

Minutes of the Regular Meeting of the
Sanford Historic Preservation Commission
West End Conference Room
7:00 PM Monday, February 23, 2015
Sanford Municipal Building

Roll Call:

Commissioners Present: David Nestor, Daniel Owens, Allen Gordon, Jesse Coyle &

John Sheuring

Commissioners Absent: N/A

Staff Present: Liz Whitmore, Anne Sears, Susan Patterson, City Attorney

Government Official Present: Sam Gaskins

Guests Present: David Montgomery

Approval of the Agenda for February 23, 2015

Chair Nestor called the meeting to order. Staff Anne Sears called the roll and a quorum was determined. Chair Nestor asked for approval of the agenda. Commissioner Allen Gordon moved to approve the agenda; seconded by Commissioner John Sheuring and the motion passed unanimously.

**Approval of the October 27, 2014, December 15, 2014 &
January 26, 2015 Minutes**

Chair Nestor called for approval of the minutes for October 27, 2014, December 15, 2014 and January 26, 2015 minutes. Commissioner John Sheuring moved to approve the October 27, 2014, December 15, 2014 and January 26, 2015 minutes; seconded by Commissioner Daniel Owens; the motion passed unanimously.

There was no Public Comment.

Chair Nestor asked if there was any financial conflict or reason of interest among the Commissioners on voting on the COA-15-09. None were given.

Staff Whitmore and David Montgomery were given the oath.

Public Hearings:

Staff Whitmore indicated that all public notification in accordance with the General Statutes were met. The Public Hearing was advertised, once a week for two successive calendar weeks prior to the meeting date and all public notifications have been fulfilled. Additionally, the site was posted on four corners on February 12th, 2015.

5. a. COA – 15-09- Application by the City of Sanford who wish to install streetscape and pedestrian improvements in Downtown Sanford (100 Block of S. Steele Street, 100 Block of S. Moore Street, 100

Block of S. Horner Blvd.; 100 and 200 Block of Carthage Street, 100 and 200 block of Wicker Street, 200 Block of Chatham Street and 100 Block of McIver Street) which include the following: Remove sidewalks, curbs, street trees, power poles and traffic signals on all the block and intersections of the street noted. Install brick banded sidewalks, granite curbs, curb extensions at intersections, period lighting, urban friendly trees, landscaping, master arm traffic signals and benches and reuse trash cans.

Staff Whitmore summarized COA-15-09 staff report, (Included by reference). She referred to the supportive material in the package submitted to the Commission which included (Exhibits A –S), pages 10 thru 26. Staff Whitmore stated that generally streetscape is associated with landscaping, pedestrian access, sidewalk plans, traffic signs, utility lines, trash receptacles, planters, awnings, street fixtures, street lighting, fountains, water features, and pedestrian shelters. It generally includes primary open spaces, public spaces and right of ways. Staff Whitmore said that she and David Montgomery did meet; reviewed the plant materials and made their recommendations. The plant material's selected for this program is listed on pages 19-25. (Exhibits L, M, N, O, P, Q and R). None of these plantings should harm a pedestrian and should not create a hazard or obstacle for anyone. No type of fruit should drop on cars. Staff Whitmore provided a plant list; the plants are listed by common and Latin names. She said that her only concern is that she would like to see larger tree pits and made that recommendation. Example is shown on page 26; (Exhibit S). Exhibit F on page 13 shows a diagram of the trash cans to be used and they are similar to the ones that are already on the streets. Staff noted that there is no historical paving that she is aware of in the streets. Sidewalks will be similar to the concrete bands and granite curbs on Chatham Street. Staff Whitmore shared that no new parking lots are proposed at this time. Staff stated that a pergola area will be placed on Moore Street and a safety rail will be installed all along that retaining wall. On page 16-D-503, (Exhibit I) shows a diagram of the safety rail; the ramp handrail detail, tree planting, grate details, removable bollard, tree plantings and tree planting with grate detail, and the granite curb and sidewalk being proposed. On page 10, Exhibit A, is the proposed pergola. On page 12, page 13 (Exhibits E & F) you see the park bench and a diagram of trash cans. On page 10, (Exhibits A & B) shows a full view of everything once construction is done. Staff noted that guidelines have been met and parking construction will not apply at this time; since we are not including any parking spaces. Neither signs nor awnings will apply because they are not being proposed at this time. All utilities lines will be located underground. The new mast arm light fixture (Exhibit J) is shown on page 17. The stop light at S. Steele and Wicker Street will be removed and become a four way stop. Councilman Gaskins asked about the parking lot across from the Temple Theatre. Staff Whitmore said that a parking lot is not being created; but new islands will be placed as shown in (Exhibits, K & L) on page 18 and 19. Trash dumpsters will be approved later at a staff level. Chair Nestor asked about the four brick panels lining Carthage across from the Theatre. Staff shared it was owned by the Makepeace building and they have obtained a COA for one of the panels to be relocated to the other end; further down. The owner has received estimates on repairing some of the damages; such as chipping and flaking due to weather conditions. Commissioner Coyle asked about the tree planting diagram as shown on page 16, (Exhibit I) Staff noted that the planting materials could suffer if not planted properly and it would not show up until five or six years later. Commissioner Sheuring asked about parking on Moore Street. Staff Whitmore noted that the plan is to widen the sidewalks; five parking spaces will be lost due to the proposed pergola amenity.

Staff, David Montgomery spoke at this time. He stated that the trees that were selected will be different on each street corridor. The plan is to plant Gingkos on the 200 block of Chatham Street and McIver Street in order to keep the same concept on the other side of the tracks. On Wicker Street, Chinese Pistache will be planted and on Carthage Street it is going to be Zelkovas. Steele Street will have Thornless Honeylocust. Staff Montgomery asked everyone to look at the photograph on page 10 & 11, (Exhibits B & C) that shows where the bump-outs will be placed at all intersections. Contractor James Smith was the lowest bidder on both projects. At the intersections, we will have Sugar-maple trees; then outside of the tree pit will be small planting areas, with a Columnar cherry tree. On Horner Blvd. Green Ash will be planted. Staff David Montgomery added there is some areas that jut out and they will have stamped concrete that resembles brick; roll over curbs are being used so big trucks can go in and out of the alleyway. All crossroads will be stamped concrete to resemble brick. Removable bollards will be installed at Charlie Watson Lane to allow fire trucks and police access to the alley. Staff David Montgomery stated that the plans for construction are tentatively set to begin in May, 2015 and work through November and then the project will resume after the Christmas holidays. The contract states that only one block at the time will be done. Chair Nestor asked if any evergreen trees will be planted. Staff Whitmore noted that there will be no evergreen trees; but different varieties of shrubbery will be evergreen. Several commissioners had concerns about pedestrian's safety while crossing the streets. David relayed that curb extension would help slow traffic; shorten the distance for pedestrians and make it safer overall for pedestrians crossing the street.

Chair Nestor closed the Public Hearing.

The board was in agreement after discussing COA-15-09 for approval.

FINDING OF FACT MOTION:

Commissioner Coyle moved that in regards to COA- 15-09-Downtown Sanford (100 Block of S. Steele Street, 100 Block of S. Moore Street, 100 Block of S. Horner Blvd, 100 and 200 Block of Carthage Street, 100 and 200 block of Wicker Street, 200 Block of Chatham Street, and 100 Block of McIver Street), I moved that the Historic Preservation Commission find as fact that if the streetscape and pedestrian improvements are done in accordance with the decision of the Commission, that they are congruous with the character of the Historic District as:

- 1. The landscaped areas are consistent with both the urban environment of the district; and**
- 2. all plant materials are compatible with the district; and**
- 3. the existing landscaped areas shall be protected from intrusive development; and**
- 4. no landscaping shall create a hazard for pedestrians; and**
- 5. the paving shall be compatible with all adjacent historic structures; and**
- 6. the brick bands will be installed to break up the large expanses of concrete; and**
- 7. the proposed safety rail/fence is compatible with the wall for safety reasons and its iron material is compatible with that of Depot Park; and**
- 8. non-high gloss and non-brightly colored historically appropriate street furniture will be used; and**
- 9. no prominent vistas of important structures shall be obstructed, but rather will only be enhanced by the proposed sitting area in Depot Park; and**
- 10. utilities will be located underground and streetlights will be Mast Arm design, which is appropriate for the district; and the proposed changes are otherwise generally in harmony**

with the criteria in the design guidelines, the special character of the neighboring properties, and the historic district as a whole; seconded by Commissioner John Sheuring and it passed unanimously.

FINAL MOTION:

Commissioner Coyle based on the preceding finding(s) of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the City of Sanford and approve the proposal(s) to the City of Sanford and approve the proposal(s) as shown in COA-15-09, Downtown Sanford (100 Block of S. Steele Street, 100 Block of S. Moore Street, 100 Block of S. Horner Blvd.; 100 and 200 Block of Carthage Street, 100 and 200 block of Wicker Street, 200 Block of Chatham Street and 100 Block of McIver Street).”; seconded by commissioner John Sheuring and it passed unanimously.

Old Business:

6. a. Staff Whitmore stated that the Rosemount McIver Park Text Amendment meeting to the UDO was postponed due to bad weather and will be heard on Tuesday, March 17, @7:00 p.m. in the Council Chambers. It will be heard before City Council and the Planning board will be present. Staff said after all the cases are heard; the Planning Board adjourns to the West End Conference Room; they will hold a discussion and then make a recommendation to City Council. A decision could be made that night or it could be carried to the following month. Staff asked Commissioners to attend for support. Staff Whitmore stated that the revised guidelines will be re-submitted after the Rosemount-McIver Park Text Amendment meeting; then we will look at the Guidelines. If the Text Amendment does not pass; then they will not be placed into the Guidelines. That is why we are doing it after the Text Amendment meeting.

Staff Whitmore shared that she and David Montgomery received an e-mail from Sharon Martin regarding the contract for the murals. They have not had a chance to review it at this time. Chair Nestor said that he has heard a lot of positive feedback regarding the murals; public is excited.

7. NEW BUSINESS:

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

8. ANNOUNCEMENTS:

Commissioner Jesse Coyle shared information about the CLG training that he attended along with Chair David Nestor and Staff Whitmore. It was held Wednesday, February 11th at Pinehurst. Two commissioners need to attend to receive the CLG Training each year. Commissioner Coyle stated it was very informative. He said one topic of interest discussed was how to steer away from opinions and discuss the facts. City Attorney Susan Patterson gave a brief description on how it should be separated and how it could be worded. Chair Nestor asked Commissioners to help our City Council out by visiting our downtown merchants while construction is underway during the Streetscape project. Chair Nestor mentioned two new restaurants opening. They are Joe's Deli on Wicker Street and the Smoke and Barrel on Steele Street. Staff Whitmore shared that the Lee County Art's (Starving Artist's Sale) on Saturday, February 20th seemed to be a success.

ADJOURNMENT:

Chair Nestor called for adjournment: Commissioner Sheuring made a motion to adjourn; seconded by Commissioner Daniel Owens, the motion passed unanimously. Meeting adjourned at 8:00 PM.

Adopted this 23th day of February, 2015.

Respectfully submitted,

Chair, David Nestor

ATTEST: _____

Clerk: Anne Sears