

Minutes of the W. B. Wicker School of the  
Sanford Historic Preservation Commission  
Council Chambers, City Hall  
7:00 PM Monday, April 24, 2018  
225 East Weatherspoon Street

Roll Call:

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

Commissioners Absent:

Staff Present: Liz Whitmore, Historic Preservation Planner, Anne Sears,  
Secretary to the Commission; Al Benschhoff, Commission Attorney

City Liaison: Sam Gaskins

Witnesses and Guests: Jimmy Hite, Beth Trahos, Mayor Chet Mann, County Manager  
John Crumpton, County Attorney Whitney Parrish, Andy Bryan  
School Superintendent, Marshall Downey Community  
Development Director, County Liaison Tim Sloan, County  
Commissioners Amy Dalrymple and Citizens of Lee County and  
the City of Sanford

Chair Mitchell called the meeting to order. Chair Mitchell stated this is a continuation of COA-18-27, 900 S. Vance Street from the HPC meeting held on April 23, 2018 at 7:00 PM at the Buggy Building, located at 115 Chatham Street.

1. Staff Anne Sears called the roll and a quorum was determined.
2. **Approval of the Agenda for April 24, 2018:**  
Chair Mitchell called for approval of the April 24, 2018 agenda. Commissioner Stoch moved to approve the agenda; seconded by Commissioner Nestor and the motion passed unanimously.
3. **Public Hearings:**  
Explanation of a Quasi-Judicial Hearing was read by Chair Mitchell. (Exhibit A)
4. Staff Liz Whitmore, architect Jimmy Hite, Beth Trahos, Andy Bryan, Superintendent of Schools, and Paul Brown, were given the oath.

**Conflict of Interest:**

Chair Mitchell asked if there was any conflict of interest among the Commissioners pertaining to the cases being heard tonight (COA-18-27) there was none.

Chair Mitchell opened the Public Hearing:

Staff Whitmore relayed that before the Commission tonight and guests that she has a PowerPoint presentation for COA -18-27. Staff stated she had received an application for a Certificate of Appropriateness –COA-18-27 from Brick Capital Community Development Corporation-Wicker LLC and Kate Rumley, property owners of 900 S. Vance Street and applicant, Lee County Government. The applicants wish to build enclosed walk-ways which connects to the south end of the existing structure (Lee County Training School/W. B. Wicker School), construct a cafeteria building which will be attached to an existing gymnasium, remove 5 trees in excess of 8 inches in caliper and 4 feet from grade. And to install associated sidewalks, steps, plazas, landscaping, lighting, utility equipment and parking areas. Exhibit A, page 14 of the staff report shows the existing conditions. Staff Whitmore relayed that the temporary classroom on the lower left corner and the one above that no longer exists.

Staff Whitmore relayed that the application was advertised in accordance with the General Statutes on April 11, and Wednesday April 18, however the Sanford Herald changed the second notification to Thursday April 19, 2018. Letters were sent to all property owners within 100 feet of the subject property and the owners received notification via certified mail and regular mail and in addition the site was posted on Wednesday, April 11, 2018. The public hearing was advertised once a week for two successive calendar weeks prior to the meeting date and all public notifications were fulfilled.

The surrounding properties in general are residential in character; such as single-family homes and duplexes. The rest of the property which some of it is existing, is school open space and parking lot.

Staff Whitmore stated that the subject property was entered into the National Register of Historic Places on December 28, 2000 and was designated a local landmark by Ordinance #2008-77 on December 16, 2008. Upon review of the afore referenced ordinance and consultation with staff from SHPO it was determined that since the PIN # 9642-57-5335 was referenced in Ordinance 2008-77 the entire 2.71-acre parcel is subject to review on page 2 of the report. The third paragraph states that the subject parcel is 2.27 acres and that is incorrect. The parcel acreage per Lee County Strategic Services is 2.71 acres. What the W. B. Wicker School sits on is subject to review by the Historic Preservation Commission.

When a property is designated a local landmark that property is subject to review under the appropriate guidelines, which in this case are the Downtown Guidelines.

Exhibit A, page 14, is an aerial that shows that the two temporary classroom structures that have been removed.

Exhibit B, page 15, is the 2.7-acre parcel with the W. B. Wicker that was designated a local landmark. The entire parcel is under review. Even though the future school at build out encompasses more acreage than the designated local landmark the Commission is to ONLY consider the area outlined in red which is the 2.7-acre local landmark.

The Downtown Historic Guidelines that apply to this case are:

New construction on Free Standing Sites is:

- a. The first guideline speaks to design elements and mass proportions. The proposed additions of the cafeteria building to the existing gym will be located on the north end of the gym and the enclosed walkway which attaches to the south end of the W. B. Wicker School appear to be compatible with the historic resource (Exhibits C, page 16, and Exhibit D, page 17, Wicker School application.) These elevations include views of the proposed cafeteria building.
  - b. Material and textures shall be compatible with those found in pivotal or contributing structures. The walkway and cafeteria building are proposed to be common red brick, brick that matches the existing buildings with light panels to differentiate new construction. Samples of this brick were delivered to staff this morning. Roof material for the walkway is an anodized aluminum factory system and the color is yet to be determined. The glass in the walkway will be insulated vision panels and will not be tinted and framing will be clear anodized aluminum. Exhibit E, page 18, shows several views of the walkway that attaches to W. B. Wicker School. The view in the lower left-hand corner is an interior view as you are walking through the walkway; that would be the entrance you would use to go into the original school. Fascia material with spandrel accents and roof fascia for the walkway are coated with high grade architectural flat metal panels. The roof will be a low sloped thermoplastic membrane with "panelized" fascia to protect the overhang. The roof for the cafeteria building is standing seam metal brown or gray in color. Replacement roofs for the W. B. Wicker Building, Auditorium and Gym are white thermoplastic membrane. Exhibits E, page 18 shows where the walkway will attach to the W. B. Wicker School on the south end and Exhibit F page 19 is an overhead view of the proposed replacement and new roofs. The applicant has not provided staff with samples of the proposed roof materials.
  - c. Street level pedestrian connections shall be provided between and through large buildings. The connections appear to be well thought out and designed to be convenient and are ADA Compliant. (Exhibit G, page 20, shows pedestrian connections.)
  - d. New construction shall be placed to maintain and enhance vistas of the historic resource. Exhibit H page 21 indicates that the vista has been maintained to the W. B. Wicker School from both Vance and Saunders Streets.
  - e. Entrance orientation shall be compatible with surrounding structures on the block and other nearby structures. The North facing ingress/egress to the cafeteria seems to reflect the existing south ingress/egress to the W. B. Wicker School.
  - f. Setback of buildings shall be compatible with surrounding structures in the block and other nearby structures, if no particular such pattern exists then this guideline does not apply.
  - g. Mechanical and utilities shall be located on the roof so that the equipment is not visible from the adjacent street. It appears that no mechanical equipment is proposed to be installed on any roofs of the project. HVAC equipment is to be installed on the north side of the W. B. Wicker School and will be screened with landscaping (Exhibit B page 15).
4. a. Landscaping Plantings
    1. Plant materials shall be compatible with the urban environment. It appears that all plants are compatible with the environment (Exhibit B page, 15).
    2. Parks, trees and other landscaped areas shall be protected from intrusive development. Several large trees are proposed to be removed along with most of the existing landscaping within the area under review. However, it appears that adequate landscaping

will be provided. (6 crepe myrtles, 2 sugar maples, 23 Carissa hollies and 159 junipers (ground cover) are to be installed within the 2.7-acre area that is under review.

3. Plants shall be used to screen parking lots, loading areas and utilities. Two crepe myrtles will enhance the parking lot to the west of the school (Exhibit B, page 15) the location of the parking lots does not make it necessary to screen it from view. HVAC equipment is screened with plantings.
4. Artificial plantings should not be used. Artificial plantings are not proposed.
5. No incompatible plant material shall be used. No incompatible plant materials are proposed.
6. Do not use plants that will obstruct the view of the W. B. Wicker School. The proposed plantings appear not to obstruct the view of the W. B. Wicker School.
7. Do not use plants that may create a hazard or obstacle for pedestrians. It appears that the proposed landscaping does not create hazards or obstacles.

#### Paving:

Guidelines 1, 4 and 5 do not apply.

2. Paving shall be compatible with adjacent historic structure and materials. The proposed sidewalks and plazas are concrete and appear to be compatible with the existing sidewalks on site. Staff Whitmore stated that in with her conservation with Mr. Hite she understands that there is brick banding on some of the proposed sidewalks between the cafeteria building and the gym and the existing W. B. Wicker School. The primary purpose of the walkway is to move students efficiently throughout the campus and school with necessary security, (Exhibits E and G pages 18 and 19).

3. Use paving stones, bricks or other material to break up large expanses of concrete and open paved areas. The paving and concrete are broken up with landscaping which appear to meet the intention of this guideline.

#### Fences and Walls:

1. Fences gates and walls in addition to landscaping screen parking lots, loading areas, trash receptacles and utility structures. Landscaping has been used to enhance the parking area within the subject property, (Exhibit B, page 15).
2. Fence and walls should be compatible with and integral to the buildings they serve. Retaining walls (Exhibit J, page 23) highlighted in orange are proposed to be brick with concrete caps. They are not connected to the W. B. Wicker School.
3. Use appropriate materials for fences and walls. The plans indicate an ornamental steel security gate to be installed at the north east entrance off of Saunders and Pershing Streets (Exhibit K, page 24).
4. Guideline 4 does not apply.

#### Street Furniture:

No street furniture is being purposed so this guideline does not apply.

#### Vistas:

Guidelines 1 and 2 – Vistas of important structures and amenities shall not be obstructed by buildings or landscaping. Landscaping should enhance and complement vistas. It appears that both of these guidelines have been met.

Parking:

1. Parking lots shall be screened – The proposed parking lot of the W. B. Wicker School will not be visible from Saunders Street; two islands are being planted with a Dynamite Crepe Myrtles (Exhibit B page 15) .
2. Guideline 2 does not apply
3. Avoid unpaved parking lots- it appears that all parking is to be paved.
4. This guideline does not apply.

Pedestrian Access and Amenities:

1. Primary access shall be located at street level. The construction of the cafeteria building and the connection to the W. B. Wicker School appear to provide circulation that is acceptable.
2. Guideline 2 does not apply.
3. Guideline 3 does not apply.

Signs and Awnings:

Guidelines 1-8 do not apply since signs and awnings are not part of this application.

Utilities:

1. Locate utilities so they are compatible with historic structures. All utilities are to be screened with landscaping.
2. All HVAC equipment appears to be screened with landscaping.
3. All utility lines are located underground.

Staff stated this concludes her presentation and the Commission may choose to agree or disagree with staff and make any additions or deletions as they deem fit. At this time, she stated she would answer any questions.

Chair Mitchell asked the Commission if they had questions for staff Whitmore.

Commissioner Stoch asked staff Whitmore if we know if the sidewalk banding will have the similar general spacing as to what is in Depot Park. Staff Whitmore stated to Commissioner Stoch that he would need to ask that question of the architect. Commissioner Stoch also wanted to know if the general spacing of the landscaping within the border is the spacing of that similar to what is outside the red banding as shown and is it similar enough that it would be congruous, and she stated yes. Commissioner Nestor asked staff Whitmore if the existing building can be seen from what street other than Vance and she stated Saunders Street.

Commission Attorney Mr. Benshoff asked staff Whitmore to introduce herself to the audience that is present tonight. Staff Whitmore noted that she has been the Historic Preservation Planner II with the City of Sanford since 2008. She stated she is required to attend two historic preservation trainings a year and she has a degree in landscape architect and with a concentration in historical landscapes.

At this time a Presentation of the Application was given by Ms. Beth Trahos, Nelson & Mullins attorney for Lee County and Jimmy Hite from Hite Associates. Ms. Beth Trahos approached the

podium in behalf of Lee County. She stated that Lee County is a co-applicant on this proposal and that we are the contract purchaser of this property and we have an agreement with Brick Capital. She said Lee County hopes in fact to purchase this property tomorrow. She praised to the staff for working with them. Ms. Trahos noted that we are not here tonight because we are located in the historic district; in fact, we are not; but because a portion of this site; the area that is outlined in red is in the local landmark, and under our ordinance, the local landmark is required to go through the Certificate of Appropriateness process. She stated this review is a little different; because we are not looking for congruity with the district or other buildings in the area; because we have stated the property is not in the historic district; that this Commission is to review the appropriate guidelines that has been outlined by your staff and confirm that what is being purposed is harmonious with the special character of the landmark. This is what we are presenting to you today, information that supports those require findings in your ordinance. She pointed out that the staff report shows compliance with all the standards; that is the position of your professional historic preservation staff. In conclusion, we believe that what we proposed complies with all your requirements of your ordinances, so we are hopeful that after hearing our presentation that you will agree with your staff.

At this time, Ms. Trahos called forward Mr. Jimmy Hite. Mr. Hite stated he is the project architect for his firm, Hite Associates, founded in 1982. Our focus is institutional facilities and particularly educational facilities and especially K-12 facilities. He stated he has experience with renovations and additions to historic properties. He shared that a couple of schools that we have been involved with were Smithfield High School, Smithfield and Harrison Schools and Selma Schools. Mr. Hite stated that he is a graduate of NCSU with masters in architecture and I have served in your capacity, on the Historic Preservation Commission for the City of Greenville. He shared that he has studied the architectural design of the school and the elements identified in the local landmark designation. He also added that he was familiar with the Downtown Sanford Historic District Design Guidelines and he stated he designed elements that will showcase the importance of the historic elements of the Wicker School and comply with your design guidelines as a local landmark. He stated they would retain the Wicker School building as it exists today with an enclosed walkway addition to connect the existing building with the other building, so the children can move safely between the buildings during the school day. They plan to replace the roof of the brick building and repair some of the brick work as recommended by the State Historic Preservation Officer, Jeff Adolphson. Mr. Hite showed a slide presentation. He stated that the first slide actually superimposes the parcel that is in red and over the brick building you can see the auditorium behind the cafeteria and the existing gymnasium to the left. The next slide shows the proposed new buildings shown in the darker blue and the existing buildings are shown in the light blue. He stated the circulation is a big loop; the entrance is off Pearson Street, follows to Vance where the existing driveway is now, we have a loop around the project, the buses drop off and pickup and on the east side, the automobiles continue on around the loop toward the south and back to the North, and pickup and drop off in front of the building and proposed new classroom building on the east side. He stated that this particular slide is an overhead view of what was just shown.

Under Design Elements and Mass Proportions:

(#2 a. page 3) New construction on freestanding sites shall be compatible with other structures.

The original structure was erected in 1927 with additions in 1934 and 1949. Additions came around towards the North and then turn back towards the East (kind of L shape on Pearson St.) The only work plans we have of the original structure includes that connection on the south side from the original structure to the new building as an enclosed vestibule/ walkway and the replacement roof and the limited repair of the cornice of the exterior roof. Mr. Hite noted that skylights are in the gym. It does not have any windows. It will be renovated with new wood floors as the gym for the school. The cafeteria building is going to be added to that building and that is the one with the hip roof (light gray colors) which will have overhangs to shade the large glass windows in the dining area.

#### Materials & Textures:

See 2 b. page 4. Brick is a red common brick, matching the existing building with light bands and panels to differentiate new construction. Mr. Hite and Ms. Trahos presented two brick samples to the Commission from Lee Brick & Tile Co. Selected bricks are (Buford)-rich red color brick and the banding around the cafeteria and classroom will be a lighter color of brownstone to break up the scale. In addition, the banding is on the North side looking towards the south where that 1949 addition and the auditorium that has the barrel roof shape is located on the right-hand side. Then looking from the east towards the west you can see the auditorium which will be completely restored to its original condition of the exterior and the color effects to the interior. The cafeteria is in the middle. Between the auditorium and cafeteria you can see the grade that makes a retaining wall necessary between the auditorium and the cafeteria. On the south side of campus looking towards North you see the new classroom building on the right.

#### Pedestrian Amenities:

(See 2.c. page 4) Mr. Hite noted that the goal of this project is to construct an elementary school, that will use the original school property along with other existing buildings. These buildings will be connected by pedestrian walkways. He added that the original building, the cafeteria, and the new classroom building will be connected with an enclosed pedestrian walkways. This walkways have been designed to be convenient and ADA Compliant for anyone visiting, attending or working at the school. (See Exhibit G, Page 20.) The walkways will be constructed with a steel frame with continuous glass walls, insulated vision panels with a neutral density (not reflective); the framing will be clear anodized aluminum. The fascia material will have spandrel accents and roof fascia for the pedestrian walkway is specially coated, high grade architectural flat metal panels. Ms. Trahos held up samples of the metal products. The walkway roof will be a low-slope thermoplastic membrane with panelized fascia to protect the three-foot overhangs. The roof for the cafeteria building is standing seam metal in a brown or gray color. Replacement roofs for the W. B. Wicker Building, Auditorium and Gym are white thermoplastic membrane (See Exhibits E and F, pages 18 and 19.)

#### Site Placement:

(See 2 d. page 4) Mr. Hite stated that Wicker School will remain the focal point of the property and views of the school will not be obstructed by new construction.

#### Entrance Orientation:

(See 2e. page 4) Site entrances will remain in their current locations.

Setback:

(See 2 f. page 4) When no particular setback pattern that exists; therefore, this guideline does not apply.

Roof Equipment:

(See 2 g. pages 4) No mechanical equipment will be located on the roof of either the cafeteria building or the W. B. Wicker School. However, HVAC equipment is to be installed on the north side of the W. B. Wicker School and will be screened with plant material (See Exhibit B, page 15.)

Landscaping:

(See 4.a page 5) The proposed landscaping plan is compatible with the urban environment. Parking areas will be populated with trees. The proposed plan provides for significant planting to beautify the property and replace trees that must be removed. There are several trees in excess of 8" caliper that have to be removed. There are two large pines at the main entrance and a large hardwood and those that are involved with grade changes will not survive. The fourth hardwood tree has been assessed by Carolina Tree and it has to be removed for safety concerns, because it is dying.

Plant materials include 6 Crepe Myrtles trees, 2 Sugar Maples, 23 Carissa Hollies and 159 junipers as a ground cover. (See Exhibit B, page 15) Plantings shall be used to screen parking lots, loading areas, and major utility structures.

Paving:

The proposed sidewalk will be concrete with intermittent brick bands. The brick bands are located at intersections in the sidewalk. The brick band spacing will be between 15 and 30 feet, depending on the area it is in and the width of the walk.

Fences and Walls:

(See 4 c. page 6) Retaining walls are necessary because there is a grade change between the cafeteria and the auditorium. The perimeter fencing will be same as Lee County High School. It is steel, powder coated black and it will be around the perimeter of the campus.

Street Furniture:

(See 4 d. ) No street furniture is proposed.

Vistas:

(See 4.e page 7.) The vista of the W. B. Wicker School is not obstructed by buildings or landscape features.

Signs and Awnings:

(See 4 h page 8.) They are not proposed.

Utilities:

(See 4. i page 8.) At the North West corner there are a couple of HVAC boxes. These will be replaced with new ones and the concrete pad will remain along with the plantings. Mr. Hite



stated below that is also an electric transformer that will remain, and it is also screened with shrubbery. At this time, Mr. Hite noted that this is the end of his presentation and he would be glad to answer any questions the Commission may have.

Commissioner Nestor asked Mr. Hite if he had his east and west reversed while he was showing the slide presentation. He said that it was a possibility. Commissioner Stoch asked Mr. Hite if the skylights still exist and would they remain in the old gym building and if they will be re-roofing the gym building? Mr. Hite stated yes, the gym building will have a red roof and the skylights will remain. Commissioner Stoch stated that previously Mr. Hite had indicated that the re-roofing would be white; but from the samples that were shown, it appears to be bronze, correct? Mr. Hite stated he needed to clarify that. In looking at that rendering, he stated we have low slope roofs on Wicker School, on the auditorium and the gymnasium. The auditorium and Wicker School are shown as white and the rendering shows the gym as black; but it will be white like the other two. The new construction facade to the left and the cafeteria far middle will be a low pitch metal roof. Commissioner Nestor asked for clarification that the gymnasium and the auditorium are outside of this COA. Mr. Hite stated yes. Commissioner Stoch asked if the three large trees that need to be removed are outside the red-lined zone and only the one that is 60 percent rotted was within the red zone? Mr. Hite said that is correct. Commissioner Yarborough asked if the retaining wall is it going to be brick and wanted to know if it was located in the back of the building? Mr. Hite stated yes, that it will be brick and it is located in the rear of the Wicker building. He stated in order to create that small area that is flat and useable; we have to put steps down and around down to the level of the entry to the auditorium and around that area is where we need to have the retaining wall.

There were no other questions for Mr. Hite.

Ms. Trahos noted that they would like to ask Chairman Mitchell to include in the record the public presentation that Mr. Hite has presented tonight, and she included that she would like to state that Mr. Hite is an expert in this field. Commission Attorney Benshoff noted to Chair Mitchell that he could accept Mr. Hite as an expert yourself, or the Commission could entertain a motion if you don't feel comfortable. Chair Mitchell stated he accepts the power point presentation into the official record. Mr. Benshoff noted that he assumed that the power point presentation by Mr. Hite could be put on a CD. Staff Whitmore noted that the power point presentation that she had was only a hard copy and asked if Mr. Hite could email his Power Point Presentation to her. Ms. Trahos noted that they had hard copies and she would give one to the clerk and she stated that Staff Whitmore had requested for the record to include the sample materials that was provided tonight, and she stated that they would do so and leave them with the clerk. Ms. Trahos relayed to Chair Mitchell that this concludes our initial presentation to you. She stated we have shared with you that you have received expertise testimony from our architect and all of the requirements for your design guidelines have been met and your staff has independently concluded the same thing and we would appreciate your support. Chair Mitchell asked the citizens if there was anyone else that would like to speak on behalf of this project or is there any comments at this time.

No opponents.

Chair Mitchell closed the public hearing for discussion.

Discussion continued among board. Commissioner Gordon relayed just in general, that most of the guidelines are met. Commissioner Nestor added that he went through it and the brick matches and the landscape is compatible with the area along with other historic districts. Views of the existing structures are preserved both on Vance and Saunders. HVAC and mechanical equipment as well as underground utilities are covered by landscaping and are visible from Vance and Saunders Streets. The retaining walls will be brick and will complement and match existing structures. Repairs to any of the existing building will be brick that matches the facade brick as well as accents. New construction will match the existing facade brick as well as the accent brick. Tree removal is being done for safety. Chair Mitchell noted that his thoughts are that by removing that tree it will enhance the view of the historic building. Commissioner Whitaker shared that based on what she and the other commissioners have heard tonight; she does not have anything that she felt like we came across that would be objective or incongruous. Commissioner Yarborough added that it met ADA standards, they are mandatory, and he understood that the State Historic Commission has looked at the proposal, to make sure the historic integrity will be preserved of the original building. Commissioner Stoch stated his questions were answered.

FINDING OF FACT:

Commissioner Nestor moved in regards to COA-18-27, 900 S. Vance Street that the Historic Preservation Commission find as facts the proposal to build an enclosed walkway which connects to the south end of the existing structure (Lee County Training School/W. B. Wicker School), construct a cafeteria building, remove 5 trees in excess of 8 inches in caliper, 4 feet from grade and adding a retaining wall to grade, install associated sidewalks, steps, plazas, landscaping, lighting, utility equipment and parking areas, are in accordance with the Downtown Design Guidelines and the decision of Commission, is congruous with the character of the landmark for the reasons that the brick that will be used match the existing brick, landscaping is compatible with the existing landscaping in the historic district, and existing structures are preserved. HVAC and other mechanical equipment, along with the underground utilities will be screened with landscaping and will not be viewed from Vance or Saunders Streets. All concrete walkways are compatible to existing walks and the retaining walls will be brick complementing and matching the existing brick. There will be repairs to the existing brick building that will match as well as the brick used in the new construction will match the existing both facade and accent bricks. Tree removal will be done for safety, due to the tree's aging out and enhance the view of W. B. Wicker School. ADA compatibility has been observed and furthermore the remodeling and additions to the W. B. Wicker School has been review by SHPO; so, for those reasons we find that COA-18-27 is generally in harmony with the criteria in the design guidelines, the special character of the neighboring properties, and the historic landmark as a whole; seconded by Commissioner Yarborough and it passed unanimously.

Commission Attorney Benschhoff suggested that when you reference the historic district and the downtown design guidelines; you might want to reference the landmarks. Commissioner Nestor asked clerk, Anne Sears to make the changes as suggested. Two changes were made by clerk, Anne Sears. A change was made were it states; in accordance with the Downtown Design Guidelines and the decision of Commission is congruous with the character of the landmark, and

Commissioner Nestor re-read the language (in harmony with the design guidelines; the special character of the neighboring properties and the historic landmark as a whole; seconded by Commissioner Yarborough and it passed unanimously.

**FINAL MOTION:**

Commissioner Nestor moved based on the preceding findings of fact, that the Historic Preservation Commission grant a Certificate of Appropriateness to property owner BCCDC-Wicker LLC/Kate Rumley and Lee County Government who wish to build an enclosed walkway which connects to the south end of the existing structure (W. B. Wicker School), construct a cafeteria building, remove 5 trees in excess of 8 inches in caliper, remove 4 feet of grade and install associated retaining walls, sidewalks, steps, plazas, landscaping, lighting, utility equipment and parking areas as shown in COA- 18-27, 900 S. Vance Street; seconded by Commissioner Yarborough and it passed unanimously.

**Call for Adjournment:**

Chair Mitchell called for adjournment. Commissioner Nestor moved to adjourn; seconded by Commissioner Stoch and the motion passed unanimously. The meeting adjourned at 7:05 pm.

Adopted this 25 day of June 2018

Respectfully submitted:



Chair: Brian Mitchell

Attest:                     Anne Sears                    

Secretary to the Commission: Anne Sears