

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
7:00 PM, MONDAY, SEPTEMBER 24, 2007
WEST END CONFERENCE ROOM
SANFORD MUNICIPAL BUILDING**

Roll Call

Members Present: Matthew Sakurada, Chair
Laura Younger
Michael Humphrey
Mark West
Peter Thompson
Al Roethlisberger

Members Absent: Tim Mercer

Staff Present: David Montgomery, Planner
Bruno Pursche, Board Clerk

Citizens: Joni Martin, Kate Rumley, and Terry Hill

**APPROVAL OF THE PREVIOUS MEETING MINUTES FOR AUGUST 27,
2007 AND THE AGENDA FOR SEPTEMBER 24, 2007**

Chair Matthew Sakurada called the meeting to order, and called the roll.

Chair Matthew Sakurada asked if there were any additions/deletions to the agenda for the September 24, 2007 meeting. There being none, he entertained a motion to approve the agenda. Commission member Pete Thompson moved that the agenda be approved and seconded by Laura Younger, member, and the motion carried unanimously.

Chair Matthew Sakurada asked the Commission if there were any additions/deletions to the Previous Meeting Minutes for August 27, 2007. Laura stated, the word 'house' was left out on page 7 paragraph 4; There being no further corrections, commission member Mike Humphrey, moved that the minutes be approved as amended and seconded by Pete Thompson, member, and the motion carried unanimously.

REGULAR AGENDA: Regional forester for Progress Energy Terry Hill was introduced by David. Terry gave a power point presentation regarding the pruning of trees near power lines, highlighting the purpose, different techniques, and types of low growth trees which should be

planted. It is Progress Energy's goal to save trees not to destroy them but also to prevent outages. It is a proactive program, notifying officials they are in town and what they will be doing, since it is normally 4 – 5 years between prunings. Jerry Moss is the local coordinator for pruning in the Sanford area. Questions by board members were responded too positively.

PUBLIC HEARING:

- **Review of Application for Certificate of Appropriateness 07-55** submitted by Joni Martin of Progressive Development Co., LLC, owner of 125, 129, 131, & 139 Chatham Street, who wish to 1) reconstruct the four storefronts with new metal window and door systems, hardiplank paneling, new awnings, and lighting, and 2) demolish the cinder block building on the end at the corner of Chatham and McIver Streets to increase parking.

David Montgomery, Staff, summarized the COA-07-55 staff report. He indicated that materials, patterns, textures and colors; architectural detailing; fenestration proportions, shapes, position, location and pattern; and appurtenant features and fixtures were all factors in the case.

Joni Martin, representative for the property, having been sworn appeared before the commission:

Joni described the different sections of the building by the pictures which were submitted to the Commission. Joni explained that the windows would be wood framed, not metal framing as submitted in the application. Joni further explained the renovation project step by step using a present day picture and what it will look like upon completion if the COA is approved. She further described the interior depth and partition walls between each parcel and color schemes.

A discussion pursued between the Commission and Joni of having the livery stable windows look like doors and other proportions of the buildings being considered for renovation. Joni will probably be doing some residential on the backside of this building but they have not made a firm commitment yet. There was a discussion of building/parcel dimensions and depth of the buildings which would allow residential as well as commercial development.

Kate Rumley, representing Brick Capital, was sworn and appeared before the commission:

Kate fully supports the project before the commission; it is a fantastic project that Joni has proposed.

Finding of Fact: Peter Thompson moved that the Historic Preservation Commission find as fact that the proposed project COA-07-55 at 125, 129, 131, 139, & 151 Chatham Street, if constructed according to the plans reviewed, was congruous with the character of the district, for the reason that the exterior materials, patterns, textures and colors proposed; architectural detailing; fenestration proportions, shapes, position & location, and patterns; appurtenant features and fixtures were consistent with those existing on the structure or in the immediate vicinity or on other structures in the district for the reasons that we just reviewed and that it was in general harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole. Laura Younger seconded, and the motion passed unanimously.

Decision: (It was determined that a COA would be issued separately for item #1) the renovation of the four storefronts and item #2) demolition of the southern cinder block building)

Based on the preceding finding of fact, Mark West moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Joni Martin, Progressive Development Co, LLC and approve item #1) the renovation of the four storefronts of the proposal as shown in COA-07-55 at 125, 129, 131, & 139 Chatham Street. Al Roethlisberger seconded and the motion passed unanimously.

Based on the preceding finding of fact, Al Roethlisberger moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Joni Martin, Progressive Development Co, LLC and approve item #2) demolition of the southern cinder block building subject to conditions of the proposal as shown in COA 07-55 for 151 Chatham Street with the following conditions, that prior to demolition of the building at 151 Chatham Street, Progressive Development will provide the future plans of the property to staff. Laura Younger seconded and the motion passed unanimously.

NEW BUSINESS:

Kate Rumley addressed the Commission on making a recommendation to the City Council that the W.B. Wicker School be made a Historical Landmark. The school is already on the National Historic Register; Kate explained the difference between landmark and district, and how a

specific structure is considered to be honorable and culturally significant enough to be considered a landmark. The benefit of the designation is that it is considered an honor which the community believes that the property or the district deserves recognition and protection. Owners of designated landmarks are eligible to apply for an annual 50% property tax deferral as long as the properties historical features are maintained. There was a lot of money from many different sources which funded the restoration of this building; \$1.77 Million was gained for this county through this undertaking. Community Development block grant monies for that area were used to rehab houses, water and sewer projects; but \$1,000,000.00 went to the W.B. Wicker School; furthermore, they applied to the Federal Home Loan Bank Edge Program and received a \$2.5 Million loan at 1% interest amortized over 30 years with a balloon payment at the end of twenty years. The building is entirely leased with tenants at this time and has been since the second month. Kate handed out a brochure to the board of the W.B. Wicker School showing the renovated building and occupants of the building. Kate requests that the commission consider supporting her request to become a Historical Landmark; she gave a background on the Rosenwald School for African-Americans.

OLD BUSINESS:

Status of Adhoc Committee: Laura gave the report for the Adhoc Committee, which met on September 11, with three members present. They reviewed most of the utilities and energy retrofit section of the guidelines. They hope to complete the additional fourteen guidelines and make our recommendations at the next meeting. On October 9 they plan to cover the Matrix of the guidelines. Mike had contacted Susan Patterson, City Attorney, for direction on zoning and enforcement and she feels we may be approaching the enforcement issue from a wrong direction. For any violation which would involve code enforcement, a letter would be sent informing the people concerned and giving them ten day compliance; at that time the \$100.00 a day fine process would start. She let us know that we cannot allow a violation to go on and on before action is taken. Matthew suggested that a letter be sent to all residents in the district notifying them of the past leniency; and that effective January 1, 2008 violations would be strictly enforced. Mike and Laura are to set up a meeting with Susan on the October 17 with the Adhoc Committee.

Marketing/Communication Committee: Al Roethlisberger stated committee did not have a formal meeting this month; David commented on the changes to the City website and that the unapproved minutes could be posted. The Committee would get out a newsletter this fall; we've discussed numerous items (i.e. new block captains including a

map, the N & O Party, and the Police & Fire Cookout was a good turnout) for the newsletter.

Safety and Security Committee: Matthew handed out a written report addressing individuals on the committee and the projects everyone is working on. They will most likely have a meeting in October. Persons interested in NNO will take over the arrangements for next year. A lot of data has been received regarding traffic & crime which will be converted to reports and be used by the committee.

COA Staff Update:

COA# 7-52 506 Sunset Dr, Martin & Nina Green; Repair and replace gutters to match the trim.

COA# 7-53 115 S Steele St, Mitchell Patterson/Ron Mitchell; Install a 22' wooden wall sign.

COA #7-54 114-126 Carthage St, Temple Theater: Install brown canvas awnings on four storefronts.

COA# 7-56 411 Summitt Dr, D.L. Holler/Michael Humphrey: Install temporary wooden wheel chair ramp to the front door.

PCN Conference:

David needed to know who was going to attend which sessions of the conference; Matt mentioned there is an annual continuing education requirement for all commissioners. Matt commented that it would be great to have a conference come to Sanford in the future.

ADJOURNMENT:

With no further business to come before the Commission, Chair Sakurada entertained a motion to adjourn. Commission member Laura Younger moved and seconded by Pete Thompson, member and the motion carried unanimously.

Adopted this _____ day of _____

BY: _____

Matthew Sakurada
Chairperson

ATTEST:

DAVID MONTGOMERY, PRESERVATION PLANNER