

**MINUTES OF THE REGULAR MEETING OF THE  
SANFORD HISTORIC PRESERVATION COMMISSION  
7:00 PM, MONDAY, OCTOBER 22, 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  
Tim Mercer

**Members Absent:**

**City Council Liaison:** Joe Martin, Council Liaison

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

**Citizens:** Roberta Kratsik and Tammy Hebert

**APPROVAL OF THE PREVIOUS MEETING MINUTES FOR  
SEPTEMBER 24, 2007 AND THE AGENDA FOR OCTOBER 22, 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 October 22, 2007 meeting. Matt suggested that he would like to discuss the McIver Park Historical Society flyer he received in the mail. With no other additions or deletions, he entertained a motion to approve the agenda as amended. Commission member Al Roethlisberger moved that the agenda be approved as amended. 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 September 24, 2007. Mike Humphrey mentioned that the words 'or other construction' on pg 3 paragraph 4 be removed and that it should read that prior to approval, the future plans of the property should be provided to staff. There being no further corrections, commission member Mike Humphrey moved that the minutes be approved as amended. Seconded by Pete Thompson, member, the motion carried unanimously.

**REGULAR AGENDA:** The public hearing was tabled since the applicant was a no show. Commission member Laura Younger moved that COA 07-60 be tabled till the next meeting and seconded by Pete Thompson, member, and the motion carried unanimously.

**OLD BUSINESS:**

**Status of Adhoc Committee:** Mike reported that the recommended changes for the guidelines were complete; the committee will meet on Oct 23 to begin reviewing the matrix. Mike addressed the enforcement issue and recommended that Susan Patterson, City Attorney come before the commission and address the enforcement issue. Approval of the revisions will require a public hearing to adopt the guidelines by the commission. Staff will alert City Attorney for the next meeting to discuss enforcement. Mike gave April Montgomery accolades for the work she's done.

**Marketing/Communication Committee:** Al reported on the City of Sanford Website links and information regarding HPC. Al discussed topics for the Newsletter which should be out around the holidays. The committee will consider different types of Historic District signage/cost. The committee is also seeking additional candidates for the marketing and communication committee. The committee would like to create a handout for Realtors as a quick need to know for prospective buyers of the National and Local Historic Districts.

**Safety and Security Committee:** Matt briefed on the different projects within the committee. The committee is still milling over the crime and traffic statistics which were received from the police department. The first Neighborhood Watch Organization meeting will be held at the 1<sup>st</sup> Baptist Church on November 8, from 7:00 to 8:30 PM. There is a sidewalk hazard identification and improvement evaluation using the CDC template. Long term future projects for consideration are fundraising, historic lighting, mini roundabouts, and additional traffic controls. Matt explained the handout/traffic study and how it is represented throughout the district.

**COA Staff Update:**

COA# 7-58 311 Cross St, Detlev & Holly Thiedemann; Replace front porch floor boards and stain them

COA# 7-59 407 N Gulf St, Laura & Raymond Younger; 1)Paint front porch ceiling sky blue, 2) Install National Register plaque on porch pillar.

COA# 7-61 131 Charlotte Ave, Suite 101, Kelly Marcom (Elizabeth Smith); Install 3 black canvas awnings.

David explained the draft application he had developed for local historic landmark designation as a result of Kate Rumley asking for the designation. Landmark status was different than a local district in that it would not only cover the architectural integrity of buildings but also the significant cultural contributions it had on the community. Ultimately it would be City Council's decision to adopt an ordinance based upon the HPC recommendation. Once designated as a historic landmark, any exterior improvements would need to come before the commission for review as a COA just as cases for the local district are today. The benefit to the owner would that they would be eligible to receive a property tax reduction of 50% provided that property maintains its historic integrity in perpetuity. David stated he was meeting with the City Manager, Kate Rumley and Bob Bridwell regarding the application for Wicker School. The detail of the draft application was explained and how it would be used in the future for any other landmark designation. Comments regarding the landmark designation draft need to be made to David within two weeks so that it can be considered in a public forum at the next meeting.

David stated there were some concerns with the duties and responsibilities of block captains; what the commissioners are and are not comfortable with as far as block captain duties. A discussion pursued among the commissioners as to what they felt was the responsibility of block captains and how to carry out these duties and which direction to take for violations. Tim recommended a written postcard notification approach to notify residents who the block captain is and how they can help the resident. The legal ramifications for block captains & COA's will be addressed by the City Attorney at the next meeting.

**NEW BUSINESS:** Al addressed the board referencing COAs for the Historic House Plaques which were just purchased for 13 houses in the neighborhoods. It was decided that Historic House Plaques would be considered a minor COA and could be handled by David.

A discussion pursued regarding the establishment of the McIver Park Historic Society. Mike briefed the Commission on how they tried to establish a home owners association almost three years ago but its sheer size was an unmanageable and did not get a positive response. It was felt that a smaller neighbor association that encompassed just the McIver Park area would be more manageable. Even though it may be named the McIver Park Historic Society, its intention is not undermine the Historic Preservation Commission. Matt had concerns that there may be a possibility of confusion among residents between the bylaws of the society and commission guidelines. Public comment was made regarding

the historic society. Roberta Kratsik who lives on Summit Dr. commented that she did not see any issues with the establishment of a smaller association than the Rosemount-McIver Park historic district. Tammy Hebert noted that Carolina Trace has 17 homeowner associations. Al asked how residents outside of the McIver Park neighborhood could become involved. Tammy suggested an associate membership. A general discussion ensued amongst the members regarding participation in the society.

**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**