

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

The Historic Preservation Commission met in regular session in the Buggy Conference Room, 115 Chatham Street, Sanford, NC, on Monday, March 28, 2022, at 6:00 PM.

ROLL CALL

Members Present: Greg Stoch, Vice-Chair
 Allen Gordon
 Jason Cline
 Charles Petty
 Nate Dobbs

Council Member : Sam Gaskins

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

Having noted the presence of a quorum, Vice Chair Stoch called the meeting to order.

AMEND THE AGENDA

Board member Gordon made a motion to amend the agenda and to appoint Charles Petty as Temporary Chair. Seconded by Board member Dobbs. The motion carried unanimously.

APPROVAL OF AGENDA

Board member Petty made the motion to approve the agenda, seconded by Board member Cline, the motion carried unanimously.

APPROVAL OF MINUTES

Board member Cline made a motion to approve the February 21, 2022, minutes, seconded by Board member Petty, the motion carried unanimously.

NEW BUSINESS

- A. COA-22-32 – Application by Greg and Jocelyn Stoch, property owners of 220 N. Gulf Street who wish to remove two original basement windows and fill them in with brick.

Attorney Hornik read the quasi-judicial reference statement.

Administer the Oath: Mr. Petty 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. Applicant Greg Stoch and Staff Liz Whitmore appeared and took the oath.

Conflicts of Interest: None.

Staff Presentation: Staff Whitmore stated that the Historic Preservation Commission received a Certificate of Appropriateness COA-22-32 application from Greg Stoch, property owners of 220 N. Gulf Street who wish to remove two original basement windows and fill them in with brick. It was posted on Tuesday, March 15, 2022; and it was advertised in accordance with the General Statutes and posted on March 15, 2022, and March 23, 2022.

Guidelines:

8. Windows and Doors

- a. It is appropriate to preserve, protect and retain original window and door elements such as sash, glass, sills, frames, casings, hardware, weather stripping, lintels, architraves and shutters.

Comment: The applicant intends to remove two original windows and brick up the openings, Exhibits A, page 10 are the two original windows facing Green Street that are above grade, the applicant does not intend to remove these windows and fill them in with brick. Exhibits B and C, pages 11-12 are the two original windows the applicant intends to remove and fill with brick.

- b. When the repair of a window or door is not technically feasible, the replacement design should match as closely as possible with the original window or door in material, scale, character, design, and appearance. New windows or doors should have matching sash, glass, sills, frames, casings, and muntin patterns. New sash should be made of wood, not metal unless metal is historically appropriate to the structure. Existing window casings and trim should be retained.

Comment: The applicant does not intend to repair the windows or replace them; the applicant intends to remove two original windows and brick up the openings. Exhibit A on page 9 are the two windows facing Green Street the applicant intends to not remove and brick up, they are above grade. Exhibit B and C, pages 10-11 are the windows the applicant intends to remove and brick up.

- c. The pattern, arrangements, and dimension of doors and windows on the principal elevation or other character defining elevations should be retained, unless restoring the appearance of the structure to its original design, Window and door openings should not be enlarged or reduced to fit stock windows or doors.

Comment: This guideline states that windows on the principal elevation and on other character defining elevations should be retained. The applicant does not intend to retain the windows in Exhibits B and C, pages 11-12. He wishes to remove these two original windows and brick up the openings.

- d. – m. Does not apply.

Staff Analysis: Staff Whitmore said that should the commission approve the removal of the original character defining windows the following condition is recommended:

1. Prior to the release of the placard the applicant shall provide to staff, for review and approval, a sampling of the bricks that are to be used to brick up the windows.

The applicant has stated to staff that he has stock pile of original bricks. Staff will still need to view the bricks to make sure to compliment the brick foundation.

Staff Whitmore said that this is the opinion of staff and it is the Commission's discretion whether to agree or disagree and make any additions or deletions as they deem fit.

The staff report was entered into the record.

Board Questions:

Board member Petty asked if Exhibit A, page 10 are the windows facing Gulf Street. Staff Whitmore said yes. Those are the most character defining windows. The windows facing Green Street will not be removed, or bricked in.

Applicant's Testimony:

Greg Stoch, 220 N. Gulf Street, requesting that the windows be removed. He clarified that the windows that are remaining face Green Street. One of the windows that will be bricked in on page 10, is the one that is the most buried. The other window on page 11, is hidden by the stairs. Over the course of years, erosion has caused the windows to rot.

He stated he has a stock pile of brick, and he is agreeable to sharing those brick with Staff to make sure to compliment the house.

Board member Cline asked if he would use the same pattern. Mr. Stoch said yes, and to cut out half brick if possible.

Board Discussion

Board member Petty said he is agreeable with the windows being bricked, as long as he works with Staff it shouldn't be an issue.

Board member Gordon agreed.

Board member Cline said that he is agreeable to save the foundation and help with pest control.

Board member Dobbs agreed that the deterioration is probably doing more harm to the home.

Motion:

Board member Cline moved that the Historic Preservation Commission find as fact that the proposed project COA-22-32, 220 N. Gulf Street, if the windows are removed and are then filled in with brick, is done in accordance with the decision by the Historic Preservation Commission, is not incongruous with the character of the district, for the reason that the brick that is going to be used will match existing brick; the windows being replaced by said brick due to erosion, rot and pest control are, for the following 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 Board member Dobbs. 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 Greg and Jocelyn Stoch for COA-22-32, 220 N. Gulf Street and approve the bricking-in of two basement windows, with the following condition that the applicant shall provide a sampling of the bricks that are to be used to fill in the openings of the original windows. Second by Board member Gordon. The motion carried.

Old Business

Staff Whitmore read the COA's that had been approved. Attached.

Staff Whitmore mentioned the Roots and Branches concert on April 26th.

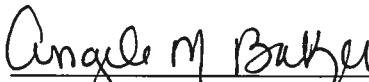
ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned on motion of Vice Chair Stoch, seconded by Board member Cline, and unanimously carried. The meeting was adjourned at 7:00 pm.

Adopted this 23rd day of May, 2022.

BY: 
Brian Mitchell, Chair

ATTEST:


Angela M. Baker, Clerk