

Minutes of the Regular Meeting of the
Sanford Historic Preservation Commission
Buggy Building Conference Room
7:00 PM Monday, February 19, 2018
115 Chatham Street

Roll Call:

Commissioners Present: David Nestor, Allen Gordon, Philip Yarborough, Brian Mitchell & Rebecca Whitaker

Commissioners Absent: Greg Stoch

Staff Present: Liz Whitmore, Historic Perseveration Planner, Anne Sears, Secretary to the Commission; Kevin Hornik, Commission Attorney

Government Official Present: Sam Gaskins

Witnesses and Guests: Wayne Williams

Chair Mitchell called the meeting to order.

1. Staff Anne Sears called the roll and a quorum was determined.
2. **Approval of the Agenda for February 19, 2018:**
Chair Mitchell called for approval of the agenda for February 19, 2018. Staff Whitmore asked to add two items under Old Business: 6 c. (Public Art) and 6 d. (Training.) Commissioner Yarborough moved to approve the agenda as amended; seconded by Commissioner Gordon and the motion passed unanimously.
3. **Approval of the January 22, 2018 Minutes:**
Chair Mitchell called for the approval of the minutes for January 22, 2018. Commissioner Nestor moved to approve the minutes; seconded by Commissioner Gordon and the motion passed unanimously.
4. **Public Comment: N/A**
Chair Mitchell asked if there was any public comment. There was none.
5. **Public Hearings:**
Chair Mitchell noted that we have a continuation of 18-01. The applicant was not present at the January 22, 2018 meeting.

Conflict of Interest:

Chair Mitchell asked if there was any conflict of interest among the Commissioners pertaining to the case being heard tonight (COA-18-01) There was none.

Staff Liz Whitmore, applicant Wayne Williams were given the oath.

Chair Mitchell opened the Public Hearing:

5. a. Continuance of COA 18-01 – Application by 4 ICE Investments LLC., owners of 152 Moore Street, who wish to replace the existing windows and door with a new store front that will be aluminum anodized milled windows and door which shall be white. Remove the brick from the three bricked up windows and one door and install aluminum anodized milled windows which shall be white. This COA only addresses the first floor on the Moore Street façade.

In accordance with the General Statutes, the public hearing was advertised once a week for two successive calendar weeks prior to the meeting date and all public notifications were fulfilled.

Staff Liz Whitmore noted that on page 2 under (d) Windows and Openings states that:

1. Do not replace historic windows with contemporary treatments. The existing windows are not original, so that will not apply; and the windows that were bricked up are not original either.
2. Staff stated if you look at page 16, (Exhibit A) you see the façade as it is today and you can see behind the two signs, one states Leg Pain Center, and to the left is another sign and you can see the shadows of two bricked in windows to the right and one brick window to the left and these are the three brick windows that they want to uncover and the brick door that will be reopened. Staff Whitmore stated they want to expose the three brick windows and install shadow boxes 12 inches deep for display for seasonal items, art work, etc. The door being proposed will be an aluminum milled door with no windows; page 17 (Exhibit B.) The applicant has not provided a detail of said door. The applicant, Mr. Williams shall provide a detail of the proposed door prior to installation which may be approved at staff level, (page 17, Exhibit B.)
3. Uncover and repair any windows, which have been screened or filled in.
4. All windows will be properly maintained, paint, caulk, and clean all windows, after they are installed. Staff stated if you look on page 17 (Exhibit B) staff noted that the awnings were not under consideration tonight; the drawing is from the architect and we will get those at a later date and they can be approved at staff level, and the upper story is a conceptual design and is not under review tonight. To the left there is a large solid wall there, where they are proposing that a piece of public art be placed at a later date.
5. Remove any non-historic signs hanging on the exterior, which obstruct windows or details. Staff stated that no signage is hanging on the exterior of the building which obstructs windows or details.
6. No darkened glass or shaded glass will be used for the new windows or the replacement of windows.
7. No window type air conditioning units will be installed; therefore this guideline does not apply.

Staff Whitmore stated no signage is being proposed at this time; only the first floor façade windows and doors are under consideration with this application. Awnings have not been submitted for approval and they can be reviewed at staff level. The second floor in the rendering sketch is conceptual at this time. The area to the left on the first floor is reserved for public art at a later date. The three shadow boxes will be lighted on the ceiling, so the displays can be more

visible from the street. Staff stated again they did not provide a detail of the wood composite door; which the applicant will provide a detail of said door for approval at staff level.

Chair Mitchell asked if there were any other questions for staff.

Commissioner Nestor asked staff what (Exhibit D) on page 19 was? Staff Whitmore noted that that was the double door style being proposed and that is just showing the style of the door; but that door will be aluminum anodized and he wanted to reference (Exhibit C) on page 18. Staff Whitmore noted that door will be built to original and they will be building a wood frame that will project from this building about 18 inches to protect the public during construction. Staff stated that all proper permits will be pulled and all safety measures will have to be taken in.

There were no other questions for staff.

Applicant, Wayne Williams approaches the podium.

Commissioner Gordon asked Mr. Williams about his timeframe. He stated they had everything together they needed and they hope to have it done in a couple of weeks. Commissioner Nestor asked about the shadow boxes being lit; whether that was from the interior or the exterior. Mr. Williams stated from the interior. Commissioner Nestor asked about (Exhibit B) page 17. Mr. Williams noted that the double door will be white to match the white windows. Commissioner Nestor asked about the new door being installed; whether it would have two panels at the bottom and two panels at the top. Mr. Williams said the existing door is being rebuilt and will look exactly as it looks now. Commissioner Nestor asked the applicant how the shadow boxes are built and whether there was any glass in them or just recessed brick. Mr. Williams noted it would be glass and the back will be filled in; and that particular wall is about one foot deep, so the shadow box would be around 12" deep.

There were no other questions for the applicant, Mr. Williams.

Chair Mitchell closed the Public Hearing.

Commissioner Nestor stated that it is needed in the motion to approve to remove the brick from three bricked up windows and one door and install aluminum anodized windows white and the door will be white; we should address even though staff will approve that door, the final selection when they pick it out; that it will be in keeping with the door to the right. Commissioner Nestor reiterated that three shadow boxes will be single pane and no grids in them and they will be 12" inches deep to display artwork, etc.; and it will be congruous with the existing window to the left. Staff Whitmore noted that the Artist Colony had the big plate glass window, so it could be used as an example in the approval of the COA.

Finding of Fact:

Commissioner Nestor moved in regards to COA-18-01-152 Moore Street that the Historic Preservation Commission find as fact that the project (which is to replace the existing windows and door with a new storefront that will be aluminum anodized milled windows white and door which will be white. The pattern as shown in (Exhibit's A and D) pages 16 & 19, in addition are

to remove the bricks from the three bricked up windows to the right and the one door and installed aluminum anodized mill windows and door which shall be white. The door in turn will be approved at staff level and will need to be congruous with the existing door to the right of the three windows that are being opened up as well as the door. This COA only addresses the first floor on the Moore Street façade, proposed by 4 ICE Investments LLC; further note that the three windows that are being opened up will be opened up to become shadow boxes and the testimony tonight shown is that the wall is 12” deep. These openings will be used to display either artwork, posters, etc. find this to be in accordance with the Downtown Design Guidelines and the decision of the Commission, is congruous with the character of the Historic District; the storefront and the doors will be an upgrade from what is existing and they will match others on Moore Street, the name of the building that used to be the current Artist Colony; will find it to be in generally in harmony with the criteria and the design guidelines, the special character of the neighboring properties, and the historic district as a whole; seconded by Commissioner Yarborough and it passed unanimously.

Final Motion:

Commissioner Nestor moved based on the preceding finding(s) of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to property owner 4 ICE Investments LLC., who wish to replace the existing windows and door with a new storefront that will be aluminum anodized milled windows and door which shall be white. Remove the brick from the three bricked up windows and one door and install aluminum anodized milled windows and door which shall be approved at staff level, the three windows which are being installed will be shadow boxes. (This COA only addresses the first floor on the Moore Street façade,) as shown in COA-18-01,152 S. Moore Street; seconded by Commission Yarborough and it passed unanimously.

Applicant, Wayne Williams leaves.

6. Old Business:

- a. Trades Day: Staff Whitmore stated we had chosen May 12th for Trade’s Day and on that day the Arts and Vine show will be held at the Mann’s Center. Staff Whitmore stated there are no other dates that are available to rent Depot Park. Staff stated it would work out better to postpone it until the fall. Staff asked the Commission if they were in agreement to postpone Trades Day from May to sometime in the month of October. Everyone agreed.
- b. Newsletters: Staff Whitmore shared that she and her supervisor, David Montgomery discussed whether or not we should continue with the bi-annual newsletters. Staff noted that over 1,000 are sent to property owners and residents in the historic district. Time and cost is a big factor. Staff relayed that she gets back at least one hundred mailings each time. After a brief discussion among the Commissioners it was noted that they would discontinue the mailing; but want to use Social Media; by having our Public Relations Officer, Kelly Miller place it on the web and have a Facebook page or post it on City’s front page with a link. Chair Mitchell asked about posting it in public areas such as Depot Park.
- c. Public Art: Staff Whitmore provided a copy of the article that was just published in the Sanford Herald about the Appearance Commission. Staff stated she went to the City

Council Workshop on February 13 and gave a presentation on our public art going on in downtown. Some of these will be coming before the board for approval. Staff shared that the City's funds are slated to go towards several different projects. She relayed that we still owe artist, Chris Dalton, whom did the Fairview Dairy Mural \$3,000 for her work on that mural and the amount of \$12,000 is being proposed for placing small sculptures of trains throughout our downtown. This program will include a scavenger hunt for children and they will have a book that they will get stamped each time they find one of the trains and they will be eligible for prizes if they find all 12. Staff Whitmore stated that \$ 5,000.00 is needed for "Art on Fire," allowing high school students to paint fire hydrants with city-approved designs. Another \$3,700.00 will go towards the vinyl wraps on various utility boxes in downtown Sanford and Jonesboro, and the design will have to come before the Commission. Staff shared that Mayor Mann is very interested in a "Before I Die" wall, that is a global art project that invites people to reflect on their lives by filling in a blank after the statement "Before I die I want to _____". There has been talk about placing it on Charlie Watson Lane on Steele Street. Staff relayed that they would have around \$11,900 left and that amount could go towards the mural being proposed for the wall at Depot Park. The proposal is to paint a train with various cars holding different products and have different Sanford landmarks in the background. Staff stated the background will be painted in black, gray and white. The train would be made out of tile and the train cars would be carrying tobacco, brick, cotton and brownstone. Some pieces will be three-dimensional. High School students will be given the opportunity to participate in this project; which is slated to being completed by November 2018.

Staff shared that they are going to recommend that the Bradford Pears be removed; and some of the smaller landscaping may be either removed or rearranged. The Ginkgo's trees will remain. Another exciting announcement is the Tobacco mural being proposed on the Sanford-Rent-All building. RFP's are due on the 22nd of February. Several have already been submitted for review. Staff stated that with funds from the State that there are plans that some of that money will be going towards a mural in Jonesboro. The Sanford Business College sign, The Snowdrift sign and Lee Furniture Sign will also be paid by the State's money. Coca-Cola is paying for the Coca-Cola ghost signage. (All of this is planned to be finished by the end of June.) Chair Mitchell asked staff Whitmore if she could add repainting downtown benches. Staff stated she would look into this and get back to the board. Commissioner Gordon asked about the Little Free Library and staff noted that it is already in place and looks very attractive. Staff stated we are going to be applying for a grant through SHPO to have our Downtown resurveyed and expanded. Buildings such as Hugger Mugger Brewery and Local Joes may be considered contributing buildings, instead of non-contributing buildings. Staff relayed that the map is not complete and she would bring it to the next meeting. SHPO plans are to come down the first week of March.

- d. Training: Staff stated that it was time for the CLG training and two commissioners would need to attend. Last year the training was held here. Staff provided two Save the Date for Regional CLG Training. One is scheduled at Chapel of the Cross in Chapel Hill on Friday, May 18th, and the other one is at the State Archives Building on Friday, June 8th.

If anyone is interested please let her know. Once everything is confirmed, she would email it out to everyone. Staff stated she would be going to the Main Street Conference in Clayton in March on the 13, 14 and the 15th. Praise was given to staff Whitmore about the GLG training that was given here last year at the Buggy building.

7. **New Business:**

a. **Staff update:**

Staff Whitmore provided updates on Minor and Major COA's included by reference.

8. **Announcements:**


Staff Whitmore stated that we have a local young man that will be performing on the "Voice" Britt Buchanan. The Voice came down and took pictures with him in front of some of our murals and they were also in Depot Park.

9. **Call for Adjournment:**

Chair Mitchell called for adjournment. Commissioner Nestor moved to adjourn; seconded by Commissioner Yarborough and the motion passed unanimously. The meeting adjourned at 8:15 pm.

Adopted this 19 day of March 2018

Respectfully submitted:



Chair: Brian Mitchell

Attest: 

Secretary to the Commission: Anne Sears