

**MINUTES OF THE REGULAR MEETING OF THE  
SANFORD HISTORIC PRESERVATION COMMISSION  
7:00 PM, MONDAY, JUNE 23, 2008  
WEST END CONFERENCE ROOM  
SANFORD MUNICIPAL BUILDING**

**Roll Call**

**Members Present:** Matthew Sakurada (Chair), Laura Younger, Al Roethlisberger, Tim Mercer, Michael Humphrey, Peter Thompson

**Members Absent:** Mark West (Vice-chair)

**Staff Present:** David Montgomery, Bruno Pursche,

**Citizens Present:** Tammy Hebert & John Roethlisberger

**APPROVAL OF THE PREVIOUS MEETING MINUTES FOR MAY 20, 2008  
AND THE AGENDA FOR JUNE 23, 2008**

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

Matthew Sakurada asked if there were any additions/deletions to the agenda for June 23, 2008 meeting. Two items were added to the Agenda, Tree Survey and Effective Date of HPC Decisions which is before the City Council. Matthew Sakurada entertained a motion to approve the amended agenda; Commission member Tim Mercer moved that the agenda be approved as amended and seconded by Pete Thompson, member, and the motion carried unanimously.

Matthew Sakurada asked the Commission if there were any additions/deletions to the previous meeting minutes for May 20, 2008. There was one correction which had been corrected by the board clerk; Matthew Sakurada entertained a motion to approve the minutes as corrected. Commission member Al Roethlisberger, moved that the minutes be approved and seconded by Pete Thompson, member and the motion carried unanimously.

**REGULAR AGENDA:**

**Old Business:** David discussed the Landmark designation application and the length time it would take to hear a case. The earliest action could be taken would be most likely October/November if this application process is adopted; considering 1-2 months preparation submitted to staff, 1 month for SHPO review, HPC public hearing with ten day public notice, and then it would go to City Council for a public hearing. A Historic Landmark Designation was done on the Wilrik building but no documentation could be found. We may want to

consider Kate Rumley request as an interim action because her time is of the essence for getting her project moving. David submitted a draft of a City of Sanford Landmark Application to the Board for review, based on the Raleigh Historic Landmark Application. Al suggested that this may be a good way to go and find out what we do and do not like about this application process. David covered and explained the information regarding local landmark designation and application. Wording was changed 'In most instances this will require that you obtain' to 'In most instances we advise using'. Different fees were discussed for individuals submitting applications; Mike suggested a fee of 50% of the yearly tax value since they will be getting a 50% tax break annually in perpetuity and city will be losing revenue. The City would have an advance of the revenue for at least a year. David will look at property values and get back to the board with fees. Al questioned whether a portion of the costs and fees could be refunded on properties which are not approved as landmarks. David continued explaining the application process and specific requirements. A discussion took place among the board members regarding tax credits and assignment of properties after landmark designation and the State Statutes for continued designation and tax status. City Council must approve any fees before any approval of the application process; the board agreed to submit the complete request as a package to City Council for approval.

**Proposed Hawkins Avenue Local Historic District:** Tim proposed a local district that was smaller in size than the National Register District, going no farther north than Weatherspoon, south on Hawkins past the fire station and apartments go east one block and head south including six homes back to Hawkins bypassing the Lehman Building and Dentist office, then picking up the 3 houses facing Hawkins to include the mortuary to Jones Printing (not included), go north on Hawkins to East Buffalo and follow across to West Buffalo and continue with what has previously been designated. The Haven House does not want to be included in the local district for security reasons and churches are not included. Do we keep the name the same or do we change it the Weatherspoon District since the Weatherspoon family owned most of the property at one time. A discussion continued about different properties and the grass roots door to door effort it would take to get this designation done. Tim read a previous City Council public hearing proposal from 2000 full of irony, in which the last time Council denied the local district for Hawkins Avenue, the rezoning of the Level 4 property was actually approved. Tim will report at the next meeting with status and information. A discussion commenced on property values.

#### **Adhoc Committees:**

**Guidelines:** They are not finished but are written and need a final edit. They need to put in proper format. There are some tedious format issues to convert software which was used.

**Marketing/Communications:** We were unable to meet this month due to conflicting schedules; there is a long list of things which would be nice to do. We have to get the Newsletter out; National Night Out is scheduled for August 6; Al requested items for the Newsletter from various Board members.

**Crime/Safety:** Bailey is doing the planning and organization for NNO. Need to find a leader for the Neighborhood Watch Program; Mike volunteered to put together the crime watch program; we'll discuss this at NNO. Nan has been doing the Crime statistics. Matt wants a meeting with the City Engineer to discuss other possible options for speed control. Mike mentioned that the Mayor Olive was visiting him and that she was appalled at some of the 70 MPH traffic. We may have to lobby with Charles Taylor with a 4 way stop at Vance and Summitt. A discussion was held on rental property improvement issues with rental property owners; Pete had input for Matt based on information received from the owners during an Appearance Commission meeting.

**COA Staff Update:**

- 08-36 121 Steele St AK&K Corp Install awning across storefront (green) with striped Center
- 08-38 218 Wicker St AK&K Corp Install three canvas awnings on window front
- 08-40 138 Steele St AK&K Corp Install canvas awning along entire store front

3 additional COA applications have been received:

- 500 Gulf St Michael Morgan 1)Cut down Poplar tree, 2) Plant  
columnar apple tree in its place
- 510 Summitt Dr Tammy Hebert Trim branches of tree from neighboring property which is encroaching on the property
- 200 S Steele St City of Sanford 1) Remove Bradford Pear in  
front of Grace Christian Thrift Store on Wicker side due to buckling of sidewalk and getting into powerlines.

2) Replace with Japanese Maple

**HP Violations:**

311 Bracken St	COA Violation Satellite	No one claiming responsibility
511 N Horner	Carport covered w/tarp	Money may be issue Ms Putnam
307 W Chisholm St	MH	COA approved in May 2008
311 N Horner	COA violation	Driveway/fence owner stated driveway/fence already there prior to renovation
221 N Horner	MH	Homeowner selling house; has a potential buyer aware of the minimum housing
313 Green St	MH	COA approved in May 2008
206 N Gulf St	Roof repair more extensive than originally proposed; staff told them to continue as long as there were no significant changes from the original roof.	
504 Sunset Dr	Hole in roof of garage	
135 S Steele St	UDO Sign Violation	Owner has submitted for a variance square footage requirement.

Mike mentioned that he had offered to help Mr. Finch put up a fence between his property and Jeff Cashion 313 Green St, but the fence is on Jeff Cashion's and for that reason a COA for a fence must be issued.

**Tree Survey:** The contract called for 800 trees to be surveyed which was accomplished; that however did not end up covering the entire neighborhood. Staff may have to go before City Council, since there will be more expense involved than the original contract cost. Preliminary data shows that there are approximately 45 different species of trees. Based on the information received the consultant will come up with a management plan for the City and residents for their particular trees. The last part of his contract is to come up with an ordinance for new development throughout the City.

**HPC Effective Date:** The wording in the UDO for the HPC quasi judicial board was not the same as the Board of Adjustments quasi judicial board, and for

that reason a text amendment needed to be done. Susan the City Attorney wanted it to read that the decision of the HPC Board was made when it was filed with the clerk of the board not the second after a decision was made. The HPC Commission decided that the decision finding would go out within a reasonable amount of time and not wait until the minutes were approved at the next meeting.

**Public Comment:** Tammy questioned the downtown banners in the western part of downtown area, which welcome individuals to historic downtown, even though this area is not very historic; David noted that he was not here when the banners were placed and that the DSI Board was considering new banners that were similar to the Centennial Banners on Horner Blvd.

Matthew addressed Mike Humphrey and Laura Younger who are leaving the board with an Unofficial HPC award. Matthew Sakurada entertained a motion to thank the individuals for their service; Member Al Roethlisberger moved to thank Laura Younger and Michael Humphrey for their time here on Sanford's Historic Preservation Commission and we appreciate it very much. Pete Thompson, member, seconded and motion carried unanimously.

David announced that the National Trust Historic Preservation conference will be held in Tulsa, October 21 & 22. Someone from Lee Builder Mart stopped by David's office and provided a wood type composite material which is supposed to be stronger than wood and good replacement for hardi-board (lighter and cheaper) that he showed to the Commission.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_

BY: \_\_\_\_\_  
**Matthew Sakurada**  
**Chairperson**

**ATTEST:**

\_\_\_\_\_  
**DAVID MONTGOMERY, PRESERVATION PLANNER**