

# 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 the second issue of the City of Sanford Historic Preservation Commission Newsletter. One of the resounding comments the Commission heard in the neighborhood meetings last fall was for better communication between the residents and the Commission. We hope that a recurring newsletter will be one tool we can use to update you on all the Commission has been working on.

And the Commission has been working very hard. We have received over 70 Certificate of Appropriateness Applications this past year, 18 of which were major works, an indication that restoration of the City's historic properties in Sanford's historic neighborhoods is probably at its all time high. Today, people recognize that not only is there an intrinsic cultural value to restoring and renovating a historic property but historic buildings can often be less expensive to buy and better built than a newer home. After all historic properties have been around a lot longer than most of us!



*E.L. Gavin House (c. 1922) at 305 Hawkins Avenue. This beautifully restored two-story, three-bay Neo Classical Revival style dwelling was built by Sanford builder John Matthews for attorney E.L. Gavin. The house is built of heart pine cut from Mr. Gavin's farm off US HWY 421.*

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

- 1 Welcome
- 2 HP Committee Updates
- 2 HP Block Captains
- 3 Neighborhood Events
- 3 Preservation Tips
- 4 Urban Forestry Grant
- 4 2008 Meeting Calendar

## *HP Committee Updates*

As was mentioned in the summer newsletter, the Historic Commission wanted to establish three Ad Hoc Committees: A Design Guidelines Committee, An Entry Signs to Historic Districts Committee, and a Safety and Security Committee. Two of these Committees have been meeting regularly and several projects are on the way. The Entry Signs to Historic Districts Committee has taken a different tact than originally anticipated and changed its name to the Marketing/Communications Committee to move from a single project focus to a broader concept of how the Commission can market the importance of historic preservation and historic neighborhoods to owners of historic properties, public officials, realtors, potential home buyers, and the general public as well. Furthermore, the Committee wants to continue to improve the lines of Communication between residents and property owners not only through a newsletter but through better use of the City Website and other measures.

### Guidelines Committee

The Guidelines Committee has completed its recommended changes to the Historic Preservation Commission Guidelines. Edits are being made to the original document, and we hope to have a draft available for public review in January. In addition to rewriting the guidelines, however, committee members are looking at possible changes in the COA process, with the objective of streamlining procedures and making them more user-friendly, as well as easier to enforce. The committee will meet on January 8<sup>th</sup> and 22<sup>nd</sup> at 7:00 at the Chamber of Commerce for further discussion, with the aim of completing our remit by February of 2008.

### Marketing/Communication Committee

To date the committee has updated the City of Sanford Historic Preservation Commission website information with the following, 1) added coming HPC meeting agenda online, 2) added prior month's draft meeting minutes online, 3) and archiving all prior approved meeting minutes online. Future updates to the website will be made in the coming year. You can visit the website at [www.sanfordnc.net/Planning/historic\\_preservation](http://www.sanfordnc.net/Planning/historic_preservation).

Furthermore, the Committee held a Candidates' Forum for those campaigning for Sanford City Council's Ward 2 and At Large Races. This was a unique and valuable opportunity to have the candidates hear our concerns and desires for our community, and presented a rare pre-election opportunity to learn the candidates' position on these issues. We had about 20 residents of the neighborhood attend, and our turnout undoubtedly influenced the candidates' impression of our solidarity, impact upon this election, and city policy that directly benefits our community.

Voter turnout within Ward 2 was some of the highest in the city, so our voice definitely counts. Through ongoing community events of this type, we can continue to influence and build close partnership with our city leadership.

### Public Safety/Security Committee

The Historic Preservation Commission has the priority to support the continued improvement of the Rosemount-McIver Park neighborhood. Of high importance is improving the safety and security of the area. This committee has done a number of activities in a short amount of time by working in conjunction with the City Engineer to study traffic and accident data and recommend traffic calming measures; sponsoring the first National Night Out in August; sponsoring the continuation of a cookout for police, fire and other City officials on September 11; organizing a Neighborhood Watch organization; gathering of crime statistics and preventing options; and the developing of sidewalk safety and traffic hazard evaluations and associated recommendations.

The Committee is currently working on short-term solutions, but also has a list of long-term projects: mini roundabouts, historic lighting, and additional traffic calming measures. To support the long-term measures, fund raising options would also be explored.

If you wish to serve on any of these committees, please contact staff and they will put you in touch with the Commissioners that are organizing the Committee.

### *Block Captains*

With new Commission members being selected this summer, the new block captains for the two local historic districts (Downtown Sanford and Rosemount-McIver Park) were announced: Block 1-Al Roethlisberger, Block 2-Michael Humphrey, Block 3-Laura Younger, Block 4-Pete Thompson, Block 5-Mark West, Block 6-Tim Mercer, and Block 7-Matthew Sakurada.

Block captains were created so that Commissioners could establish better communication with property owners in specific blocks and be accessible to answer any questions or concerns residents and property owners may have. Second, a block captain should periodically canvas their block and make staff aware of any projects they deem to be non-routine maintenance in nature. To see the block captain representative in your area and their contact information, please go to the City of Sanford Website: [www.sanfordnc.net/Planning/hp\\_blockcaptains](http://www.sanfordnc.net/Planning/hp_blockcaptains).

## Neighborhood Events

### National Night Out:

The Rosemount – McIver Park area had its first National Night Out (“NNO”) on August 7, 2007. With only three weeks of preparation and very hot temperatures the event was a rousing success. The City of Sanford is a big supporter of this event and received recognition as the 20<sup>th</sup> best City for population of its size. The goals of the NNO is to: heighten crime and drug prevention awareness; generate support for, and participation in, local anticrime programs; strengthen neighborhood spirit and police-community partnerships; and send a message to criminals letting them know that neighborhoods are organized and fighting back. We hope the 2008 event will be even better.



### 9-11 Cookout:

Scott Myers (314 Summitt Drive) has for the last several years cooked meals for and honored the local police and fire departments. This year, other neighbors from Rosemount-McIver Park assisted Scott and also extended an invitation to the local governmental employees who work in the neighborhood (such as Building Code Enforcement). Over 100 people came to receive a meal and get to know residents better. We hope to continue the support of the brave men and women who serve our neighborhood through this annual event.

### Neighborhood Watch:

Officer Marshall Cameron of the Sanford Police Department offered the following tips to reduce crime at the first Neighborhood Watch meeting held Nov. 8<sup>th</sup>:

- Get to know your neighbors
- Start a home security checklist
- Put up Neighborhood Watch signs
- Identify contacts for every block interested in Neighborhood Watch
- Report EVERY crime because the records help us determine a trend
- Know Non-Emergency Police Dept numbers 775-8268, 775-8266, 775-8295
- Branch out and meet with city officials, fire department, business owners, churches
- Organize trash cleanup – neat neighborhood have less crime
- Ask for the services offered by police department such as home walk through and engraving of valuables.

## Preservation Tips

Contrary to the conventional wisdom that all old windows should be replaced with modern units, there are many reasons to consider preserving the original existing windows in place.

Along with the historic and architectural integrity original windows present, original windows can be valuable and functional components of a structure’s original fabric that can last a century or more with some basic maintenance. In the context of a vintage or historic building: windows, doors, and other significant architectural features play a major role in defining the appearance of the structure. And in so doing, original windows also help define the period appropriate appearance of neighboring properties and the neighborhood as a whole.

While modern windows do offer some advantages, not the least of which can be energy efficiency, noise abatement, and a potentially tempting low cost, old windows of generally sound condition can be repaired and enhanced to deliver this same functionality at a similar cost. With the use of simple techniques old wooden windows can be repaired and maintained, improving efficiency and restoring original ease of operation with a historically accurate appearance. Also, with the addition of inexpensive interior or exterior storm windows, older windows can practically equal the energy efficiency and sound abatement of modern units.

Additionally, windows of 50 or more years of age are likely constructed of old growth lumber which is far superior in durability than modern wood replacements, or even most vinyl and clad alternatives. This durability is evidenced by the number of old unmaintained windows that even after decades of abuse are still good candidates for repair. Most factory made new windows would not, and will not stand this test of time, because the materials simply aren’t available. Plus, the environmental impact of disposal and loss of the original window material is no small consideration.

Next year we hope to have a window preservation and restoration professional come to our neighborhood and present an informational seminar on this topic.

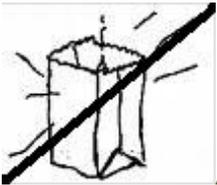
For more information, please feel free to visit our neighborhood’s discussion group at: [www.groups.yahoo.com/group/historic-sanford-nc](http://www.groups.yahoo.com/group/historic-sanford-nc). In the “Links” section, there are also links to several online resources and publications detailing the potential and benefits of historic windows.

### *Urban Forestry Grant*

The City of Sanford has received an Urban Forestry Grant to conduct a tree survey in the Rosemount-McIver Historic District. The tree survey will be conducted starting in March. The goal is to survey both public and private trees, their size, condition, and other pertinent information. In addition, the City hopes to establish a Tree Conservation/ Preservation Ordinance and a Maintenance Plan city-wide. As a result, the City is seeking volunteers to sit on a Tree Steering Committee. If you need further information or if you are interested in being appointed to this committee please contact: Liz Whitmore, Planner II, City of Sanford/Lee County, 919-775-8239, [liz.whitmore@sanfordnc.net](mailto:liz.whitmore@sanfordnc.net)

"Funding for this project is provided in part through an Urban Community Forest Grant from the North Carolina Division of Forest Resources, Department of Environment and Natural Resources, in cooperation with the USDA Forest Service, Southern Region."

### *Luminaries*



Although many individuals have put forth the effort and the expense of putting up luminaries in the neighborhood for the Holiday Season, word has come from the Governor's Office discouraging the use of luminaries because of the potential fire hazards they may cause unattended due to the draught conditions. The Commission would like to thank those for their efforts and hopefully the rain will be abundant next year, so that the neighborhood will be as bright as its spirit.

### *Trivia*

If you did not know by now, Rosemount-McIver Park was actually two separate neighborhoods when they were developed in the 1920s and 1930s. In honor of that, the first person to respond with the correct answers of the following questions to staff (see contact info to the right) will win a small prize.

- 1) Why was the neighborhood referred to as Rosemount?
- 2) Who were the developers of McIver Park?

## **2008 HISTORIC PRESERVATION COMMISSION MEETINGS DATES**

January 28  
February 25  
March 24  
April 28  
May 26  
June 23  
July 28  
August 25  
September 22  
October 27  
November 24  
December 22

The Historic Preservation Commission encourages you to attend their monthly meeting which is held the fourth Monday of every month 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) 775-8332.

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Anyone wishing to contribute articles for the newsletter may contact David Montgomery.

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