

HISTORIC PRESERVATION REVIEW BOARD
Thursday, September 2, 2010, @ 3:00 PM
Administrative Conference Room, First Floor, Lewiston City Building
FINAL MINUTES

- I. Roll Call:** This meeting was called to order at 3:00 p.m. and was chaired by William Clifford.
Members Present: William (Bill) Clifford, Philip Meldrum, Maurice Gilbert, Douglas Hodgkin, Jack Milo and Jennifer Ferguson
Members Absent: Rick Morris
Associate Member Present: None
Associate Member Absent: Mark Lee
Guest Present: None
Staff Present: Gildace Arsenault, Director of Planning & Code Enforcement and Cathy Lekberg, Administrative Assistant, Economic & Community Development.

II. New Business:

Draft Registration Form for the National Register for the Bates Mill Historic District (Bates Division and Bates Manufacturing Company).

Bill asked who did the work on this nomination, and Gil stated Scott Hanson and Melanie Smith of Southerland Conservation and Consulting. Doug stated that this nomination came out of left field, and Gil stated we first heard about the nomination at the meeting on July 15th. Steve Myers mentioned they were pursuing National District nomination in order to take advantage of the tax credits. Phil asked if they should have a public meeting, and Gil stated he is not sure if that would be needed. He also stated the State Historic Preservation Commission has not officially notified the City (Mayor Laurent Gilbert) of the proposed district. Gil stated that the Board should address the first two questions (applicability of National Register criteria and how the nomination of this property contributes to local preservation efforts: i.e. educational programs, planning, economic development, protection, etc.) as per National Register Coordinator Christi Mitchell's letter dated August 20, 2010. Jack stated that the City is building a parking garage in that area; however, Gil stated the parking garage location is not included in the proposed district.

Jennifer asked if the creation of the proposed Bates Mill Historic District is good for the City and Gil stated he believes so, but he cannot speak for the City. Phil questioned the buildings, sheds and covered walkways that have been demolished and should the lost resources be recognized in the nomination documents. Doug stated that all of the buildings that Platz wanted demolished have been taken down, and now they will reap all of the tax credits. Jennifer asked if the Board must approve the nomination and Gil stated that as a Certified Local Government (CLG) the Board is required to act on the nomination; however, it does not need the Board's approval. Jack asked if it was more of a courtesy and Gil stated it is because the Board is a CLG and is considered to have expertise in these matters. Jennifer stated that she does not consider herself an expert and questioned whether the Board should be approving this nomination. Jack stated the only question we can answer is #2 (how the nomination contributes to local preservation efforts, etc.) and Bill stated #3 (summary of public comment) could be addressed by having a public hearing. Jack stated that Mill #5 is singled out in the report, as there appears to be more emphasis on Mill #5. Doug stated that the Board's resolution should include language that Platz has eliminated features that were historically significant, such as the Executive Office Building and

Storehouse #8 (the Cotton Storage Building). Jack stated the Board was not happy with the demolition of the Executive Office Building by Platz but the Board's resolution should be tempered because Platz has done good things to the mills. Moe stated on Page 3, of the summary it incorrectly states that Lewiston is the third largest city in the State. Lewiston is the second largest in the State and Bangor is third.

Jack asked how this nomination would impact the public and Gil stated he thinks there would be no adverse impact. Jennifer asked if this nomination would inhibit the City's ability to demolish Mill #5 and Gil stated he would ask Christi Mitchell for a response to this question; however, he believes that a 106 review would be required as is the case at this time. Jack stated that if it does adversely impact Mill #5, that building should be taken out of the district. Bill asked what is happening with Mill #5 and Gil stated it is "tied up" because of the pending Lewiston casino referendum tentatively scheduled for November 2011. However, if the town of Oxford gets a casino (a November 2010 referendum question), there will be no casino in Lewiston.

Phil stated that beginning at the bottom of page 19 the statement of significant summary continues through Page 36. Gil stated that the Board could make a finding that they concur with the statement of significance on pages 19 through page 36.

Bill stated the Board should make a recommendation to endorse this proposal with some stipulations and to elevate this district to the National Register. Doug stated there are too many questions unanswered such as Mill #5 to take any action today. He asked if staff could summarize the Board's discussions so that they will have a ready reference in the minutes so they do not rehash this again. Gil stated that staff could draft a proposed motion for the next meeting. Doug stated we could include our answers to #1 (applicability of National Register criteria) as seen on pages 19 through 36, and then under #2 (how the nomination of this district contributes to local preservation efforts, etc.) we could say this promotes preservation efforts and these buildings can be used for economic development and the tax credits. Gil stated it is certainly consistent with the Comprehensive Plan. Jack asked what our interest in this is and Gil stated there is the recognition factor and the financial incentives associated with tax credits, etc. Doug asked if staff could draft language to ensure that certain lost features such as the Executive Office Building and Storehouse #8 is included in the nomination. Gil stated this should be included under question #3 (public comment (board comments)). Gil stated no motion is needed if this issue will be continued to the next meeting. It was the consensus of the Board that this agenda item be continued to the October 7th meeting.

III. Other Business:

Bill stated that he wrote a letter to David Desjardins on behalf of the Board thanking him for serving on the Board and wishing him well in his endeavors. He stated that the Board needs to recruit one more associate member and asked if there were any suggestions. He stated that the associate member needs to be a resident of Lewiston.

- IV. Minutes:** Draft Meeting Minutes for July 15, 2010. The following motion was made.
MOTION: by **Douglas Hodgkin** to approve the July 15, 2010 with changes. Second by **Philip Meldrum**.
VOTED: **6-0** (Passed).

VI. Adjournment:

MOTION: by **Douglas Hodgkin** to adjourn the meeting at 4:20 p.m. Second by **Philip Meldrum**.

VOTED: **6-0** (Passed).

The next regularly scheduled meeting is for Thursday, October 7, 2010, at 3:00 p.m.

Respectfully submitted,

Cathy Lekberg, Administrative Assistant
Economic & Community Development