

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. # 3 MAP/LOT 637-118

PROPERTY LOCATION 287 Water St. Gardiner, ME ZONING DISTRICT TD

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

MAILING ADDRESS 287 Water St. #3 Gardiner, ME 04345

Brief overview of the proposed project: Lintels above and below the (2) second floor windows in back of building are deteriorating. Lintels to be replaced.

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 [Signature]

FOR CODE ENFORCEMENT USE ONLY

DATE REVIEWED BY CEO/PLANNING STAFF 6/2/26

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? _____

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

The next Historic Preservation Commission Meeting is June 16/2026

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: replacing aging lintels
- descriptions or samples of materials to be used (type, source):

- method of installation: see attached application + detail
- any special considerations: NA

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)

Gardiner Historic Preservation Commission - Information

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.

Scope of Work and Cost Estimate

Project Address: 287 Water Street, Gardner

Date: May 21, 2026

Project Description

The work to be performed consists of the removal, repair, replacement, and restoration of deteriorated masonry and window support components at the above-referenced property. All work will be completed in a professional manner and in accordance with standard masonry restoration practices.

Scaffolding will be erected as necessary to safely access the work area. Existing deteriorated window lintels, sills, mortar joints, and surrounding masonry will be carefully removed and replaced without causing unnecessary disturbance to adjacent materials.

The contractor will remove existing damaged wooden lintels and sills where required and install new granite units. Flashing and waterproof sealants will be installed where applicable to improve moisture protection.

Where existing windows are removed for access to complete the masonry repairs, temporary support and protection measures will be used. Upon completion of masonry work, windows will be reinstalled and surrounding framing and wall areas patched as needed.

Masonry from the ground up to approximately ten feet will be ground, repointed, repaired, and sealed as necessary.

All debris generated during the project will be removed from the site, and the work area will be cleaned upon completion.

Detailed Scope of Work

Masonry and Window Restoration

- Deliver all required materials to the site.

- Erect scaffolding and establish safe access to work areas.
- Remove deteriorated masonry surrounding designated window openings.
- Carefully remove existing wooden lintels and wooden sills as required.
- Install new granite lintels and granite sills.
- Grind and repoint deteriorated mortar joints in affected masonry areas.
- Perform masonry repairs around window openings using matching materials where possible.
- Install flashing and waterproof sealants as required.
- Remove and reinstall windows as necessary to complete repairs.
- Complete carpentry, framing, and wall patching associated with window removal and reinstallation.
- Dismantle scaffolding and remove all debris from the site.
- Final cleanup of all work areas.

Estimated Materials

Description	Quantity	Unit Cost	Estimated Total
Granite Lintels	4	\$200.00	\$800.00
Granite Sills	2	\$200.00	\$400.00
Brick Restoration / Water Struck Brick	300 Units	\$2.50	\$750.00
Mortar Type N	Allowance	Included	\$340.00
Flashing / Waterproofing Sealant	20 Units	\$5.00	\$100.00

Equipment and Labor Estimate

Description	Estimated Total
Equipment, Saws, Grinders, Masonry Tools, Scaffold Components, Anchors, and Safety Equipment	\$1,000.00
Grinding and Repointing Lower Masonry Areas	\$2,400.00
Window Lintel and Sill Repairs	\$2,400.00

Scaffold Erection, Acid Washing, and Scaffold Dismantling	\$2,400.00
Window Removal and Replacement	\$1,500.00
Carpentry and Framing Repairs	\$500.00
Wall Patching and Finish Repairs	\$300.00

Estimated Project Total

Total Estimated Cost: \$12,890.00

Payment Schedule

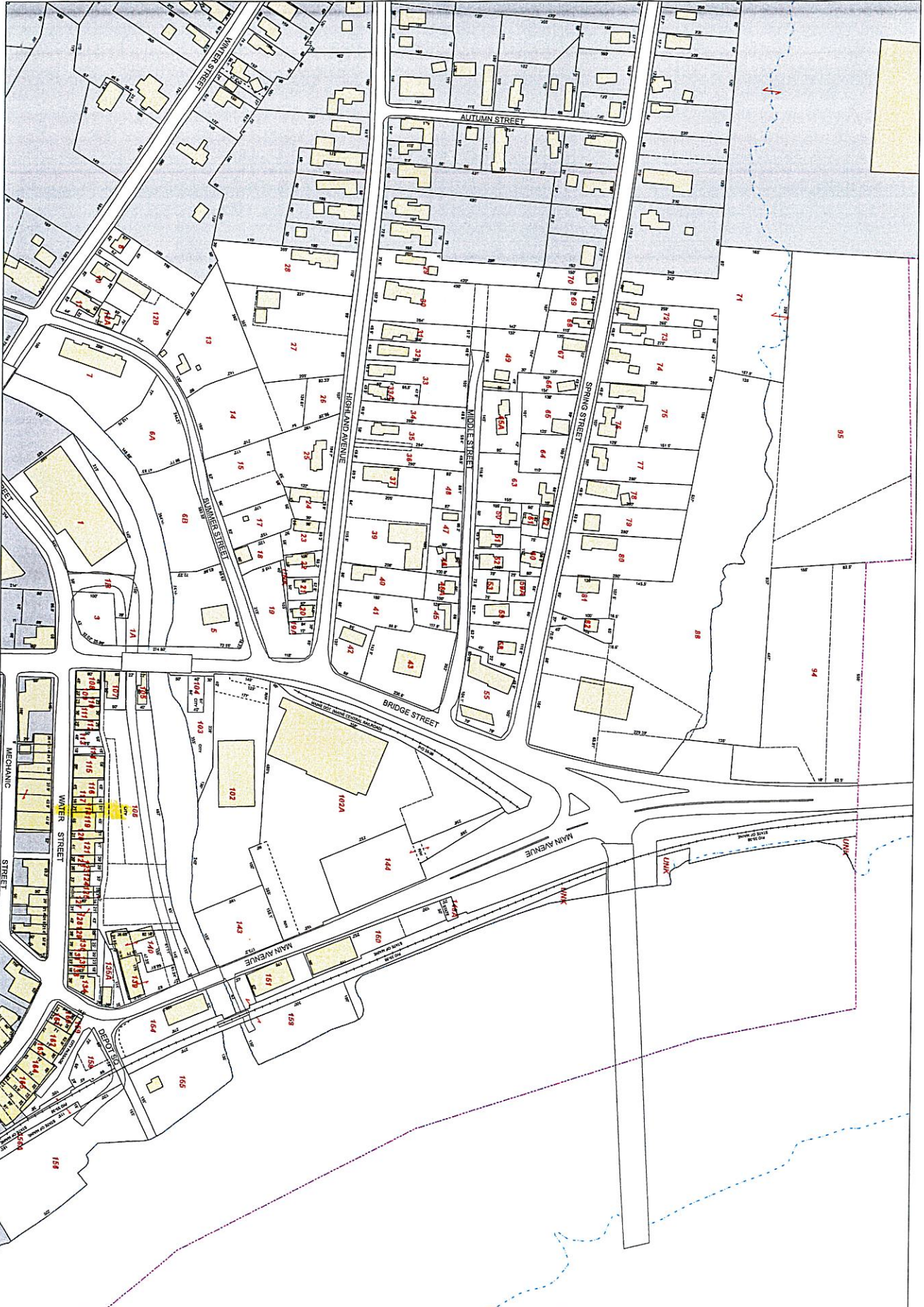
- 50% deposit due prior to project start: **\$6,445.00**
- Remaining balance due upon substantial completion: **\$6,445.00**

If additional concealed damage is discovered after removal of existing materials, any additional work required will be discussed and approved prior to proceeding.

Notes

- All work is weather dependent.
- Contractor will take reasonable precautions to protect surrounding surfaces and existing finishes.
- Estimate is based on visible conditions at the time of inspection.
- Any permits, inspections, or city approvals required shall be coordinated as necessary.





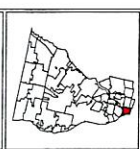
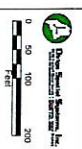
CITY OF
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 KENNEBEC CO.
 MAINE



LEGEND

- Left Hook
- Private Right of Way
- Sublot Line
- Transmission Line ROW
- Right, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Aerial

For Assessment Purposes, Not to be used for conveyance.



Map 37
 Parcel Boundaries
 Edition Date: 4/2025