

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
WEST END CONFERENCE ROOM
7:00 PM, MONDAY JUNE 10, 2013
SANFORD MUNICIPAL BUILDING**

Roll Call:

Commissioners Present: David Nestor, John Sheuring, Carla Thomann & John Lipscomb
Ash Worboys and Cheryl Myers

Commissioners Absent: None

Staff Present: Liz Whitmore, Staff
Susan Patterson, City Attorney
Bruno Pursche, Board Clerk

Government Official Present: Sam Gaskins

APPROVAL OF THE AGENDA FOR JUNE 10, 2013

Vice-chair David Nestor called the meeting to order. Board Clerk, Bruno Pursche called the roll. Vice-chair Nestor asked for approval of the agenda. Commissioner Sheuring moved to approve the agenda. Seconded by Commissioner Myers, the motion passed unanimously.

There was no Public Comment.

PUBLIC HEARINGS

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

Meadow DeFosche, Ram Farmah and Liz Whitmore were given the oath.

5b. COA 13-42 Application by Meadow DeFosche who wishes to remove the original porch hand rails, posts and decorative diagonally built palings and rebuild the posts to similar specifications, replace the railings to resemble the original railings and to replace the diagonal decorative palings with palings that have a repetitive pattern of one wide of approximately 3 ½ inches wide and two palings 1 ½ inches wide.

There was no conflict of interest among the Commissioners which would prejudice the decision making process.

Ms. Whitmore summarized the staff report for COA-13-42 (included by reference). Ms. Whitmore indicated that all public notifications required by the general statutes had been fulfilled. She referred to the supportive material in the package submitted to the Commission which included pictures

Exhibit A, B and C. The applicants would like to replace the pailings seen in Exhibit A with the pailings style of the yellow house in Exhibit B which is next door to their house. The new pailings can remain the same height according to inspections as reflected in Exhibit B. The porch railings in Exhibit A are original to the house.

Vice-chair Nestor opened the Public Hearing.

Ms. DeFosche excavated part of the porch and discovered it was originally a brick structure that someone decided to concrete over: so in her opinion the pailings were not the first thing that was on the house. She would love to have the original porch back but the rehabilitation to bring it back to original would be cost prohibitive. The post needed repair work; they were rotted underneath, this would be a pretty simple one to approve in sense of esthetics and keeping with the rest of the neighborhood. The palings in Exhibit B (on the yellow house) will be the style used on Ms. DeFosche's house and will be proportional to the span on the rest of the house.

There was no one available to speak for or against this project.

Vice-chair closed the Public Hearing.

No discussion

FINDING OF FACT:

Commissioner Myers moved that the Historic Preservation Commission find as fact that the proposed project COA-13-42, 321 N Gulf Street, if constructed according to the plans reviewed, is congruous with the character of the district, for the reason(s) that the materials, patterns, textures and colors and the architectural detailing are for the following reasons the proposed railings are similar to the house that is right next door so it is compatible with other homes in the neighborhood; it is going to be about the same height and size as the previous railing and will be the same color as on the rest of the home and will be 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 Sheuring seconded, and the motion passed unanimously.

FINAL MOTION:

Based on the finding(s) of fact, Commissioner Myers moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Meadow DeFosche and approve the proposal as shown in COA-13-42, 321 N Gulf Street. Commissioner Sheuring seconded and the motion passed unanimously.

5a. COA-13-27 Application by Ram Farmah , who has installed without the benefit of a COA three sets of eight foot long florescence tube lights at the rear of the building located at 243 Wicker Street. (Continued)

Ms. Whitmore stated that at the last meeting Mr. Farmah was asked to speak with the Inspections Department about the eight foot long tubing lights which were installed at the rear of his building at 243 Wicker Street. He did hire Wimberly Electric and they pulled a permit; although, they did not

install the lights. Ms. Whitmore spoke with Inspector Blickenstaff and the lighting which was installed failed the electrical inspection. The lighting did not meet exterior installation. Mr. Blickenstaff has called Wimberly Electric three or four times, the phone rings and the voice mail comes on, talks a little bit and then goes to a FAX. Mr. Farmah did come in to talk with Ms. Whitmore on the 15th of May regarding lighting; he was informed that his best bet would be to get information off the internet or from one of the local lighting stores in town for outdoor lighting.

Vice Chair Nestor opened the Public Hearing.

Mr. Farmah addressed the Commission brought a printout of exterior lights but they cannot be installed under the awning where the tubular lights are installed. He was informed by Vice Chair Nestor that if he removes the lights no further action would be forthcoming by the Commission. Ms. Whitmore could approve exterior lights at staff level. Commissioner Thomann stated that there are probably lights available for exterior use similar to the tubular shop lights previously installed. Mr. Farmah stated he is not open yet; Vice Chair Nestor explained how moisture affects those types of lights. Attorney Patterson interjected that if Mr. Farmah removes the lights he can withdraw his COA. Vice Chair Nestor informed Mr. Farmah he had choices, and no one wants to take away his choices. He can try to prove to the board and the inspection department that the fixtures are going to OK. Another choice is to take the lights down and you won't have to deal with this board; put a different type of bulb in the old fixtures and if they are not operating properly, get your electrician to wire them properly. The third choice is to take the lights down and find a fixture that satisfies this board, Ms. Whitmore, and the Inspections Department. One of the choices would expedite your store being opened. Mr. Farmah responded that whatever this board tells him he will do. Attorney Patterson stated that the HPC board clerk could write a statement stating that the Building Inspector found the tubular lighting was not an appropriate fixture for outside use; he will be able to use the can lighting and that if additional lighting were to be installed he will have to have that approved by building inspection and request another COA.

The action of this board is to have COA 13-27 the application by Ram Farmah withdrawn, according to Vice Chair Nestor.

Vice Chair Nestor closed the Public Hearing.

6. OLD BUSINESS:

a. Rosemont McIver Park Historic District Guidelines Final Draft

3. Matrix – pages 1 thru 6

The Matrix was reviewed and amended after discussion among the board members and Staff (the Matrix is included by reference).

Commissioner Myers will update and republish Matrix for inclusion in the guidelines.

7. NEW BUSINESS:

a. Staff provided updates on minor approved COA's (see list included by reference). The June 24, 2013 HPC meeting will be held in the council chamber conference room.

ADJOURNMENT:

Commissioner Sheuring made a motion to adjourn. Seconded by Commissioner Lipscomb, the motion passed unanimously. The meeting adjourned at 8:20 PM.

Adopted this _____ day of _____

Respectfully submitted,

Vice Chair, David Nestor

ATTEST: _____
Clerk, Bruno Pursche