

**MINUTES OF THE REGULAR MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
SANFORD, NORTH CAROLINA**

The Historic Preservation Commission met in regular session in the Buggy Building Conference room at the Buggy Building, 115 Chatham Street, on Monday, February 24, 2020, at 7:00 PM.

ROLL CALL

Members Present:                Brian Mitchell, Chair  
                                         Greg Stoch, Vice-Chair  
                                         Philip Yarborough  
                                         David Underwood  
                                         Jason Cline  
                                         Allen Gordon  
                                         Rebecca Whitaker

Council Member :                Sam Gaskins

Staff Present:                    Liz Whitmore, Historic Preservation Planner II  
                                         Angela Baker, Clerk to the Board  
                                         Al Benschhoff, Attorney

APPROVAL OF AGENDA

Having noted the presence of a quorum, Chair Mitchell called the meeting to order, and entertained a motion to approve the agenda. Board member Whitaker made the motion, seconded by Board member Underwood, the motion carried unanimously.

PUBLIC COMMENTS: There were no public comments.

APPROVAL OF MINUTES

Chair Mitchell asked for a Motion to approve the January 27, 2020, minutes. Vice-Chair Stoch made a motion, seconded by Board member Cline, the motion carried unanimously.

NEW BUSINESS

- Presentation from Heather Slane from HMW Preservation – Update of Downtown Historic District (survey) and 11 additional properties to be surveyed.

The current Historic District was done in 1985-86 and the period of significance is only looking into buildings up to the 1930's. They are resurveying all the buildings; taking photos; and collecting history of the Town and what was happening in the 1930's -60's. They hope to extend the period of significance for the District into the early 1960's so that a lot of the buildings that were built in 1940-60's would become contributing buildings and will be eligible for tax credits, for the National District Register. There will be 15 additional buildings added to the District. A new boundary will be proposed to the State Historic Preservation office and the National Register advisory committee in June. All

documentation and information to update the registry needs to be complete by August for the Grant. It will go before the committee again in October. It will be just the Downtown district and not the housing district.

- Public Comments

Ashley Wilson 1710 Carthage Street, Sanford, NC 27330

Ms. Wilson stated that she previously lived at 505 Sunset Drive in the Historic District. She asked the Board to not approve the demolition of 223 Hillcrest Drive. She stated that it is a historic piece of Sanford well known to many, but also that it is restorable. There is damage on the inside of the home, the property has been unkept, there are potential buyers willing to invest and restore the home. Rachel Ortiz, the owner of the home, has a Real Estate Agent that has been hands on working in finding a buyer and potential investor. She said the Real Estate Agent began long ago in the process and there is a lot of confusion about exactly what happened with the home. Rachel has taken the proper steps to get the Will through probate court. There are family disagreements and it has become an uphill battle. It has caused the delay in selling the property. There has been a petition created online with over 240 signatures of local residents that would much prefer a restoration of the home than a demolition. She said that she sympathizes with the neighbors of the home's current condition and an over population of cats and racoons. They are willing to make expedited efforts to clean around the home, board openings, maintain landscaping and traps for animals until the home can be sold. Rachel has a lawyer and Real Estate Agent working diligently so that selling and restoration could move forward, and she asked that the Board re-evaluate their decision to approve the City's request and give more time. Rachel has a team on board to make this successful for everyone involved. She loves all things Sanford and thanked the Board for their time.

Chair Mitchell read the quasi-judicial reference statement

Administer the Oath: Chair Mitchell called all participants speaking in favor of, or against the COA's, as well as staff, to come forward to be sworn in for testimony. Applicants, Jerald Rockwell; Jeff Townson; and Joni Martin; and Staff Liz Whitmore appeared and took the oath.

- A. COA-20-05 Application by Jerald Rockwell, who wishes to replace the first-floor window on the south facing façade which shall compliment the second story windows which are being restored and install a new commercial grade door with sidelight on the southern elevation.

Staff Presentation: Staff Whitmore stated that the Historic Preservation Commission received an application for a Certificate of Appropriateness (COA-20-05) from Jerald Rockwell for 235 Wicker Street to replace the first-floor window which shall compliment the second story windows which are being restored and install a new commercial grade door with sidelight on the southern elevation of the subject property. The site was advertised on February 12 and 19, 2020; and posted on February 12, 2020.

The site is a contributing property to the Historic District. Exhibit A, page 9 is the front façade of Wicker Street, the front façade is not part of the application it is included for reference only.

Downtown Design Guidelines:

- a. Storefront Buildings Early Twentieth-Century construction in the downtown, aside from a few grand structures, were mostly storefront commercial buildings. They were constructed of red brick and decorated with wood trim, stone door and window lintels, and brick corbelling. They were placed immediately behind the sidewalk, so they had a straight front street presence. They were usually attached to adjacent buildings or separated by only a few feet or a narrow alley. These buildings had pedestrian access directly onto the street. The buildings clearly define the block face of the downtown. Comment: The applicant is proposing to replace the residential French doors on the south facing façade with a commercial grade glass door with side light. (Exhibit B, page 10, is the existing façade and Exhibit C, page 11 is the proposed façade). The proposed store front system to be installed on the south side of the subjecting building compliments the existing store front on the north side of the subject building facing Wicker Street (Exhibit A, page 9 and D, page 12).

Windows and Opening

- a. Do not replace historic windows with contemporary treatments.  
Comment: The bottom window on the south façade is to be replaced and will be compliment the two second story windows on the rear of the building The second story windows are metal and are to be restored. The proposed first floor window will be constructed wood, but the style will be the same as the two windows in the second story upon completion of the window and painting they will visually match (Exhibits B, page 10; C, page 11 and E, pages 12 and 13).
- b. The original size, shape, and number of windows shall be maintained. Retain the original number of window lights (panes).  
Comment. The first-floor windows will upon completion will visually match the existing second story windows on the south façade (Exhibits B, page 10; Exhibit C, page 11 and Exhibit E, pages 13 and 14).
- c. Uncover and repair any windows, which have been screened or filled in.  
Comment: The two second story windows are being restored to their original condition.
- d. Properly maintain, paint, caulk, and clean all windows.  
Comment: When the project is complete all windows will be properly maintained.
- e. Do not use darkened or shaded glass as replacements for clear glass.  
Comment: No darkened or shaded glass is being proposed to be used with this project.

Staff Comments and Analysis:

The above comments are of the opinion of staff only and it is the Commission's discretion whether to agree or disagree with staff and make any additions or deletions as they deem fit.

Board Questions

Chair Mitchell asked if the window downstairs was original?  
Staff Whitmore stated no, the original window is like the one upstairs.

Board member Whitaker clarified that the Exhibit D, Steele Street Mall door is an example of what the door would look like ?  
Staff Whitmore stated yes, with side light. It will be narrower than that door.

Applicant's Testimony:

Jerald Rockwell, 410 Light Horse Circle, Aberdeen, NC.

Board member Allen asked if he agreed with Staff recommendations ?  
Mr. Rockwell stated that he agreed with the plans and recommendations.

Board Discussion:

Chair Mitchell stated that the proposed door looks more appropriate than the current door.

Motion: Board member Cline made a motion that in regard to COA-20-05, 235 Wicker Street, that the Historic Preservation Commission find as fact that if the proposed project is done in accordance with the decision of the Commission, that it is congruous with the character of the Historic District since the first floor window is not original and it is going to be replaced to match the second floor window that are being restored and are original to the building; and the French doors are being replaced to match the front façade on Wicker Street to what is on Steele Street, and as it is 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. Motion seconded by Board member Yarborough.

Chair Mitchell called for a vote. The motion carried unanimously.

Final Motion: Board member Cline made a motion based on the preceding findings of fact, moved that the Historic Preservation Commission grant a Certificate of Appropriateness (COA-20-05) to property owner Jerald Rockwell, 235 Wicker Street, and approve the proposal(s) as shown in COA- 20-05, 235 Wicker Street. Motion seconded by Board member Underwood.

Chair Mitchell called for a vote. The motion carried unanimously.

- B. COA-20-04: Application by Jeff Towson owner of 120 S. Steele Street for the renovation of the outside seating area and removal of existing railings and install new

4x4 wood posts with horizontal pipe railing, porcelain tiles will be installed on the floor of the outdoor sitting area, install porcelain planks on the two walls that replicate wood, install bead board on the ceiling to match existing. Install two light fixtures on the back wall of each side (a total of 4), install recessed lighting. Reconfigure the layout of the seating area to eliminate the major zigzag layout, install a new step on both sides for access. Install a bar that customers may sit at to be located within each sitting area.

Staff Presentation: The Historic Preservation Commission received an application for a Certificate of Appropriateness (COA-20-04) 120 S. Steele Street which is the Smoke and Barrel restaurant. Jeff Towson is the owner and he is planning on doing a major renovation on the outside of the building to the seating area and removal of the existing railings and install new 4x4 wood posts with horizontal pipe railing, porcelain tiles to be installed on the floor of the outdoor sitting area; Install porcelain planks on the two side walls to replicate wood, install bead board on the ceiling to match existing; Install two light fixtures on the back wall of each side (a total of 4), install recessed lighting; Reconfigure the layout of the seating area to eliminate the major zigzag layout, install a new step on both sides for access. Install a bar located within each sitting area. It was advertised in the Sanford Herald on February 12 and 19, 2020, and site posted on February 12, 2020.

The building is a contributing building in the Downtown Historic District. Exhibits A, B, and C, pages 9, 10, and 11 are the existing front façade of the subject property, the eating / seating area, and the façade with façade of abutting buildings.

### Downtown Guidelines

#### Maintenance and Repair

- a. The proper maintenance and repair of historic buildings and original elements is preferred over their removal, replacement, or reconstruction.  
Comment: The existing front façade was removed and converted to an outdoor seating /eating area (Exhibits A and B, pages 9 and 10). The outdoor area flooring is rotting due to being exposed to the weather and configuration is awkward at best (Exhibits B and D, pages 10 and 12).
- b. Do not replace complete elements when portion of the element could be patched or repaired.  
Comment: The application ifs for the seating / eating are to be reconfigured to remove the zig-zag layout and add one step to each side of the entrance to this area. The ceiling in the middle of the area will be replaced with tongue and grove ceiling to match the existing tongue and groove ceiling.
- c. Repair damaged elements by using like materials or other materials, which have the same appearance and are compatible with any remaining part of the original element.  
Comment: The flooring of the seating area will be tiled (Exhibit E, page 13). The two side walls will be covered with a ceramic tile which looks like wood. (Exhibit F, page 14).

## Replacement and Reconstruction

- a. Reconstruct elements to a scale, material, finish, and color compatible with the historic building.  
Comment: The new foundation will be compatible with the existing brick. (Exhibits A, B, and C, pages 9, 10 and 11).
- b. Prevent addition of elements, which are not original to or appropriate for the historic building.  
Comment: The existing railings and pickets will be removed and replaced with either pipes or powder coated rebar in a black or pewter color that will be set vertically. The existing handrails on the steps will be replaced with wood posts and handrails. The bottom and top rails surrounding the eating / sitting area (Exhibits B and G, pages 10 and 15) will be replaced.

## Staff Comments and Analysis:

The applicant is proposing to install four lighting fixtures, two on each side of the eating / sitting area as well as three ceiling lights (Exhibits H and I, pages 16 and 17). The exterior will be painted shade of beige (Exhibit J, page 18). The above comments are of the opinion of staff only and it is the Commission's discretion whether to agree or disagree with staff and make any additions or deletions as they deem fit.

## Board Questions

Chair Mitchell asked if the bar area would be located against the external side wall?  
Staff Whitmore said yes.

Chair Mitchell asked if the zig-zag pattern considered historic or natural?  
Staff Whitmore said no, it is not historic.

Chair Mitchell asked is the tiles in front of the doorway going to be removed?  
Staff Whitmore said the tiles would stay.

Vice Chair Stoch asked if they were going to use brick to turn the zig zag pattern into rectangle on the front part and remain zig zag in the back?  
Staff Whitmore said yes, so that you could get into the doorway.

Board member Underwood asked how long the current façade had been there?  
Staff Whitmore stated that it was there prior to becoming a local district.

Staff Whitmore made a recommendation of a condition to be determined by staff the direction of horizontal or vertical of the pickets located around the seating area.

## Applicant's Testimony

Jeff Towson, 201 Chatham Street in the Lutterloh Building.

Board member Gordon stated thanks for being in business Downtown. He likes the changes and thinks they will look nice.

Board member Stoch asked about the bricks and what kind of brick would be used in the replacement?

Mr. Towson stated that he would get as closest match possible.

Staff Whitmore stated that the bricks are not original, so the age of the bricks vs new bricks will not be problematic.

Board member Stoch asked if he would be okay in working with staff on the direction of the pickets?

Mr. Towson stated yes.

Board member Stoch asked about the live edge bar, and the style of it ?

Mr. Towson stated that it would be a natural wood.

Board member Yarborough asked about the powder coated rebar?

Staff Whitmore stated that it would have to meet standards and approval.

Joni Martin, 1313 Bickett Road, Sanford.

Ms. Martin stated that the railing looks similar to what is behind the Chatham Street building. It has the wood on the top and it has vertical rebar in between and then you have another wood one at the bottom.

Mr. Towson said the purpose of the power coating would smooth out the rebar and give it a protective coating.

#### Board Discussion:

Board member Stoch asked if the design would fit in with the Downtown?

Staff Whitmore stated that it would be similar to what was approved previously for the Wild Dawg brewery.

Board member Gordon stated that he thought it would look really nice.

Board member Whitaker stated that she hoped it would be done in time for people to enjoy this summer.

Chair Mitchell stated that the wood outside currently is damaged and needs to be repaired.

Staff Whitmore stated that the project will be small so that a big roll off dumpster will not be located on the street. They will be using trash cans.

#### Motion:

Board member Whitaker made a motion in regards to COA -20-04, 120 S. Steele Street that the Historic Preservation Commission find as fact the if the proposed project, the renovation

of the outside seating area and removal of existing railings and install new 4x4 wood posts with horizontal pipe railing; porcelain tiles will be installed on the floor of the outdoor seating area. Install porcelain planks on the two side walls that replicate wood, install bead board on the ceiling to match existing. Install two light fixtures on the back wall of each side (a total of 4), install recessed lighting. Reconfigure the layout of the seating area to eliminate the major zigzag layout, install a new step on both sides for access. Install a bar located within each sitting area, is done in accordance with the decision of the Commission, that it is congruous with the character of the Historic District as the storefront has already been changed from original state during the time it was not included in any historic district; the configuration as it is now is awkward and non-historic; the current outdoor flooring has been ruined due to weather; and the new foundation will be compatible with the existing brick. Therefore, is generally in harmony with the criteria in the design guidelines, the special character of the neighboring properties, and the historic district as a whole. The motion was seconded by Board member Gordon.

Final Motion:

Board member Whitaker made a motion based on the preceding findings of fact, moved that the Historic Preservation Commission grant at Certificate of Appropriateness to Jeff Towson and approved subject to the conditions of the proposal as shown in COA-20-04, 120 S. Steele Street with the following conditions that the applicant work with staff to determine appropriate railings and pickets to be used in the seating area. The motion was seconded by Board member Underwood.

New Business:

StreetFest October 10, 2020 and the Historic Preservation will have a booth and helps to meet HPC criteria for the State.

2020 Meeting schedule amended as attached. Motion by Board member Whitaker; seconded by Board member Yarborough. Motion carried unanimously.

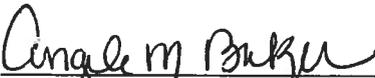
ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned on motion of Board member Stoch, seconded by Board member Cline, and unanimously carried. The meeting was adjourned at 8:00 pm.

Adopted this 24<sup>th</sup> day of August, 2020.

BY:   
Brian Mitchell, Chair

ATTEST:

  
Angela M. Baker, Clerk