

2.6. HISTORIC PRESERVATION COMMISSION*

*Note: City of Sanford only.

2.6.1. Establishment of historic preservation commission.

[2.6.1.1.] There is hereby established a City of Sanford Historic Preservation Commission ("commission") under the authority of Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes.

[2.6.1.2.] The commission shall consist of at least seven members appointed by the City Council of the City of Sanford. All members shall reside within the territorial jurisdiction of the city. All members of the commission shall have demonstrated special interest, experience or education in history, architecture, archaeology or related fields. The commission may appoint advisory bodies and committees as appropriate.

[2.6.1.3.] Members of the commission shall serve terms of three years. Terms shall be staggered. A member may be reappointed by the city council for no more than two consecutive full terms. The duties of the commission shall be as follows:

- Undertake an inventory of properties of historic, pre-historic, architectural and/or cultural significance.
- Recommend to the city council areas to be designated by ordinance as "historical districts" and individual structures, buildings, sites, areas or objects to be designated by ordinance as "landmarks".
- Recommend to the city council that designation of any area as an historic district, or part thereof, or designation of any building, structure, site area or object as a landmark, be revoked or removed for cause.
- Conduct an educational program with respect to historic districts and landmarks within its jurisdiction.
- Cooperate with the state, federal, and local government in pursuance of the purposes of this division: to offer or request assistance, aid, guidance, or advice concerning matters under its purview or of mutual interest. the city council, or the commission when authorized by the council, may contract with the state or the United States, or any agency of either, or with any other organization provided the terms are not inconsistent with state or federal law.
- Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee or agent of the commission may enter any private building or structure without express consent of the owner or occupant thereof.

- Prepare and recommend the official adoption of an historic preservation element as part of the city comprehensive plan.
- Acquire by any lawful means the fee or any lien including interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, and to recommend to the city council alternatives related to the same, lease or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property.
- Restore, preserve, and operate historic properties.
- Negotiate at anytime with the owner of a building, structure, site, area, or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate.
- Review and act on proposals for (1) exterior alteration, relocation, demolition of landmarks or (2) exterior alteration, relocation, demolition, or new construction of properties within historic districts. Historic preservation districts shall be governed in accordance with the standards of section 4.12 of this ordinance.

[2.6.1.4.] Prior to any official action, the commission shall adopt rules of procedure governing its meetings and the conduct of official business and bylaws governing the appointment of members, terms of office, the election of officers and related matters. A public record shall be kept of the commission's resolutions, proceedings and actions. The commission shall also prepare and adopt principles and guidelines related to preservation for altering, restoring, constructing, moving, or demolishing properties designated as landmarks or within historic districts.