

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
7:00 PM, MONDAY, MARCH 2, 2009
WEST END CONFERENCE ROOM
SANFORD MUNICIPAL BUILDING**

Roll Call:

Commissioners Present: Al Roethlisberger, Lora Wright, Matthew Sakurada
Peter Thompson, Mark West, Maria Moffa Graham

Commissioners Absent: Tim Mercer

Staff Present: David Montgomery, Anne Sears
(Staff Liz Whitmore absent)

Citizens

**APPROVAL OF THE PREVIOUS MEETING MINUTES FOR JANUARY 26, 2009 AND
THE AGENDA FOR MARCH 2, 2009.**

Chairman Matt Sakurada called the meeting to order and called the roll. Staff Montgomery noted that Staff Whitmore was unable to attend due to illness to her father. Chairman Sakurada asked everyone to introduce themselves to the newest Commission member, Maria Moffa Graham after the approval of the agenda and the minutes.

Chairman Sakurada asked if there were any additions/deletions to the agenda for the March 2, 2009 meeting. Commissioner Roethlisberger moved to approve the agenda as presented, and it was seconded by Commissioner Wright, and the motion passed unanimously.

Chairman Sakurada entertained a motion to approve the minutes for January 26, 2009. Commissioner Thompson motioned to approve the minutes as presented, and it was seconded by Commissioner Mark West, and the motion carried unanimously.

OLD BUSINESS: Each Commission member and staff gave a brief introduction of themselves, with new Commissioner Graham speaking last. Commissioner Graham grew up in a historical city in New Jersey and moved to N. C. in 1993, where she lived in Raleigh for over five years, lived in Pittsboro for about two or three years, and then moved to Sanford. She is currently working for Sanford Animal Hospital. At one time Commissioner Graham had owned a downtown shop in the Shops of Steele Street. Chairman Sakurada asked Commissioner Graham if there was a special reason she wanted to be part of the Historical Preservation Commission. Commissioner Graham said she had three reasons: 1. Community Involvement, 2. Pride in the City of Sanford, 3. Previous experience.

Chairman Sakurada shared that there were no COA applications for tonight's meeting, and also noted that there were no guests present for the public hearing process.

Ad Hoc Committee Update.

Old Business:

Guideline Committee: Commissioner Roethlisberger gave an update on the guidelines. Mr. Humphrey was at our last meeting in January, and had committed to having the final draft version at the next HPC meeting, which was March 2, 2009. Unfortunately, only three people from the Guidelines Committee were able to meet: Mr. Humphrey, Commissioner Roethlisberger and Mrs. Younger. Since two members were absent, the attending Committee members wanted to have everyone together a final time to go over the document before submitting it to the Commission.

Commissioner Wright spoke and said she understood Mr. Humphrey to say the Committee had received high remarks from SHPO about the draft guidelines. Commissioner Wright asked Staff Liz Whitmore to contact SHPO to see who the Committee had spoken to. Staff Whitmore shared with Commissioner Wright that the SHPO staff she talked to had no record of reviewing the Revised Guidelines for the Rosemount-McIver Historic Park District. Commissioner Roethlisberger commented that he asked Mr. Humphrey about the endorsement from SHPO, and Mr. Humphrey said that the endorsement took place during a phone conversation. Staff Montgomery spoke up and said that there are a number of staff members at SHPO, and Mr. Humphrey could have talked to any number of them; only those who responded to Staff Whitmore said they had not received the draft guidelines. Staff Whitmore will need to ask Mr. Humphrey, whom he spoke with, and maybe it will be a simple answer.

Commissioner Roethlisberger said that Mr. Humphrey's comments to him were that he thought two or three solid meetings would finish it up. Commissioner Wright agreed with Commissioner Roethlisberger that if we are so close that maybe it could be fine tuned and have a quick wrap up. There were some procedural rewrites they wanted to do, fence guidelines, front residential parking, and some minimal changes and revisions to the tree section that Staff Liz Whitmore might want to include. Commissioner Thompson asked Commissioner Roethlisberger whether he thought the Committee could complete a draft in the next month. Commissioner Roethlisberger commented he was not appointed to run this committee or guide them to success, merely act as a liaison to the Commission. Commissioner Thompson asked Commissioner Roethlisberger for his recommendation. Commissioner Roethlisberger said if given a few weeks and if the Committee is really committed, he thought they could turn in what they would feel comfortable with.

Chairman Sakurada said there were several options: 1.) Give up and go back to the old guidelines, 2.) Take what they have now, or 3.) Give them another three weeks. Commissioner Wright said it is time for it to come to a head. Chairman Sakurada said he and staff Montgomery had talked about a fourth option, of not doing anything and waiting until after new Commission members are appointed in June before submittal of the draft guidelines from the Committee.

Staff Montgomery said that even if the Commission gets it in by March 23rd, it will take several months before it would even be considered to be adopted. The draft guidelines may need to be

revised by the Commission. Then it would need to be reviewed by the City Attorney. Then it would need to be available to the public for their comments. Further revisions may be necessary. At the earliest, in his opinion, it would be summertime before action would be taken.

Staff Montgomery asked Commissioner Roethlisberger if something could be submitted by March 23rd. Commissioner Roethlisberger said he would like to give the Committee a little more time, but the Commission would need to draw a line in the sand at some point. Commissioner Wright made a motion that the Committee give the Commission whatever they have, in whatever form they have on or before the next meeting of March 23rd. The motion was seconded by Commissioner Mark West, and the motion carried unanimously. Chairman Sakurada asked the staff and Commissioner Roethlisberger to assist in getting the information to the Commission.

Marketing and Communication:

Staff Montgomery shared that Staff Whitmore had been working hard on the newsletter contents; however, her father had fallen ill and she had been out a couple of days, including tonight. Commissioner Roethlisberger also noted that Staff Whitmore welcomed any ideas and suggestions, and to let her know in a few days. Commissioner Wright asked if a feature home would be included, and Commissioner Roethlisberger said plans were discussed to address one residential and one commercial property per issue. Commissioner Wright said it would be a good marketing tool to include Downtown, which in return would give both areas the opportunity to read and to learn about the other historical area. Staff Montgomery said that Staff Whitmore had been in the Downtown and Rosemount areas taking photographs and gathering data. Chairman Sakurada asked that the draft newsletter be sent out to the Commissioners for review before it is published.

Entry Signage:

Chairman Sakurada said that, after speaking with Staff Montgomery, that he had concerns upon reading a newspaper article that the City was going to delay Capital expenditures, and whether this would affect the historic entry signage that the Commission has been working on. Staff Montgomery commented that at this point the City Manager was not recommending cutting the entry signage from the budget and was still supportive of it. In fact, Mr. Bridwell, Director of Community Development had been asked to come and do a presentation the following night at the City Council meeting and one subject he would address was signage. Staff Montgomery said that he, Commissioner Roethlisberger, and Staff Whitmore had met, and they came to agreement with the sign on the handout given to the Commission. This particular sign will consist of a brick base, the scrolling will be more like a craftsman style, and the background would probably be brown. Staff Montgomery said that Staff Whitmore had contacted the street department in Cleveland, Ohio, who had designed the one shown. Staff Whitmore had received all their information and had submitted it to Steve Scully, whom will contact us with design and cost. Staff Montgomery also said that in the handout was a draft letter and sign encroachment agreement to property owners where the signs locations had been identified. Chairman Sakurada asked if we had a location for all of them, and Staff Montgomery said that the locations were mostly set. Staff Montgomery assured Chairman Sakurada that the project could be completed by the summer.

Safety and Security Committees: Chairman Sakurada said although the 4 way stops signs on Summitt Drive have been installed, he will still ask for more focus on traffic. One thing that Chairman Sakurada expressed was that he saw in the minutes that Mr. Humphrey had volunteered to head the Neighborhood Watch. Chairman Sakurada's wife, Susan is also willing to be the chairperson for Neighborhood Watch if Mr. Humphrey did not want to do so. Chairman Sakurada said he would be working on Green Street, the next couple of years, and hopes for improvement in that area.

SHPO-Pass thru-Grant - Staff Montgomery said the city staff submitted the application to the SHPO. Although Although this is the third time, Staff Montgomery has a good feeling about approval this time. Staff Montgomery said he and Staff Whitmore had an interview with Gordon Anderson of the Sanford Herald about the East Sanford grant. Mr. Anderson will be doing a story on East Sanford, not just the proposed historic district; Mr. Anderson will also talk to the police department and what measures the city is taking on improving this area.

Chairman Sakurada shared a Sanford Herald article about one of our previous Commissioners Katie Zyla's and her meeting her husband in Iraq.

Staff Update:

Minor works were read by Staff Montgomery. They are as follows:

1. COA-09-01- 321 N. Gulf St. - Repair existing dormers on North and South sides. Replace asphalt shingle siding with cedar-shake siding. Trim will match existing trim.
2. COA-09-02- 321 N. Gulf St. - Apply opaque stain to newly applied cedar shakers-(Cabot semi-transparent oil stains CS655-Evergreen.) Apply creamy paint to exterior trim.
3. COA-09-03 – 308 W. Weatherspoon - has some areas of covered front porch floor damaged by rot. Plan to repair/replace majority if not all of porch. Will use same tongue and groove material.
4. COA-09-04 – 211 S. Steele - Remove awning due to wind damage. Intend to replace within 60 days.
5. COA – 09-05 - 217 N. Gulf St. – Install chimney caps, repair front sidewalk, relay marble tiles on front porch, replace 5 window glass, repair stairwell wall going to basement.
6. COA – 09-06 – 220 S. Moore St. – Repaint existing outside store front. Change existing door from orange to dark tan & existing stucco from green to light tan.

Commissioner Roethlisberger mentioned that the owners 217 N. Gulf St. were having some challenges with that basement wall. Staff Montgomery noted that Carl Anglin with the City Code Enforcement had met them on site and gave some recommendations to resolve the issue.

Staff Montgomery said he, Mr. Bridwell, Staff Whitmore, and Staff Karen Kennedy of Community Development, met with Kathleen Turner of Preservation North Carolina (PNC). Staff wanted to look to her for advice about what can be done about revitalizing East Sanford, and what other communities have done with similar neighborhoods. Most of the discussion centered on the City of Goldsboro; Staff directed Commission to handouts. The City of

Goldsboro has a partnership between PNC, the Downtown Goldsboro Development Corporation, and Self Help.

Staff Montgomery shared it was going to cost the city of Goldsboro \$1,000,000.00 to tear down all the older homes slated for demolition. It got to the point where the City said this was cost prohibitive. Instead, they decided to start a revolving loan fund with an initial amount of \$100,000.00, with assistance of Self-Help to leverage funds. Staff Montgomery relayed that this is a neighborhood Revitalization effort; the purpose is to encourage home ownership and to provide funds for single family, owner occupied use in the core residential neighborhoods surrounding downtown. The City loan is forgiven after five years of residency in the home that is purchased. The City of Goldsboro will match a home buyers down payment costs up to \$5,000.00 towards a loan / mortgage amount of \$150,000.00 or less. Staff plans a site visit to Goldsboro in the coming weeks. Staff also shared that Goldsboro focuses on two or three block at the same time, so there is a significant visible impact. Additional information is available on their website.

Commissioner Roethlisberger asked Staff Montgomery if he had heard anything from City Council referring to Pocket Parks. Commissioner Thompson said he had noticed a fence, at the park on Wicker Street after numerous parking complaints. Commissioner Roethlisberger said he would like to see if we could get McIver Park to look like the original plans he had discovered while doing research at the Court House. Commissioner Roethlisberger also mentioned that they have replaced one of the benches in McIver with another one to come soon. Another question that Commissioner Roethlisberger asked is if anyone had spoken to Commissioner Tim Mercer about his progress making Hawkins Avenue a local district. Staff Montgomery said he hadn't heard from him.

PUBLIC COMMENT: No one present for comment

ADJOURNMENT:

With no further business to come before the Commission, Chairman Sakurada entertained a motion to adjourn. Commissioner Roethlisberger moved, and it was seconded by Commissioner Wright, and the motion passed unanimously.

Adopted this _____ day of _____

BY: _____

Matt Sakurada, Chairman

ATTEST:

David Montgomery, Historic Planner