

.Minutes of the Regular Meeting of the
Sanford Historic Preservation Commission
West End Conference Room
7:00 PM Monday, May 18, 2015
Sanford Municipal Building

Roll Call:

Commissioners Present: David Nestor, Allen Gordon, Jesse Coyle, Daniel Owens, Brian Mitchell, Matthew Sakurada & Brandon Atkins

Commissioners Absent: N/A

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

Government Official Present: Sam Gaskins

Guests Present: Stephanie & Christopher Tolbert, Mike & Nancy Humphrey

Approval of the Agenda for May 18, 2015

Chair Nestor called the meeting to order. Staff Anne Sears called the roll and a quorum was determined. Attorney Patterson asked Chair Nestor if every new member had been sworn in by the Clerk. The answer was yes. Chair Nestor asked for approval of the agenda for May 18, 2015. Commissioner Allen Gordon moved to approve the agenda; seconded by Commissioner Sakurada and the motion passed unanimously.

Approval of the April 27, 2015 Minutes

Chair Nestor called for approval of the minutes for April 27, 2015. Staff Anne Sears noted that Attorney Patterson and she had discussed a few corrections by phone prior to the meeting and the corrections were made by Staff Anne Sears. Attorney Patterson, read the corrections to the board and noted they were minor corrections and nothing that wouldn't allow the minutes to be approved. Commissioner Jesse Coyle moved to approve the amended April 27, 2015 minutes; seconded by Commissioner Allen Gordon and the motion passed unanimously.

Public Comment:

Guest Mike Humphrey shared his concerns regarding the parking ordinance. Chair Nestor requested his comments in an e-mail to either Chair Nestor or Staff Whitmore for review. Chair Nestor stated we can definitely review it as a Commission if he brings us something in writing.

Public Comment Closed:

Chair Nestor asked if there was any financial conflict or conflict of interest among the Commissioners on voting on the COA-15-32. None were given.

Staff Whitmore and applicant Stefanie Tolbert were given the oath.

Public Hearings:

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.

5. a. COA – 15-32- Application by Stefanie and Chris Tolbert, property owners of 506 Summitt Drive, who wish to convert the screened porch back to the original porte cochere.

Staff Whitmore summarized COA-15-32 staff report, (Included by reference). She referred to the supportive material in the package submitted to the Commissioners which included (Exhibits A –B) pages 8 and 9. Staff Whitmore asked everyone to look at page three where it talks about driveways and off –street parking; which is the only thing that she could find that may impact the guidelines. Guideline one states that to retain or maintain the historic configuration and materials of existing driveways and alleys and construct new driveways to conform to the spacing, width, configuration, and materials of existing driveways. Staff Whitmore said the applicant is proposing to convert the screened porch back to the original port cochere. Staff Whitmore noted that the above guidelines are the only ones that speak to maintaining the original driveway. Staff Whitmore said as for converting the screened in porch back to the porte cochere that this is where the matrix states that it is deemed as Major Work. Staff Whitmore asked everyone to refer to page 8 (Exhibit A) on the left hand side it showed the opening and where it has been screened in. Staff asked everyone to look on page 9 (Exhibit B). Staff Whitmore added what the applicant wishes to do is take that lower brick out and convert back to the original configuration. Staff said if the case is approved tonight in order for them to move forward the applicant would have to check with our Building Inspections office to see if a building permit is needed; because they will be moving structural things. Staff Whitmore noted that the applicants stated there are no steps there; but his intent is to put steps back the way they were. The applicant is going to retain all the bricks and clean them for use on future projects. Staff Whitmore asked the Commissioners if they had any questions. Commissioner Coyle asked about the stairs. Staff Whitmore said the stairs were originally underneath the wood floor. Staff stated that if those steps are gone; that he would put them back with the bricks that will be removed. Chair Nestor asked if there was wood decking and staff Whitmore said yes. Staff Whitmore asked everyone to look at page 9; (Exhibit B). Staff shared that the brick was laid so that it could easily be removed without damaging the original brick. Commissioner Gordon asked if it was going to be screened in. Staff said no; it would not be screened in; it is screened in now and they would like to take it back to the original configuration which is on page eight; (Exhibit A). On this page you can see that you could drive your vehicle underneath. Applicant Stefanie Tolbert spoke at this time and shared that she had some paperwork with her tonight from the previous owner. Staff stated that this would be (Exhibit C). She passed the picture around for the Commissioners to look at; staff did not have this picture. This picture shows what the original configuration was. Commissioner Sakurada asked when it was screened in. The applicant Stefanie Tolbert said it was September of 2000. Chair Nestor asked the applicant if she would like to add anything. The applicant stated that they had got this booklet of information when they bought the house and it states all the COA's in the last ten to fifteen years. She said that they found out that the porch had not been approved in the first place. She said that the guy decided to go ahead and do the work and the HPC committee found out that he had already put the brick in and put the balcony decking up before he got approval. He had to go through an appeals process to get it approved. Mrs. Tolbert noted they want to take it back to what it was originally. She stated that the screen is not attached well and the railing is

rickety and not safe. Applicant Stefanie Tolbert said there are two French doors that lead out to the porte cochere and they would like to have stairs so they could actually walk down into the carport.

Chair Nestor closed the Public Hearing.

Chair Nestor asked board if they had any questions. No other questions from board or applicant.

FINDING OF FACT MOTION:

Commissioner Coyle moved that the Historic Preservation Commission find as fact that the proposed project COA- 15-32-506 Summitt Drive, if the conversion of the screened porch back to the original porte cochere is done in accordance with the decision by the Historic Preservation Commission, is congruous with the character of the district, for the reason(s) that the conversion of the porch to the porte cochere restored in the historic features and the back porch was actually screened in prior to the porte cochere and also as the removal of the brick will not harm the historic structure and that therefore the porte cochere will match the driveway which is 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 Brandon Atkins and it passed unanimously.

FINAL MOTION:

Commissioner Coyle moved based on the preceding finding(s) of fact, that the Historic Preservation Commission grant a Certificate of Appropriateness to Chris and Stefanie Tolbert and approve the proposal (s) as shown in COA-15-32, 506 Summitt Drive's seconded by Commissioner Sakurada and it passed unanimously.

Guests Stefanie and Chris Tolbert leave at this time; along with Nancy Humphrey.

Old Business:

6. a.& b. Staff Whitmore stated she would like to incorporate the parking ordinances into the guidelines once they are approved. Attorney Patterson asked why it is being put into the guidelines. Staff Whitmore said that their decision was to have it in there so all the information would be together. Attorney Patterson explained that it was approved in the UDO as an overlay district. Attorney Patterson stated that you would want to add a reference section to the guidelines instead of incorporating them into the guidelines. Staff Whitmore said she plans to have everything completed by the next meeting on June 22.

c. Staff gave a brief update on the murals. She relayed that muralist Scott Nurkin has to come back to put a top coat on the mural to seal it and he will be changing some of the font. He plans to add Howard Auman's name to the mural. The plaque was ordered and it is to be placed on the mural. Sanford Contractors, Inc. sponsored the mural. Staff said she would like to have a small ribbon cutting; once everything is complete. Staff said we continue to receive money for the second mural which will honor W. B. Wicker and Link Boykin. This mural will cost \$8,000.00. Mr. Nurkin would like to start in August.

7. NEW BUSINESS:

1. Staff Whitmore provided updates on minor & major approved COA's (see list included by reference). Staff Whitmore provided everyone a list of the new members that have been added to the board.

8. ANNOUNCEMENTS:

Chair Nestor gave praise to the sidewalk work that is going on downtown and he is pleased that the contractor is providing the merchants with pathways, to their business. Staff Whitmore added that they are laying the conduit today on Carthage Street. Chair Nestor asked Commissioner Gaskins why the sidewalks were torn up on Chatham Street and wanted to know if that was part of the original plan. Mr. Gaskins shared that Duke Energy has certain places where they have to connect and this is the reason why. Chair Nestor noted that we have a lot of vacancies on Steele Street. He said he has been showing a lot of people buildings hoping to fill some vacancies. Movies in the park are going on now and summer concerts will start in June. Second Sunday continues to do well. Commissioner Atkins shared that he is getting excited about our downtown and he hopes to see it prosper. Commissioner Coyle noted that he has applied to be on another board and his term on this board may end.

ADJOURNMENT:

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

Adopted this 18th day of May, 2015.

Respectfully submitted,

Chair, David Nestor

ATTEST: _____

Clerk: Anne Sears