

Minutes of the Regular Meeting of the  
Sanford Historic Preservation Commission  
West End Conference Room  
7:00 PM Monday, December 15, 2014  
Sanford Municipal Building

**Roll Call:**

**Commissioners Present:** David Nestor, Daniel Owens, Allen Gordon & Jesse Coyle

**Commissioners Absent:** John Sheuring

**Staff Present:** Liz Whitmore, Anne Sears, Susan Patterson, City Attorney

**Government Official Present:** N/A

**Guests Present:** David Payares

**Approval of the Agenda for December 15, 2014**

Chair Nestor called the meeting to order. Staff Anne Sears called the roll and a quorum was determined. Chair Nestor asked for approval of the agenda. Commissioner Jesse Coyle moved to approve the agenda; seconded by Daniel Owens and the motion passed unanimously.

**Approval of the October 27, & November 24, 2014 Minutes**

Chair Nestor called for approval of the minutes for October 27, 2014 and approval of the November 24, 2014 minutes. Attorney Patterson stated that the October minutes needed more detail in the write up. Chair Nestor asked for approval of the November 24, 2014 minutes. Commissioner Allen Gordon moved to approve the November minutes; seconded by Commissioner Jesse Coyle; the motion passed unanimously. Chair Nestor asked to table the October 27, 2014 minutes until the January, 2015 meeting.

**There was no Public Comment.**

**Public Hearings:**

**In accordance with the General Statutes the Public Hearing was advertised, once a week for two successive calendar weeks prior to the meeting date. Staff indicated that all public notifications have been fulfilled.**

**Staff Whitmore and Mr. David Payares were given the oath.**

**5. a. COA – 14-60- Application by David Payares owner of 204 Hillcrest Drive who wishes to add a partial second story addition to the rear of the subject property. Work was started on this project without the benefit of a Certificate of Appropriateness.**

**It is noted that there was no conflict of interest among the Commissioners.**

Staff Whitmore summarized COA-14-60 staff report. (Included by reference) Staff 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, C, D, E, F, G and H.) Staff Whitmore noted that there was a misunderstanding between building inspections and Mr. Payares. Mr. Payares stated that he met with building inspections and the inspections office had signed off on the drawings for the addition; but somewhere along the line; the building permit wasn't released to him. Staff Whitmore said she was not sure how that happened. Staff stated that a "Stop Work Order" was placed on the job site. Mr. Payares said that he was putting a partial second addition on the rear of the house. Staff read to the board; listed on page 3 under Additions: Guidelines numbers 1, 2, 3 and 4 that defined (Exhibits A, B, C and D on pages 5 and 6) and stated it meets the recommendations. Staff wanted to relay that how all of this came about is because he had some very, very large trees that fell on the house (Exhibits B, C, and D pages 5 and 6) which prompted repairs and improvements to the historic structure. Four trees came down in the back yard. The addition is a contemporary motif that compliments the historic buildings, mass proportions and spacing of the doors. Staff Whitmore noted that the applicant is proposing vinyl siding on the façade and three vinyl windows. Staff Whitmore asked the board to look at page 5. Staff added that it should be noted that very little of the proposed siding will be visible from the street and the new windows will not be visible because they are on the rear of the house (Exhibits B, C and D pages 5 and 6.) The rear yard of the subject property abuts the park located on Sunset Drive. Mr. Payares had already bought the materials before; he realized that he was doing something wrong. Staff noted that this is a partial second floor addition; the original roof line has been interrupted however the new interrupted ridge line is negligible (Exhibits A and B page 5.) Staff Whitmore added that from the rear the addition appears very large; but you can attribute that to the angle in which the photo was taken. It is not as large as it looks (Exhibits C and D page 6.) The historic resource is built of brick (painted) with small amounts of wood siding on the two side elevations. Staff noted that the proposed exterior colors of the addition and the paint colors are compatible with the historic building and meet the guidelines for exterior color. Staff Whitmore noted that the second story does not visually overpower neighboring historic buildings (Exhibit A and B page 5.) Commissioner Coyle asked when the trees fell. Applicant, David Payares stated it was September 14<sup>th</sup> of 2014 (Exhibits E, F and G.) Chair Nestor asked if there was a reason that we haven't looked at wood siding. Staff noted that the applicant thought he had done everything that he was supposed to do and the vinyl and other materials were already purchased. Staff Whitmore noted that wood siding was an option. The applicant had already purchased the vinyl siding and if he had come to her beforehand; then she noted that they would have discussed wood siding at that time. Staff asked Commissioners to look at pages 5 & 6 in the handout. Staff asked everyone to look at page 3 and after staff read 1, 2, 3 and 4, she notes that the applicant Mr. Payares is proposing vinyl siding. Staff noted that the windows in the front of the house are metal. Mr. David Payares spoke at this time. Mr. Payares stated that he had hired an engineer, Ken Bright and he has written a letter to the Inspections Department. Mr. Payares provided a copy (Exhibit H.) Mr. Payares said it was an investment property for him. He shared that inspections did visit the site. Mr. Payares said the previous tenants in the house had lived there for ten years and they have been gone for three months. Mr. Payares provided a sample of the vinyl siding that he had purchased at Lowe's. He shared that a house down the street had similar siding and this was one of the reasons that he had picked the vinyl. Mr. Payares stated that vinyl siding is being placed on the rear of the house and the amount of the vinyl siding being used is small and barely visible. Chair Nestor had a question about the attic space.

Applicant David Payares stated that the house always had livable space upstairs. He said that stairs were already there and he is adding a bedroom.

**Chair Nestor closed the Public Hearing.**

The board was in agreement after discussing COA-14-60 for approval.

**FINDING OF FACT MOTION:**

**Commissioner Coyle moved that in regards to COA- 14-60-204 Hillcrest drive; I move that the Historic Preservation Commission find as fact that if the proposed partial second story addition is done in accordance with the decision of the Commission, is congruous with the character of the historic district as the vinyl's minimum will not be publicly visible or only partially so; as a color that matches the color of the house. (White) and as otherwise generally in harmony with the criteria in the design guidelines, the special character of the neighboring properties, and the historic district as a whole; seconded by commissioner Allen Gordon.**

**FINAL MOTION:**

**Commissioner Coyle based on the preceding finding(s) of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to David Payares and approve the proposal(s) as shown in COA-14-60, 204 Hillcrest Drive; seconded by commissioner Allen Gordon and it passed unanimously.**

Mr. Payares leaves at this time.

**Old Business:**

6. a. Staff Whitmore said that she has not received any e-mails about the Parking for Rosemount Mclver Historic District Guidelines that she had asked everyone to review. Staff added that she had one change on page thirty four, number F. She stated that she would like to change the minimum width for a residential or commercial driveway is ten feet and the maximum width is 16 feet.

Commissioner Jesse Coyle noted another correction under Temporary Event Parking under a. In the second sentence the word should be "Used" instead of sued." No other corrections were noted.

Staff Whitmore asked the board when they would like to have the Public Input Session. The board decided they would like to have it at the next regular scheduled meeting date of January 26<sup>th</sup>. Staff will check and determine the location and e-mail everyone. Staff said the notice will be sent out by post-cards and if anyone needs a copy of the Rosemount Mclver Park Guidelines they can look at it on line; or either a copy can be picked up at the office. No other comments were mentioned.

**7. NEW BUSINESS:**

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

**8. ANNOUNCEMENTS:**

Staff Whitmore provided a newsletter to everyone from HPC that is mailed annually due to the budget cut. Staff spoke about how much time is involved in getting them ready to be mail. Chair Nestor shared that he would get an estimate from All-digital printing for preparing and mailing them.

**ADJOURNMENT:**

Chair Nestor called for adjournment: Commissioner Gordon made a motion to adjourn; seconded by Commissioner Daniel Owens, the motion passed unanimously. Meeting adjourned at 8:35 PM.

Adopted this 15<sup>th</sup> day of December, 2014.

Respectfully submitted,

---

**Chair, David Nestor**

**ATTEST:** \_\_\_\_\_

**Clerk: Anne Sears**