

**MINUTES OF THE REGULAR MEETING OF THE  
SANFORD HISTORIC PRESERVATION COMMISSION  
WEST END CONFERENCE ROOM  
7:00 PM, MONDAY, August 27, 2012  
SANFORD MUNICIPAL BUILDING**

**In accordance with General Statutes the Public Hearing was advertised, once a week for two successive calendar weeks prior to the meeting date.**

**Roll Call:**

**Commissioners Present:** David Nestor, Ash Worboys, Carla G Thomann, John Sheuring, John Lipscomb, & Shannon Gurwitch

**Commissioners Absent:** Cheryl Myers

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

**Government Official Present:** Councilman Sam Gaskins

**APPROVAL OF THE AGENDA FOR AUGUST 27, 2012**

Chairman Shannon Gurwitch called the meeting to order. Board Clerk, Bruno Pursche called the roll. Chairman Gurwitch asked for approval of the agenda. Commissioner Sheuring moved to approve the agenda. Seconded by Commissioner Nestor, the motion passed unanimously.

**APPROVAL OF MINUTES FOR JUNE 25, 2012**

Chairman Gurwitch entertained a motion to approve the June, 2012 minutes; Commissioner Nestor moved and seconded by Commissioner Sheuring and passed unanimously

There was no Public Comment.

**PUBLIC HEARING:**

**5a. Continuation of COA-12-73 – Application by Martin Shapter, owner of 513 Summitt Drive who wishes to remove the original curved entrance brick step and pour a larger concrete step in its place.** Ms. Whitmore, Staff, advised the commission that as he has withdrawn his application, no further action is deemed necessary.

Liz Whitmore, staff, and Jose Norato were given the oath. There were no conflicts of interest regarding the COA which was being heard.

**5b. COA-12-54 Application by Jose Norato, owner of 411 Summitt Drive, who wishes to**

**remove three (3) Post oaks in excess of 18 inches in diameter.**

Ms. Whitmore presented the information regarding COA 12-54 and the request for the removal of the trees from the property. She referred to the Arborist survey completed in 2008; that of these trees, one was in fair shape and the other two were in good shape, citing their location on the property according to pages 17, 18, and 19 of the staff report marked as Exhibit A, B, and C (Included by reference). One of the reasons Mr. Norato wishes to remove these trees is that the garage adjacent to these trees has been damaged from falling limbs and the roof on the garage has been replaced twice since he has owned the property. Mr. Norato has had the trees limbed up to try and avoid having them cut down; he also would like to add a large deck to the back of his house. He is willing to replace them with ornamental trees such as a dogwood. These trees are located near the Right of Way and have the potential to damage other properties.

Mr. Norato presented his case before the Commission; he stated that everyday he picks up falling limbs from his property. He stated he wants to plant grass and replacement trees once the Post Oaks are removed. He replaced the garage roof twice in one year.

Chairman Gurwitch closed the public hearing.

There was a discussion among the Commissioners for and against the removal of the trees. Chairman Gurwitch entertained a motion for the finding of fact.

**FINDING OF FACT:** Commissioner Sheuring moved that the Historic Preservation Commission find as fact the proposed project COA-12-54, 411 Summitt Drive, if done in accordance with the decision by the Historic Preservation Commission, is congruous with the character of the district, for the reason the appurtenant features and fixtures are, for the following reason as it came up in discussion, the trees are causing damages to the roof and the possible damages to the City side curb as well as in the damages in the driveway from the limbs; and upon removal 3 ornamental trees at least 2-1/2 inches in diameter will be planted to replace them, which is generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole. Seconded by Commissioner Worboys and carried with a 5-for and 1-against majority vote. Commissioner Nestor voted against the motion.

**FINAL MOTION:** Based on the preceding finding of fact, Commissioner Sheuring moved that the Historic Preservation Commission grant a Certificate of Appropriateness with conditions to Jose Norato for COA-12-54, 411 Summitt Drive. Seconded by Commissioner Worboys and carried with a 5-for and 1-against majority vote. Commissioner Nestor voted against the motion.

Ms Whitmore, staff, and Mr. Norato had previously been given the oath and there were no conflicts of interest for the COA which was being heard.

**5c. COA-12-56 - Application by Jose Norato, owner of 411 Summitt Drive, who wishes to remove the metal steps located at the rear of the residence and build a 12' X 16' or (14' X 16') with brick piers and brick lattice screening wall with wrought iron railings, the deck floor and steps will be wood or a wood composite. The brick piers reflect the previously approved brick columns on the porch of the east side of the residence. The brick lattice screening will reflect the brick lattice wall on the joint property line of 411 Summitt Drive and 201 N Gulf Street.**

Ms. Whitmore, staff, presented the facts surrounding COA 12-56; this COA was before the Commission since the deck exceeds the 42" height requirement to be approved at the staff level. Though decks are normally built in an inconspicuous place on the back of the house; this property sits on a corner lot bordering Summitt Drive and Vance Street. Staff referred to page 14 (as the house looks today) and 15 (the proposed deck upon completion if approved) of the staff report marked as Exhibits A and B (included by reference); She further referred to page 17 of the staff report marked as Exhibit D (Included by reference) showing the October 24, 2011 approved porch renovation. This will be a free standing deck; he will have to apply for a building permit and a variance for the setbacks. She further referenced the design guidelines on page 4 and the before and after picture on page 16, marked as Exhibit C (included by reference) of the staff report.

Mr. Norato referenced the picture on page 14 of the staff report; he wishes to replace the steel landing with a deck to make it easier to enter his home from the rear entrance. He will try to match the brick with the line detail on the house if possible as seen on Exhibit B. He will use similar brick to match the house and he plans on making this house his primary residence.

Chairman Gurwitch closed the public hearing.

**FINDING OF FACT:** Commissioner Worboys moved that the Historic Preservation Commission find as fact that the proposed project COA-12-56, 411 Summitt Drive, if done in accordance with the decision by the Historic Preservation Commission, is congruous with the character of the district, for the reason that the building materials, architectural detailing, fenestration proportions are of like nature to the house; that the structure is safer for the occupants or future occupants, that the structure is congruous with the adjacent wall which is similar in fashion too and that makes the house a nicer property and are generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole. Commissioner Nestor seconded and the motion passed unanimously.

**FINAL MOTION:** Based on the preceding finding of fact, Commissioner Worboys moved that the Historic Preservation Commission grant a Certificate of Appropriateness to build a 14' X 16' deck as shown in the application with a condition that the existing soldier course of brick on the existing structure be incorporated into the support system of the deck if at all possible to Jose Norato and approve the proposal with condition as cited above for COA-12-56, 411 Summitt Drive. Commissioner Lipscomb seconded and the motion passed unanimously.

Ms Whitmore, Staff, and Mr. Norato had previously been given the oath and there were no conflicts of interest for the COA which was being heard.

**5d. COA-12-55 - Application by Jose Norato, owner of 411 Summitt Drive, who wishes to install eight (8) foot wide custom built wood garage doors that, will operate manually in the existing garage, infill part of the existing opening with brick to accommodate the eight (8) foot wide garage doors.**

Ms. Whitmore presented the facts surrounding COA-12-55 referencing pages 18, 19, and 20 of the staff report marked as Exhibit A, B, and C (included by reference). He wishes to add doors to the garage to secure his property; these doors are identical to the doors on the garage at 318 Summitt Drive. She further referenced the guidelines to preserve, protect and retain historic garages and out buildings; he is protecting and retaining this structure although he is modifying it somewhat for

security reasons. Mr. Norato will have to show staff the brick he would be using on the garage. The garage and house were both built circa 1935.

Mr. Norato addressed the Commission that he wants to keep his property clean and secure his belongings in the garage. He does not know if he has enough brick but he will check with staff before going forward with brick replacement.

Chairman Gurwitch closed the public hearing.

**FINDING OF FACT:** Commissioner Nestor moved that the Historic Preservation Commission find as fact the proposed project COA-12-55, 411 Summitt Drive, if done in accordance with the decision by the Historic Preservation Commission, is congruous with the character of the district, for the reason that the brick to be used will match existing brick, the doors are congruous with the neighborhood matching the doors at 318 Summitt Drive and that the materials of the brick will match the existing structure and will make the garage fall 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 Worboys seconded and the motion passed unanimously.

**FINAL MOTION:** Based on the preceding finding of fact, Commissioner Nestor moved that the Historic Preservation Commission grant a Certificate of Appropriateness with condition that Jose Norato will work with staff in the selection of brick for the project (if at all possible should match existing brick on the garage) and approve the proposal with condition as stated above COA-12-55, 411 Summitt Drive. Commissioner Thomann seconded and the motion passed unanimously.

**OLD BUSINESS:**

**6a. Rosemont McIver Park Historic District Guidelines Final Draft (Review Chapters 3-4)**

**Section III. Sanford's Historic Neighborhoods - A. Introduction page 14** (replaced 'encompassing' with 'comprised of.' There were no other changes to Chapters 3 and 4. Chairman Gurwitch entertained a motion to approve chapters 3 and 4 with the one change noted previously; Commissioner Nestor moved and Commissioner Sheuring seconded and the motion passed unanimously.

Chapter 5 will be reviewed at the next meeting from page 22 through page 37.

**NEW BUSINESS:**

Staff provided updates on minor approved COA's (see list included by reference).

Commissioner Nestor wanted to give kudos to HPC staff Ms. Whitmore, for briefing the Board of Realtors about the historic district at the realtor's luncheon.

Ms. Whitmore briefed the Commission regarding 3 houses in the National District in East Sanford. There is a grant to rehab this area. Dr. Howard's building in the historic district will most likely become a County administrative building according to Mr. Bridwell.

**ADJOURNMENT:**

Commissioner Nestor made a motion to adjourn. Seconded by Commissioner Sheuring, the motion passed unanimously. The meeting adjourned at 8:10 PM.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
**Chair, Shannon Gurwitch**

**ATTEST:** \_\_\_\_\_  
**Clerk, Bruno Pursche**