

Minutes of the Regular Meeting of the
Sanford Historic Preservation Commission
West End Conference Room
7:00 PM Monday July 27, 2015
Sanford Municipal Building

Roll Call:

Commissioners Present: Allen Gordon, Brian Mitchell, Daniel Owens, Matt Sakurada,
Philip Yarborough & Ginger Hubner

Commissioners Absent: David Nestor

Staff Present: Liz Whitmore

Government Official Present: N/A

Guests Present: April Montgomery

Organizational Meeting

Staff Whitmore called for nominations for Chairman, Commissioner Allen Gordon nominated David Nestor, David Nestor accepted the nomination in absentia, the nomination was seconded by Commissioner Brain Mitchell and the nomination passed unanimously. Staff Whitmore called for nominations for Vice Chairman, Commissioner Philip Yarborough nominated Allen Gordon as Vice Chair, Commissioner Gordon accepted the nomination, the nomination was seconded by Commissioner Daniel Owens and the nomination passed unanimously. Staff Whitmore called for nominations for Clerk to the Commission, Commissioner Brian Mitchell nominated Anne Sears as Clerk to the Commission, Anne Sears accepted the nomination in absentia, and the nomination was seconded by Commissioner Daniel Owens, and the nomination passed unanimously.

Approval of the Agenda for July 27, 2015

Vice Chair Gordon called the meeting to order. Staff Liz Whitmore called the roll and a quorum was determined. Vice Chair Gordon asked for approval of the agenda for July 27, 2015. Staff Whitmore stated that there were some revisions to the agenda in regard to COA15-58. The applicant REAP Holding LLC (April Montgomery) contacted her earlier today and wishes to pull the following in regard to the public hearing: remove from the request the addition of a new rear entry and accompanying light fixture as well as the rear deck. Vice Chair Gordon called for a motion of approval of the agenda as amended. Commissioner Daniel Owens moved to approve the agenda as amended; seconded by Commissioner Philip Yarborough and the motion passed unanimously.

Approval of the June 22, 2015 Minutes

Vice Chair Gordon called for approval of the minutes for June 22, 2015. Commissioner Brian Mitchell moved to approve the June 22, 2015 minutes; seconded by Commissioner Daniel Owens and the motion passed unanimously.

Public Comment

N/A

Public Hearings:

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

Staff Whitmore, and April Montgomery were given the oath.

5. a. COA -15-58 – Application by REAP Holding LLC (April Montgomery) property owner of 147/151 Chatham Street who wishes to skim the exterior concrete block with concrete, insert window on south wall, replace window on rear wall, install awning over façade window and wrap over entry on south wall. Both 147/151 are on the same lot however, no exterior work is being proposed to 147 Chatham Street which is a contributing structure to the down town district. The building with the address 151 Chatham Street is a non-contributing building and the work described above is for 151 Chatham Street only and is deemed Major Work.

Vice Chair Gordon stated that the applicant is their new landlord however, he stated that he had no conflict which would prejudice his decision of this case. No other commissioners had a conflict of interest that would prejudice the decision making process.

Staff Whitmore summarized the staff report for COA- 15-58 (included by reference). She indicated that all public notifications required by the general statutes had been fulfilled. She referred to the supportive material in the package submitted to the Commission which included Exhibits A, B, C, D, E, F, G and H (Exhibits D, F, G and H were not relevant after the applicant withdrew the review of the deck, door, and light located on the rear of the building.) The applicant would like to install a metal awning that would wrap around the front and side façade of the building, the color of the awning would be determined at a later time; six (6) inch wavy glass blocks would be inserted into the existing rear window facing the parking lot; eight (8) inch wavy glass block would be used to install a new window opening on the south side of the building and skim the exterior of the building with concrete to give it a uniform appearance. The applicant submitted additional exhibits, Exhibits I, J and K included by reference.

Applicant April Montgomery submitted additional Exhibits (I, J and K), the applicant shared that the 6 inch wavy blocks would be used to fill in the existing window on the rear façade and 8 inch wavy block glass blocks would be used for the new window on the south side of the building (Exhibit I.) The installation of the new window and the filling in of an existing window

will let more natural light into the building. She also stated the metal awning would be similar to the one shown in Exhibit J and Exhibit K showed there is a building just outside of the downtown historic district that has a similar curved metal awning that is being proposed. The bracing shown in Exhibit J will not be visible (a soffit will cover the bracing) the awning will be painted a shade of dark green (will be approved at Staff level), recessed lighting is incorporated into the metal awning.

Vice Chair Gordon closed the Public Hearing.

Discussion continued among commissioners. Commissioner Gordon stated that the glass block windows will let in natural light, Commissioner Yarborough stated that the window on the south facing façade would have 8" block and the rear window would have 6" block. Commissioner Mitchell stated that the existing hole on the rear faced works with the 6 inch block. Commissioner Yarborough stated that the difference in the sizes of the glass block is that the six inch block fits in the rear window while the 8 inch block was used to design the south facing window.

FINDING OF FACT:

Commissioner Mitchell moved that the Historic Preservation Commission find as fact that the proposed project COA-15-58 at 147/151 Chatham Street; if the installation of the rear and side windows, the awning, and the skimming of the building with concrete is done in accordance with the decision by the Historic Preservation Commission is congruous; with the character of the district for the reasons that the appurtenant proposed work does not change the height of the building, 151 Chatham Street is not a contributing building, the exterior materials complement the age of the building; skimming the building façade with concrete, installation of two wavy glass block windows and the metal awning is appropriate for the era. These improvements will contribute to the character of the Downtown Historic District by completing the renovations of the buildings on this block of Chatham Street; seconded by Commissioner Sakurada and it passed unanimously.

Final Motion:

Based on the findings(s) of fact, Commissioner Mitchell moved that the Historic Preservation Commission grant a Certificate of Appropriateness to REAP Holding, LLC (April Montgomery) and approve the proposal as shown in COA-15-58 at 147/151 Chatham Street. Commissioner Sakurada seconded and the motion passed unanimously.

Applicant, REAP Holding, LLC (April Montgomery) left at this time.

6. Old Business:

6. a. Staff Whitmore stated that she spoke with Ramona Bartos with NCSHPO and Ms. Bartos stated that the General Statutes do not require the revised guidelines be submitted to them for review, comment or be submitted to be retained in their office. Staff stated that since the City of

Sanford is a Certified Local Government (CLG) she referred the revised Rosemount McIver Park Historic Design Guidelines for them to review and provide comment back to Staff Whitmore no later than Monday August 3, 2015. Ms. Bartos stated that the Historic Preservation Commission may choose to incorporate NCSHPO recommendations/revisions (if any are provided) only if they choose to do so. It should be noted that there is no General Statue that requires NCSHPO recommendations or revisions be incorporated in guidelines that are submitted for review. Staff Whitmore stated that after we receive review comments from NCSHPO she will email any revisions or recommendations that they may have to all members of the commission as well as Susan Patterson, City Attorney for consideration. At the time it is determined that recommendations/revisions will or will not be incorporated into the Guidelines and the guidelines are completed, they will be scheduled to be presented at a Law and Finance meeting.

b. Mural update, staff shared that the Request for Proposals (RFP) for the Fabulous Hudson Hornet will be distributed by the end of this week. Staff shared that there is group that is sponsoring this mural therefore, no money needs to be raised for this mural. Staff shared that Ruth Gurtis and her sister, Margaret Bain Ballard, have each contributed \$1,000.00 that is earmarked for the San-Lee Theater mural to be installed on the large painted brick wall that faces the parking lot where the San-Lee Theater once stood. The African American mural - to date approximately \$4,000 has been raised for this mural. The cost for the African American mural is \$8,000.

7. NEW BUSINESS

7. a. Staff Whitmore shared the staff level approved COA's for both Rosemount McIver Park and Downtown Historic Districts.

8. Announcements:

N/A

Adjournment:

Vice Chair Gordon called for adjournment: Commissioner Mitchell made a motion to adjourn; seconded by Commissioner Hubner, the motion passed unanimously. Meeting adjourned at 8:40 PM.

Adopted the 24th day of August, 2015.

Respectfully submitted,

Vice Chair, Allen Gordon

ATTEST: _____

Staff: Liz Whitmore