

REVISED  
RULES AND PROCEDURES  
ARE ADOPTED

Several years ago a committee was appointed to revise the Rules and Procedures for the locally designated Historic Districts in Sanford. After many hours of labor by citizens and Historic Preservation Commissioner both past and present the revised Rules and Procedures were adopted by the Historic Preservation Commission on March 29, 2010, job well done by all parties involved.

**David Hoggard of Double-Hung, LLC  
Historic Window Restoration gives Presentation to  
Sanford and other Local Historic Preservation  
Boards as well as citizens of Sanford!**

David gave a PowerPoint presentation on the importance in historic window restoration and the retention of historic windows followed by a Question and Answer session. David Hoggard shared the following alert with the participants of this session.

**Alert from the National Trust March 17, 2010**

“Historical windows are disappearing at an alarming rate and we in preservation have had enough with the onslaught of misinformation about window replacement.

“Most property owners are simply not aware that they have the option to repair their windows and achieve higher levels of energy efficiency.

The National Trust for Historic Preservation is putting together a National Windows Campaign to promote the repair and retrofit of older windows.”

If you need to contact David Hoggard in regard to your historic windows his contact information is below:

**DAVID HOGGARD**  
**DOUBLE HUNG, LLC** - HISTORIC WINDOW RESTORATION  
108 CYPRESS STREET  
GREENSBORO, NC 27405  
888-235-8956 MOBILE OFFICE  
866-681-1080 FAX  
[WWW.DOUBLE-HUNG.COM](http://WWW.DOUBLE-HUNG.COM)

**Remaining Meeting Dates      Submission Deadline**

April 26, 2010	April 5, 2010
May 24, 2010	May 3, 2010
<b>June 21, 2010</b>	<b>May 28, 2010</b>
July 26, 2010	July 5, 2010
August 23, 2010	August 2, 2010
September 27, 2010	September 6, 2010
October 25, 2010	October 4, 2010
November 22, 2010	November 1, 2010
December 27, 2010	December 6, 2010

Historic Preservation meetings are held the fourth Monday of every month (except for June) beginning at 7:00 pm in the West End Conference Room at City Hall, 225 E. Weatherspoon Street. The West End Conference Room is accessible to persons with disabilities. If auxiliary aids or directions are needed, please call (919) 775-8239. **Complete Major COA applications are due three (3) weeks prior to the scheduled HPC meeting.**

Anyone wishing to contribute articles for the newsletter may contact Liz Whitmore

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[http://www.sanfordnc.net/historic\\_preservation/hpc.htm](http://www.sanfordnc.net/historic_preservation/hpc.htm)

[LINK TO TIP SHEET LINK FROM NATIONAL TRUST ON HISTORIC WOOD WINDOWS.](http://www.preservationnation.org/issues/sustainability/additional-resources/July2008WindowsTipSheet.pdf)

<http://www.preservationnation.org/issues/sustainability/additional-resources/July2008WindowsTipSheet.pdf>



CITY OF SANFORD  
HISTORIC PRESERVATION  
COMMISSION NEWSLETTER

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City of Sanford Historic Preservation Commission, 226 Carthage Street, Sanford, NC 27330  
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On behalf of the Historic Preservation Commission, I would like to welcome you to Volume 3 Issue 1 of the City of Sanford Historic Preservation Commission Newsletter. We plan to have two issues a year one in the spring and one in fall. We hope that this recurring newsletter will be one tool we can use to update you on all the Commission has been working on. This issue includes Definitions, Featured Property, Upcoming Local Events, Meeting Dates, and Major COA Submission Deadlines.

All past COA's have been closed. If you have not started or completed your work that has been approved in the past and your COA has extended over the one year deadline for completion your COA will be considered void and you will need to apply for a new COA to move forward with the past approved work.

The mission of the Sanford Historic Preservation Commission is to serve as the City Council's official historic preservation advisory body to identify, preserve, protect and educate the public about Sanford's historic resources.

City of Sanford  
Historic Preservation Commission  
226 Carthage Street  
Sanford, NC 27330



Historic District  
Resident or Property Owner

**Inside This Issue**

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## STREET PAVING IN ROSEMOUNT-MCIVER PARK HISTORIC DISTRICT

The Department of Public Works will be paving the following streets in the Rosemount-McIver Park Historic District:

Sunset Street beginning at Vance Street and ending at Hillcrest Drive.

Vance Street beginning at Weatherspoon Street and ending at Carthage Street.

Summitt Drive beginning at Vance Street and ending at Cross Street.

Hillcrest Drive beginning at Sunset Street and ending at Carthage Street.

If you have any questions in regard to the paving of these streets please contact Michael Lamping, Civil Engineer 1, City of Sanford at 919-775-8233.

### FEATURED PROPERTY

#### 506 Summitt Drive

Circa 1927-1928 – Sanford builder William Leon Jewell (ca. 1889-1964) made an architectural statement when he specified that his house be built out of white brick from Illinois rather than the ubiquitous local red brick. At the time that Jewell built his French Eclectic residence in 1927-1928, he was a principal in the firm of Jewell-Riddle Company. The company built schools, libraries, manufacturing plants, and military installations throughout the southeastern United States. The two-story house features a hip roof with modillion-like blocks in the eaves. The first story façade is enlivened by a row of French doors under classical entablatures, and arches trimmed with red brick provide access to a recessed entry porch at the east corner. The second story has eight-over-eight-sash windows with paneled shutters bearing pine tree motifs. On the west end of the house, an arcaded porte cochere is tucked under a sitting balcony. *Source: The History and Architecture of Lee County North Carolina, J. Daniel Pezzoni, 1995.*



### East Sanford Nomination to the National Register of Historic Places Update!

The City of Sanford received a grant to conduct a survey of East Sanford for nomination into the National Register of Historic Places. Laura Phillips our consultant is midway through the survey process, she has photographed all structures and completed the necessary research for the district. The next step for Laura is to complete the inventory list, label the photographs of historic structures and proof the photos for the database and survey files. In early May the Nomination will be submitted to the State Historic Preservation Office for their review. Completion of the project is estimated for July 9, 2010 which will include a public information session. Be on the look out for letters and notices of this meeting. Again this survey is composed of approximately 185 mid-nineteenth to mid-twentieth century residential and commercial buildings in East Sanford.



Proposed East Sanford Historic District

### MAJOR COA's and the Public Hearing

An application for a major COA can sometimes be controversial. A major COA are presented at a quasi-judicial public hearing that allows interested parties the opportunity to present evidence in favor of or opposed to an application's conformance with the Guidelines. Effective January 1<sup>st</sup>, NC Session Law 2009-421 (Senate Bill 44) provides clarification on what is considered "competent evidence," which is defined as fact rather than opinion. When testifying in support or opposition to a COA application, please remember that the Historic Preservation Commission may only consider the facts as presented in testimony. More information may be obtained through the University of North Carolina's School of Government at [www.sog.unc.edu](http://www.sog.unc.edu).

### Downtown Historic Site Photo Inventory

The Downtown Historic photo inventory will continue through the spring. Staff will be completing the downtown photo survey in April and May.

### Definitions

#### What is an Integrated Porch?

An integrated porch is when the roofline of the house continues over the porch creating one continuous roof.



The picture above is a great example of an integrated porch located in the Rosemount-McIver Historic Park District.

#### What are Battered Posts?

Battered posts are posts that are wider at the bottom and then taper at the top, below are two examples of battered posts in the Rosemount McIver Park Historic District.



### Downtown Events

#### The Movies are coming back!!!!

Family Friendly movies are coming back to Depot Park starting Friday April 9, 2010. The theme for the spring series will be "Aliens/Science Fiction." All movies will be kid friendly!!!! Be on the lookout for flyers with more information. Come out and support the movies!!!!!!

#### Downtown Bike Race

The Criterium will take place on Sunday April 25, 2010. What is a Criterium: A **criterium**, or **crit**, is a bike race held on a short course (usually less than 5 km), often run on closed-off city center streets. Race length can be determined by a total time or a number of laps, in which case the number of remaining laps is calculated as the race progresses. Generally the event's duration (commonly one hour) is shorter than that of a traditional road race — which can last many hours, sometimes over the course of several days or even weeks, as in a Grand Tour. However, the average speed and intensity are appreciably higher. The winner is the first rider to cross the finish line without having been "lapped."

Family fun activities will be available for all ages. Some come on out and cheer on the cyclists and plan to have fun with your family! For more information on these upcoming events visit the Downtown website at [www.downtwonsanford.com](http://www.downtwonsanford.com)

### Financial Benefits of Historic Preservation

Historic preservation is more than a lofty ideal: it can be economically beneficial. There are several different ways to benefit from restoring or rehabilitating historic structures. We will discuss these in this and the next upcoming two newsletters with each article focusing on one financial benefit. **Local Landmarks** are properties that are recognized for significant historic, architectural, archaeological, or cultural reasons. Properties designated as local landmarks are protected through a design review process for exterior changes, and in return private property owners' benefit from a 50% city and potential county property tax deferral. Sanford Historic Landmarks are designated by the Sanford City Council. There is an application to fill out that will ask for the history and for photographs of the property justifying that the property is worthy of Landmark status. The Wicker School is the most recent property that has been granted Landmark status. If you are interested in having a property designated as a Local Landmark contact the Historic Preservation Office 919-775-8239 to request an application.