

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
5:15 PM, TUESDAY, MAY 20, 2008
WEST END CONFERENCE ROOM
SANFORD MUNICIPAL BUILDING**

Roll Call

Members Present: Laura Younger, Al Roethlisberger, Tim Mercer,
Michael Humphrey, Peter Thompson, &

Members Absent: Matthew Sakurada (Chair), & Mark West (Vice-chair)

Staff Present: David Montgomery, Bruno Pursche

Public Officials Present: Charles Taylor (Councilman)

Citizens: Jeff Cashion, Anne Sears, Lora and Steve Wright,
Lydia Warren and Bill Finch

**APPROVAL OF THE PREVIOUS MEETING MINUTES FOR APRIL 28, 2008
AND THE AGENDA FOR MAY 20, 2008**

With the Chairman and Vice Chairmen absent, Michael Humphrey, member, called the meeting to order, and called the roll.

Michael Humphrey asked if there were any additions/deletions to the agenda for the May 20, 2008 meeting. There being none Member Humphrey entertained a motion to approve the agenda. Commission member Tim Mercer moved that the agenda be approved and seconded by Al Roethlisberger, member, and the motion carried unanimously.

Matthew Humphrey asked the Commission if there were any additions/deletions to the previous meeting minutes for April 28, 2008. There being none Michael entertained a motion to approve the minutes. Commission member Tim Mercer moved that the minutes be approved and seconded by Laura Younger, member and the motion carried unanimously.

REGULAR AGENDA:

Michael welcomed the guests and had them sworn in to testify for the public hearing.

PUBLIC HEARINGS:

• Review of Application for Certificate of Appropriateness

COA-08-15 submitted by Jeff Cashion & James Tart, owners of 313 Green Street, who wish to remove two old storage buildings to the rear of the property and a rotting wooden fence.

David Montgomery, Staff, summarized the COA-08-15 staff report. He made comments and recommendations that Appurtenant Features & Fixtures and Structural Condition & Soundness of the project were factors in the case.

Jeff Cashion presented his case that the condition of the buildings was poor at the time of purchase a few years ago. He had someone look at the out buildings in the back but they were too far gone for repair. He has had an estimate for the demolition of the buildings and the fence. He wants to open the back area for parking to prevent parking on the street. Replacement of the front door, which is in violation, was brought up by a member; Jeff referred that question to staff and that he is attempting to find a door which would fit. He has no intention of replacing the fence based on the fact that this is rental property. Michael stated if the COA is approved, the board needed a map outlining property, some before and after pictures for historical archive. Jeff Cashion agreed to allow the salvaging of the buildings by anyone interested. Michael noted that if Mr. Cashion wanted to use the back for parking, that he would need to adhere to the guidelines for screening parking areas from street view and that staff should be able to handle that in the future.

Bill Finch spoke on behalf of the fence which was built in 1989. He had concerns about neighborhood children coming on his property all the time and he was once threatened with a switchblade by someone. Lydia Warren wanted Jeff Cashion to take Bill Finch's security into consideration before removing the entire fence, and to offer some kind of fence between their properties. Mr. Cashion is willing to maintain the fence once it is erected if someone is willing to pay for it. Lydia had called the police twice about someone trespassing onto Mr. Finch's property by going through the fence.

Jeff explained that he inherited tenants, a mother and daughter, and when he goes over, there are always 2-3 additional people over there and he asks are they staying here; its always no, they are just visiting. The ones on the right have been rotated in an out through eviction; it is a shame that landlords cannot find good tenants.

Michael explained to Lydia that the drive for a parking area in the rear yard has been given to staff for discretion and approval. Mike stated he would donate his labor to repair the fence.

The Public hearing portion was closed by Michael Humphrey, member.

FINDING OF FACT: Al Roethlisberger, Member, moved that the Historic Preservation Commission find as fact that the proposed project COA 8-15 313 Green Street, if constructed according to the plans reviewed, is congruous with the character of the district for the reasons that the Sanford Historic Preservation Commission cannot deny the demolition permit for more than 365 days, and has reviewed and found that the structures in question are in a derelict status and needs to be removed. Along with that it has been stipulated that the architectural features will be made available to the community as needed. Therefore, this COA is generally in harmony with the criteria of the guidelines and special character of the neighboring properties and the historic district as a whole. Member Laura Younger seconded, and the motion passed unanimously.

DECISION: Based on the preceding findings of fact, Laura Younger, Member, moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Jeff Cashion and James Tart and approve the proposal as shown in COA 08-15 for 313 Green Street. Member Tim Mercer seconded and the motion passed unanimously.

• Review of Application for Certificate of Appropriateness COA-08-30 submitted by Lora Wright of 148 S. Steele Street, who wishes to install glass blocks and bricks in the opening between the lintel and glass storefront windows.

David Montgomery, Staff, summarized the COA-08-30 staff report. He made comments and recommendations that materials, patters, textures and colors; architectural detailing; and fenestration proportions, shapes, position, location, and pattern were factors in the case.

Lora Wright owner of 148 S Steele Street addressed the Commission regarding the store front with visual aids. She wanted to make an amendment to her original submittal and asked the board to decide on another idea. She showed how when she took off the Formica façade, that a giant opening behind the plywood board appeared. She now preferred to use a hardie wood panel and trim over the glass blocks; she thinks she can do a lot more with the awnings and keep the building in character better. The panels of hardiplank will be painted dark deep gray and trimmed out in lighter gray with some pretty contrast. Charles Taylor gave accolades to the Wrights for what they are doing to their building downtown.

The Public hearing portion was closed by Michael Humphrey, Member.

FINDING OF FACT: Member Laura Younger moved that the Historic Preservation Commission find as fact that the proposed project COA 08-30, 148 S Steele Street, if constructed according to the plans reviewed and with the amendments of hardiplank panels and trim is congruous with the character of the district, that the exterior materials, patterns, textures, and colors proposed by the applicant are generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and in keeping with the downtown historic district as a whole. Tim Mercer, Member seconded, and the motion passed unanimously.

DECISION: Based on the preceding finding of fact, Member Laura Younger moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Lora Wright, owner of 148 S. Steele Street and approve the proposal as shown and amended in application COA 08-19. Tim Mercer, Member seconded, and the motion passed unanimously.

Review of Application for Certificate of Appropriateness COA-08-24: With this being a case by Board member Tim Mercer and him having to recuse himself, a quorum could not be met; therefore, the Board decided to move on to Old Business until member Pete Thompson, who was running late, could show up for the case so that a quorum would be available.

OLD BUSINESS: Ad Hoc Committees Updates;

Guidelines Committee: Laura addressed the status of the guidelines; they are awaiting for Tammy's visitor to leave, so she can do the final editing; they would also like to possibly meet one more time to finalize.

Marketing/Communication Committee: There was no meeting; the tree survey bid is out which will go in the newsletter to let citizens know what is going on.

Safety and Security Committee: The city did receive a \$40,000 pedestrian planning grant to analyze the existing pedestrian network; the City is looking for possible opportunities with the schools, East Sanford, Colt routes, etc.; the City will also look at the health aspects of walking.

Block Captain Update: Nothing new with Laura's block except for 313 Green Street which was addressed before by the Commission. Al addressed the condition of 221 and 511 Horner Blvd; David explained that staff was aware of the issues but that both homeowners were severely limited to do with financial difficulties; 221 is under minimum housing.

COA Staff Update:

- 08-32, 304 Summitt Dr, Jim & Kathy Carroll: Remove white Shingles and replace w/architectural shingles in burnt sienna
- 08-33, 516 Summitt, Dr. Paul Snyder: Remove 2 Trees; one in side yd is completely dead; on in back yd is dying from the top down
- 08-34, 121 S Steele St, AK&K Corps: Paint front upper story windows; frame-gold-beige
- 08-35, 147 Chatham St, Progressive Contracting: 1) replace existing black exterior door, 2) Add two exterior windows with arch openings, and 3) Repair masonry on back wall.

The letter from the Commission looking at considering Hawkins Avenue as a local Historic District has been forwarded to the City Council, Lee County Board of Commissioners, and Sanford/Lee County Planning and Development Department. Gail Barger, daughter to one of the residents on Hawkins Avenue, is taking the lead against the Level 4 Facility came in and spoke to the Commission; she wanted to express her gratitude to this commission for the letter. They are having a third party rezoning meeting tonight to have this parcel rezoned back to residential.

A meeting is taking place for the 2nd Century Project by Kurt Bradley and the Realtors noon and 7 PM at the Wicker Civic Center.

NEW BUSINESS: Michael brought up that the house on Horner which had been slated for demolition was being moved to the empty lot next door to his property on July 1, 2008. There will be COAs coming next month for the infrastructure.

Member Laura Younger moved to recuse Tim Mercer. Pete Thompson, member, seconded and the motion carried unanimously.

- **Review of Application for Certificate of Appropriateness COA-08-24** submitted by Tim Mercer owner of 307 W. Chisholm Street, who wishes to install a drain basin and culvert at the southeastern edge of the lot, raise the elevation of the rear lot by 12 to 16 inches, grind tree roots of pin oak in front yard and repour the driveway, remove stucco from western foundation wall, install tongue and groove beaded board on front porch ceiling, repair and screen rear porch, replace the unoriginal set of double windows at the southwest corner of the house, reconfigure the rough opening of the rear window to accommodate a salvaged two window set with the appropriate sashes, and install white storm window throughout.

David Montgomery, staff, summarized the COA 08-24 staff report. He made comments and recommendations that materials, patterns, textures,

& colors; architectural detailing; fenestration proportions, shapes, position, location, and pattern; appurtenant features and fixtures were factors in this case.

Tim noted he would hate to take the tree down which is buckling his driveway, but that the tree should never have been allowed to grow there. He wanted to attempt to cut the roots and see what happens as he works on the rest of the house. He explored the idea of putting a driveway on the other side, but he does not have enough room; and if he decides to lease the city lots next door and make improvements, the City of Sanford has a policy that they can break their lease at any moment; he was not comfortable with that and abandoned that idea. He believes this house should have been bought out with FEMA money just like the other houses. It has a combination of problems; the drain from the lot across the street runs under that house, empties into a storm basin, and continues under the corner of that lot and runs across through his property. There is a 3' X 3' brick culvert in the back which has failed. He has not had any flooding since Public Works opened the ditch up, which proved that the problem down below was the size of the culvert or ditch failure. He can take the culvert out and have an open ditch, but he is not allowed to change the inlet or outlet. He plans on pulling the culvert up, fix what needs to be fixed, and replace the top and place a catch basin on the edge of his property to catch any additional flow that doesn't go through there and put a second culvert around to have adequate drainage. After that is done he wants to bring in dirt and raise up the property twelve to sixteen inches so he can control the flow, which means he will need to go in the crawl space and raise the foundation to accommodate that. He would like to replace the windows in the back kitchen and put a sink under it and look out. He is proposing moving that set of double windows to the back of the house and reconfigure the opening, and duplicate the windows which would then match the rest of the house. It would help the looks on the side of the house. Both doors will go and he wants to install a door that matches the front of the house; those doors will be donated to someone who needs them. His intention is fix the back porch, add the steps and screen it in. He will replace all the glass for the fourth time which has been broken out and the sashes which have been demolished. Michael commented that he would like to see Tim spend his money on improving the property instead of spending money to save the Oak tree which may have to come down anyway. According to Michael this building has had some window changes in the past as evidenced by the pictures, no determination could be made as to what the original windows looked like. Tim wants this renovation completed by the middle to the end of summer. The color scheme is craftsman style for the era of the house: moss green and yellow.

Lydia Warren made comments regarding the different windows.

Pete commented that there is a house off of Hwy 42 toward Thomas' Minimart on Steel Bridge Road being demolished within the next six months to a year; some parts are over a hundred years old and other parts are maybe eighty years old; she has pine and oak in there with an add on Craig's List.

Public hearing portion was closed by Michael Humphrey, Member.

FINDING of FACT: Member Pete Thompson moved that the Historic Preservation Commission find as fact that the proposed project COA 08-24 at 307 W Chisholm Street, if constructed according to the plans reviewed, is congruous with the character of the district, for the reasons that the exterior materials, patterns, textures, and colors; proposed architectural detailing of the project; fenestration, proportions, shapes, position, and location; patterns, appurtenant features and fixtures of the propose project are congruous and generally in harmony with criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole. Laura Younger, member seconded and the motion passed unanimously.

DECISION: Based on the preceding finding of fact, Member Pete Thompson moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Tim Mercer and approve the proposal as shown in COA 08-24 at 307 W Chisholm Street with the amendment that the Pin Oak be removed in lieu of grinding roots and be replaced with a staff approved replacement. Laura Younger, Member seconded and the motion passed unanimously.

ADJOURNMENT: With no further business to come before the Commission, Laura Younger, member entertained a motion to adjourn, and seconded by Al Roethlisberger, member and the motion carried unanimously.

Adopted this _____ day of _____

BY: _____
Matthew Sakurada
Chairperson

ATTEST:

DAVID MONTGOMERY, PRESERVATION PLANNER