

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
7:00 PM, MONDAY, SEPTEMBER 22, 2008
WEST END CONFERENCE ROOM
SANFORD MUNICIPAL BUILDING**

Roll Call

Members Present: Matthew Sakurada, Al Roethlisberger, Tim Mercer,
Lora Wright, Peter Thompson

Members Absent: Mark West, Katherine Zyla

Staff Present: David Montgomery, Bruno Pursche

Government Official Present: Charles Taylor

Citizens: Lan Dao, Kate Rumley

**APPROVAL OF THE PREVIOUS MEETING MINUTES FOR August 25, 2008
AND THE AGENDA FOR September 22, 2008.**

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 September 22, 2008 meeting. Al Roethlisberger added that under new business he would like to have a brief discussion about after the fact COAs and some criminal activity in Rosemount-McIver Park. Member Tim Mercer moved that the agenda be approved, as amended and seconded by Pete Thompson, Member, and the motion passed unanimously.

Chair Matthew Sakurada entertained a motion to approve the minutes for August 25, 2008 as written. Member Tim Mercer moved and seconded by Peter Thompson, member, seconded and the motion carried unanimously.

Chair Matt Sakurada welcomed the guests and had them sworn in to testify for the public hearing.

PUBLIC HEARINGS:

- **Review of Application for Certificate of Appropriateness COA -08-67**

Submitted by Dung Q Tran & Lan Dao owners of 149 S Horner Blvd., (1) who wish to install a 10' x 10' water feature pond and (2) install 65' of black aluminum fencing for the purposes of creating an outdoor seating area.

David Montgomery, Staff, summarized the COA-08-67 staff report. He noted that the fountain portion of the project had already been completed without a COA. Staff found that height, setback and placement, materials, patterns, textures and colors are appurtenant features and fixtures were factors in this case.

Lan Dao came forward and presented her case to the board members, stating that she wanted to make improvements to the outside of her building so that they could have a nice exterior seating area for the café.

Kate Rumley supported the improvements for opening of the café.

Members Wright and Thompson noted that there was already a vast improvement in the corner by removing the overgrown vegetation and weeds. Member Roethlisberger made the comment that the rocks for the fountain were not permanent in nature and could be easily removed in the future.

Public hearing portion was closed by Matthew Sakurada, Chairperson.

Finding of Fact

Member Lora Wright moved that the Historic Preservation Commission Find as Fact that the proposed project COA #08-67 at 149 S. Horner Blvd, if constructed according to the plans reviewed, is congruous with the character of the district, for the reasons that the same type of fencing is found elsewhere in the district and the fountain and overlying rock materials are temporary in nature which could easily be removed, and is, therefore, generally in harmony with the criteria and design guidelines and special character of the neighboring properties and the historic district as a whole. Tim Mercer, member, seconded the motion passed unanimously.

DECISION:

Based on the preceding finding of fact, Al Roethlisberger, moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Lan Dao & Dung Q. Tran and approve the proposal as shown for application COA 08-67 at 149 S. Horner Blvd. Member Peter Thompson seconded and the motion passed unanimously.

Chair Matt Sakurada noted that the COA for 08-67 has been approved and that the applicant will get their Certificate of Appropriateness.

Chair Sakurada introduced Charles Taylor, City Council member to the meeting.

OLD BUSINESS: Chair Sakurada asked David Montgomery to update the members about the status of the Local Historic Landmark Designation. David stated that it might be in the best interest for Kate Rumley to move forward with her project and submit it to the SHPO for their consideration and recommendation even though a final application

has not been officially adopted. Mr. Montgomery explained that there are still some issues with the landmark application that need to be resolved, but that we should not hold up her application as a result. Mr. Montgomery said it was his recommendation to submit her project to SHPO. No one on this Commission or City Council had seen one of these submitted except for those Council members who were here when the Wilrik Hotel was locally designated in 1997. David thought it would be a good opportunity to receive the SHPO's comments since they might help in finalizing any issues with the application. Staff had spoken with Mr. Peter Sandbeck of SHPO, the Deputy Historical Preservation Officer, who said he would be more than willing to review the Wicker project. He emphasized to staff that the SHPO's recommendation was non-binding, but just a recommendation for the Historic Commission and City Council. Furthermore, the SHPO was already aware of the nature of the W. B. Wicker school, since it had been submitted to them as a National Register nomination.

Mrs. Rumley was present for any questions, which the board may have. Matt Sakurada wanted to clarify that we are sending in the report before we have a specific approved application, and Mr. Montgomery did respond that was his intention & recommendation. Chair Sakurada asked what the criteria are for a project's approval. David Montgomery noted that the state legislature outlines the basic criteria for a local designation; he also noted that the Historic Commission is only a recommending body, but the decision for approval would be made by city council, as part of an ordinance.

After clarification, Chair Sakurada agreed that this needs to go ahead and be submitted. David Montgomery shared that they could have a separate public hearing from city council or a joint public hearing. David said that a joint public hearing is already held with the City Council and the Planning Commission for their recommendation process. The planning commission sits in the same auditorium as the City Council during their public hearing; the planning commission then retires to another meeting room to ask any more questions, make their comments and recommendations. The Planning Commission's recommendation is then submitted to the city council at their next meeting. This format would require HP members to attend one of the City Council meetings. The public hearing notices would also be the same as public hearing notices for the Planning Commission.

Lora Wright moved to go ahead and send Mrs. Rumley's application to SHPO, and it was seconded by Pete Thompson, member and the motion passed unanimously.

Ad Hoc Committees Updates:

Guidelines Committee: Chair Sakurada noted that there was no one present that could address the status of the work completed by the guidelines committee. Member Al Roethlisberger did note to members that he had seen several e-mails going back and forth, and the guidelines committee had had a vigorous work session. They did have some disagreements on some topics, but they also agreed to work those out; when the next version will be available is unclear. David Montgomery will follow up on the progress of the guidelines.

Marketing / Communication Committee: Member Al Roethlisberger shared with the board that they did not meet this month because they were waiting on the Second Century kickoff scheduled for October 2. Mr. Montgomery said the Commissioners should have received an invitation for the Second Century kickoff. Staff stated if you did not receive a special invitation, there would be a public viewing of the project at 7:00 PM at Depot Park. Member Al Roethlisberger shared that the Second Century is a marketing campaign sponsored by a group of business men & women hoping to market Sanford/Lee County; they are looking at developing a market analysis and creating uniform logos and wayfinding signage.

Member Al Roethlisberger also mentioned that the City of Sanford will be revealing a new website at the end of the year, so this would be a good opportunity for the marketing/communications committee to incorporate whatever we want to the HP website. Chair Matt Sakurada asked if they needed to provide additional information for the website. Member Al Roethlisberger stated to feel free to submit anything they felt relevant, and changes will be made by the end of the year.

Member Al Roethlisberger also shared he had had two home owners order plaques at a cost of \$152.00 each after shipping.

Staff also noted that he had been invited by the Jonesboro Historical Society to talk to them on Sunday, September 28, regarding local districts versus national historic districts, the historic tax credit program, and DSI and its structure. David Montgomery stated they were using the former Dr. Covington's office; Ray Covington, son of Dr. Covington is making an effort to make improvements in the Jonesboro area.

Safety and Security Committees:

Chair Matt Sakurada addressed Safety and Security; he has been trying to arrange a meeting with the city engineer/who has been promoted to the Public Works Director. Chair Matt Sakurada said that he had received a traffic study, after the stop sign went up on Gulf St. It recommended the need for a stop sign at Vance and Summitt. Member Pete Thompson shared information about two accidents recently at the 4-way stop sign at the intersection of Vance and Chisholm, one of which there was a fatality. A discussion took place that the speed limit needs to be reinforced. There are other problems on Steele and Chisholm that needs to be addressed.

NEW BUSINESS:

Chair Matt Sakurada said that every year they need two commissioners to attend a Historic Preservation related workshop or conference. Staff stated that the date for this year's PNC Conference was October 9, 2008. This conference is a two to three day event, but attendance everyday is not necessary. There were four HP board members that attended last year. Chair Matt Sakurada shared he would not be able to attend this year. David noted that he would e-mail the members more information about the conference.

The Commissioner retreat was the next item up for discussion. The last couple of years they have met as a group to discuss strategic, long term things, and current issues. Last year's retreat had been at Chair Matt Sakurada's office. They had done this in order to get their recommendations to City Council in time for their retreat in February. Chair Matt Sakurada shared that last year they even talked about some of the HP members going to the City retreat, but they canceled us out due to time constraints. The board's strategy needs to be on paper. It was the consensus of the Board that the retreat should be the second or third week of November; staff would follow up with any days or times that would be conflicts.

COA Staff Update:

COA 08-66 217 N Gulf St, Owen Loughrin/Deborah Kuehne: 1) Repair & replace collapsed garage roof due to old fire damage & re-shingle, 2) Repaint exterior woodwork trim on house and garage same color white.

COA 08-68 152 N Steele St, John W. Byrd: Replace existing awnings.

The current status of outstanding violations is as follows:

- Three satellite dishes have been removed at 200 N. Gulf St., 311 Bracken St., and 310 Green Street. At 309 Green Street
- The large yellow dump truck parked on the Green Street was again referred to Code Enforcement, who warned the resident regarding parking commercial vehicles on City Streets. Staff drove by today and the vehicle was not parked on the street.
- Staff David Montgomery also noticed at 207 Hillcrest Drive, a lot of broken up concrete on a trailer, and a small roof that had been left in the front yard. Staff contacted the owner; he stated she is repairing the foundation of the house, the concrete driveway will be re-poured, and the small roof is from a rotten doghouse. Staff is meeting with the homeowner tomorrow and will make sure she submits the proper paper work. Staff found out that this particular house is one of the oldest ranch houses in Sanford.
- COA #08-66 noted above actually began work without a COA. Staff noticed on his way to the airport for vacation on Saturday morning August 30, 2008, work being done on the garage at 217 N Gulf Street, so David Montgomery called Carl Anglin, the code enforcement officer for the city to check on it first thing the following Tuesday. Officer Carl Anglin made the visit on Tuesday September 2, 2008. The contractor, at this time was laying sheeting down on the roof. Officer Anglin asked the contractor for evidence of the condition of the roof prior to his beginning work. The contractor provided onsite pictures by his cell-phone on the

roof that he was repairing. According to Officer Anglin, it had the box in soffit, as the rest of house as well as the addition. The contractor did have a building permit, but did not have a COA. Due to the impending weather conditions, he was told to continue with the work as long as the design was the same as the original house, until he could come to a sufficient stopping point, but that the homeowner still needed to fill out a COA. Staff member called the property owner that afternoon, but did not get a response at home. The following day on Wednesday staff Anne Sears and Bruno Pursche, put a note on the door relaying a description of the process they need to follow, and the need for the homeowners to come by the office and submit an application for a COA. The property owners came in on Thursday and put in an application for a COA; on Friday the Planning Director, signed the paperwork, and a COA was granted. The Community Development Department is continuing working to get photos on this particular site. Member Al Roethlisberger said that in this particular situation, everything worked out fine. Member Al Roethlisberger voiced concern because of a similar situation which happened in the past, where the owners were able to get approval for a minor work, which he thought should have been a major work. Member Al Roethlisberger spoke with Chris Riggins at the Building Inspections office and found there was a failure in the permitting process and coordinating with the COA process. Mr. Riggins would further check why the permits were allowed. A checks and balances process needs to be instituted between inspections and code enforcement within the historic district to prevent permits being issued without an approved COA in place.

Al Roethlisberger addressed two other issues: (1) How to treat after the fact COA's. It was mentioned at one point in time that the Commission should automatically make them be major works. The property owners would then have to come before the board and present the case before any work could be signed off on. (2) As the new guidelines are being rewritten, one thing that they might consider is that certain projects, while technically a repair, are actually major construction projects. A discussion pursued among members and staff as to qualifications of Minor and Major work and how to deal with it. It was decided to have more discussion at the retreat regarding these matters.

Al Roethlisberger asked everyone if they knew Bill Finch, who lives at the corner of Green and 220 N Gulf Street, the big green and white house. He shared that Mr. Finch has had his back door kicked in twice in the last week. The intruders stole his jewelry, silver, and rummaged threw the house. The first time Mr. Finch came home they were there, and the intruders went out the front door; while he was at the doctors, they came back a second time. All the doors were broken and Member Roethlisberger had installed dead bolts for Mr. Finch. Al noted that he suspected the residents at 313 N Gulf St or their affiliates were the perpetrators. Member Roethlisberger could not say for certainty that these residents broke into the house, but brought it up to point out that we really have a problem on Green St. Member Roethlisberger commented there are a lot of illegal people living in one home. Member Roethlisberger has written a letter to Mayor Olive and to Councilman Taylor for help in what steps to follow to help resolve this matter. Mr. Finch is very discouraged at living there, and wants more police presence. Chair

Sakurada also shared that one solution is that the city or private groups buy all the houses on the street. More discussion will be held at the retreat on that matter. Member Peter Thompson also shared that Greensboro had a similar problem near the UNCG campus and bought up these homes for collegiate housing.

Chair Matt Sakurada also shared that board member Katie Zyla is actually being deployed with the National Guard in November, but the board at this time has no official resignation.

David noted that 304 Oakwood Ave may be going to City Council for their approval with its demolition. There is lot of stuff that could be salvaged if it is torn down including stained glass windows and a staircase.

PUBLIC COMMENT: Chair Matt Sakurada asked due to the already long nature of the meetings if the public comment period should be shortened with time limits similar to City Council. Board members expressed their concerns and the disadvantage and advantages for a timetable. It was the consensus of the Board to not limit the time for someone to speak at this time, but that if it became an issue, they would readdress the matter again.

ADJOURNMENT: With no further business to come before the Commission, Chair Sakurada entertained a motion to adjourn. Commission Member Lora Wright moved, and seconded by Member Al Roethlisberger, and the motion passed unanimously.

Adopted this _____ day of _____

BY: _____

Matthew Sakurada
Chairperson

ATTEST:

David Montgomery, Planner