

**MINUTES OF THE REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
SANFORD, NORTH CAROLINA**

The Historic Preservation Commission met in regular session in the City Council Chambers at City Hall, 225 E. Weatherspoon Street, on Monday, April 26, 2021, at 7:00 PM.

ROLL CALL

Members Present: Brian Mitchell, Chair
 Greg Stoch, Vice-Chair
 Philip Yarborough
 David Underwood
 Jason Cline
 Charles Petty

Council Member: Sam Gaskins

Staff Present: Liz Whitmore, Historic Preservation Planner II
 Angela Baker, Clerk to the Board
 Kevin Hornik, Attorney

APPROVAL OF AGENDA

Having noted the presence of a quorum, Chair Mitchell called the meeting to order, and entertained a motion to approve the agenda. The agenda was amended by Staff Whitmore to change the order, due to applicants not being present. Board member Stoch made the motion to approve the amended agenda, seconded by Board member Petty, the motion carried unanimously.

APPROVAL OF MINUTES

Chair Mitchell asked for a Motion to approve the March 22, 2021, minutes. Board member Underwood made a motion, seconded by Board member Petty, the motion carried unanimously.

NEW BUSINESS

Administer the Oath: Chair Mitchell called all participants speaking in favor of, or against the COA's, as well as staff, to come forward to be sworn in for testimony. Applicants Nate Dobbs; Didier Carias, Greg Stoch and Staff Liz Whitmore appeared and took the oath.

- A. COA-21-17 – Application by Nate Dobbs owner of 311 Green Street who wishes to:
Remove the rear dormer and vent pipe from the rear roof façade of the house due to water damage and pest access. Pitch of dormer is causing water to erode the vent pipe boot and causing other water access in and around the dormer during heavy, as well as, low rain showers.

Conflicts of Interest: Chair Mitchell Read the Conflict-of-Interest Statement. Each member and Applicant confirmed that there were no conflicts.

Staff Presentation: Staff Whitmore stated that the Historic Preservation Commission received COA-20-36, Application by Nathaniel Dobbs owner of 311 Green Street who wishes to remove the rear dormer and vent pipe located on the south side of the house. The Ad was placed in the Sanford Herald in accordance with the General Statutes, and the site was posted on Monday, April 12, 2021.

Guidelines:

- a. It is appropriate to preserve, protect, and retain original roof forms, pitches, rafter details, molding, trim and soffit boards if technically possible.
Comment: The applicant is proposing to remove a character defining vented dormer and vent pipe from the rear of the contributing structure. The applicant does not intend to replace the dormer, they intend to install roofing instead. Exhibits C, D, and E, pages 11-13.
- b. Does not apply
- c. It is appropriate to retain the roof pitch and original features, such as dormers, turrets, balustrades, bargeboards, quarter round, cornices, brackets, weather vanes, or lightning rods when feasible.
Comment: Exhibits C, D, and E, pages 11-13.
- d. Does not apply
- e. When repairing of historic material is necessary it needs to blend with existing material in size, shape, color, pattern and texture. Use like kind material where possible and historically appropriate substitute material if the historic material is not technically feasible.
Comment: The applicant is proposing to remove an original vented dormer from the rear of the proposed structure.
- f. – o. Does not apply

Staff Analysis:

If the Commission approves the proposal as submitted, staff recommends that the applicant obtain, from a reputable roofer, a written statement stating that the dormer, pipe and roof cannot be repaired in such a manner to keep them from leaking. If the proposal is approved the applicant shall provide staff a written statement to include in the file as to how the area of the roof will be treated (roofing materials to be used) prior to the removal of the dormer. Zoning approval is required to remove the dormer as well as a building permit. The applicant shall provide staff with copies of the zoning approval letter and the building permit, prior to removal of the dormer and pipe to be included in the file.

Board Questions:

Chair Mitchell asked if it is visible from the streets.

Staff Whitmore stated that it is visible from Summit Drive; not from the front of the house on Green Street.

Applicant's Testimony:

Nate Dobbs, 311 Green Street.

Board member Yarborough asked if the whole roof would be replaced.

Mr. Dobbs stated yes. He read the letter he had submitted with the original request, page 14 in the packet. The application omitted the request for the ridge vent in the dormer's place on top of the roof, which will allow the ventilation required for the square footage of the house.

Chair Mitchell stated that the COA needed to be amended to include the ridge vent.

Mr. Dobbs consent to the amendment of the COA to include the ridge vent.

Attorney Hornik stated that the Commission will consider a major COA for the removal of the dormer and existing vent; and consider the addition of a ridge vent.

Staff Whitmore added to the guidelines Comments:

Applicant wants to install to two ridge vents; one 8feet long and one 6feet long on two different pitches. In the agenda packet COA – 21-32, Exhibit F, Page 17, was included in this COA as an Exhibit F, page 15.

Board member Stoch asked if any ridge vents have come through the COA process.

Staff Whitmore stated not to her knowledge.

Board member Yarborough asked if the vent pipe would be removed or replaced.

Mr. Dobbs stated that the main obstruction was the dormer; and the vent pipe would be repaired. He stated that the dormer the design and placement are the contributing factors of deterioration.

Chair Mitchell asked if the house has the design from a huge fan from pre air condition days.

Mr. Dobbs stated no.

Board Discussion:

Board member stated that his only concern was the only vent was the dormer, and if having issues now, it would make things worse. He does not have any issues with the ridge vent.

Board member Stoch stated that it would not change the pitch of the roof; or any significant pieces. The dormer is not visible from the front of the house; and not completely visible from Summit.

The Board discussed in length that the district standards and the city's guidelines contemplate adding things to properties (cable boxes; heat pumps and other things), and it does not change the congruous nature of the neighborhood.

Motion:

Board member Stoch moved that the Historic Preservation Commission find as fact that the proposed project COA-21-17, 311 Green Street, if the removal of the rear dormer and vent pipe located on the south side of the house and the addition of a ridge vent 8foot and 6foot on the roof are done in accordance with decision by the Historic Preservation Commission, is congruous with the character of the district, for the reasons that does not change the major historic elements of the house as visible from Green Street; that it protects the integrity of the home; and that ridge vent will be added with the replacement roof and 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 Board member Petty.

Chair Mitchell called for a vote. The motion carried.

Final Motion:

Board member Stoch moved that based on the preceding findings of fact, moved that the Historic Preservation Commission grant a Certificate Appropriateness to Nathaniel Dobbs and approve the proposal as shown in COA-21-17 as amended, 311 Green Street as discussed by the Board and the preceding Findings of Fact. Second by Board member Petty.

Chair Mitchell called for a vote. The motion carried.

- B. COA-21-31 – Application by Didier and Judy Carias, owners of 306 W. Weatherspoon Street who wish to install white vinyl siding over the original wood siding.

Conflicts of Interest: Chair Mitchell Read the Conflict-of-Interest Statement. Each member and Applicant confirmed that there were no conflicts.

Staff Presentation: Staff Whitmore stated that the Historic Preservation Commission received a Certificate of Appropriateness, COA-21-21, Application by Didier and Judy Carias owners of 306 W. Weatherspoon Street who wishes to install vinyl siding over the original siding of the historic structure. It was advertised within the General Statutes and the site was posted on Monday, April 14, 2021.

Guidelines:

- a. It is appropriate to preserve, protect and retain the shape, form, height, materials and details of historic structure walls, architectural features that define the character of exterior walls including but not limited to: bays, cornices, storefronts,

arches, quoins, corner boards, and brackets and wall materials when technically feasible. Replacement materials should be like kind when possible or an appropriate material that blends with the existing material in composition, size, shape, color, pattern, and texture.

Comment: The applicant is proposing to install white vinyl siding over the original wood siding. Exhibits A and B, pages 8 and 9.

- b. It is not appropriate to introduce exterior wall features that diminish the original design or damage the exterior wall materials, or create a false historic impression.

Comment: The applicant is proposing to install white vinyl siding over the original wood siding. Exhibits A and B, pages 8 and 9.

- c. – e. Does not apply

- f. The original siding should not be replaced or covered by artificial siding such as aluminum, vinyl, asphalt, asbestos, Masonite, or pressboard that would not have been used on the original structure.

Comment: The applicant is proposing to install white vinyl siding over the original wood siding. Exhibits A and B, pages 8 and 9.

- g. It is appropriate to preserve, protect and retain original wooden trim, wooden features (siding, shingles, brackets, cornices, balustrades, columns, pediments etc) and details as well as their paints, colors and finishes.

Board Questions:

Board member Stoch asked if there are any other houses in the historic district that have vinyl siding and if so, were they covered before becoming a Historic District.

Staff Whitmore said yes, and said that some have vinyl siding on an addition, and then came in and requested the rest of the home be covered in vinyl. It was allowed.

Board member Yarborough stated that cement siding had been approved in the past.

Staff Whitmore said yes, that concrete siding had been approved; and it is more of a like material. It was not the entire house, just an addition.

Applicant's Testimony:

Didier Carcias, 306 W. Weatherspoon Street.

Board member Petty asked of all the materials, why vinyl.

Mr. Carcias stated that it is easier to maintain. The wood is getting old and it would cost the same as painting.

Board member Stoch asked if the current siding cedar or pine.

Mr. Carcias did not know. Staff Whitmore stated that it was German siding.

Chair Mitchell stated the house is a beautiful house and that it was in complete disrepair when acquired. Loves that it will be brought back to life.

Board member Stoch asked if the vinyl siding would look similar to the wood siding on the home now.

Mr. Carias said that it would be flat just like what is on the house now.

Board member Stoch mentioned that other houses had been approved for vinyl siding; one had a partial siding for an addition and then requested the home to be completed. This would be setting a precedence.

Staff Whitmore said to her knowledge, yes to the house with the vinyl siding. She said this would not set a precedence because they take each case individually.

Board Discussion

Board member Stoch stated that he agrees that if the siding is deteriorated and rotting it needs to be replaced, vinyl siding would make the most sense. Vinyl siding on a home that is not within the general guidelines. It comes down to the congruity of the home.

Chair Mitchell agreed. He said he isn't sure if the vinyl would decrease the value of the home. He said the home deserves to be restored back to the wood siding and painted.

Board member Yarborough stated that vinyl siding is very different from wood. Vinyl on an addition is very different that covering the entire home. You lose the look of the home by putting vinyl on it. Vinyl siding is less authentic.

Board member Petty stated that he can see the practicality of vinyl.

Staff Whitmore stated that there are two homes on Summit that have vinyl siding. One home is for sale right now for \$450,000.00 and the next house next door has aluminum siding.

Board member Cline there is no evidence that the wood is deteriorated beyond being able to paint and have to cover with vinyl. Vinyl is not keeping with the neighborhood.

Motion:

Board member Petty moved that the Historic Preservation Commission find as fact that the proposed project COA-21-31, 306 W. Weatherspoon Street, if the original siding is covered, is done in accordance with the decision by the Historic Preservation Commission, is incongruous with the character of the district, for the reason that the proposed installation of vinyl on the home it is not keeping with the Historic District and the original wood siding of the actual structure are therefore 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 Board member Yarborough.

Chair Mitchell called for a vote on the motion. The motion carried.

Final Motion:

Board member Petty moved that based on the preceding findings of fact, moved that the Historic Preservation Commission not grant a Certificate Appropriateness to Didier and Judy Carias and do not approve the proposal as shown in COA-21-31, 306 W. Weatherspoon Street. Second by Board member Stoch.

Chair Mitchell called for a vote. The motion carried.

- C. COA-21-18 - Application by Brandon and Melissa Allred owners of 311 Summitt Drive, who wishes to install wood porch rails and pickets.

Conflicts of Interest: Chair Mitchell Read the Conflict-of-Interest Statement. Each member confirmed that there were no conflicts. The applicant was not present.

Staff Presentation: Staff Whitmore stated that the Historic Preservation Commission received a Certificate of Appropriateness, COA-21-18, application from Brandon Allred owner of 311 Summitt Drive who wishes to install porch railing and pickets for safety reasons. The site was advertised in accordance with the General Statues, and the site was posted on Monday, April 12, 2021.

Guidelines:

- a. It is appropriate that, if built as part of the original structure, a porch and all of its features (steps, handrails, balustrades, columns, brackets, spandrels, and roofs) should remain in their original state. Porches and steps should not be stripped of any original material or architectural features.
Comment: The applicant has not provided historical documentation indicating that handrails and spindles were part of the original structure. Exhibit A, Page 9.
- b. New materials used to repair porches should be like-kind and compliment the design and original materials in size, shape, placement, pattern, and details.
Comment: The applicant is not intending to do any porch repair, however if the application is approved, and during installation of handrails and pickets, repair is needed to existing porch elements, the applicant shall notify staff for approval of replacement materials.
- c. Porch restorations that involve the placement of missing details such as steps, brackets, or balustrades should be based on historical documentation. Adding details to porches to create a false historic appearance is not appropriate.
Comment: Historical documentation has to been provided indicating that this structure had handrails and pickets at the time it was built. The applicant wishes to install railings and pickets for safety reasons Exhibits B, C and D, pages 10 and 11.
- d. – i. Does not apply.

Staff Whitmore stated that handrails have been approved in the District previously.

The applicant did not come to the public hearing.

Board Questions:

Chair Mitchell asked if the rails on Exhibit D, page 11, would fit in with the district. Staff Whitmore stated that the rails would be acceptable, and a building permit would be required to meet code.

Board member Yarborough wanted to know how far you had to be off the ground for railings to be required.

Staff Whitmore stated 3feet, and this home is higher off the ground. Rehab Code does not require you to have railings. If you put in railings, you could put them in the height that railings were during the time period. It changes the appearance of the house.

Board member Petty asked why the request for railings.

Staff Whitmore said safety reason because they have children.

Board member Yarborough asked if the railings in the Exhibit appropriate for the style of the home.

Staff Whitmore stated the example on page 10, they are not as ornate and lower. But that does not make them safe.

Board member Stoch stated that it just makes it safer to keep the children from falling off of the porch. He questioned the style.

Staff Whitmore stated that the style needs to be thicker, and not as thin as pictured.

Attorney Hornik questioned if the Applicant expressed their willingness to proceed without attending the meeting.

Staff Whitmore notified them of the hearing and the letters were not returned. He did not call and notify staff that he would not be at the meeting.

Attorney Hornik stated that the hearing could proceed with the hearing based on the application; or if the Commission has questions, the hearing could be continued.

Board member Stoch stated that he would like to ask the applicant if he would be in agreement with Staff recommendation regarding the spindles.

Attorney Hornik stated that they could approve based on what is proposed; or deny the request; or continue the hearing.

Staff Whitmore stated that it was submitted on March 11, so the 60 days will have passed by the next meeting date.

Board member Petty stated that in trying to keep in congruity with the neighborhood; safety of the children; the applicant needs to address concerns and questions.

Attorney Hornik stated that if the Board approved, they could not attach conditions.

Chair Mitchell asked if the metal railings on Exhibit A, page 9, original to the home. Staff Whitmore stated no, that they were added to the home way before the District.

Attorney Hornik stated that has to be consistent with the design guidelines and is congruous with the Historic District.

Staff Whitmore stated that round posts typically don't have railings, and the applicant has not provided any historical documentation.

Motion: Board member Stoch moved that the Historic Preservation Commission find as fact that the proposed project COA-21-18, 311 Summitt Drive, if the installation of handrails and pickets to the front porch is done in accordance with the decision of the Historic Preservation Commission, is incongruous with the character of the district, for the reasons that no historic documentation of railing on the porch have been shown to exist; Staff stated that porches with round columns typically did not have railings; do not have sufficient information on how tall the railings will be or how they will be attached to the columns; and the applicant has not provided documentation required by Section 11 of the Guideline C of the Historic District; and as a result are not capable of determining if this is in congruity with the character of the district; and therefore that is not generally not 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 Board member Petty.

Chair Mitchell called for a vote. The motion carried.

Final Motion: Board member Stoch moved based on the preceding findings of fact, moved that the Historic Preservation Commission not grant a Certificate of Appropriateness to Brandon Allred, and to deny the proposals as shown on COA-21-18, 311 Summitt Drive. Seconded by Board member Petty.

Chair Mitchell called for a vote. The motion carried.

Direction Motion: Board member Stoch moved that Staff notify the applicant that the Board will need to rehear the matter regarding the height of the rails; how attached to the columns or not; clarification of style and sizes of baluster or pickets proposed; and round columns do not typically have railings and how to make it look more in character with the home and historic information will be required. Seconded by Board member Petty.

Chair Mitchell called for a vote. The motion carried.

- D. COA-21-29 – Application by Al Roethlisberger owner of 318 Summitt Drive who wishes to remove a tree 12 inches in diameter 4.5 feet from grade.

Conflicts of Interest: Chair Mitchell Read the Conflict-of-Interest Statement. Each member confirmed that there were no conflicts. The applicant was not present.

Staff Presentation: Staff Whitmore said that the Historic Preservation Commission received a

Certificate of Appropriateness COA-21-18, application by Al and Denise Roethlisberger owners of 318 Summitt Drive who wish to remove one (1) tree 12 inches in diameter 4 ½ feet above grade. The site was advertised in accordance with the General Statues, and the site was posted on Monday, April 12, 2021.

Guidelines Landscaping and Trees

- a. It is appropriate to protect, retain, and maintain landscaping that contributes to the character of the historic district. This includes large trees and original or historically significant trellises, patios, terraces, and fountains.
Comment: The applicant is proposing to remove one tree as described above. The Lee County Forester stated via phone conversation that this tree should be removed, due to the close proximity it is growing to the house, the damage it is causing to the roof of the house, and obvious signs of insect infestation and rot at the base. Exhibits B, C, D, E and F, pages 10-14.
- b. – d.
- e. It is appropriate to maintain the existing grade on the site when technically feasible.
Comment: Should the Commission approve the removal of the tree the applicant shall have the stumps ground and the area should be leveled and reseeded or sodded to avoid erosion.
- f. It is appropriate that mature, healthy trees should remain intact and undisturbed on a site, unless they are causing the deterioration of a building, accessory buildings, appurtenant features or creating a safety hazard.
Comment: Removal of this tree is recommended by the Lee County Forest Ranger, see comments under guideline a.
- g. Trees which are dead or diseased should be replaced with an appropriate tree.
Comment: It is too early for this tree to be leafed out, but the tree has visible signs of rot and causing damage to the historic resource. There is dogwood in close proximity to the subject tree and its growth has been hindered by the subject tree. Once the subject tree is removed the dogwood will fill-in. Exhibits B, C, D, E and F, pages 10-14.
- h. Tree removal shall be completed in a manner so that the affected area seems original to the landscape.
Comment: The applicant is proposing to remove one tree, should the commission approve the removal of said tree, staff recommends that the stumps be removed and the area sodded or seeded to avoid erosion which would make the area appear original to the landscape.
- i. Tree trimming should be done in a manner to encourage the maintenance of the neighborhood tree canopy. Tree topping is discouraged.
- j. – k. is not applicable.

Staff Comment:

Staff Whitmore stated that she got an email from Mr. Roethlisberger and they talked about a replacement tree. He has already planted a crepe myrtle on the property and that condition has been fulfilled; and it has been planted in a location to mitigate conflict in the future with

overhead utilities.

Board Discussion:

Board member Stoch asked if it is only to replace the one tree taken down and not replace the one that Duke Energy took down.

Staff Whitmore said yes, only one tree needed to be planted to replace the tree the applicant removed.

Motion: Board member Petty moved that the Historic Preservation Commission find as fact that the proposed project COA-21-29, 318 Summitt Drive, if the removal of the one tree; and the planting of a tree (which has already been planted) is done in accordance with the decision by the Historic Preservation Commission, is congruous wit the character of the district, for the reason that it is recommended by the Lee County Ranger, Staff and the safety of the house and therefore that is 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 Board member Yarborough.

Chair Mitchell called for a vote. The motion carried.

Final Motion: Board member Petty moved based on the preceding findings of fact, moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Al and Denise Roethlisberger, and to approve the proposals as shown on COA-21-29, 318 Summitt Drive with the condition that the area of the removal of said trees shall be seeded or sodded so that the area appears natural to the landscape. Seconded by Board member Petty.

Chair Mitchell called for a vote. The motion carried.

- E. COA-21-32: Application by Greg and Joselyn Stoch who wish to replace their roof shingle and install a ridge vent approximately 28 feet long.

Conflicts of Interest: Chair Mitchell Read the Conflict-of-Interest Statement. Greg Stoch recused himself, he is the applicant. Each member and Applicant confirmed that there were no conflicts.

Staff Presentation: The Historic Preservation Commission received a Certificate of Appropriateness COA – 21-32 application from Greg and Jocelyn Stoch, property owners of 220 N. Gulf Street who wish to replace the existing roof shingles with an architectural shingle and install a 28-foot-long ridge vent in the roof. The site was advertised in accordance with the General Statues, and the site was posted on Wednesday, April 14, 2021.

Guidelines:

- a. It is appropriate to preserve, protect and retain original roof forms, pitches, rafter details, molding, trim and soffit boards of technically possible.
Comment: The applicant is intending to install a 28-foot-long ridge vent which will

alter the profile of the historic structure. Exhibits B, C, D, F and G. pages 10, 11, 12, 14 and 15.

- b. Does not apply
- c. It is appropriate to retain the roof pitch and original features, such as dormers, turrets, balustrades, bargeboards, quarter round, cornices, brackets, weather vanes, or lightning rods when feasible.

Comment: The applicant intends to retain all original features and the applicant wishes to add to install a 28-foot-long ridge vent feature, which is not original to the house. Exhibits B, C, D, F and G, pages 10, 11, 12, 14 and 15.

- d. Does not apply
- e. When repairing of historic material is necessary it needs to blend with existing material in size, shape, color, pattern, and texture. Use like kind material where possible and historically appropriate substitute material if the historic material is not technically feasible.

Comment: The applicant is not repairing the roof; the applicant intends to replace the existing shingles with an architectural shingle and wishes to cut a 28 foot long ridge vent which is not original to the structure. This ridge vent will alter the profile of the original structure. Exhibits B, C, D, F and G pages 10, 11, 12, 14 and 15.

- f. When replacing specialty roofing materials, such as “mission tiles” stamped tin, asbestos shingles, or patterned slate with composition shingles is strongly discouraged as the roof is an important defining feature of the structure.

Comment: This guideline does not apply. However, the applicant wishes to replace the existing shingles on the main house with architectural shingles. Exhibits B and E, pages 10 and 12.

- g. Does not apply.
- h. Roof ventilators, skylights, solar panels, and other roof mechanical items shall be installed on rear slopes or other locations not easily visible from the principal elevation when technically feasible.

Comment: The applicant is proposing to install a 28-foot-long ridge vent which will alter the profile of the structure. Exhibits B, C, D, F and G pages 10, 11, 12, 14 and 15.

- i. – k. Does not apply.

Staff Comment:

This ridge vent if approved will alter the profile of the original structure. A ridge vent was approved tonight on Green Street. There are other ridge vents in the Historic District.

Applicant’s Testimony

Greg Stoch, 220 N. Gulf Street, stated that he has been patching the shingles on and off for roughly 6 years. At that time the insurance company advised that the roof be replaced because it is past the age of the shingles. An architectural shingle will be replaced and will last longer than the standard three-tab shingles. Proposal will be to use a color that is as close as original as possible, a medium gray. Ridge vent won’t go all the way to the front and it will be set back along the line of the roof. It will improve ventilation and get rid of moisture.

Board Discussion:

Chair Mitchell stated that currently that when a roof is being redone, they are going to advise that this technology be used. This house is high off the street and would make it less visible.

Motion: Board member Yarborough moved that the Historic Preservation Commission find as fact that the proposed project COA-21-32, 220 N. Gulf Street, if the removal of the existing shingles and the replacement of architectural shingles and the cutting of the roof to install a 28 foot long ridge vent is done in accordance with the decision by the Historic Preservation Commission, is congruous with the character of the district, for the reasons that there are other historic homes that have the ridge vent as well as architectural shingles; and the color will be similar to the original color of the shingles are in 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 Board member Petty.

Chair Mitchell called for a vote. The motion carried.

Final Motion: Board member Yarborough moved that based on the preceding Findings of Fact, moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Greg and Jocelyn Stoch and approve the proposal as shown in COA-21-32, 220 N. Gulf Street.

Old Business:

- a. Downtown Sanford Historic District (Additional Documentation, Boundary Increase, and Boundary Decrease), Sanford / Lee County.

Staff Whitmore stated that this is the documentation that a grant is due for a resurvey of the Downtown Historic District. This will include several more buildings being encompassed. Two area values are being decreased. There will be a Zoom meeting in May with the State. The descriptions will not change. Starting on page 63 to the end will need to be reviewed. The Chair will have to support or not support. This will be the first item on the agenda in May.

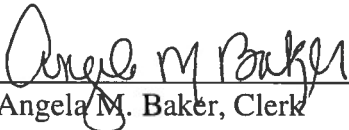
ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned on motion of Board member Stoch, seconded by Board member Petty, and unanimously carried. The meeting was adjourned at 9:30 pm.

Adopted this 24th day of May, 2021.

BY:  5/24/21
~~Brian Mitchell, Chair~~
Greg Stoch, Vice Chair

ATTEST:


Angela M. Baker, Clerk