

Resources

City of Gardiner (207) 582-4200

www.gardinermaine.com

Information on City government and services

Gardiner Code Office (207) 582-6892

ceo@gardinermaine.com

For signage, storefront changes, window or door changes and building permits.

Gardiner Planning Office (207) 582-6888

econdev@gardinermaine.com

Potential grants, low interest loans, City assistance in Gardiner.

Gardiner Fire Chief (207) 582-5150

fire@gardinermaine.com

For Gardiner life safety issues, egress and fire escapes.

Gardiner Historic Preservation (207) 582-1228

For information on historic buildings in Gardiner.

Gardiner Main Street (207) 582-3100

www.gardinermainst.org

For information on downtown Gardiner and resources

State Fire Marshal (207) 626-3870

www.maine.gov/dps/fmo/index.htm

For fire safety issues, egress and fire escapes.

Maine Downtown Center (207) 622-6345

www.mdf.org/downtown

Information on downtown revitalization

Maine Historic Preservation Commission (207) 287-2132

www.maine.gov/mhpc

Information on Maine's historic places and technical guidance.

Maine Historic Preservation (207) 775-3652

www.maine Preservation.org

Resource for Maine historic places information.

National Trust (617) 523-0885

www.nthp.org

National historic preservation organization.

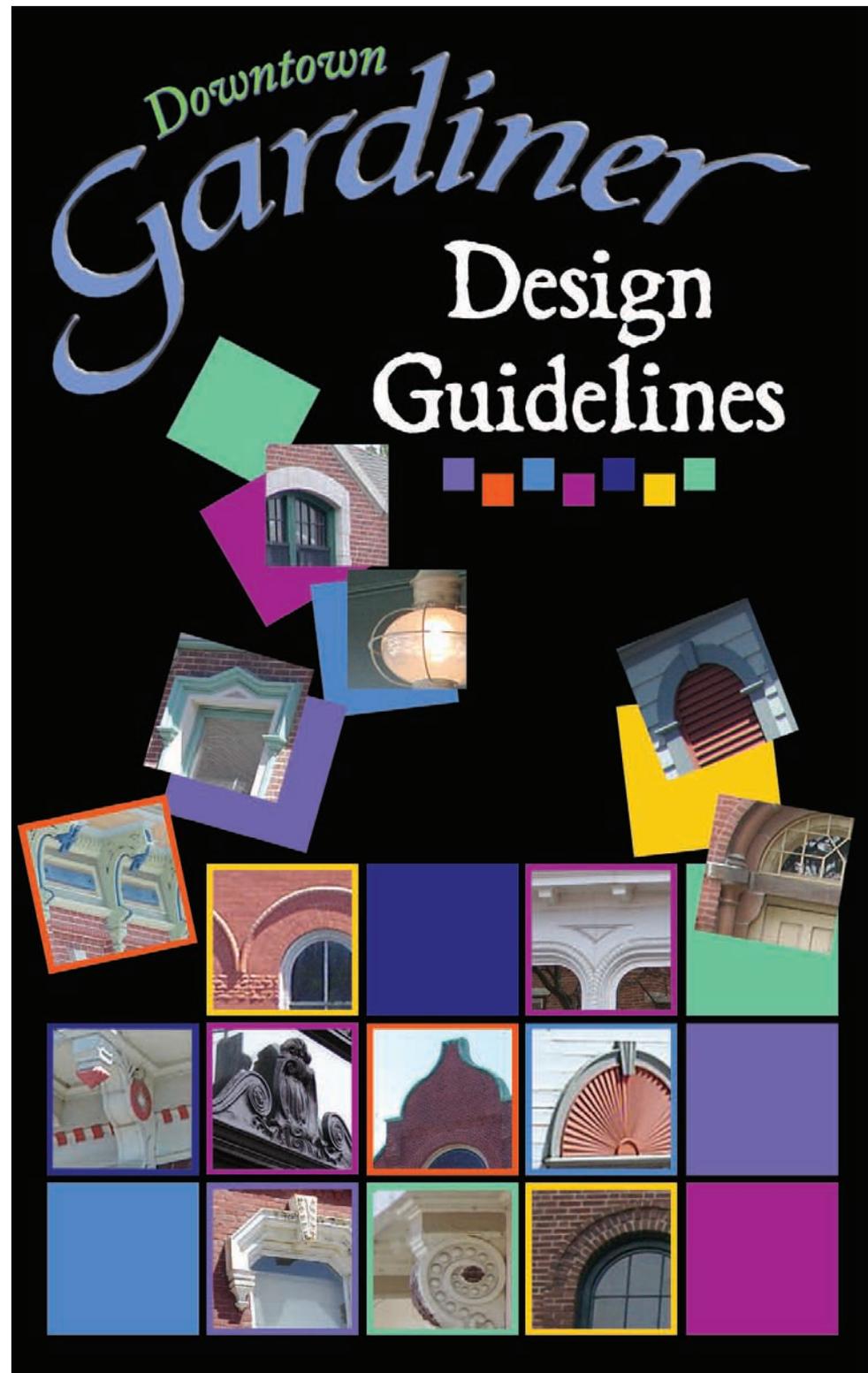
US Access board (ADA) (800) 872-2253

www.access-board.gov/

National board concerned with accessibility issues.



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and the
City of Gardiner



Introduction

Downtown Gardiner is a designated Historic District.

The purpose of this brochure is to help you design the exterior of your building in keeping with the Gardiner's unique downtown, its history and its architectural heritage.

Whether you just need to repaint, upgrade windows, or do a whole facade update, this brochure will help you with what needs to be done and provide resources to help you find solutions.

If you own a building in the Historic district first consult with the Gardiner Historic Preservation Commission about how you plan to modify your building

There are certain codes that must be followed when making changes or additions to any building. So please contact the code enforcement officer to clarify what can and cannot be done.

In depth information on building facades is available at the Gardiner Main Street office.

Contact information can be found on the back cover.



Maintenance

Public Appeal - It is important that the entrances and surrounding area of your building be kept clean and presentable and maintained on a regular basis. Garbage pick-up should be conducted in a timely manner. Any construction debris should be removed as quickly as possible.

Safety - All public access areas of your building should be free of any potential hazards.

Websites

Resources	www.traditional-building.com
Architectual Products	www.outwater.com
Windows	www.marvinwindows.com
Millwork/Corbels	www.vintagewoodworks.com www.cumberlandwoodcraft.com
Doors	www.hahnswoodworking.com www.adamsarch.com www.historicdoors.com
Shutters & Hardware	www.timberlaneshutters.com www.vixenhill.com www.shuttercraft.com

Lighting

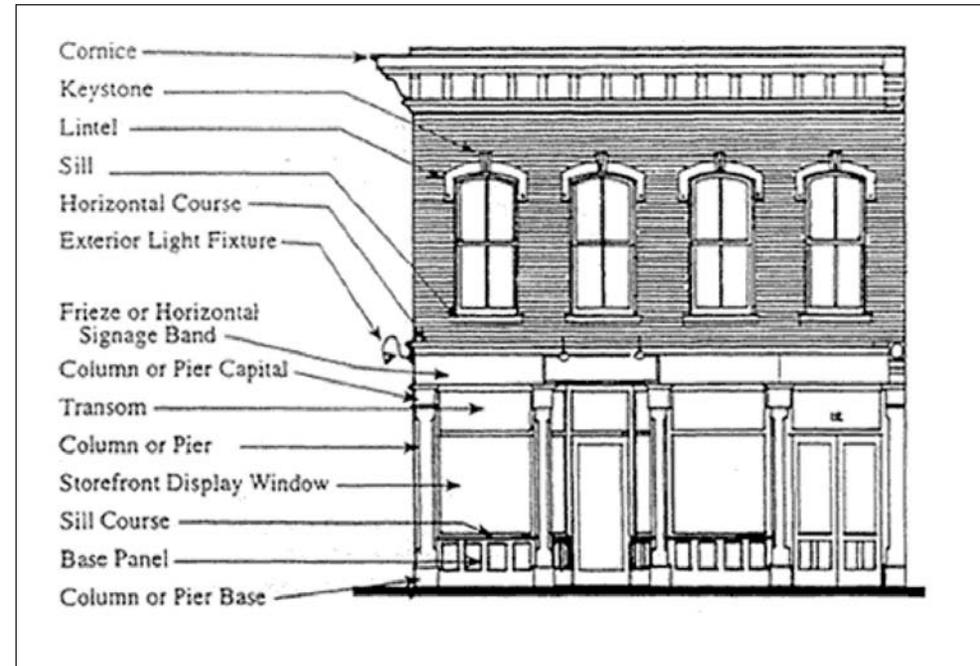
Original light fixtures, where they survive, can be important and rare architectural features, contributing significantly to the structure's historic resource value. For this reason, original or other historically appropriate light fixtures should be retained, and if possible, repaired using recognized preservation methods. Deteriorated or missing elements should be replaced with like materials. Replacement should be based, if possible, on physical or documentary evidence.

New light fixtures should be of a design and scale that is appropriate to the style and period of the building: imitate styles that pre-date the building or structure. Historical style lighting fixtures may appear appropriate in the daylight, but many of these authentic-looking fixtures are among the worst in creating nighttime glare from their unshielded lamp, or bulbs.

Contact the Gardiner Historic Preservation Commission about regulations pertaining to exterior lighting.



Basic Elements of your Building



Design for your historic downtown building

Try to locate an old photograph of your building to help identify the architectural style. Follow that style for repairs and renovations.

(Gardiner Main Street and The Resource Room at Gardiner Public Library are good sources for this information.)



SURFACE MATERIALS

Exterior Surfaces

Exterior surface materials include brick, stone, stucco, and wood painted clapboard.

For some material such as brick and stone, consider getting professional advice before repairing and improving. Further, some elements may be subject to additional regulations through City or State code enforcement.

Paint

If you wish to restore your building to its original color(s) you can take a paint sample from the building several layers down and have it analyzed. Taking a sample from the surface will not achieve the right results, paint is exposed to harsh weather and fading from sunlight.

When choosing appropriate colors for your building begin by visiting your local hardware store or the Gardiner Main Street office. Hardware stores often carry brands that make historic paint colors with sample cards that show historic color combinations. Local hardware stores are not only knowledgeable about paint and its qualities but often know the history of the town buildings, and can be a tremendous design resource when renovating.

Look at other historic buildings in the area for ideas on paint colors.

Architectural Details

Craftsmanship, ornamentation, and architectural details are strongly encouraged. Architectural details include the design features of such elements as doors, windows, dormers, porches, chimneys and balconies, and decorative details such as cornices, columns, pediments, railings, and similar features. Large or small, they play a key role in defining the style and character of a building and deserve particular attention and respect.

Detailing that relates to, and reflects the character of the area is encouraged.

These vernacular architectural features help retain the overall character of the village.



Examples of finely crafted and painted architectural elements.

Signage

Sign material, style and color should compliment the building façade, provide information simply and legibly, and be constructed from appropriate weather-proof materials. Any advertisement that can be seen from the street (on the front or back of a building) is considered a sign.

Signage is regulated by City ordinance and the Gardiner Historic Preservation Commission. Please contact Code Enforcement Office.



Poor design for an Historic building



Three examples of good sign design above.

Window lettering painted or etched onto a window should have a historic or traditional font style.

Removal of old finishes must be done carefully, avoiding harsh chemicals and abrasives. There are mild chemical strippers on the market. It is wise to sand thoroughly and prime all surfaces to be painted.

Latex paint is recommended for its durability and color retention.

If the building was previously painted with latex you cannot paint over it with oil paint as it will not adhere properly. You may paint with Latex over oil however, and the results will last a long time if done with proper preparation.

Gloss or Semi-gloss paint will give you much better results than flat paint, it holds up longer and doesn't fade as quickly. Dirt doesn't adhere to it so easily and surfaces that have been painted with gloss paint are much easier to clean and maintain.

Some websites with helpful information:

www.traditional-building.com

www.oldhouseweb.com

www.sherwinwilliams.com

www.benjaminmoore.com

www.oldvillagecolors.com

www.martinsenour.com



Test paint outdoors for best result

Paint Colors

FEDERAL -1780 to 1830
The Federal style was the dominant style of the new Republic and was mostly concentrated in prosperous port cities of the East Coast. Creams, pumpkins, sage greens and muted blues characterized the style.

GREEK REVIVAL -1825 to 1855 - Accent colors were rarely used but could include black, dark greens and gold.

VICTORIAN -- 1840 to 1900 - Multicolored walls, asymmetrical detailing and steeply pitched roofs are common features. Wooden lacework, patterned shingles, conical turrets and decorative brackets completed the look. Dark mulberries, gingers, moss greens, brick reds and buffs were used in decoration.

The Society for the Preservation of New England Antiquities (www.spnea.org) offers a color chart featuring a palette of historically accurate interior and exterior paint colors for each of the above historical periods.

Windows & Doors

Repair rather than replace

Entrances are often the focus of a historic building and doors are an extremely important defining feature.

Property and business owners who are replacing or rehabilitating their doors should give consideration to the types and styles of doors that would have been used in the proper period (probably the late 1800's to early 1900's).

Entryway doors should incorporate glass. The use of cast, molded or formed metal hardware for doors is desirable. Clients and customers all pass through this important architectural feature of your building and will get their first impressions of your business as they come through your door. Please consult historic photographs.

Windows and doors are significant character-defining elements of historic buildings. If you plan to replace, remove, or add windows or doors you must first consult with the Gardiner Historic Preservation Commission.

Rebuilding portions of existing frames, sashes, or sills is preferred.

If you replace windows or doors there are many manufacturers that make historically appropriate window replacements. Exact replicas can be custom made by local artisans.

Note that all of these example doors have glass features.

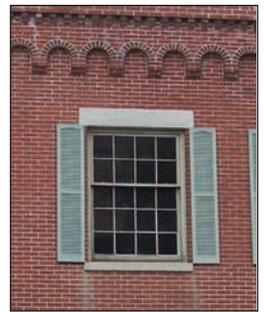


Shutters

Shutters should reflect their original use. That is, their size should be such that they would cover the entire window if closed (arched windows should have arched shutters, etc.) Hang shutters so as to appear operable and base shutter dimensions on window dimensions. The slats should point up when shutters are open, and down when closed over the window.

Awnings

Awnings (such as those illustrated) should compliment the form of the building, and not obscure its details. Traditional canvas awnings are encouraged. Awning design must be reviewed through the Gardiner Historic Preservation Commission.



Poor shutter proportions



Proper shutter proportions

