

**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, May 24, 2021, at 7:00 PM.

ROLL CALL

Members Present:           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, Vice Chair Stoch called the meeting to order, and entertained a motion to approve the agenda. Board member Cline made the motion, seconded by Board member Underwood, the motion carried unanimously.

APPROVAL OF MINUTES

Vice Chair Stoch asked for a Motion to approve the April 26, 2021, minutes. Board member Petty made a motion, seconded by Board member Cline, the motion carried unanimously.

NEW BUSINESS

- A. Presentation of Downtown Sanford Historic District (Additional Documentation, Boundary Increase, and Boundary Decrease), Sanford, Lee County. Exhibit I

Heather Slane, Architectural Historian Consultant presented a PowerPoint Exhibit II

Hannah Beckham, State Survey and Nation Register Specialist presented a PowerPoint Exhibit III

Motions:

Board member Petty made a Motion that the Sanford Historic Preservation Commission, have reviewed and discussed the nomination for the Downtown Sanford Historic District (Additional Documentation, Boundary Increase, and Boundary Decrease) and find that the property meets the criteria for listing in the National Register of Historic Places as stated in

Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register. Seconded by Board member Cline. The motion was passed unanimously.

Board member Petty made a motion to authorize the Chair to sign the appropriate documentation. Seconded by Board member Cline. The motion was passed unanimously.

Administer the Oath: Vice Chair Stoch 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 Cori McKee Whipple and Staff Liz Whitmore appeared and took the oath.

- B. COA-21-37 – Rebuild back porch 22 feet wide and 12 feet deep, replace rotten cedar shakes with Hardie cement fiber shingle panel siding.

Conflicts of Interest: Attorney Hornik 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-21-37, Application by Nest Egg2 LLC, property owners of 304 Summitt Drive who wish to replace the existing façade shingles on one section of the house and rebuild a deck 22' wide and 12' deep. The Ad was placed in the Sanford Herald in accordance with the General Statutes, and the site was posted on Wednesday, May 12, 2021.

Guidelines:

Siding and Trim Wood clapboard siding is a common siding material found in historic districts. Other wood siding types include drop siding, flush siding, and board-and-batten. Wood shingles are also found on houses in historic districts.

- 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 the 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 replace a small section of the original siding on the west facing side of the subject property, Exhibit B and C, page 11. The applicant is proposing to use Hardie Plant (concrete board) Exhibit C.

- b. – f. Does not apply.

- 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.

Comment: The original siding Exhibit B, page 11 in many places has rotten. The applicant is proposing to replace the entire section shown in Exhibit B, page 11 with

Hardie Plant shingle, Exhibit C, page 11 and a sample of the actual siding proposed to used.

Guidelines:

Porches, Patios and Steps A distinguishing feature of most houses in historic districts is the front porch. Originally, the front porch kept the entrance dry and provided a place to escape the summer heat. Furnished, the porch was an outdoor leisure area. Other accessories included canvas awnings. Blinds made of canvas, wood or reeding, straw or hemp rugs, plant stands and flower boxes. Entrances and steps serve as an important first view to the property and require significant effort to preserve them as they were originally intended. Porches were embellished with details, which reinforced the architectural style of the house. Machine carved posts, brackets, railings, spindle work, and sawn work make up the “gingerbread” found on Queen Anne style houses. Classical columns and trim work are often found on Neo-Classical and Colonial Revival style houses. The floor of the porch was often originally built with a slight pitch to shed water.

None of the guidelines apply.

Staff Analysis:

The applicant intends to remove the existing shingles on the west facing façade of the subject property. The replacement material proposed is Hardie Plank (concrete board). Staff supports this request. As to the deck the applicant wishes to rebuild on the back of the house, staff supports this request because there are existing brackets and a header board already on the rear of the house which clearly indicated that a deck Exhibit D, page 12, was in this location. The deck will be built of wood as will the steps leading to the deck, Exhibit E, page 12. The applicant is responsible for pulling the appropriate permits to construct the deck. Please note the Rosemount McIver Park Historic district guidelines do not address the addition of decks.

Board Questions:

Board member Yarborough stated that decks are not like they use to be, and you can only expect about a 12-year life out of deck. He stated that the applicant wants to use all wood, but may want to consider and an alternate material.

Board member Yarborough stated that Hardie Plank, for the replacement shingles, is an excellent material to use that will last and hold paint well.

Applicant’s Testimony:

Cori McKee-Whipple, 2606 Marrazzi Trail, Apex, NC.

Ms. Whipple said that water was leaking into the home and the beams in the floor had to be replaced. There was no flashing underneath. It is her intent to repair the correct way.

Vice Chair Stoch asked why she was using Hardie Plank and not cedar siding.

Ms. Whipple stated that the General Contractor said it would last a lot longer and hold the paint, which was an issue and it is more water resistant. She stated that they are trying to save as much material as possible and replace on the back.

Board Discussion:

Board member Yarborough liked the Hardie Plank being used.

Board member Cline stated that he liked the fact that they were trying to use materials on the back to replace rotten boards.

Motion:

Board member Cline moved that the Historic Preservation Commission find as fact that the proposed project COA-21-37, 304 Summitt Drive, if the removal of the existing façade shingles and the installation of the Hardie plank shingles and the rebuilding of a deck is done in accordance with decision by the Historic Preservation Commission, is congruous with the character of the district, for the reasons that the applicant is going to save original shingles and replace in other areas that are in distress; that hardie plank is an approved and good material to use and the guidelines do not address decks and there was a deck previously, located on the rear of the house and therefore 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.

Vice Chair Stoch called for a vote. The motion carried.

Final Motion:

Board member Cline moved that based on the preceding findings of fact, moved that the Historic Preservation Commission grant a Certificate Appropriateness to Nest Egg2, LLC and approve the proposal as shown in COA-21-37, 304 Summitt Drive 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.

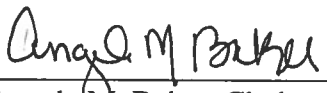
ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned on motion of Board member Petty, seconded by Board member Underwood, and unanimously carried. The meeting was adjourned at 8:00 pm.

Adopted this 28 day of June, 2021.

BY:   
\_\_\_\_\_  
Brian Mitchell, Chair

ATTEST:

  
\_\_\_\_\_  
Angela M. Baker, Clerk