

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION**

**WEST END CONFERENCE ROOM
7:00 PM, MONDAY, OCTOBER 24, 2011
SANFORD MUNICIPAL BUILDING**

Roll Call:

Commissioners Present: David Nestor, Mike Humphrey, Mark Lane, Cheryl Myers,
Brandon Atkins, & Shannon Gurwitch

Commissioners Absent: Donnie Worley

Staff Present: David Montgomery, Staff
Susan Patterson, City Attorney
Carl Anglin, Code Enforcement Supervisor
Bruno Pursche, Board Clerk

Government Official Present: Councilman Sam Gaskins

APPROVAL OF THE AGENDA FOR OCTOBER 24, 2011

Chairman Shannon Gurwitch called the meeting to order. Board Clerk, Bruno Pursche called the roll. Chairman Gurwitch asked for approval of the agenda deleting addressing 'Site Visits' by Attorney Patterson. Commissioner Lane moved to approve the agenda as amended. Seconded by Commissioner Nestor, the motion passed unanimously.

APPROVAL OF THE AUGUST MINUTES

Chairman Gurwitch asked for approval of the September minutes. Commissioner Nestor moved that the minutes be approved. Seconded by Commissioner Myers, the motion passed unanimously.

PUBLIC HEARING:

Jose Norato, David Montgomery, and Carl Anglin were given the oath.

An application COA-11-56, was submitted by Jose Norato, owner of 411 Summitt Drive, who wished to build a roof over the existing porch located on the east side of the house. The roof would be metal and be a brown/grey color. The supports for the porch roof would be brick.

Commissioner Humphrey stated he was aware of the project; his house was less than 50 feet from Mr. Norato's house and that he had talked with Mr. Norato and had referred him to Liz Whitmore, HPC Staff. Attorney Patterson addressed Commissioner Humphrey's ex parte communication with Mr. Norato; Commissioner Humphrey stated there would be no conflict of interest.

Mr. Montgomery, staff, summarized the staff report for COA 11-56. Mr. Montgomery referred to the supportive material in the package submitted to the Historic Preservation Commission which included pictures and descriptions in Exhibit A through I.

Chairman Gurwitch opened the Public Hearing.

Mr. Norato presented his case before the Commission asking to renovate 411 Summitt Drive by building a metal roof over the back porch and raising columns to support the roof. He referred to Exhibits in the file of before and after pictures of the project.

Chairman Gurwitch closed the Public Hearing.

A discussion by the Commissioners concluded that this was a good project, but there was a concern that the tile floor was already in disrepair and that the construction proposed was going to further damage the porch floor. Chairman Gurwitch felt that if the tile needed to be replaced that the new tile be as close as possible to the original; therefore, she suggested that the applicant go ahead and get approval from the Commission to do so that night. Attorney Patterson stated that the applicant would have to be addressed regarding amending his COA.

Chairman Gurwitch reopened Public Hearing:

Chairman Gurwitch asked Mr. Norato if he would like to amend his COA to include the replacement of the terracotta tile with a like material and he stated he did want to amend his COA.

Chairman Gurwitch closed the Public Hearing.

FINDING OF FACT: Commissioner Nestor moved that the Historic Preservation Commission find as fact that the proposed project COA-11-56, 411 Summitt Drive, if done in accordance with the decision by the Historic Preservation Commission, was congruous with the character of the district, for the reasons that the height, materials, architectural detailing, roof shape, metal roof, appurtenant features and fixtures, railing were generally in harmony with the criteria in the design guidelines and special character of the neighboring properties and the historic district as a whole. Commissioner Lane seconded, and the motion passed unanimously.

FINAL MOTION: Based on the preceding Findings of Fact, Commissioner Nestor moved that the Historic Preservation grant a Certificate of Appropriateness with conditions, provided that the comments in paragraph 2 on page four of COA 11-56 (see doc included by reference) be removed and that the applicant get approval from staff on the replacement tile in terms of color, shape and pattern before it was installed. Commissioner Humphrey seconded, and the motion passed unanimously.

OLD BUSINESS: Joni Martin gave an update of the repairs to the Railroad House. The foundation, the doors, and some electrical wiring had been repaired. After the contractors finished closing the building, they would begin with the plaster work inside. The columns which were removed would be reinstalled.

NEW BUSINESS:

Staff provided updates on minor approved COAs (see list included by reference). All the majors will be on the November agenda.

Attorney Patterson referred to page 7 and 8 of the COA packet and reminded the Commissioners they needed to discuss each of the 8 points stating the reasons supporting each Finding of Fact. There was a discussion by the Commission regarding the procedure for future meetings.

ADJOURNMENT:

Commissioner Atkins made a motion to adjourn. Seconded by Commissioner Nestor, the motion passed unanimously. The meeting adjourned at 7:46 PM.

Adopted this _____ day of _____

Chair, Shannon Gurwitch

ATTEST: _____
Clerk, Bruno Pursche