

Minutes of the Regular Meeting of the
Sanford Historic Preservation Commission
West End Conference Room
7:00 PM Monday June 22, 2015
Sanford Municipal Building

Roll Call:

Commissioners Present: David Nestor, Allen Gordon, and Brian Mitchell &
Brandon Atkins

Commissioners Absent: Jesse Coyle, Daniel Owens and Matt Sakurada

Staff Present: Liz Whitmore, Susan Patterson; City Attorney

Government Official Present: Sam Gaskins

Guests Present: N/A

Approval of the Agenda for June 22, 2015

Chair Nestor called the meeting to order. Staff Liz Whitmore called the roll and a quorum was determined. Chair Nestor asked for approval of the agenda for June 22, 2015. Commissioner Brandon Atkins moved to approve the agenda; seconded by Commissioner Brian Mitchell and the motion passed unanimously.

Approval of the May 18, 2015 Minutes

Chair Nestor called for approval of the minutes for May 18, 2015. Attorney Patterson stated that there were some typographical errors in the minutes however, they did not preclude the minutes from being adopted. Commissioner Allen Gordon moved to approve the May 18, 2015 minutes; seconded by Commissioner Brandon Atkins and the motion passed unanimously.

Public Comment

N/A

6. Old Business:

6. a. Staff Whitmore stated that it was determined that the Ordinance for parking should be included in the Rosemount McIver Park Guidelines for ease of use for the residents and property owners in the Rosemount McIver Park Historic District. Commissioner Brandon Atkins moved to recommend to City Council that they consider to approve the revised Rosemount McIver Park Guidelines; seconded by Commissioner Brian Mitchell. Attorney Patterson inquired if the Guidelines had been forwarded to State Historic Preservation Office for approval/comment. A discussion took place as to if the State Historic Preservation Office could dictate to the City what was allowed and not allowed. Staff Whitmore stated she would follow-up with the State Historic Preservation Office and at the least forward a copy of the Guidelines to them for review and comment. After discussion the motion passed unanimously.

7. New Business:

1. Staff Whitmore provided updates on minor and major approved COA's (see list included by reference). Chair David Nestor inquired if Cleo Blue's building was a contributing or non-contributing building to the Downtown Historic District. Staff Whitmore stated that she was not 100% sure but that she believed it was a non-contributing structure to the Downtown Historic District. Staff Whitmore will investigate and email everyone as to if it is non-contributing or a contributing building.

8. Announcements:

Chair David Nestor stated that he participated in the Webinar Series on Windows. Chair David Nestor stated that the gentleman giving the presentation indicated that how the 'windows' look count. Chair David Nestor stated that he believed that true divided light/paned windows may no longer be manufactured. Staff Whitmore stated she would investigate and report back to the Commission at the July meeting.

Commissioner Brandon Atkins stated that he believes that the Historic Preservation Board will become the busiest board due to the improvements in Downtown, that he believes that many property owners will be wanting to improve their properties. Staff Whitmore stated that she has already had several business and property owners inquire to façade improvements due to the streetscape project in Downtown. City Councilman Sam Gaskins stated that City Council will support second floor apartments in downtown. Commissioner Brandon Atkins stated that a 'Best Use Study' was conducted and it came back with residential use being the best use of the second stories of the buildings in downtown. Commissioner Brandon Atkins stated he would provide a copy of the study to the Commission for their review. Chair David Nestor stated that we need to encourage property/business owners as well as owners of residential properties to use the Rehab Code when improving their properties.

8. Adjournment:

Chair David Nestor called for adjournment: Commissioner Allen Gordon made a motion to adjourn; seconded by Commissioner Brian Mitchell, the motion passed unanimously. Meeting adjourned at 7:38 PM.

Adopted the 27th day of July, 2015

Respectfully submitted,

Vice Chair, Allen Gordon

ATTEST: _____

Staff: Liz Whitmore