

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION**

**WEST END CONFERENCE ROOM
7:00 PM, MONDAY, MAY 2, 2011
SANFORD MUNICIPAL BUILDING**

Roll Call:

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

Commissioners Absent:

Staff Present: Robert Bridwell, Director of Community Development
Bruno Pursche, Acting Board Clerk
Susan Patterson, City Attorney

Government Official Present: Councilman Sam Gaskins

APPROVAL OF THE AGENDA FOR MAY 2, 2011

Chairman David Nestor called the meeting to order. Acting Board Clerk, Bruno Pursche called the roll. Chairman Nestor asked for approval of the agenda. Commissioner Humphrey moved to approve the agenda. Seconded by Commissioner Roethlisberger, the motion passed unanimously.

APPROVAL OF THE MARCH 28, 2011 MINUTES

Chairman Nestor asked for approval of the March minutes. Commissioner Roethlisberger moved that the minutes be approved. Seconded by Commissioner Humphrey, the motion passed unanimously.

Susan Sakurada and Bob Bridwell were given the oath.

PUBLIC HEARING:

The Public Hearing for COA-11-22, submitted by Matt & Susan Sakurada, 505 Sunset Drive for the removal of the boxwoods in front of the porch and to repair the front porch facade (remove the stucco and repair the brick facade and face with blue stone to match the existing blue stone on the front steps). Install a perennial bed where the boxwoods were located.

Chairman Nestor disclosed that he did sell them the house but had no conflict of interest in this case.

Mr. Bridwell summarized the staff report for COA-11-22. Mr. Bridwell indicated

that all public notification required by the general statutes had been fulfilled. He referred to the supportive material in the package submitted to the Commission which included pictures of the boxwoods and the crumbling porch on Exhibits A, B, and C.

Commissioner Humphrey made an observation that the foundation guidelines had been submitted for consideration in lieu of the porch guidelines.

Susan Sakurada stated that the original porch was a brick porch and somewhere along the way, the brick top was replaced with blue slate. The porch was filled with dirt and was constantly wet and moist, thereby deteriorating the brick and causing the stucco to crack. They would like to repair the brick, get the porch back to the way it was and put blue slate all the way around. The former owners planted the boxwoods in front of the porch; they are now touching the porch and need to be removed in order to repair the porch. Chairman Nestor recommended that the grout be sealed when it was all done. Commissioner Humphrey had a concern regarding the condition of the existing brick and that maybe excessive repair would determine the need for a change in materials such as possibly using cinderblock. Commissioner Humphrey questioned the requirement for a handrail under the building code; Mr. Bridwell addressed the rail requirement on historical properties.

Commissioner Roethlisberger had concerns regarding the removal of the dirt falling out once the bricks were removed and that the applicant would possibly need an amendment to use alternate materials for the structure and/or repair the surface with the same materials. Commissioner Humphrey agreed with those concerns. Commissioner Gurwitsch questioned whether the perennial bed would be raised; Susan Sakurada stated it would be a ground level perennial bed.

FINDING OF FACT:

Commissioner Page moved that the Historic Preservation Commission find as fact that the proposed project COA-11-22, 505 Sunset Drive, if done in accordance with the decision by the Historic Preservation Commission, was congruous with character of the district, for the reasons that the exterior materials, patterns, textures and colors proposed by the applicant were congruous to those existing on the structure and the pertinent features and fixtures of the proposed project were congruous to other such features found on existing structures because the slate material proposed was consistent or identical with those currently existing, repairs obviously need to be done on the porch, and the materials proposed will actually improve the existing appearance of the porch; replacing the boxwoods with the flower bed would be in keeping with the community and improve the appearance of the structure, and therefore, are generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and

the historic district as a whole. Seconded by Commissioner Roethlisberger, the motion passed unanimously.

FINAL MOTION:

Based on the preceding findings of fact, Commissioner Humphrey moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Matt and Susan Sakurada and approve, the proposals as shown in COA-11-22, at 505 Sunset Drive, with the following conditions: that the structure be built to the NC Building Code, and material changes necessary in the foundation are acceptable. Seconded by Commissioner Atkins, the motion passed unanimously.

OLD BUSINESS:

Mr. Bridwell addressed the website concerns with Amy Gordon, IT Specialist with the City of Sanford; looking at the navigation of the site, and it appears to work very well. The city is behind on photos being posted to the website. Possibly this summer the city may hire some intern help. Al commented that some people were not used to the drop down expanding menu. It works fine technically.

Mr. Bridwell recommended the Commission pass a resolution, with a letter of support which can be drafted by staff, recommending 410 Sunset Drive be a contributing structure in the district.

Commissioner Roethlisberger moved that Sanford Historic Preservation Commission make a recommendation to staff to complete a letter in support of the inclusion of 410 Sunset Drive as a contributing structure for the Rosemont/McIver Park Historic District. Seconded by Commissioner Worley, the motion passed unanimously.

Mr. Bridwell stated that Staff never received an appeal Mr. Shore regarding COA 11-05. Mr. Bridwell advised Commissioner advised Commissioner Humphrey that he may want to check with his E-mail provider; staff had a record that the E-mails had been sent. Mr. Bridwell Submitted the documentation for the tree removal at 315 and 300 N Gulf Street to be included in the record.

Commissioner Humphrey questioned the database regarding 312 Green Street and the tongue & groove porch replacement which he had been asking about for two months and stated it was not tongue & groove but 5/4 board; and the window is a replacement window which is a different style of window than what was there before. Mr. Bridwell would have staff check on this and report back at the next meeting.

Commissioner Roethlisberger submitted a draft resolution for McIver Park to be considered by the Commission for submission to City Council. Commissioner

Humphrey commented that the Public Works had accomplished some initial cleanup in McIver Park. There was a discussion regarding grants and funding of the resolution for McIver Park. Chairman Nestor asked for a motion on the resolution. Commissioner Atkins moved that the resolution be presented to the City Council. Commissioner Worley seconded, and the motion passed unanimously. Attorney Patterson recommended adding the date of adoption with the chairman's signature block and clerk attestation before submission to City Council.

Commissioner Humphrey stated the McIver Park entry signs were put up on May 2.

Commissioner Gurwitch commented on a former COA project, where she was not initially thrilled about the installation of a privacy fence with a step down, but she stated it looked very nice now that it was installed.

NEW BUSINESS:

Staff provided updates on minor approved COAs, (see list included by reference.)

Commissioner Humphrey gave an update on the new guidelines and that they are moving slower than anticipated. The committee was about half through the review. The changes were not earth shattering; but according to Commissioner Roethlisberger the changes were significant in quantity. Chairman Nestor reminded the Commission to give their input to the Guideline Committee. Commissioner Roethlisberger gave a synopsis on the guidelines since they were initially drafted. Commissioner Humphrey announced on May 21, 2011 the neighborhood will be having a spring-fling cleanup with a celebration in McIver Park at 4:00 PM.

ADJOURNMENT:

Commissioner Gurwitch made a motion to adjourn. Seconded by Commissioner Page, the motion passed unanimously. The meeting adjourned at 8:10 PM.

Adopted this _____ day of _____

David Nestor-Chairman

ATTEST: _____
Acting Clerk, Bruno Pursche