

REVISED AGENDA

Historic Preservation Commission

Monday October 20, 2025

6:00 pm

Buggy Building Conference Room

115 Chatham Street, Sanford, NC 27330

Historic Preservation Commission Regular Meeting

Call to Order

1. Roll Call
 2. Approval of Agenda
 3. Approval of September 22, 2025 Minutes
 4. Public Comment (limited to 3 minutes per speaker)
 5. Public Hearings
1. **COA 25-46 – Application by Tim Plummer** who wishes to build a colonial revival/ modern farmhouse style duplex on vacant lot 307 W. Weatherspoon Street. Modern building materials and techniques are being proposed but the design will hold true to traditional house styling for the area. Remove the plethora of Bamboo and remove 22 trees. The back of the lot will have to be scraped to remove all the rhizomes of the bamboo to prevent regrowth. Work with staff on landscaping under a minor at a later date. We commit to install trees installing 2-3” caliper trees.
 2. **COA-25-47 Application from Punic Properties, LLC, owner 146 S. Moore Street, who wishes to do the following;**

Demolition:

Demo the following: remove the non-original storefront framing and T-11 siding along with the 8” tall masonry bulkhead at the base of the framing on the front east elevation. Remove the door and ransom on the right (north) side of the façade. Remove the existing non-original windows on the second floor along S. Moore Street. At the rear of the building, masonry will be removed for a new door opening below the location of the existing metal louver that is to be removed. The existing roof will be removed the existing coping will remain.

New Work:

Install a new wood storefront will be constructed based on historical photographs and physical evidence uncovered at the site. The new storefront includes a new wood door and transom at the second-floor stair access and at the first-floor tenant access. A new metal door with transom will be installed on the rear (west) elevation. A new membrane roof, gutters and downspout will be installed. A portion of the south elevation of the building will be infilled on the second floor where it had been previously removed.

Storefront:

Historic Photographs show the building approximately 1915, 120 and 1950s. Early photos show the storefront extending up full height several feet above the height of the existing storefront framing. After interior demolition was complete, the storefront infill can be clearly seen. Ghost marks of the earlier storefront wall meeting the historic tin ceiling are evident and some original framing remains. A current photo of 146 S. Moore and the sister building at 148 S. Moore is also included in the application documentation. The later brick infill of a taller storefront opening can clearly be seen at 148 S. Moore. At 146 S. Moore the top of the masonry opening has been infilled with framing and a plaster-like material. Thie material likely dates to the 1950’s after the storefront was rebuilt and can be seen in the historic photo as Brown’s Auto Supply Co. The NR nomination, states that 146 and 148 S. Moore St were built concurrently and in a similar fashion.

The new wood framed storefront is to be full height as originally designed, meeting the decorative historic tin ceiling on the interior along the original ghost marks. A new 20" wood or masonry bulkhead will be constructed below the new full height storefront glazing. The floor at the new recessed entry is to be tile. There will be a new full lite wood door with transom in the recessed entry, and a new full lite wood door with transom above providing entry to the second-floor stair along the right (north) side of the storefront. Based on historic photos which indicate the presence of a cornice above the storefront, a new metal cornice is proposed to be installed at the top of the masonry opening. The new metal cornice will be approximately 12" tall. As demolition occurs on the front of the building, more details about the original cornice will hopefully be uncovered. Additional details and specifications will be provided for the new metal cornice.

Windows:

New aluminum clad double hung windows are proposed for the second floor along S. Moore Street. The lite pattern is to be one over one. Windows are to be Marvin Ultimate Wood Double Hung G2 with an exterior putty glazing profile. The windows on the back of the building at the later addition are steel. All steel windows are to remain, to be repaired and repainted.

West (rear) elevation:

The existing electrical service panel and conduit will be relocated. The metal louver between the roll up door and the steel window will be removed on the first floor. A new metal door with transom above will be installed in this opening. On the second floor, the existing opening between the steel windows will be infilled with brick.

South Elevation:

A portion of masonry wall has been removed at the intersection of the original, taller building on the east and later addition to the west. There is interior framing in this location that was likely constructed around the same time the portion of the wall was removed, likely as part of a re-roofing or water intrusion issue. The condition will be remediated with the installation of a new membrane roof, gutters and downspouts. The missing portion of wall will be infilled with an architectural panel to be painted black. Infilling masonry is also considered to be an option in this area. Gutters, downspouts and metal door with transom are to be painted black. The existing roof coping is to remain. The masonry on the south elevation is in poor condition. This wall is to be repaired with new masonry as required, to match the existing masonry.

6. Old Business
7. New Business
 - a. COA's
8. Announcements
9. Adjournment