

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 149 Water st LLC PHONE # 207-841-7396
MAILING ADDRESS 149 Water st ^{Gardiner} ~~Barre~~ VT 04345 MAP/LOT 034-139
PROPERTY LOCATION 149 Water st. ZONING DISTRICT TD
PROPERTY OWNER'S NAME Roger Bintliff PHONE # 207-841-7396
MAILING ADDRESS Some

Brief overview of the proposed project: 2nd Floor P/T Composite decking for Deck/and fire escape integration over existing Rooftop P/T stairs & landings to ground floor, additional Decks and fire escape stairs very similar to Alan Claude studio Rear escape, in addition 4 - Replacement Windows to match front of Building

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. *see page 2.

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: Roger Bintliff Applicant's Signature Roger Bintliff

FOR CODE ENFORCEMENT USE ONLY

DATE REVIEWED BY CEO/PLANNING STAFF 11/6/25

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 X Rehabilitating ___ Restoring ___ Reconstructing

Does the proposed use require a Zoning Variance or a Site Plan Review Permit? NO .

If so, what for? _____

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

The next Historic Preservation Commission Meeting is 11/16/25

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: _____

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

 Composite decking, landscape pella windows

•method of installation: contractor will be installing

•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.

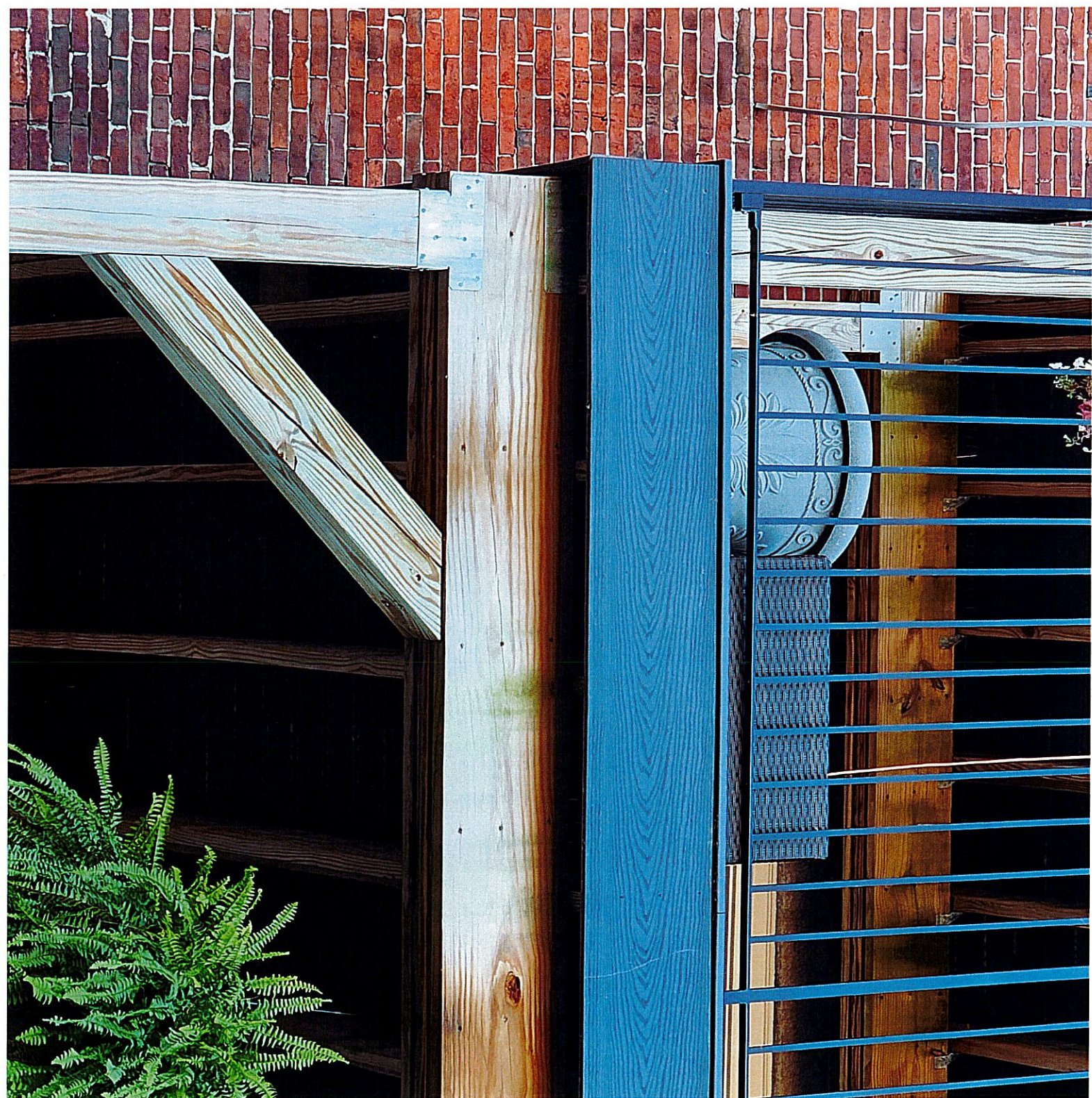
Date of Meeting with Archivist/GPL: _____

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)

Conservatory to be built over existing patio, mostly
Antique Hand Hewn Barn Beam construction w/ Floor to ceiling
Anderson window panels, atop unit will have a 1920's era
Copper & glass skylight. attachment to current Building
will be in MORTAR seams for any needed anchoring for stairs
on 2x8 Beams. Interior door way w/ granite Header 36" opening
to the Right of entry door.









5' 10" $\leftrightarrow$

5' 10" $\leftrightarrow$

12' 8" $\leftrightarrow$

20' 10" $\leftrightarrow$

4 STRINGES

PT construction

2x12

2x6

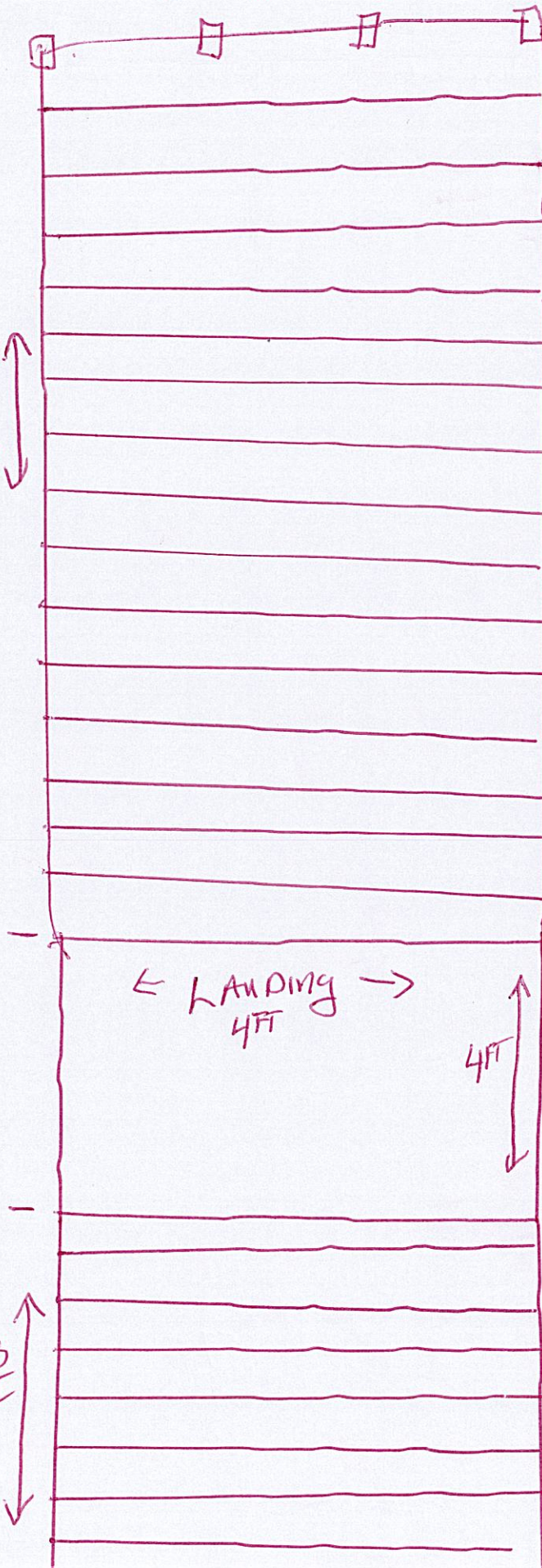
← 4 FT →

14 FT
STAIRS

← LANDING
4 FT →

4 FT

STAIRS
8 FT







Acknowledgement for Order

Branch Number: 00040

Order Number: P909260720 Quote Name: TUCCI CON_JWN_AUB
Quote Number: 19260720 Project Name: TUCCI CON_JWN_AUB
Customer Name: HAMMOND LUMBER COMPANY - 00040
Customer Number: 1005386212 Customer Account: 9000040
Customer PO #: 1145867

Acknowledgement Information			Ship To Address
Order Status: SN	Acknowledge Date: 04/11/2025		Hammond Lumber Co #40 282 Poland Road Auburn, ME 04210 Phone Number: (000) 000-0000
Order Type: Non-Installed Sales	Original Submit Date: 04/11/2025		
Warranty: No	Revised Submit Date: 04/11/2025		
Pella Terms: 43	Earliest LRD: 04/11/2025		
Price Prot. Date:	Reqstd Mfg Ship Date: 04/15/2025		
Order Routing: PELLA	Latest Est Ship Date: 04/28/2025		

Quote Line	PO Line	PO Qty	Description	Item BAC	Ext'd BAC
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10 Branch Finished

0 Lifestyle, Double Hung, 42 X 61, Without HGP, White

1: Non-Standard Size Non-Standard Size Double Hung, Equal
Frame Size: 42 X 61
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3
11/16", Jambliner Color: Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High
Altitude
Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening
Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-
00516-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30,
Calculated Negative DP Rating 30, STC 27, OITC 23, Clear Opening Width 38.812,
Clear Opening Height 27.25, Clear Opening Area 7.344632, Egress Meets
minimum clear opening and 5.7 sq.ft
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)
Wrapping Information: 6" Installation Clips, Factory Supplied, Shipped Separate,
No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended
Clearance, Perimeter Length = 206".

1 2 Lifestyle, Double Hung, 42 X 61, Without HGP, White

Mfg Status: A	Shippable: Yes	BOL Number:
Req Mnf	Est Pella	Last Rev
Ship Date: 4/15/2025	Ship Date: 4/28/2025	Date: 4/11/2025
Trailer # 6	Load # 0	Re-Order: No

2 2 Screen: Full Screen, White, InView

Mfg Status: A Shippable: Yes BOL Number:
 Req Mnf Est Pella Last Rev
 Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025
 Trailer # Load # 0 Re-Order: No

3 2 Hardware Options: Champagne Sash Lift (0F370003)

Mfg Status: A Shippable: Yes BOL Number:
 Req Mnf Est Pella Last Rev
 Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025
 Trailer # Load # 0 Re-Order: No

4 2 Hardware Options: Champagne Sash Lift (0F370003)

Mfg Status: A Shippable: Yes BOL Number:
 Req Mnf Est Pella Last Rev
 Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025
 Trailer # Load # 0 Re-Order: No

5 2 Attachment Method: 6" Installation Clips, Quantity: 16

Mfg Status: RS Shippable: Yes BOL Number:
 Req Mnf Est Pella Last Rev
 Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025
 Trailer # Load # 0 Re-Order: No

Quote Line	PO Line	PO Qty	Description	Item BAC	Ext'd BAC
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15 Branch Finished

0 Lifestyle, Double Hung, 42 X 64, Without HGP, White

1: Non-Standard Size Non-Standard Size Double Hung, Equal
 Frame Size: 42 X 64
 Unit Type: No Program
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3
 11/16", Jambliner Color: Gray
 Exterior Color / Finish: Standard Enduraclad, White
 Interior Color / Finish: Unfinished Interior
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High
 Altitude
 Hardware Options: Cam-Action Lock, 2 Locks, Champagne, No Limited Opening
 Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor
 Screen: Full Screen, White, InView™
 Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-
 00516-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30,
 Calculated Negative DP Rating 30, STC 27, OITC 23, Clear Opening Width 38.812,
 Clear Opening Height 28.75, Clear Opening Area 7.748924, Egress Meets
 minimum clear opening and 5.7 sq.ft
 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)
 Wrapping Information: 6" Installation Clips, Factory Supplied, Shipped Separate,
 No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended
 Clearance, Perimeter Length = 212".

6	2	Lifestyle, Double Hung, 42 X 64, Without HGP, White	\$836.65	\$1,673.30
		Mfg Status: A Shippable: Yes BOL Number:		
		Req Mnf Est Pella Last Rev		
		Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025		
		Trailer # 2 Load # 0 Re-Order: No		
7	2	Screen: Full Screen, White, InView		
		Mfg Status: A Shippable: Yes BOL Number:		
		Req Mnf Est Pella Last Rev		
		Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025		
		Trailer # Load # 0 Re-Order: No		
8	2	Hardware Options: Champagne Sash Lift (0F370003)		
		Mfg Status: A Shippable: Yes BOL Number:		
		Req Mnf Est Pella Last Rev		
		Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025		
		Trailer # Load # 0 Re-Order: No		
9	2	Hardware Options: Champagne Sash Lift (0F370003)		
		Mfg Status: A Shippable: Yes BOL Number:		
		Req Mnf Est Pella Last Rev		
		Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025		
		Trailer # Load # 0 Re-Order: No		
10	2	Attachment Method: 6" Installation Clips, Quantity: 16		
		Mfg Status: RS Shippable: Yes BOL Number:		
		Req Mnf Est Pella Last Rev		
		Ship Date: 4/15/2025 Ship Date: 4/28/2025 Date: 4/11/2025		
		Trailer # Load # 0 Re-Order: No		

Total for Purchase Order P909260720

[illegible]

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,384	1,384	1,384	59.02	81,677					
UBM	Basement, Unfinished	0	1,384	346	14.75	20,419					
UHS	Half Story, Unfinished	0	1,384	346	14.75	20,419					
UUS	Upper Story, Unfinished	0	2,768	1,384	29.51	81,677					
Ttl Gross Liv / Lease Area		1,384	6,920	3,460	204,192						



Mr. J. H. Chandler

1000 1st St.

San Francisco, Cal.

Dear Mr. Chandler:

I have your letter of the 10th.

I am sorry to hear that you are

not well.

I hope you will soon be

able to get on your feet.

I am, very respectfully,

Yours truly,