

Minutes of the Regular Meeting of the  
Sanford Historic Preservation Commission  
Buggy Building Conference Room  
7:00 PM Monday, April, 22, 2019  
115 Chatham Street

Roll Call:

Commissioners Present: Rebecca Whitaker, Jason Cline, Greg Stoch &  
David Underwood

Commissioners Absent: Allen Gordon, Brian Mitchell & Phil Yarborough

Staff Present: Liz Whitmore, Historic Preservation Planner II, Anne Sears,  
Secretary to the Commission and Al Benschoff, Commission  
Attorney

Government Official Present: Sam Gaskins

Witnesses and Guests: Cheri Myers, Ron Myers, Jocelyn Stoch & Craig French

Chair Mitchell called the meeting to order.

1. Staff Anne Sears called the roll and a quorum was determined.

2. **Approval of the Agenda for April 22, 2019:**

Vice Chair Stoch called for approval of the agenda for April 22, 2019. Commissioner Whitaker moved to approve the agenda; seconded by Commissioner Underwood and the motion passed unanimously.

3. **Approval of the March 25, 2019 Minutes:**

Vice Chair Stoch called for the approval of the minutes for March 25, 2019. Commissioner Underwood moved to approve the minutes; seconded by Commissioner Whitaker and the motion passed unanimously.

4. **Public Comment: N/A**

Vice -Chair Stoch asked if there was any public comment.

5. **Public Hearings:** N/A

Vice-Chair Stoch asked if there was any conflict of interest among the Commissioners pertaining to the case being heard tonight (COA-19-15 and COA-19-18.) There was none.

Vice-Chair Greg Stoch opened the Public Hearing:

At this time, staff Liz Whitmore, Craig French and Cheri Myers were given the oath.

a. **COA-19-15** – Application by Craig French, owner of 411 Summitt Drive, who wishes to install a six-foot tall wood privacy fence on the west side of the property adjacent to Vance Street. The fence will be installed so the structural supports are interior to the property.

In accordance with the General Statutes, the public hearing was advertised once a week for two successive calendar weeks prior to the meeting date and all public notifications were fulfilled.

Staff Whitmore noted that on page four of the Rosemount-McIver Park Design Guidelines; that the guidelines important to this case is Fences and Walls. She relayed that traditionally front yard fences of that era were made of wood or iron. Staff Whitmore noted that (Exhibits A and B, (pages 10 thru 13) are the front and side facades of the subject property to reference. Staff Whitmore relayed that on page 10, there is an old photograph; and it shows the front façade of the home and the applicant, Craig French does have an approved COA to put the picket fence across the front of the property and down part of the side was approved at staff level. Staff Whitmore noted that (Exhibit B, page 13), shows the side of the property. Exhibit B will be the brick foundation of the deck; this is where the fence will be attached, it will go over the driveway and cut back and there is a little gate there. Staff Whitmore wanted to share that if you look at the next (Exhibit B, page 13) it shows it is attached to the other side of the garage and then it will come up the driveway and then it will be attached to the existing fence from the subject property next door. Staff Whitmore explained that the guidelines state: a. It is appropriate to preserve, protect and retain original fences and walls. There are no fences on the subject property right now; except what was recently installed. The new material should blend with the historic material in composition, size, shape, color, pattern, and texture. Staff Whitmore shared that the applicant is proposing new fencing, which is wood and therefore it should blend with the historic materials in that area in composition, size, shape, color, pattern and texture (Exhibit C, page 14 and Exhibit D, page 15). Staff Whitmore noted that (Exhibit D, page 15) is located at 410 Sunset Drive.) She stated that both of these properties back up to each other; that the house is on a corner and that the fence there was installed about ten years ago is six feet tall and it has aged naturally. The fence that the applicant is proposing will attached to that and complement it. The proposed six-foot-tall fence will not extend beyond the rear of the existing deck/porch (Exhibit E, page 16). Staff Whitmore explained that there is a plan that the applicant, Mr. French provided, (pages 16 & 17, Exhibits E & F) that shows how it will be attached to the existing fence, how it will come up and attach to the existing garage and there will also be a gate there and likewise on the other side. Staff stated relatively it will be two short sections of the fence that will attach to the garage. Staff Whitmore noted that the proposed fencing appears to be solid at 411 Summit Drive from the rear plane of the most extreme point of the rear of the structure as shown. See (Exhibits C page 14 and Exhibit E page 16). Staff Whitmore relayed that it was stated at the last meeting that it was determined that the guidelines were written so that it could be solid; and the reason why it is coming before the board is because it is on the side property line; it meets other fences in the area and it does complements other fences in the area. Staff noted that (e) does not apply. Staff shared that (f) talks about (“good neighbor fence”) where the structural member of any fence shall be turned to face the property of the person erecting the fence and number (g) speaks about no dumpsters on the property.

Staff Whitmore stated that this is the end of her presentation and if there were any questions for staff that she would be glad to answer them.

Questions from the commission were: Commissioner Whitaker stated she had a question about the height and that guideline (c) states that it is not appropriate for new fences and walls to exceed a maximum height of forty-two inches in front and side yards, and six feet in rear yards. She added that for rear yard fences, that they continued along the sides of the property, is it acceptable for the six-foot maximum height to extend beyond the rear corner of the house up to one third of the structure's side toward the front? Commissioner Whitaker asked if the fence changed height and staff Whitmore stated no, that it is six feet from that corner to that deck. Staff Whitmore explained that zoning ordinance declares that a corner lot has two front yards, so the front of the house faces Summitt, so traditionally that is the front yard; but the zoning ordinance has declared that a corner lot has two front yards. Vice-Chair Stoch asked staff Whitmore how far that setback is appropriately approximately? from the street and from the public sidewalk? Staff Whitmore noted that there is no sidewalk there and it is about five to six-foot setback from the rear of the curb.

Vice -Chair Stoch asked if there were any other questions for staff. There was none.

At this time, applicant Craig French approached the podium and stated his name and that he lived at 411 Summitt Drive. Mr. French stated that they have chosen to put up a privacy fence because we have people walking through the back yard where their kids play and it is also somewhat a security issue as well as having privacy itself. Mr. French noted that unfortunately the Prince Hotel is nearby and there is a lot of traffic going back and forth and the fence is to provide security. Vice-Chair Stoch asked Mr. French if 42" would provide security and help keep the vagrants out? Mr. French noted that if he used a 42" inch fence that they would still be able to see into his yard and that is what he is trying to avoid. Staff Whitmore relayed in a context of historic districts, that her opinion is that the front yard is the front and the side yard is the side yard and in the historic district, because they all tend to be smaller lots; but this one in particular tends to be a larger lot; compared to the other lots that they tend to be very narrow.

Closed for Discussion.

Discussion was held among the commissioners: Commissioner Cline relayed that the Commission had approved a similar COA last month and he was in agreement. Commissioner Whitaker stated she walks her dog along that path and she is familiar with the house and the lot and she understood the reasoning behind putting up the fence for security reasons.

Vice-Chair Greg Stoch closed the discussion.

**FINDING OF FACT:**

Commissioner Whitaker moved in regards to COA-19-15, 411 Summitt Drive, that the Historic Preservation Commission find as fact that the proposed project COA-19-15, 411 Summitt Drive, that the installation of the 6 foot tall wood privacy fence with structural supports interior to the property, if done in accordance with the decision by the Historic Preservation Commission, is congruous with the character of the district, for the reasons that the traditional fences of that era were made of wood, the height and material are as stated in the guidelines, and there is a security and privacy concerns from an nearby commercial property and for those reasons are 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 Commissioner Underwood and it passed unanimously.

**FINAL MOTION:**

Commissioner Whitaker moved base on the preceding finding(s) of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Craig French and approve the proposal(s) as shown in COA-19-15, 411 Summitt Drive; seconded by Commissioner Underwood and it passed unanimously.

**b. COA-19-18** – Application by Scott and Cheryl Myers, property owners of 314 Summitt Drive who wish to replace the asphalt single roof with an AG Panel metal roof, color light gray.

In accordance with the General Statutes, the public hearing was advertised once a week for two successive calendar weeks prior to the meeting date and all public notifications were fulfilled.

Staff Whitmore noted on page three that the guidelines speak about roofs. Staff Whitmore stated that (Exhibit A, pages 9 thru 12), are the photos of the four facades of the subject property. Staff Whitmore shared that the applicant provided all the exhibits. Staff Whitmore relayed that the house does have asphalt shingles, and they wish to install a metal roof on the house. Staff Whitmore stated that on page three under guidelines, (e) states when repairing of historic material, it is necessary that it needs to blend with existing material in size, shape, color, pattern, and texture and use like kind material where possible and historically appropriate substitute material if the historic material is not technically feasible. The applicant is proposing a metal roof; to replace the existing asphalt shingle roof. The proposed metal roof profile can be seen on (Exhibit B, page 13, AG Panel). This profile is not one that was used at the time the house was built. Typically, the profiles that were used are Snap Loc and MS-216 or MS-218, metal roof with a standing seam profile, (Exhibit B page 13) is the manufacturers cut sheet, (Exhibits C and D, pages 14 and 15) shows the profile of the proposed metal roof. Staff Whitmore asked everyone to look at (page 13, Exhibit B). In the top right-hand corner of that sheet it shows the AG panel that the applicant is proposing. Staff Whitmore relayed that what typically used would be MS-216, which has more of a standing seam panel and they were hammered together and they had a very narrowed profile. Staff Whitmore noted that if you look at (Page 14, exhibit C) that this is the profile, this is the roof of what the applicant is proposing. Staff Whitmore reiterated that in the past the profile that the applicant is proposing has been installed on other homes in the neighborhood and on a church. Staff Whitmore shared that this type of roof has been installed; however, since the guidelines have changed, staff cannot approve this at staff level; therefore, this is why it is before the board tonight. Staff Whitmore said that it is up to this board to decide what is congruous with the historic district. The applicant has provided an attachment to describe his scope of work, justifying for the metal roof in the Rosemount-McIver district. (Pages 16 & 17, Exhibit E). It is a written description and it talks about the type of roofing. Staff Whitmore relayed that they are long lasting and it is not uncommon for them to last fifty years. Staff Whitmore stated that she wanted to make this clear that this type of roofing has been installed on several homes in this neighborhood. The color proposed is Gray.

Vice-Chair Greg Stoch asked if there were questions for staff Whitmore. Commissioner Underwood asked staff if the current roof is original? Staff Whitmore stated that it has always been asphalt shingles. There were no other questions from the commission.

Mrs. Cheri Myers approached the podium. She stated she was the property owner and she lived at 314 Summitt Drive and they were wanting to put a metal roof on their home to replace the asphalt shingles. Mrs. Myers shared that the asphalt shingles that were put on, leaked immediately, so they want to put up metal for the durable and the life span of the metal. Mrs. Myers asked the commission if they had any questions.

Questions from the commission are: Commissioner Underwood asked when was the roof replaced? Mrs. Myers stated about ten to 15 years ago and it has leaked ever since then. Commissioner Whitaker asked that since you are proposing the AG Panel and staff Whitmore is recommending the MS -216 or the MS-218 panel, so what is the reasoning why you opted to go from one to the other? Mrs. Myers said that it takes a lot more equipment to put the standing seamed on it and for the MS-216 and MS-218 it is basically a concealed fastener where you have to have a gripper to attach them, whereas the AG panel is an exposed fastener and they crimp it. Vice-Chair Stoch reminded the Commission that we cannot base our decision on dollars or cost that our decision has to be based on what we think would be best for the neighborhood. There were no other questions from the Commission.

Vice-Chair Greg Stoch closed for Discussion:

Commissioner Underwood asked staff Whitmore when this house was built was the MS-216 and MS-218 the style at that time? Staff Whitmore relayed that the house was built approximately in 1935 and if you were going to put a metal or a tin roof on at that time; that this is what would have been placed on the roof. Vice-Chair Stoch noted that it sounds like when the neighborhood turned into the historic district twenty years ago or so, that at that time the guidelines allowed the AG paneled style roof to be put on; even though in the era, in 1920's, 1930's the standard seam would have seem more appropriate and now that the guidelines has changed a year ago or so that now the guidelines don't have the AG panel as a standard panel. Staff Whitmore stated that this was correct; that the Matrix in the back of the guidelines that had these things listed and it was not listed on the Matrix automatically as a Major, so that is what happened: Staff Whitmore explained that before it would have been approved at staff level; but at this time, it cannot be approved at staff level. Commissioner Underwood wanted to know when the AG panels became more popular within the time frame? Staff Whitmore relayed in the last ten to fifteen years. Staff explained in regards to the MS-216, MS-218 that in the old days they actually hammered the crease, now they crimp it, which is the same sort of technique. Staff Whitmore shared that MS- 216 and MS- 218 is more labor intensive than the AG panel and that is why the AG paneled became used more. Commissioner Whitaker remarked that it is not disallowed by the guidelines and she tends to defer to the homeowner's request within reason and that she realizes that we cannot make decisions based on cost; however, I am always willing to consider back-up as part of the story, along with the circumstances and the rest of the case as it was presented and that she is fine with what was offered by the applicant Cheri Myers. Commissioner Cline shared that we see homes that have this style and assuming that we are working at staff level, that at some point and if staff was ok with these at that time, then he is ok with it now. Commissioner Whitaker

noted that she remembers her roof being replaced in the year of 2014 and she assumed it was approved at staff level. Commissioner Whitaker read that there are two homes in the historic district that has the AG metal roofing and her home was one of those at 309 Green Street that was listed.

Vice-Chair Stoch closed the Discussion.

**FINDING OF FACT MOTION:**

Commissioner Underwood moved in regards to COA-19-18, 314 Summitt Drive that the Historic Preservation Commission find as fact that the proposed project COA-19-18, 314 Summitt Drive, that the removal of the existing asphalt-shingled roof and replace with an AG Panel metal roof, if 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 while that type of roofing was not precedent at the time; that it has become a precedent and it is within the same type; but it may not be the exact type, but it is the same type of roof that is already in the district, and the AG roofs are 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 Commissioner Whitaker and it passed unanimously.

**FINAL MOTION:**

Commissioner Underwood moved based on the preceding finding(s) of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Scott and Cheryl Myers for the proposal(s) as shown in COA-19-18, 314 Summitt Drive; seconded by Commissioner Jason Cline and it passed unanimously.

**c. Continuation of COA-19-09, 520 Sunset Dive, by David Lind, has requested a continuation to the May 20, 2019 meeting.**

Staff Whitmore relayed that David Lind had contacted her and requested that COA-19-09 be continued at the May 20, 2019 meeting. Staff Whitmore said that it was approved automatically because it was requested by the applicant, David Lind. Commission Attorney, Al Benshoff shared with the board that it would be appropriate to have another motion to continue the COA until the May meeting. Commissioner Whitaker moved per the applicant request, David Lind, that we continued the hearing and move COA-19-09 to the May 20<sup>th</sup> meeting; seconded by Commissioner Underwood and it passed unanimously.

**6. New Business: N/A**

**a. Staff Update:**

- Staff Whitmore relay that Streetfest was a success with a great attendance. She shared that at this event they dedicated the "Before I Die" wall. She added there was lots of posts. It is a big hit. There was an article in the paper also.
- Staff Whitmore shared that on May 4<sup>th</sup> in Depot Park is the dedication of the "Growing Volunteer Sculpture from 10:00 to 12:00 pm.
- June 1<sup>st</sup> will be "Bringing the Arts Together" dedication over on Horner.

7. **Announcements:**

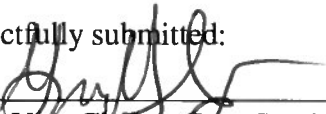
- Staff Whitmore stated that we have apply for the grant to have the downtown survey redone and we are looking at obtaining fifteen additionally properties. Staff stated she has not heard whether or not we will receive that grant. She stated it will be closer to the end of the fiscal year.
- Commissioner Underwood asked if there was any time line on the Selfie Art. Staff Whitmore stated not at this time, that they are working on designs.

8. **Call for Adjournment:**

- Vice- Chair Stoch called for adjournment. Commissioner Underwood moved to adjourn; seconded by Commissioner Cline and the motion passed unanimously. The meeting adjourned at 7:45.

Adopted this 20 day of MAY 2019

Respectfully submitted:

  
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Chair: Vice Chair – Greg Stoch.

Attest: Anne Sears  
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Secretary to the Commission: Anne Sears