

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD HISTORIC PRESERVATION COMMISSION
WEST END CONFERENCE ROOM
7:00 PM, MONDAY, APRIL 23, 2012
SANFORD MUNICIPAL BUILDING**

In accordance with General Statutes the Public Hearing was advertised, once a week for two successive calendar weeks prior to the meeting date.

Roll Call:

Commissioners Present: David Nestor, Mark Lane, Cheryl Myers, Brandon Atkins, & Shannon Gurwitch

Commissioners Absent: Mike Humphrey

Staff Present: Susan Patterson, City Attorney
Bob Bridwell, Director Community Development
Liz Whitmore, Staff
Bruno Pursche, Board Clerk

Government Official Present: Councilman Sam Gaskins

APPROVAL OF THE AGENDA FOR APRIL 23, 2012

Chairman Shannon Gurwitch called the meeting to order. Board Clerk, Bruno Pursche called the roll. Chairman Gurwitch asked for approval of the agenda. Commissioner Nestor moved to approve the agenda. Seconded by Commissioner Atkins, the motion passed unanimously.

APPROVAL OF THE NOVEMBER & FEBRUARY MINUTES

Chairman Gurwitch asked for approval of the November minutes. Commissioner Nestor moved that the minutes be approved. Seconded by Commissioner Myers, the motion passed unanimously.

Chairman Gurwitch asked for approval of the February minutes. Commissioner Nestor moved that the minutes be approved. Seconded by Commissioner Myers, the motion passed unanimously.

There was no Public Comment.

PUBLIC HEARING:

5a. Continuation of COA-11-73 – Application by Michael and Nancy Humphrey, owners of 0 Summitt Drive, who wish to build a picnic shelter 12 feet x 16 feet x 9 feet with a concrete floor, treated wood will be canyon brown with a natural metal roof. The picnic shelter will be built on the north side of 0 Summitt Drive adjacent to the residence located at 503 Summitt Drive owned by Michael and Nancy Humphrey (503 and 0 Summitt Drive property were combined on December 6, 2011 per recordation at the Register of Deeds Office Lee County, NC)

Item 5a of the agenda was addressed by reference by Commissioner Gurwitch; Michael and Nancy Humphrey were not present for the public hearing. According to Attorney Patterson it is up to the applicant to prove his case. In November the Board asked for additional information from the Humphries, so the board has a couple of options at this point;

1. Make a determination that there is not enough evidence on which to approve or deny the application.
2. Determine there is enough evidence to proceed and approve or deny the request.
3. Continue to table the COA.

Chairman Gurwitch recommended that a letter be sent notifying Mr. & Mrs. Humphrey by staff, that we will include this on one more agenda, at which time, if he does not present the additional information previously requested, the application will be denied and he will have to reapply for a new COA in the future.

Chairman Gurwitch entertained a motion for staff to send a letter to Mr. Humphrey notifying him that we will consider COA 11-73 one more time at our May 2012 agenda and request that he submit the additional evidence requested in November; if he appears or presents that information so that we can make an official ruling, we will do so, and if not, his COA application will be denied at that time. Commissioner Nestor moved, and Commissioner Lane seconded; there being no further discussion the motion passed unanimously.

5b. Consider recommendation designating Isenhour House, located at 318 Summitt Drive and owned by Albert and Denise Roethlisberger, as a Local Historic Landmark to be forwarded to the City Council via the Historic Preservation Planner.

Liz Whitmore, Staff and Albert Roethlisberger were given the oath.

Ms. Whitmore noted that Mr. Roethlisberger wanted to have the street name Summitt spelled with only one (T) in the ordinance. She discussed this with the services coordinator which maintains the data base; the tax office spells it with two (T's), street signs are spelled with two (T's). If the residents wish to change it to one (T), they will have to petition and they must have 51% of the residents agreeing to that. There are historical maps which spell it both ways; she did not have information as to when it changed. Two additional letters were submitted to the Commission endorsing the landmark designation (included by reference). The March minutes will incorporate by reference, to these minutes. Mr. Roethlisberger thanked staff for attempting the name change to only one (T). Commissioner Nestor commented that the National Register of Historic Places spells Summitt Drive with only one (T).

Chairman Gurwitch closed the Public Hearing.

There was a discussion among the board regarding the amount of information on the ordinance, that possibly more information should be listed; but if this is sufficient to get it approved, so be it.

Chairman Gurwitch reopened the Public Hearing:

Mr. Roethlisberger referenced the Wicker School Ordinance and that this ordinance was similar in

nature and he was satisfied with it.

Chairman Gurwitch closed the Public Hearing.

Chairman Gurwitch entertained a motion for approval. Commissioner Nestor moved that we recommended that they present this ordinance for landmark status to City Council for their consideration and recommend approval of the ordinance. Commissioner Atkins seconded the motion. There being no further discussion, the motion passed unanimously.

OLD BUSINESS:

6a. Update on the removal or COA application for two (2) seventeen (17) foot tall post located at 503 Summitt Drive (503 and 0 Summitt Drive property were combined on December 6, 2011 per recordation at the Register of Deeds Office in Lee County, NC)

Ms. Whitmore had not received any additional information from Mr. Humphrey nor has he removed the two (2) seventeen (17) foot tall posts located at 503 Summitt Drive. Chairman Gurwitch stated that the posts are a violation of the COA and a violation letter is to be sent to Mr. Humphrey by Staff.

Commissioner Nestor moved to have staff send a violation letter to remove the seventeen foot tall posts. Seconded by Commissioner Myers and passed unanimously.

6b. Rosemount McIver Park Historic District Guidelines Final Draft (review process)

Chairman Gurwitch addressed Rosemont McIver Park Historic District Guidelines final draft. Ms. Whitmore stated that the review process has begun with public works and planning. Chairman Gurwitch requested suggestions on reviewing this final draft. Commissioner Nestor recommended reviewing the first three chapters at the next meeting (Roman Numerical I, II, and III). Since the regularly scheduled meeting May 28, 2012 is Memorial Day a decision was made by the Commission to hold a Special Meeting which will be held on May 21, 2012 as the monthly meeting.

Commissioner Gurwitch entertained a motion to review the first 3 chapters of the historic guidelines final draft at the May 21, 2012 meeting. Commissioner Myers moved, and seconded by Commissioner Lane. The motion passed unanimously.

6c. Consider Special Events in Historic Districts

Chairman Gurwitch addressed special events in the historic district for educating the public and promoting the historic downtown; she stated that individuals are promoting historic districts; this Commission has not made an effort to do this as a body. This board needs to think about ways of educating the public and promoting our local historic district and historic business district. Chairman Nestor responded he would love to host a demonstration of the rebuilding of a double hung window; he would do it in his own home. Ms. Whitmore advised the Commission about her contacting SHPO (State Historic Preservation Office) about a historic trade's day, including Southern Pines; this would take some coordination reserving the PW training room. This could possibly be setup for next spring. Councilman Gaskins related that the Mayor is interested in some kind of festival,

maybe an antique festival which could possibly include a parade of homes with a couple of seminars during the day. Chairman Gurwitch stated that there has been some change to Sanford and the Rosemont McIver Historic District in her five years of being here. It has been amazing to her to see these changes in such a short period of time, and we will see continued improvements and see the historic district grow and become more beautiful. Hopefully, this historic designation will spread over to Hawkins Avenue. There is a bike race coming up and a downtown scavenger hunt on April 29, which accentuate our historic downtown and the architecture helping to support our businesses.

6d. Training

Ms. Whitmore explained that the Commission has a training opportunity May 24, 2012 in Monroe, NC; this Commission needs one more board member to attend training before June 30, 2012. Chairman Gurwitch had Ms. Whitmore sign her up for this training.

NEW BUSINESS:

Staff provided updates on minor approved COA's (see list included by reference).

There will be COA at the next meeting from the RR House for suicide barriers; they'll be sending a design for the board's consideration.

Chairman Gurwitch addressed Commissioner Humphrey's three consecutive absences; Ms Whitmore read the rules and procedures (included by reference). Chairman Gurwitch will send an E-mail to Commissioner Humphrey addressing the absences and allow him to respond before action is taken.

ADJOURNMENT:

Commissioner Nestor made a motion to adjourn. Seconded by Commissioner Lane, the motion passed unanimously. The meeting adjourned at 8:00 PM.

Adopted this _____ day of _____

Respectfully submitted,

Chair, Shannon Gurwitch

ATTEST: _____
Clerk, Bruno Pursche