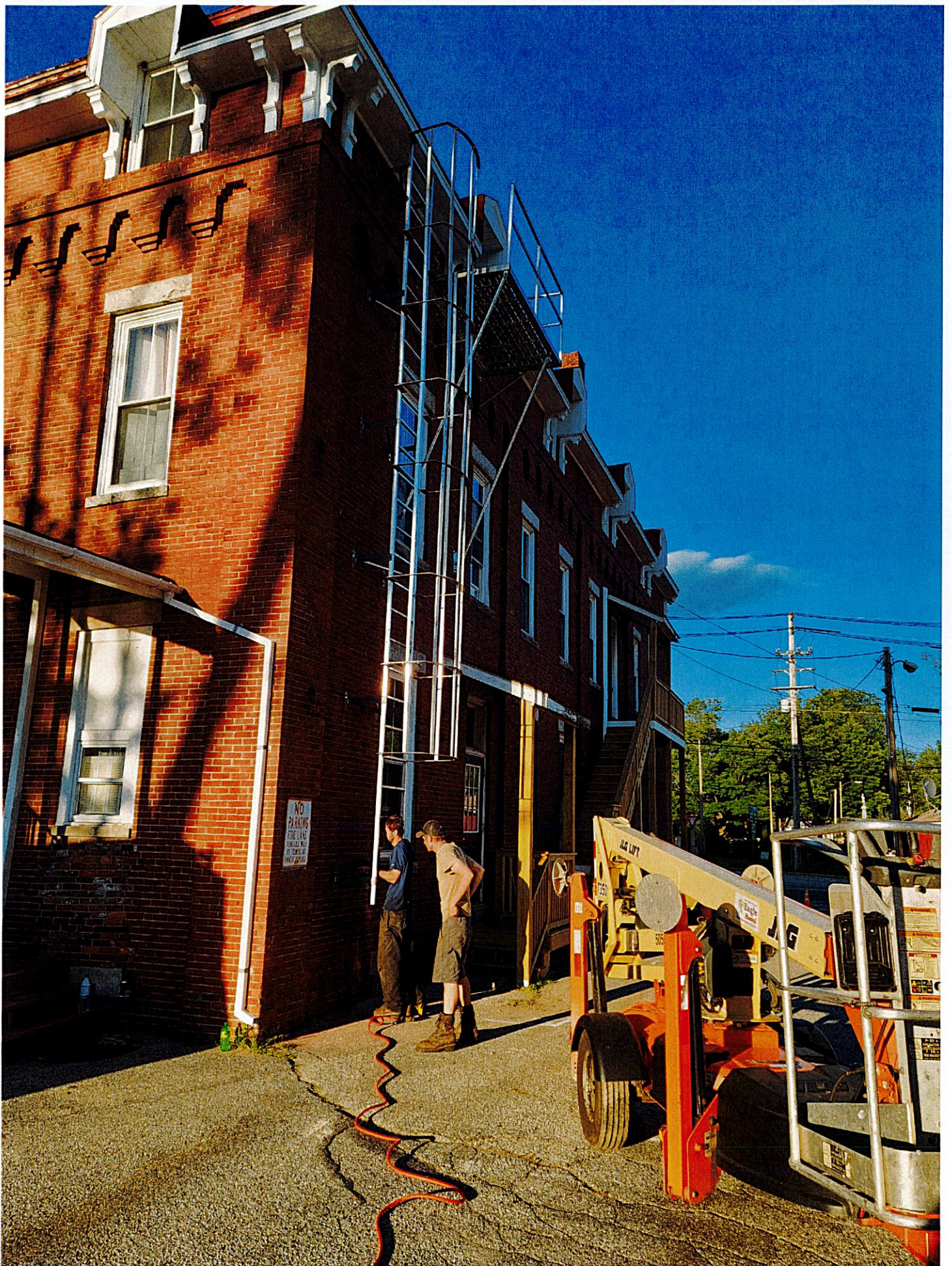
Subtotal	\$15,000.00
Sales Tax (5.5%)	\$660.00
Total	\$15,660.00
Payments/Credits	\$0.00
Balance Due	\$15,660.00

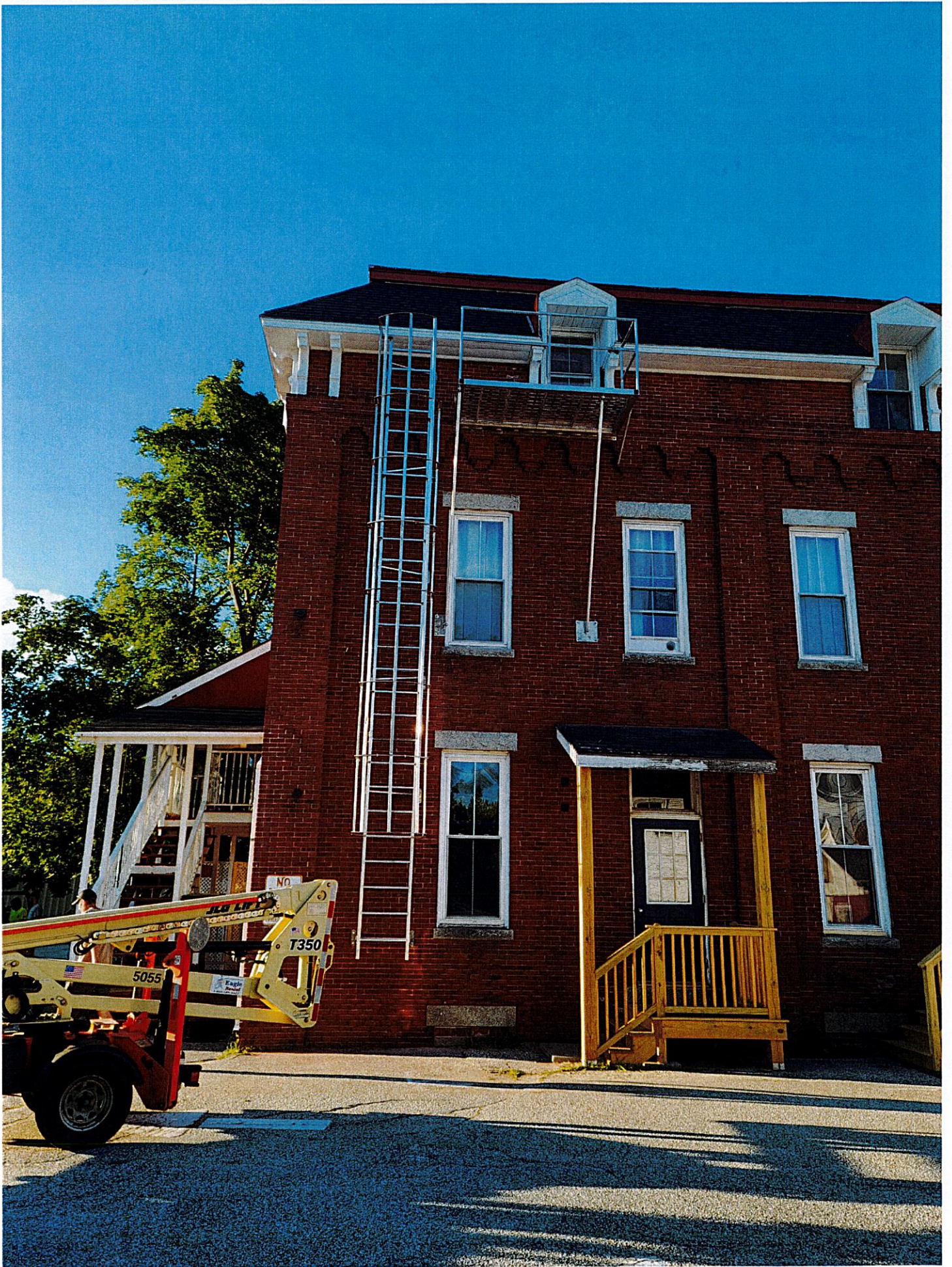
Phone #
207-238-0051

E-mail	Web Site
tom@mainelyhandrails.com	www.mainelyhandrailsllc.com



NO
PARKING
FIRE LANE
VEHICLES WILL
BE TOWED AT
OWNERS RISK

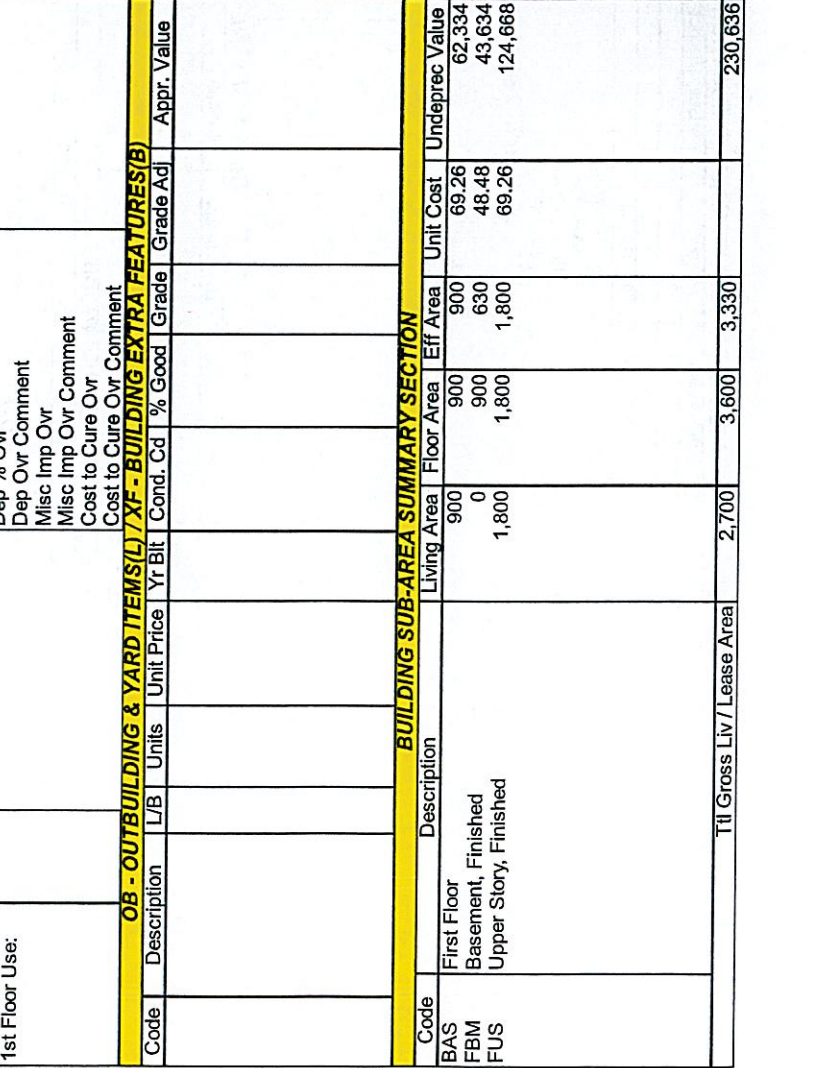




CONSTRUCTION DETAIL		Element	Cd	Description
Style:	81	Stores/Apt-Com		
Model	94	Commercial		
Grade	03	Average		
Stories:	3			
Occupancy	3.00			
Exterior Wall 1	20	Brick/Masonry		
Exterior Wall 2				
Roof Structure	01	Flat		
Roof Cover	02	Rolled Comp		
Interior Wall 1	05	Drywall		
Interior Wall 2				
Interior Floor 1	12	Hardwood		
Interior Floor 2	14	Carpet		
Heating Fuel	02	Oil		
Heating Type	05	Hot Water		
AC Type	01	None		
Bldg Use	0322	STORE/SHOP		
Total Rooms				
Total Bedrms				
Total Baths				
Heat/AC	00	None		
Frame Type	03	Masonry		
Baths/Plumbing	02	Average		
Ceiling/Wall	06	Cell and Walls		
Rooms/Prtns	02	Average		
Wall Height	10.00			
% Conn Wall	69.00			
1st Floor Use:				

CONSTRUCTION DETAIL (CONTINUED)		Element	Cd	Description
MIXED USE				
Code	0322	STORE/SHOP		Percentage
				100
				0
				0
COST / MARKET VALUATION				
RCN				230,636
Year Built				1900
Effective Year Built				1985
Depreciation Code				F
Remodel Rating				46
Year Remodeled				10
Depreciation %				1
Functional Obsol				44
External Obsol				101,500
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				

OB - OUTBUILDING & YARD ITEMS(D) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Trif Area	Unit Cost	Undeprec Value				
BAS	First Floor	900	900	900	69.26	62,334				
FBM	Basement, Finished	0	900	630	48.48	43,634				
FUS	Upper Story, Finished	1,800	1,800	1,800	69.26	124,668				
Ttl Gross Liv / Lease Area		2,700	3,600	3,330		230,636				



CURRENT OWNER		UTILITIES		STRY / ROAD		LOCATION		CURRENT ASSESSMENT	
285 WATER STREET LLC		1 Level	2 Public Water	1 Paved	4 Bus. District	Code		Assessed	
287 WATER STREET		4 Rolling	3 Public Sewer			0322	101,500	0322	101,500
APT 3		SUPPLEMENTAL DATA							
GARDINER ME 04345		SEND VAL							
		TAX ACQ							
		LISTING A							
		LIST PRIC							
		SPEC DIS HISTORIC							
		Assoc Pid#							
GIS ID 037118									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	
285 WATER STREET LLC		12819	0135	01-09-2018		U	I	80,000	1X				
RINES NANCY		2646	0319			U	V	0	1				

EXEMPTIONS															
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Code	Year	Code	Assessed	Year	Code	Assessed
			0.00									101,500	2023	0322	101,500
												26,500	2022	0322	26,500
Total		128,000		Total		128,000		Total		Total		128,000		Total	

OTHER ASSESSMENTS											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card) 101,500											
Appraised Xf (B) Value (Bldg) 0											
Appraised Ob (B) Value (Bldg) 0											
Appraised Land Value (Bldg) 26,500											
Special Land Value 0											
Total Appraised Parcel Value 128,000											
Valuation Method C											

NOTES											
Batch											
Tracing											
Total Appraised Parcel Value 128,000											

BUILDING PERMIT RECORD														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									06-30-2008	SW			41	Hearing Data Entry Chang
									10-15-2007	RS			00	Measure + Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	0322	STORE/SHOP	17		1,307 SF	16.21	1.25000	A	1.00		1.000		0	20.26	26,500
Total Card Land Units				0.03 AC	Parcel Total Land Area: 0.03								Total Land Value		26,500

VISION

GARDINER, ME

3510