

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

**WEST END CONFERENCE ROOM
7:00 PM, MONDAY, DECEMBER 19, 2011
SANFORD MUNICIPAL BUILDING**

Roll Call:

Commissioners Present: David Nestor, Mike Humphrey, Cheryl Myers, & Shannon Gurwitch

Commissioners Absent: Donnie Worley, Brandon Atkins & Mark Lane

Staff Present: Liz Whitmore, Staff
Susan Patterson, City Attorney
Bob Bridwell, Director Community Development
Bruno Pursche, Board Clerk

Government Official Present: Councilman Sam Gaskins

APPROVAL OF THE AGENDA FOR DECEMBER 19, 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 item 3 on the agenda and reversing the order of items a & b. Commissioner Humphrey moved to approve the agenda as amended. Seconded by Commissioner Nestor, the motion passed unanimously.

PUBLIC HEARING:

George Smith, Liz Whitmore, Matt Sakurada and Bob Bridwell were given the oath.

An application COA-11-77, was submitted by George Smith, owner of GBS Roofing and Restoration LLC, who wish to remove the original slate roof at 221 N Horner Blvd and replace with a shingle that replicates slate (Certain Teed, Carriage House, Luxury shingles); color will be Colonial Slate. During the removal of the slate roof all repairs necessary to the sub-structure will be completed.

Commissioner Humphrey and Commissioner Nestor are familiar with the property stated.

Ms. Whitmore, staff, summarized the staff report for COA 11-77. Ms. Whitmore referred to the supportive material in the package submitted to the Historic Preservation Commission which included pictures and descriptions in Exhibit A through C-12. She explained that originally the applicant wanted to replace the roof with slate; a few days later the applicant came back and said it would be impossible since the roof had been coated with a polymer sealer, which has caused the slate to break when removed.

Mr. Sakurada spoke in support of Mr. Smith's project in the repair of the roof at 221 N Horner Blvd with the materials described; He stated if Mr. Smith says the slate can't be saved it can't be saved. It is a shame that someone damaged the slate roofing beyond repair.

Chairman Gurwitch closed the Public Hearing.

A discussion by the Commissioners concluded that this was a good project, Attorney Patterson clarified that the original COA application was signed by both the owner and the applicant; approval could be issued to the owner and then transferred to the applicant who later becomes the owner. Chairman Gurwitch believes the board should include in the COA "that any visible materials which need to be removed, should be replaced with like materials of same design."

FINDING OF FACT: Commissioner Nestor moved that the Historic Preservation Commission find as fact that the proposed project COA-11-77, 221 N Horner Blvd, if constructed according to the plans reviewed, is congruous with character of the district, for the reasons that the exterior materials, patterns, textures and the Certain Teed roofing materials to be used is congruous with the existing structure and the immediate structures which surround the structure, along with the fact that architectural detailing of the roofing project is congruous with the existing structure and that the shapes and forms of the material are congruous with the existing roof and other roofs in the general vicinity, that the project is in general harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole. Commissioner Myers seconded and the motion passed unanimously.

FINAL MOTION: Based on the preceding Findings of Fact, Commissioner Nestor moved that the Historic Preservation Commission grant a Certificate of Appropriateness with conditions that any fascia board or soffit materials that are removed be replaced with like materials and that flashings and paint match the existing colors, to match the existing structure, approve the proposal for COA 11-77, 221 N Horner Blvd to GBS Roofing & Restoration LLC. Commissioner Humphrey seconded, and the motion unanimously.

Chairman Gurwitch announced that since Mr. Humphrey would have to step down, we do not have a quorum to hear COA 11-73 and that it would have to be rescheduled, with the applicant's approval, and be heard in January.

OLD BUSINESS:

Commissioner Nestor brought up the rules and procedures for commissioners to show up for these meetings that the chairman take a look at attendance and maybe make a phone call to those who have chosen not to be here. Ms. Whitmore stated that she would have to contact the council through Ms. White, City Clerk, regarding the three consecutive absences by Commissioner Worley; Ms. Whitmore read the rules and procedures.

NEW BUSINESS:

Staff provided updates on minor approved COAs (see list included by reference).

Ms. Whitmore explained that in the past the ads were placed in boxes in the paper; Attorney Patterson pointed out that they are normally placed in the legal notice section, and from now on they will be located in legal notice section of the paper.

ADJOURNMENT:

Commissioner Nestor made a motion to adjourn. Seconded by Commissioner Myers, the motion passed unanimously. The meeting adjourned at 7:41 PM.

Adopted this _____ day of _____

Chair, Shannon Gurwitch

ATTEST: _____
Clerk, Bruno Pursche