

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 Gardiner Library Association PHONE # 207-582-1666

MAILING ADDRESS 152 Water Street, Gardiner, ME 04345 MAP/LOT 34/148

PROPERTY LOCATION 152 Water Street, Gardiner, ME 04345 ZONING DISTRICT Central Business

PROPERTY OWNER'S NAME Gardiner Library Association PHONE # 207-582-1666

MAILING ADDRESS 152 Water Street, Gardiner, ME 04345

**Brief overview of the proposed project:** This project will install replacement storm windows to protect the previously restored windows of the Gardiner Public Library, constructed in 1881 and listed on the National Register of Historic Places within the Gardiner Historic District. The Maine Historic Preservation Commission has determined that this proposed work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

*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: Kathleen D. Carnes Applicant's Signature Kathleen D. Carnes

**FOR CODE ENFORCEMENT USE ONLY**

DATE REVIEWED BY CEO/PLANNING STAFF 7-31-25

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

1 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:

X 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 8/19/25

Signed: [Signature]  
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:** The Gardiner Library Association will engage contractors to fabricate and install aluminum storm windows to protect 28 restored wood windows on the Gardiner Public Library's original 1881 structure. These storm windows, which will replace earlier less appropriate and damaged types, will be installed in the original window openings over the restored wood sash 2 over 2 double hung windows, 1<sup>st</sup>-floor window single-light transoms and 2<sup>nd</sup>-floor 24-light transoms. These storm windows will be double-track, 1 over 1 double hung, with transoms, and with a screen at the lower sash for large windows. Their approximately two-inch-wide aluminum frames and their meeting rails (which will coincide with the meeting rails of the existing historic window sashes and transoms) will be powder-finished to match the wood window trim color. The Maine Historic Preservation Commission has determined that this proposed work meets the Secretary of the Interior's Standards for the Treatment of Historic Properties as a Preservation Treatment.

• **descriptions or samples of materials to be used (type, source):** Materials to be used, to be obtained from the contractor that will custom-fabricate the storm windows, are to include aluminum (powder-finished to match wood window trim color), anti-reflective and low iron glass (double-strength for large windows), and window screen material for lower sashes of large windows.

• **method of installation:** Installation contractor will remove existing aluminum storm window remains and install new aluminum storm window frames, storm windows, and screens as a Preservation Treatment in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

• **any special considerations:** None

**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: The Gardiner Library Association Building Committee has been consulting with and obtaining information from Gardiner Public Library Director Dawn Thistle throughout the planning process for this proposed project, since March 2025.

**4. Timeline for Project** - Please describe when you anticipate starting the project, and do you have a projected date of completion? We anticipate starting this project on or after November 1, 2025, and our projected date of completion is September 1, 2027, the date on which we would be obligated to submit final reporting to the Maine Development Foundation should we be awarded a REvitalizeME Downtown Grant.

(attach additional pages if needed)

# SYLVANUS DOUGHTY \* ARCHITECT

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GARDINER PUBLIC LIBRARY  
152 Water Street  
Gardiner, Maine

## STORM WINDOW REPLACEMENT PROJECT Outline Specification

30 July 2025 Revision

Existing: Historic 1881 library main building.  
Original window openings and restored windows.  
Wood sash 2 over 2 double hung.  
Transoms 2<sup>nd</sup> Floor 24 light.  
Transoms 1<sup>st</sup> Floor single light.

Windows: Remove aluminum storm window remains.  
Manufacturer's model to be approved by Owner.  
Approx. two inch wide aluminum frames.  
Double track 1 over 1 double hung with transoms.  
Meeting rails of storm windows to match meeting rails  
of existing window sashes and transoms.  
Double strength 1/8 inch glass.  
Screen at lower sash for large windows.  
Metal to match wood trim color, as close as possible.  
Anti-reflective low iron glass, if available.  
IECC Climate Zone 6

Schedule Quantity 28 new storm windows listed as Width by Height.  
Approximate sizes – final size to be verified.

<u>Locations</u>	<u>Qty</u>	<u>Locations</u>	<u>Qty</u>
1st Floor North 44" x 72" h. plus 32" h. transoms	5	2nd Floor North 44" x 84" h. plus 32" h. transoms	5
1st Floor North 44" x 72" h. no transoms	2		
1st Floor South 44" x 72" h. plus 32" h. transoms	4	2nd Floor South 44" x 84" h. plus 32" h. transoms	5
1st Floor East 44" x 72" h. plus 32" h. transom	1		

Stairhall East

28" x 30" h. 3

28" x 56" h. 1

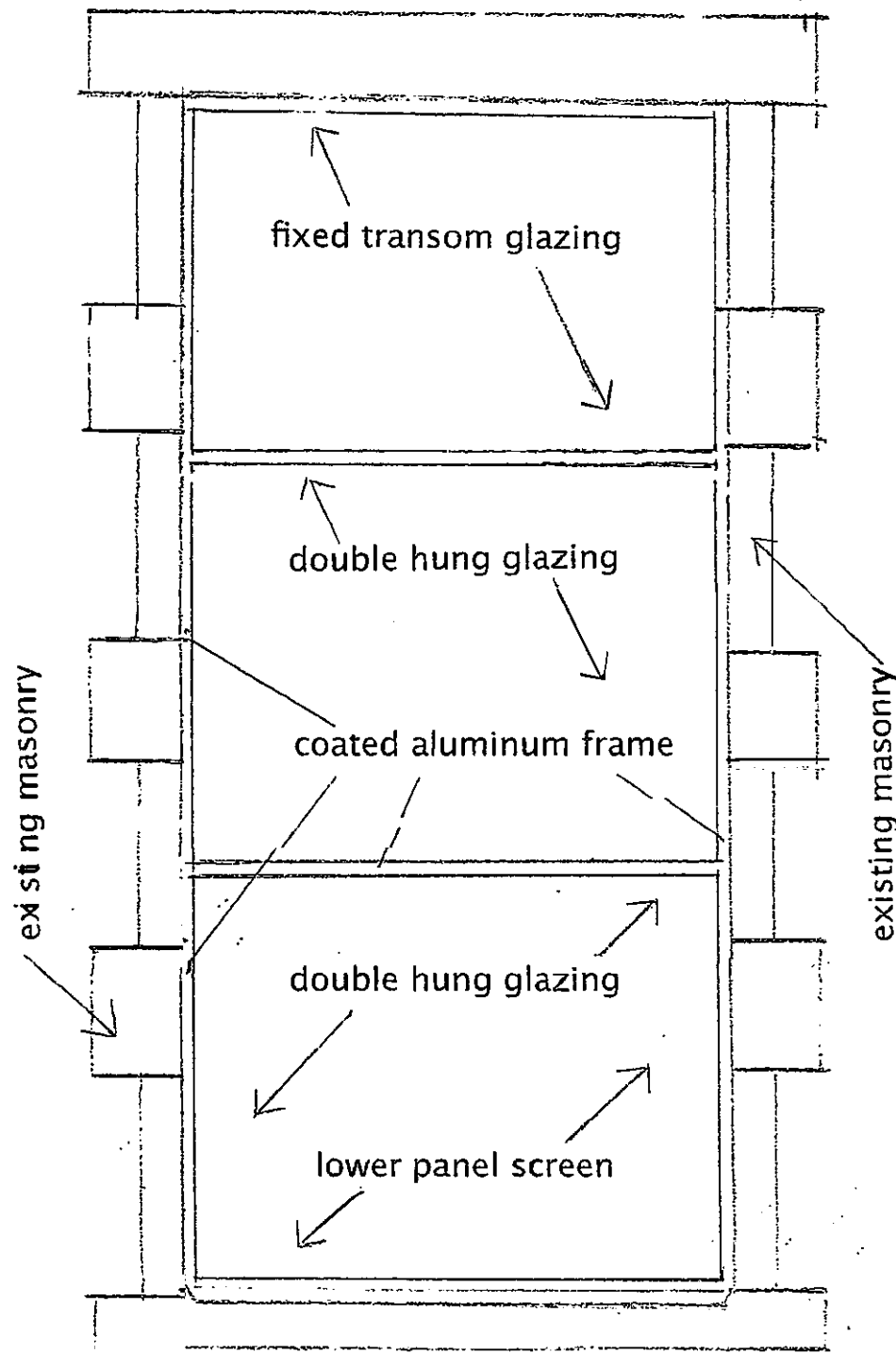
28" x 66" h. 1

28" x 72" h 1

no transoms

# SYLVANUS DOUGHTY \* ARCHITECT

31 Rustic Lane Portland ME 04103 • (207) 699 9398 • e-mail • [volute@gwi.net](mailto:volute@gwi.net)



## TYPICAL STORM WINDOW CONFIGURATION

layout to match existing (with meeting rails of new storm windows to coincide with meeting rails of existing historic window sashes and transoms)

July 2025

GARDINER PUBLIC LIBRARY  
Gardiner Library Association  
152 Water Street, Gardiner, ME 04345





GPL - Eastside





GPL - Youthside





GPL - Northside