

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
7:00 PM, MONDAY, OCTOBER 27, 2008
WEST END CONFERENCE ROOM
SANFORD MUNICIPAL BUILDING**

Roll Call

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

Members Absent: Katherine Zyla

Staff Present: David Montgomery, Anne Sears

Citizens: Joni Martin

**APPROVAL OF THE PREVIOUS MEETING MINUTES FOR
SEPTEMBER 22, 2008 AND THE AGENDA FOR OCTOBER 27, 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 the October 27th, 2008 meeting. Al Roethlisberger moved that the agenda be approved and seconded by Lora Wright and the motion passed unanimously.

Chair Tim Sakurada entertained a motion to approve the minutes for September 22, 2008 as written. Commissioner Peter Thompson moved and seconded by Al Roethlisberger, 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 -08-73***

Application submitted by owners Progressive Development, LLC at 139 Chatham St., who wish to 1) Construct wood stairs and a 6' x 8' deck with a black metal railing for access to the rear entrance, and 2) Install 1' x 6' wood boards placed horizontally to screen underneath the decking.

David Montgomery, Staff, summarized the COA-08-73 staff report. He found that height, setback and placement, materials, patterns, textures and colors are appurtenant features and fixtures were factors in this case.

After it was determined that there was not a conflict of interest, Chairperson Matthew Sakurada opened the public hearing.

Joni Martin came forward and presented her case to the board members. Joni noted the proposed metal railings were similar to what they had done in the past. She stated that the materials that she needed for the metal railing, had been measured, but at this time, no one had called her back. Joni said that it would strictly meet egress by code.

The Public hearing portion was closed by Matthew Sakurada, Chairperson.

Finding of Fact

Member Al Roethlisberger moved that the Historic Preservation Commission find as fact that the proposed project COA# 08-73 at 139 Chatham Street if constructed according to the plans reviewed, is congruous with the character of the district, for the reasons that the height setback, placement of the materials, architectural detailing, general form proportions, are similar to other rear steps, decking, and, railing in the area, and therefore are congruous with the design guidelines for the Downtown Sanford District, and are generally in harmony with the character of the neighboring properties in the historic district as a whole. Peter Thompson, member, seconded the motion, and it passed unanimously.

DECISION:

Based on the preceding finding of fact, Lora Wright, moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Progressive Development for the construction of wood stairs and a 6' X 8' deck with a black metal railing for access to the rear entrance, and 2) install 1" X 6" wood boards placed horizontally to screen underneath the decking, with the condition that the applicant meet all building code requirements associated with the installation of the stairs, deck, and railing.

Member Peter Thompson seconded, and the motion passed unanimously.

Chair Matt Sakurada noted that the COA for 08-73 has been approved and in a few days you will get your Certificate of Appropriateness.

OLD BUSINESS:

David shared that at the last meeting, the members had made a motion to send the report for W. B. Wicker School to the State Historic Preservation Office (SHPO) to get their comments. The report has been returned with a recommendation to the City Council and to the commission for their review. Overall, with the information that was submitted, the SHPO had determined that the W.B. Wicker School does meet the criteria for local landmark designation. They would like to see additional photos of the setting of the building and the interior. They would also like to see more documentation about the interior. David suggested at this point scheduling a joint public hearing of the city council and the historic preservation commission for their Tuesday,

November 18th meeting at 7:00 p.m. This meeting would be similar to that of the joint planning hearings City Council has with the Planning Commission for rezoning cases. City council could ask questions and HPC members could be there to listen. Usually the Planning Commission convenes the same night in the West End Conference Room to make their recommendation, but David recommended reconvening at the next regular meeting date which would be Monday, November 24th. The HP members could make a recommendation if so desired at that time, based upon all the information gathered at the public hearing, the report, and the SHPO's recommendations. If the HPC should chose to make a recommendation, City Council's next scheduled meeting is Tuesday December 2nd at 7:00 P.M. Member Al asked David if someone from the SHPO might be able to come down and talk to them with typical questions such as how this may be beneficial, and how it may help the community. David said when he spoke to Peter Sandbeck from the SHPO last month, they remained short staff and would be unable to make site visits anytime soon. Mr. Sandbeck did refer him back to the Handbook for Historic Preservation Commissions in North Carolina (Section 6, p. 45) which everyone should have in their notebook.

Chair Matt Sakurada asked the question, shouldn't people provide a report before they do any work on the structure. David explained that this did not work like the State Historic Tax Credit Program. Local Landmark Designation is the community's recognition that this building, structure, or archeological type is a historically significant to this community. Staff also indicated that the report should reflect that an investment has been made to keep the integrity of the building intact. Other ideas and comments were passed around the room. Commission Member Lora Wright commented you might receive a lot of response. Chair Matt shared that at the joint Planning Commission, the Historic Preservation committee would not be able to ask questions, only city council, but it would be possible at the convened public hearing at the HPC meeting on Monday Nov. 24th.

Ad Hoc Committees Updates:

Guidelines Committee: Staff David said that he made contact with Laura Younger of the Guidelines Committee about two weeks ago. Mrs. Younger had spoken with Mr. Mike Humphrey and they are in the process of changing some things. Member Lora Wright asked if there is a deadline for the work to be done. David Montgomery will continue to follow up with the progress of the guidelines.

Marketing / Communication Committee: Member Al Roethlisberger shared with the board that they did meet this month. There were some discussions about entry signs, and the upcoming redesign of the City of Sanford website. Member Al expressed if you have ideas about changes to the Sanford City website or recommendations for the signage please feel free to forward any ideas to them so they can incorporate those.

Staff David, added that he and Al, made a presentation to the Jonesboro Historic Society several weeks ago, which had a huge crowd. A discussion of possible initiatives for Jonesboro took place, including the tax credit program for the Lee Avenue National Register District, banners, streetscape improvements, and expansion of their National Register District. David shared that they received good feedback. Member Peter Thompson asked what areas would be included in the expansion. Staff said that the current National Register District just incorporates the

residential, no commercial areas. When it was initially surveyed around 2000, the Downtown Jonesboro area was deemed non-contributing because of all the alterations that had been done. David suggested to the Jonesboro Historical Society to get a facade Grant program similar to Downtown Sanford to help restore the historical facades, with either help from the City or a dues program operated by a Downtown Jonesboro Merchants Association. Ray Covington, whose father was a doctor in Jonesboro area at one time, wants to revive Jonesboro. Mr. Covington has obtained \$75,000.00 in NCDOT money along with a commitment from the City towards Streetscape Improvements for the Jonesboro area. This amount of money goes a long way towards revising Jonesboro. Banners are now up at this time in Jonesboro.

Al noted that the historic entry signs need to be completed by the fiscal year, which is June 2009. Member Al asked if the HP board were to make a recommendation for design, with bids from people, or are the HP Society supposed to go out and find three designs, and get prices. David suggested that HP design it, that city council should be conferred with, but then when we have the final design, they will need to go and get three bids and get it done.

Safety and Security Committees:

Chair Matt shared that the Safety and Security Committees did not have a meeting this month; Matt also noted that he is looking for a new leader for the Neighborhood Watch Program. Chair Matt said he was interested in a private investment effort to help improve the houses between Gulf and Horner. Chair Matt has spoken recently to Tim Mercer and April Montgomery to see what best way to proceed. Better neighbors and better houses is a priority. Comments were passed around the room by members, how improvements would increase property value, and resale value for these houses. Member Al Roethlisberger gave an example about the lot beside him, and his interest in buying the house, but he has had little luck. Board member Al Roethlisberger said that some of the homes could be attractive, and help is needed to make the neighborhood look better to attract better renters or homeowners. Chair Matt addressed that he hopes to see more changes and improvements in this particular area.

Tree Survey: Chair Sakurada said he, Pete, Al, and David went to the presentation of the Appearance Commission where the tree survey was addressed. A discussion from one page in particular of interest is that neighborhoods should not have too much of any one tree; if a particular disease was to become rampant, it could be devastating. Most of the trees are in good condition around the 61% percent range. There are some in poor condition and dead. Chair Matt had a question about which one of the poor and dead trees are city owned or private trees? There are no requirements that people will have to do anything to their trees. Per member Peter, there were 41 poor, and 20 dead trees, which they recommended needed immediate attention. Participation in the survey was extremely good per Matt Sakurada. Maps can be provided by City staff. The tree report will be available on website.

Member Lora Wright asked if there would ever be a time that there would be an incentive or money to help cut the trees. David shared that other communities offer a grant program to help low income homeowners in their districts for certain activities but he did not know if removing limbs or paint was one of those activities. David expressed that grant amount ranged between \$2,500.00 to \$5,000.00 dollars, and they were forgivable loans, and if the homeowner stayed in it

five or ten years, the loan would be forgiven. Chair Matt Sakurada shared with members, items needed to talk about at the retreat, and a date and time needs to be set.

Matt relayed that one of the things that the Appearance Commission is trying to do, is to become a Tree City USA, and there was a number of things that need to happen, including an ordinance which would be put in place for tree protection in new construction.

PNC CONFERENCE: Board Member Tim Mercer shared with other members about his attendance at the PNC Conference held in Old Salem. Tim said it was very well attended. The morning started with a woman reviewing about Forsythe County's treasures. Member Tim shared a few other things that enjoyed. 1) "The original material in historical homes". Tim Mercer expressed that the speaker encouraged salvaging what is there, and build on that; by using some kind of epoxy to build it back up, and sculpture it back up, the results were amazing. Tim suggested bringing him back next year to hear more details. 2) On Saturday morning they took a tour of downtown Winston Salem. Member Tim shared what he thought was very impressive is that the arts deco RJR building downtown, was the grandpa for the Empire State building. (Same architect, built in 1927). Member Tim Mercer shared before closing, that it was a very good conference he attended, and encouraged members to go to the next conference, which will be held in New Bern. Chair Matt acknowledged that one other person needs to go to a Historic Conference or Workshop by the end of June as two commissioners are needed every year to complete some form of continuing education. Another potential conference David suggested was Preservation for Profit that will be offered in Wilmington. Member Lora Wright showed interest in going to this one, and another opportunity is the Main Street Conference in Statesville. Staff David commented that although there has been no grant since 2001 or 2002 from SHPO, we need to keep our GLC status.

NEW BUSINESS: David provided information to the board approval of COA #08-69- 207 Hillcrest Dr., that had foundation issues.

David also noted 201 N. Horner Blvd. where Van Harris Realty is, the gray building next door, that used to be the barbershop is now a daycare. They want to install a 42" picket fence on the front, north side yard, and then installed a 4ft. wooden fence in the rear yard that is 40ft. by 50 ft. in between where the gravel drive is, and then install a handicap ramp to the existing porch.

The Thompsons at 406 W. Chisholm, want to sand, stain, polyurethane, and paint the ceiling on the porch blue, and replace the ceiling fan.

Lydia Warren at 223 N. Gulf wants to 1) install brown gutters, 2) install storm windows, and 3) add safety rails and handrails along the big steps up from the sidewalk

Member Al Roethlisberger submitted four or five of the code enforcement forms that Carl gave the committee to use to report problems in the district. A concern was the white house behind his had plastic sheeting and cardboard that someone had installed and now had been half ripped off. There were lack of uniform paint film, and rot, throughout the structure. Front windows and front dormers are Plexiglas.

At 305 Cross Street, the house behind ALLSTATE there is concern of paint film, rot, and the addition that was previously added, looks like it going to fall down.

Also at 408 North Gulf was reported too many cars parked in the front lawn. Member Al seems to think, that pressure on the landlords to improve their properties will hopefully lead to better tenants.

PUBLIC COMMENT:

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