

**MINUTES OF THE REGULAR MEETING OF THE  
SANFORD HISTORIC PRESERVATION COMMISSION  
WEST END CONFERENCE ROOM  
7:00 PM, MONDAY, MARCH 29, 2010  
SANFORD MUNICIPAL BUILDING**

**Roll Call:**

**Commissioners Present:** Al Roethlisberger, Ed Page, David Nestor,  
Shannon Gurwitch, Donnie Worley, & Brandon Atkins

**Commissioners Absent:**

**Staff Present:** Liz Whitmore, Anne Sears

**Government Official Present:** Councilman Charles Taylor, Attorney, Leslie Moxley

**Citizens:** Jim Haire, & Joni Martin

**APPROVAL OF THE PREVIOUS MEETING MINUTES MARCH 1, 2010  
AND THE AGENDA FOR MARCH 29, 2010.**

Chairman David Nestor called the meeting to order, and called the roll.

Chairman Nestor asked for approval of agenda. Commissioner Gurwitch moved to approve the agenda, and seconded by Commissioner Worley and the motion passed unanimously.

Chairman Nestor asked for approval of the minutes. Commissioner Atkins moved to approve the minutes, and seconded by Commissioner Roethlisberger and the motion passed unanimously.

There was no Public Comment Input.

At this time, Joni Martin was sworn in.

**COA CASE 10-08 @ 521 Summitt Dr:**

Staff Whitmore, summarized COA-10-08, application by Progressive Development Co. LLC, owner of 131 A & B Chatham Avenue. Letters were sent out to the adjoining property owners. They wish to install steps and deck of pressure treated lumber and a black metal rail system to provide rear ingress and egress of said property. She noted that this project had come before the board before, and it was previously approved for the adjoining property. This is the last set of stairs and railings to be installed on the rear of these buildings.

Staff Whitmore asked members to look at the staff report, and photographs that showed the back of 131 A & B existing stairs that were approved. She said they are going to build the same exact stairs, and the second photograph is just another view. She recommends approval of this with no conditions. Staff Whitmore said that Mrs. Martin was here tonight to answer questions, and at this

time Mrs. Martin came up to speak. Chair Nestor asked Mrs. Martin if there were two different finished floor heights coming out of the building. Mrs. Martin said they will be the same. Commissioner Roethlisberger asked for future reference he would like to have the staff to present copies or any vital information referencing the prior COA. At this time, Commissioner Roethlisberger asked Mrs. Martin if the new project was identical to what you have already installed, and Joni said yes, it only involves the stairs and the railing.

### **FINDING OF FACT:**

**Commissioner Atkins moved that the Historic Preservation Commission find as fact that the proposed project COA -10-08-@ 131 A & B Chatham Street if constructed according to the plans reviewed, is congruous with the character of the district for the reasons that include: height and materials, architectural detailing, and portions are appurtenant features are for the following reasons: As we discussed, that it is the exact same project, that they already exist, are general in harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole, and it was seconded by Shannon Gurwitch and passed unanimously.**

### **DECISION:**

**Commissioner Gurwitch moved based on the preceding Findings of Fact, that the Historic Preservation Commission grant a Certificate of Appropriateness to Progressive Development Co. LLC, and approve the proposals as shown in COA-10-08 @ 131 A & B Chatham Street, and it was seconded by Commissioner Page and passed unanimously.**

**Joni Martin leaves at this time.**

### **OLD BUSINESS:**

Staff Whitmore briefed everyone on the Rules and Procedures. The board discussed voting on it this month, and taking the proper avenue. She wanted to make sure that everyone understood about the role that HIPO plays in the Rules and Procedures and the guidelines. (The State Historic Preservation Office). Staff Whitmore shared that there had been a discussion in the past, about them having to approve the Rules and Procedures or file with them. Her explanation was that the State Historic Preservation office does not have to approve them, and we do not have to file with them. Staff Whitmore said they have asked that we file with them as a courtesy, which we will do.

Commissioner Roethlisberger asked staff Whitmore for clarification on CLG requirements. Staff Whitmore gave an explanation to the board, and she shared that they would get a copy of our Rules and Procedures. Staff Whitmore said the final draft is dated March 1, 2010 and after a vote is taken they are adopted. Commissioner Gurwitch moved that we accept the final draft of the Rules and Procedures that were developed by the Sanford Historic Preservation Commission with the final draft being dated March 1, 2010, and seconded by Commissioner Worley, and passed unanimously.

Commissioner Gurwitch shared updates on the progress of the neighborhood meeting on Hawkins Avenue being nominated as a local district at the library on March 24<sup>th</sup> with an attendance of ten to fifteen people. She shared that her goal was to have an open dialogue with her fellow neighbors and property owners to get a sense of the people's concerns: They were: That people have issues

or take issues with surrendering any degree or control of their property in terms of what they can do with their property. Another one was the cost that might be associated with restrictions or limitations to what people can do in terms of altering their properties. One more concern was what recourse people would have for example, if they couldn't afford repeating painting of the structure and things of that nature. There was a lot of disagreement regarding the value of the benefits associated with being a part of the local historic district. There is some tax benefits and or the security in knowing that the property around you would be kept up and would not, therefore, be able to negatively impact the value of your own property. Commissioner Gurwitch expressed that she would like to have additional meetings, or informative sessions with guest speakers to come and talk about the tax benefits, or different needs of nature.

Councilman Taylor asked Commissioner Gurwitch if the people felt engaging or dissatisfied of this being raised again after ten years. Commissioner Gurwitch said she had felt that people were kind of dissatisfied, and expressed any concerns they had ten years ago. She said there is a lot of new property owners in the area, some of whom who have actually expressed a desire to see the creation of a local historic district. Commissioner Gurwitch stressed that the attendance was low, by the number of actual property owners that live in that district. Chairman Nestor shared as an observer; he noticed that there were concerns about property rights.

Councilman Taylor asked if there any follow-up actions, or answers, that we can address. Commissioner Roethlisberger suggested if we had a packet that provided the answers to the most frequent asked questions would be helpful. Commissioner Gurwitch and Chairman Nestor also shared input on the subject, and Chairman Nestor has notes to provide. Councilman Taylor agreed it would be a good idea to have a working copy to have in case you go to another historic district. Chairman Nestor asked if the age varies or if the age is always fixed for the historic district. Staff Whitmore said it has to be at least fifty years old to be a contributing factor. Discussion continued among board members. Commissioner Gurwitch said by the next meeting they should have a plan to present to the members.

Commissioner Roethlisberger addressed the Link Boykin House, and he has spoken to the owners again, and they are still interested in being designated in the local Landmark district. Tenants are living in the home now. Commissioner Roethlisberger relayed to them if they had questions they were to contact Staff Whitmore. Commissioner Roethlisberger asked quest, Jim Haire, if he had any additional information regarding the Link Boykin house, and if he did, he would be interested in meeting with him.

**At this time, Mr. Haire left.**

- Staff Whitmore provided staff updates: She shared that David Hoggard came up on Thursday, March 25<sup>th</sup>, along with six people from Southern Pines. She stated that he gave a great presentation, lasting between two to three hours. Mr. Ken Laughinghouse was present, along with several other property owners. He gave a lecture on the value of retaining historic windows in your home. He stated that they are actually more valuable than putting in new windows. Staff Whitmore passed out different pamphlets that he left. Kathy Blake, a planner from Southern Pines came, and Staff Whitmore said that they are going to get together with Aberdeen and Pinehurst and would like to set up a **trade day**.
- Staff Whitmore addressed the signage and shared that the money was re-appropriated for the use of the signage. At this time, Mr. Bridwell has sent a request to Mr. Hegwer, City Manager about releasing the money to switch out the signage. Mr. Hegwer has been out sick, and when

he is back, he will make the determination for the sign panels. Staff Whitmore shared until we receive a final decision that she prefers to wait on the signage on Academy Street. She said that we do have extra posts, but we need to make sure we have the frames ordered along with the decorative pieces.

Staff Whitmore briefed every one of the COA's that were recently approved and pending Major COA's . Commissioner Atkins asked for better clarification of Minor and Majors, and Staff Whitmore gave an explanation.

- Board asked staff Whitmore to research the closure of COA's and report back at the next meeting. Staff Whitmore explained the process that she follows with the COA's.
- Next meeting date will be April 26, 2010.

**ADJOURNMENT:**

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

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

BY: \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**Elizabeth Whitmore, Historic Planner II**