

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
WEST END CONFERENCE ROOM
7:00 PM, MONDAY, SEPTEMBER 23, 2013
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, Carla G Thomann, Ash Worboys, John Sheuring, Christy Crouch, Cheryl Myers and Jonah Godfrey

Commissioners Absent:

Staff Present: Liz Whitmore, Staff
David Montgomery, Staff

Government Official Present: Sam Gaskins

Guests Present: Beth Guerrero and Keith Frye

APPROVAL OF THE AGENDA FOR SEPTEMBER 23, 2013

Chair Nestor called the meeting to order. Staff David Montgomery called the roll and a quorum was determined. Chair Nestor asked for approval of the agenda. Commissioner Sheuring moved to approve the agenda. Seconded by Commissioner Worboys, the motion passed unanimously.

APPROVAL OF THE AUGUST 26, 2013 MINUTES

Chair Nestor entertained a motion to approve the August 2013 minutes; Commissioner Sheuring moved to approve the minutes and seconded by Commissioner Godfrey and passed unanimously

There was no Public Comment.

5a. 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.

Beth Guerrero, Keith Frye and Liz Whitmore were given the oath.

COA-13-60 – Application by AK&K Corporation, who has installed without the benefit of a COA graphic stick on signage on the exterior of the windows at 145 N. Steele Street.

COA-13-61 – Application by AK&K Corporation, who has installed without the benefit of a COA graphic stick on signage on the exterior of the windows at 147 N. Steele Street.

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

Ms. Whitmore summarized the staff reports for COA-13-60 and COA-13-61 as they were related. Ms. Whitmore indicated that all public notifications required by the general statutes had been fulfilled. Staff noted that the subject properties were non-contributing to the district.

Chair Nestor opened the Public Hearing.

Commissioner Meyers asked staff about the size of the signs and if they were in compliance with the sign regulations. Staff indicated that the signs would be in compliance with the 30% coverage rule if they were on the inside of the windows, but that the signs were indeed placed on the outside of the windows and therefore were interpreted as different kind of signs.

Chair Nestor asked if the signs were on the inside, if this would have been an issue and needed to be addressed by the Historic Commission. Staff again indicated it would not. Chair Nestor then asked why the Commission should be so concerned whether a window sign was on the inside or outside.

Commissioner Thomann pointed out that the vinyl lettering was more susceptible on the outside and would more likely peel due to the outside elements of vandalism, weather, etc.

The applicant Keith Frye said he had spoken to David McRae with Current Planning about the signs and he had agreed that the signs would be in compliance and did not need any further review. Applicant Frye said he tried to use a 1920s/30s font on the property at 147 N. Steele St. so that it would be cohesive with the area. He also indicated that he had chosen the vinyl window sign because it was cheaper than a wall or protruding sign and that it would last longer.

Commissioner Thomann asked the applicant if he had anything in writing from Staff McRae regarding approval. Applicant Frye said he did not have anything in writing, but had corresponded through e-mail which he no longer had, since he thought the signs were in compliance.

Commissioner Thomann asked the owner if she had told the applicant about the Historic Preservation guidelines for the district. Owner Guerrero indicated yes.

Commissioner Sheuring asked how long the signs had been up. Applicant Frye said June or July.

Chair Nestor closed the Public Hearing.

Chair Nestor had an issue with the fact that the Commission would not be reviewing this case if the signs were on the inside of the windows.

Commissioner Thomann was concerned about approving something that was not in compliance, and that ignorance of the law was not an excuse for breaking it.

Commissioner Worboys thought the signs were in compliance with the district and the Commission was creating undue economic hardship on the applicant, particularly since the applicant had received approval from Current Planning on the sign.

Commissioner Thomann would like to have a caveat if there was a motion, that if the signs began to peel in the future that a new sign be placed inside.

FINDING OF FACT: Commissioner Worboys moved that the Historic Preservation Commission find as fact that the proposed project COA 13-61, 147 N. Steele Street, if done in accordance with the decision by the Historic Preservation Commission, is congruous with the character of the district, for the reasons that the materials, fenestration, and appurtenant features and fixtures 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. Seconded by Commissioner Sheuring, the motion passed 6-1, with Commissioner Thomann casting a dissenting vote.

FINAL MOTION: Based on the preceding finding of fact, Commissioner Worboys moved that the Historic Preservation Commission grant a Certificate of Appropriateness to AK&K Corporation and approve the proposal as shown in COA 13-61, 147 N. Steele Street. Seconded by Commissioner Sheuring, the motion passed unanimously.

COA-13-60 WITHDRAWN

Chair Nestor opened the Public Hearing.

The applicant indicated in the course of the previous discussion that the sign at 145 N. Steele Street (COA-13-60) was no longer an issue, since his wife was no longer in the business and he had rented the space to someone else. He indicated that he was withdrawing COA-13-60 and would have the sign removed immediately.

Chair Nestor closed the Public Hearing.

6. OLD BUSINESS:

a. Rosemount McIver Park Historic District guidelines Final Draft

1. Boarded structures – Since Attorney Patterson was not present the Commission felt that they should wait to address boarded structures to a time when the City Attorney could be available.

2. Parking – Staff Whitmore handed out the ordinance and other pertinent information for parking in the front yards from the City of Monroe.

3. Matrix - Staff Whitmore handed out the Project matrix as finalized by Commissioner Meyers.

7. NEW BUSINESS:

a. Staff update:

1. COAs

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

ADJOURNMENT:

Commissioner Meyers made a motion to adjourn. Seconded by Commissioner Sheuring, the motion passed unanimously. The meeting adjourned at 8:16 PM.

Adopted this _____ day of _____

Respectfully submitted,

Chair, David Nestor

ATTEST: _____
Clerk,