

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

The Historic Preservation Commission met in regular session in the West End Conference Room, 115 Chatham Street, Sanford, NC, on Monday, June 23, 2025, at 6:00 PM.

ROLL CALL

Members Present: Jason Cline, Chair
 Aidan Harbison, Vice Chair
 Jim Erb
 Delorian Wicker
 Aaron Shepard
 Berkley Hillis

Staff Present: David Montgomery, Long Range Planner
 Liz Whitmore, Planner II
 Angela Baker, Clerk to the Board
 Brady Herman, Attorney

Absent: James Cox
 Jean Dabbs, City Council Liaison

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

APPROVAL OF AGENDA

Board member Shepard made the motion to approve the agenda, seconded by Board member Board member Erb. The motion carried unanimously.

APPROVAL OF MINUTES

Board member Erb made a motion to approve the minutes from April 28, 2025 and May 19, 2025. Board member Shepard seconded the motion. The motion carried unanimously.

Chair Cline read the Quasi- Judicial Statement.

Administer the Oath: Chair Cline called all participants speaking in favor of, or against the COA's, as well as staff, to stand and take the oath Lawrence and Jacalyn McAlister; Chris McNeill; Laurie Jackson and David Montgomery appeared and took the oath.

PUBLIC HEARINGS

- A. COA-25-25 Application by Lawrence and Jacalyn McAlister owners of 315 Cross Street, who wish to remove a chimney that is no longer in use.

Conflicts of Interest: Chair Cline read the conflicts of interest statement. There were no conflicts of interest.

The Agenda Packet was entered into the Record.

Staff Presentation by Liz Whitmore:

The Historic Preservation Commission received a Certificate of Appropriateness COA-25-25 application from owners Lawrence and Jacalyn McAlister owners of 315 Cross Street who wish to remove a chimney that is no longer in use.

Notification:

The City of Sanford UDO, 3.1.5.2. Legislative and advisory public hearings procedures, 3.1.5.2.4. Notice provisions states the following:

“The notice requirements for legislative and advisory proceedings, including amendments to this ordinance, or the official zoning map, shall be that as provided in G.S. 153A-323, 153A-343, 160A-364, and 160A-384. More specifically, a notice of the hearing shall be published once a week for two successive calendar weeks. The notice shall be published the first time not less than ten days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.”

Comment: An ad was placed in the Sanford Herald on Tuesday June 10, 2025 (eleven [11] days prior to the hearing) and Tuesday June 17, 2025;

and

3.1.5.3. Quasi-judicial public hearing procedures. 3.1.5.3.4. Notice Provisions, states the following:

“The adjacent property owners to a quasi-judicial hearing will be sent a notice of hearing (by the department of community development) not less than ten days before the hearing. The notice shall state the date, hour, place, and nature of the hearing, shall list the particular sections of this ordinance involved, and shall give a short and plain statement of the application. Notice shall be sent by first-class mail.”

Comment: First-class letters were mailed to adjacent property owners of the subject property and a registered letter was sent to the property owner on Tuesday, June 10, 2025.

In addition to the above requirements the site was posted on Wednesday June 10, 2024.

Exhibit List

Exhibit A front façade of the subject property. Proposed chimney to be removed is seen on the left of this photograph, page 8

Exhibit B Two chimneys to remain, page 9

Exhibits C – F proposed chimney to be removed, pages 10 thru 13

Exhibit G Scope of Work provided by the property owners, page 14

4. Chimneys: Original chimneys are significant features of historic houses and should be preserved.

Guidelines

a. It is appropriate to preserve, protect and retain the design of original chimney masonry. Brick corbelling, clay chimney pots, or other original features should be repaired rather than removed. Special care should be taken to ensure that repairs blend in composition, size, shape, color, pattern, and texture.

COMMENT: The applicant is proposing to remove one of three original chimneys.

b. It is not appropriate to parge or use incorrect materials to re-point deteriorated chimney masonry.

COMMENT: The applicant is proposing to remove an original chimney.

c. It is appropriate to remove chimneys or furnace stacks added after the original construction if the historic appearance of the structure will otherwise remain unchanged.

COMMENT: The existing chimney is original to the house.

d. Metal caps are acceptable; they should be unobtrusive and not alter the design of the chimney. The design of the chimney cap should be chosen in context to the architecture of the house and the materials of the chimney new materials shall blend with historic materials in composition, size, shape, color, pattern, and texture.

COMMENT: This guideline does not apply.

e. It is appropriate to preserve, protect and retain original flashing design such as step flashing

COMMENT: The applicant is proposing to remove the original chimney which then in turn the original flashing would be removed.

Staff Comment: The above comments are of 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.

Staff Questions

Board member Hillis asked under page 14, Exhibit G, Aesthetic and Structural concerns states that the chimney appears to have been added in an ad hoc manner; but, in the Staff Comments it stated that it is an original chimney.

Staff Whitmore stated that the chimney appears to be original to the house; all the photos that are of the home, show this chimney.

Board member Shepard stated that the chimney does not have the detailing at the top of the chimney like the others.

Staff Whitmore stated that this is also a smaller chimney.

Applicant Testimony

Lawrence McAlister and wife Jacalyn, 315 Cross Street.

Board member Hillis asked the owners why they thought the chimney was added in an ad hoc manner. She wanted to know if they meant that to be when they originally built this chimney or added after.

Mr. McAlister said that he thought it would have been added to introduce a furnace, since it had a dual fireplace and heated by wood.

Board member Hillis asked if he had any evidence of that.

Mr. McAlister said it just didn't make sense to have three chimneys.

Mrs. McAlister said that it was just kind of attached to the side of the house, and it is painted.

Board member Shepard asked about the details of the furnace, if there were any dates to help determine when it may have been installed.

Mr. McAlister said that he did not see any dates or have any details.

Chair Cline asked about the safety consideration and if an inspector had been out to evaluate the chimney.

Mr. McAlister said that no one has looked at the chimney. He said that it has come detached from the house about inch or so. It is leaning away from the house.

Mr. McAlister stated that it was his opinion that the chimney was added for the steam heating machine.

Discussion

Chair Cline stated that he wished there was more evidence provided to determine it was an ad hoc chimney. He said that he is also concerned about the safety of the chimney.

Board member Berkley stated that the chimney is typical of a 1920-1930 chimney. She questioned if it was original or an ad hoc.

Board member Harbison stated that if there was evidence to show that it was not original, would make the decision a lot easier. He said that Exhibit C and D, looks like the brick has separated some.

Board member Erb stated that the foundation appears to be a pier and curtain foundation; and the piers are about 8 ft apart and those are the foundations with a curtain wall that has a small footing and a small stack of bricks. Chimney was put up separately from the foundation. If it was ever attached, it was not part of the wall / foundation.

Board member Shepard stated that in his opinion it is a danger of falling, no longer in use or can be used, and feels that it should come down.

Board member Harbison asked the applicants how recent the leaks have been near the chimney.

Mr. McAlister stated it is currently leaking.

Board member Hillis stated that she is uncomfortable with taking down the chimney because there is no structural engineer testimony stating the condition of the chimney; and no historical record that it has been added. It seems all the facts are speculation.

Board member Wicker stated that in testimony the chimney was not original; you have two heating sources (fireplaces); and it testimony stated that the chimney was in danger of falling and for someone that does not want the chimney, they probably would not spend the money to fix it.

Board member Hillis stated that there have been similar discussions regarding the level of visibility of the chimney exteriors. This particular home you can see all three if you walk or drive down the street. She stated she is not convinced with the evidence presented.

Finding of Fact Motion:

Board member Wicker made a motion that the Historic Preservation Commission find as fact that the proposed project COA-25-25, 315 Cross Street, to remove an original chimney, is not incongruous with the character of the district, for the reasons that the chimney has safety issues, leaning away from the house and leaks; it is a secondary chimney that is not in use at this time; and does not appear to be original and 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 Shepard. Motion carried, with Board member Hillis casting a dissenting vote.

Final Motion:

Board member Wicker made a motion based on the preceding findings of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the owner the Lawrence and Jacalyn McAlister and approve the proposal as shown in COA-25-25, 315 Cross Street. Seconded by Board member Harbison. Motion carried, with Board member Hillis casting a dissenting vote.

- B. COA-25-26 – Application by Lee County Board of Education owner of W. B. Wicker School located at 900 S. Vance Street who wishes to add 2 exterior doors to 2 classrooms on the 100 Building of the Historic Part of W. B. Wicker Elementary School. This is for safety exits for the PreK students in those classrooms. Wish to also add an entrance sign to the 100 building.

Conflicts of Interest: Chair Cline read the conflicts of interest statement. There were no conflicts of interest.

Staff Presentation by David Montgomery

The Historic Preservation Commission received a Certificate of Appropriateness (COA) Application from the property owner of 900 S. Vance Street, the Lee County Board of Education, who wish to

1. Remove two existing windows and brick underneath the windows of the northern wall of 1949 addition along Saunders Street.
2. Replace the windows with 2 white door fronts, including 36” doors, sidelights, and transoms.
3. Install a new sidewalk from door fronts to existing sidewalk to the west.

Notification:

The City of Sanford UDO, 3.1.5.2. Legislative and advisory public hearings procedures, 3.1.5.2.4. Notice provisions states the following:

“The notice requirements for legislative and advisory proceedings, including amendments to this ordinance, or the official zoning map, shall be that as provided in G.S. 153A-323, 153A-343, 160A-364, and 160A-384. More specifically, a notice of the hearing shall be published once a week for two successive calendar weeks. The notice shall be published the first time not less than ten days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.”

Comment: An ad was placed in the Sanford Herald on Tuesday, June 10, 2025 (twelve [12] days prior to the hearing) and Tuesday, June 17, 2025;

and

3.1.5.3. Quasi-judicial public hearing procedures. 3.1.5.3.4. Notice provisions states the following:

“The adjacent property owners to a quasi-judicial hearing will be sent a notice of hearing (by the department of community development) not less than ten days before the hearing. The notice shall state the date, hour, place, and nature of the hearing, shall list the particular sections of this ordinance involved, and shall give a short and plain statement of the application. Notice shall be sent by first-class mail.”

Comment: First-class letters were mailed to adjacent property owners of the subject property and a registered letter was sent to the property owners on Tuesday June 10, 2025. In addition to the above requirements, the site was posted on Tuesday June 10, 2025.

History:

The Lee County Training School, better known as the W. B. Wicker School, is a one-story brick building dating to 1927 with additions in 1934 and 1949. The Lee County Training School/W. B. Wicker School is a Julius Rosenwald School, built by Lincoln 'Link' Boykin. The building is linear in form, with the 1949 addition forming a rear wing at the north end, and it is utilitarian in design with features such as a prominent boiler flue that may represent intention evocations of industrial architecture. The interior has a double-loaded corridor with wooden floors, plaster-on-brick and plaster-and-lath walls and ceilings, and more modern finishes. The main level features a library with arched windows and the partial basement level contains a post 1950-cafeteria. The building stands amid landscaped grounds at the front of the campus and is surrounded by post 1950 buildings, including the auditorium and gymnasium (excluded from the original landmark parcel.) The subject property was also entered into the National Register of Historic Places on December 28, 2000.

The surrounding properties are residential in nature, consisting of single-family homes, duplexes, and multi-family residences.

Exhibit List

Provided by Staff

Exhibit A – Google Maps Photo of Building Addition from Saunders Street

Exhibit B – WB Wicker School Site National Park Service National Register and Designated Local Landmark Boundary

Provided by Applicant

Exhibit C – Location of windows to be removed

Exhibit D – Close-up of window

Exhibit E – Existing exterior elevation and proposed new exterior elevation

Exhibit F – Existing door elsewhere on the building

Exhibit G – Scope of work description

Exhibit H – Proposed sidewalk site plan

Exhibit I – Fire Marshall's Inspection Notice

Guidelines

The following are the Downtown Guidelines that are applicable to this case.

3. Rehabilitation of Existing Structures

The guidelines for rehabilitation of existing structures are oriented toward the design of building alterations rather than the techniques of rehabilitation. The proper approach of rehabilitation is extremely important to maintaining the long-term integrity of older buildings. However, these guidelines emphasize how the appropriate exterior appearance of the rehabilitated structure should look rather than how to carry out proper rehabilitation. This orientation toward exterior appearance in the design guidelines reflects the emphasis of the Historic District Ordinance and the regulatory authority it establishes for the Commission.

b. Removal

- Remove an historic element only if the feature is beyond repair.

- Remove a totally deteriorated historic feature or a non-historic feature with the gentlest means possible to protect the underlying or attached historic material.
- Avoid removal or change of architectural elements that are important aspects of the historical or architectural character of the building.

Comments: The applicant is proposing to remove two existing windows and brick underneath the windows of the northern wall of 1949 addition along Saunders Street to create two door openings for the purpose of installing two doors, which will give secondary access for two new Pre-K classrooms. According to the applicant, a Fire Marshal's Report indicates that no more than 10 kids would be allowed in a classroom, unless there is another door access; the school plans to house 18 to 20 students in the classrooms. **See Exhibits A, C, and D.**

c. Replacement and Reconstruction

- Replace architectural elements only when the element is beyond repair or missing.
- Replace a deteriorated element with the same material and in the same design, if feasible.
- Reconstruct elements to a scale, material, finish, and color compatible with the historic building.
- Prevent addition of elements, which are not original to or appropriate for the historic building.
- Avoid attempts to recreate a false historic appearance on buildings that retain little or none of their original historic elements.

d. Windows and Openings

- Do not replace historic windows with contemporary treatments.
- The original size, shape, and number of windows shall be maintained. Retain the original number of window lights (panes).
- Do not use darkened or shaded glass as replacements for clear glass.

Comments: The applicant is proposing to replace the windows and lower brick with two white door fronts, including 36" doors, sidelights, and transoms. For safety purposes of the children, the applicant wants the doors and sidelights to be opaque, either white paneled or tinted glass. The transoms could be clear glass. **See Exhibits E, F, and G.**

4. Streetscape

Streetscape is a general term used to describe the urban landscape. The streetscape includes streets, sidewalks, plazas, advertising and identification signs, traffic signs, utility lines and fixtures, planters, and landscape plantings, awnings, street lighting fixtures, fountains and water features, benches, trash, receptacles, bicycle racks, bus shelters and any other sidewalk furniture. It generally includes privately-owned spaces, as well as, public spaces and rights-of-way.

b. Paving

- Paving for sidewalks and plazas shall be compatible with adjacent historic structures and new construction.

Comments: The proposed new connecting sidewalks are concrete and appear to be compatible with the existing sidewalks of the W. B. Wicker School. The primary purpose of the pedestrian walkway is to allow emergency access for students and teachers. See **Exhibit H**.

Staff Comments and Analysis:

Upon thorough review, as referenced above, staff is of the opinion that the application seems to meet the Guidelines and is not incongruous with the district. In addition, as indicated in the first paragraph of the rehabilitation of structures section, the “guidelines emphasize how the appropriate exterior appearance of the rehabilitated structure should look rather than how to carry out proper rehabilitation”. The above comments are of the opinion of staff only and it is the Commission’s discretion whether to agree or disagree with staff and make any additions or deletions as they deem fit.

Staff Montgomery stated to omit the request for a sign. That will be at a later date.

Applicant Testimony

Chris McNeill, Maintenance Director for Lee County Schools.

Mr. McNeill stated that Warren Williams pre-school will be moved to W. B. Wicker. They would like to increase the number of kids, per the teacher ratio; and that would require an additional exit door, per the fire marshal.

He wants to do the panels to door height, so no one can see in; and glass will be tinted so you can see out, but no one can see in.

He entered Exhibit J – Diagram of Door and panels; Exhibit K – a Photo of the proposed Doors already on the school.

Staff Whitmore stated that all renovations previously done on this building went through the State Historic Preservation Office because it was a local landmark. Original renovation was a tax credit project.

Chair Cline asked if the doors would fit and no brick be removed.

Mr. McNeill said that is correct, that is why he wants panels on the side.

Discussion

Chair Cline stated that based on the staff reports, the items proposed are not incongruous with the district. The item regarding the windows, tinting versus white panels, need to be discussed.

Finding of Fact Motion:

Vice Chair Harbison made a motion that the Historic Preservation Commission find as fact that the proposed project COA-25-26, 900 S. Vance Street, proposal to remove two existing windows and brick underneath the windows of the northern wall of 1949 addition along Sauders Street, replace the windows with 2 white door fronts, including 36" doors, sidelights, and transoms, install new sidewalk from door fronts to existing sidewalk to the west are in accordance with the Downtown Design Guidelines and the decision of Commission, is not incongruous with the character of the district, for the reasons that the windows and doors will match the existing building, sidewalk matches the property, and the materials will match the existing materials of the building 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 Wicker. Motion carried.

Final Motion:

Vice Chair Harbison made a motion based on the preceding findings of fact, move that the Historic Preservation Commission grant a Certificate of Appropriateness to the owner the Lee County Board of Education and approve the proposal as shown in COA-25-26, 900 South Vance Street with the recommended condition that the applicant agree to use the tinted glass, side lights and transom. Seconded by Board member Shepard. Motion carried.

- C. COA-25-24 Application by Punic Properties LLC owner of 143 and 147 S. Steele Street who wishes to remove existing, non-original storefront located at 143 S. Steele Street and install a new aluminum storefront to match details at 147 S. Steele Street. Remove the existing awning material.

Conflicts of Interest: Chair Cline read the conflicts of interest statement. There were no conflicts of interest.

Staff Presentation by David Montgomery

The Historic Preservation Commission received a Certificate of Appropriateness COA-25-24 application, from Punic Properties, LLC, owner of 143-147 Steele Street who wishes to

1. Remove the existing, non-original left (north) storefront including door & sidelights, vertical wood paneling, and display windows.

2. Replace left (north) storefront opening with aluminum storefront with centered double doors with a single transom and 2 display windows on both sides in order to match the detailing and finish of the right (south) storefront.
3. Remove the fabric covering the awning on the front of the building.
4. Replace existing rear left door with new hollow metal door and frame.
5. Replace existing roofs on the main building and rear shed addition with new TPO (thermoplastic polyolefin) roofs to
6. Clean and repair existing masonry on rear shed addition.
7. Replaced all existing downspouts and gutters with bronze (or comparable color) aluminum downspouts and gutters.

Notification:

The City of Sanford UDO, 3.1.5.2. Legislative and advisory public hearings procedures, 3.1.5.2.4. Notice provisions state the following:

“The notice requirements for legislative and advisory proceedings, including amendments to this ordinance, or the official zoning map, shall be that as provided in G.S. 153A-323, 153A-343, 160A-364, and 160A-384. More specifically, a notice of the hearing shall be published once a week for two successive calendar weeks. The notice shall be published the first time not less than ten days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.”

Comment: An ad was placed in the Sanford Herald on Tuesday, June 10, 2025 (twelve [12] days prior to the hearing) and Tuesday, June 17, 2025;

and

3.1.5.3. Quasi-judicial public hearing procedures. 3.1.5.3.4. Notice Provisions, states the following:

“The adjacent property owners to a quasi-judicial hearing will be sent a notice of hearing (by the department of community development) not less than ten days before the hearing. The notice shall state the date, hour, place, and nature of the hearing, shall list the particular sections of this ordinance involved, and shall give a short and plain statement of the application. Notice shall be sent by first-class mail.”

Comment: First-class letters were mailed to adjacent property owners of the subject property and a registered letter was sent to the property owner on Tuesday June 10, 2025.

In addition to the above requirements the site was posted on Tuesday June 10, 2025.

Background:

**The subject property is 143-147 Steele Street Commercial Building – c.1925, c.1955,
Contributing Building
Exhibit List**

Provided by Staff

Exhibit A – 1951 Image of fire at 143-147 S Steele Street from Sanford Herald Photographic Collection, Lee County Library

Exhibit B – 1952 Image of 143-147 S Steele Street shortly after opening in newly renovated building from Sanford Herald Photographic Collection, Lee County Library

Exhibit C – Left Rear Door

Provided by Applicant

Exhibit D – Front façade and left storefront

Exhibit E – Right storefront and view of awning looking south

Exhibit F – Awning at southwest corner of the building and southwest corner of building

Exhibit G – Southeast corner of the building and rear of building

Exhibit H – Demo Plan from above

Exhibit I - Demo Plan from Front and Back Elevations

Exhibit J – Proposed Plan from above

Exhibit K – Proposed Plan from Front and Back Elevations

Guidelines

The following are the Downtown Guidelines that are applicable to this case.

3. Rehabilitation of Existing Structures The guidelines for rehabilitation of existing structures are oriented toward the design of building alterations rather than the techniques of rehabilitation. The proper approach of rehabilitation is extremely important to maintaining the long-term integrity of older buildings. However, these guidelines emphasize how the appropriate exterior appearance of the rehabilitated structure should look rather than how to carry out proper rehabilitation. This orientation toward exterior appearance in the design guidelines reflects the emphasis of the Historic District Ordinance and the regulatory authority it establishes for the Commission.

The following criteria should guide rehabilitation:

b. Removal

- Remove an historic element only if the feature is beyond repair.
- Remove a totally deteriorated historic feature or a non-historic feature with the gentlest means possible to protect the underlying or attached historic material.
- Remove any screening material which was added to the structure in an attempt to hide historic elements and to “modernize” the façade.
- Avoid removal or change of architectural elements that are important aspects of the historical or architectural character of the building.

Comments: The applicant is proposing to remove the non-original left (north) storefront including door & sidelights, vertical wood paneling, and display windows. **See Exhibits D and E.**

The existing left front façade is not original to the building and was constructed in 1952 after a fire in the building in 1951. **See Exhibits A and B from the Sanford Herald Collection showing the building under fire in 1951 and the front façade after in 1952. The façade obviously has been altered since then.**

c. Replacement and Reconstruction

- Replace architectural elements only when the element is beyond repair or missing.
- Replace a deteriorated element with the same material and in the same design, if feasible.
- Reconstruct elements to a scale, material, finish, and color compatible with the historic building.
- Prevent addition of elements, which are not original to or appropriate for the historic building.
- Avoid attempts to recreate a false historic appearance on buildings that retain little or none of their original historic elements.

d. Windows and Openings

- Do not replace historic windows with contemporary treatments.
- The original size, shape, and number of windows shall be maintained. Retain the original number of window lights (panes).
- Do not use darkened or shaded glass as replacements for clear glass.

Comments:

1. The applicant is proposing to replace the left (north) storefront opening with aluminum storefront with centered double doors with a single transom and 2 display windows on both sides in order to match the detailing and finish of the right (south) storefront. The existing masonry knee wall will remain, which can be seen inside the building today and in the 1952 photo. **See Exhibits A, B, D, and E.**
2. Replace the existing rear left door with new hollow metal door and frame. Frame will properly fit opening. Currently the rear left door does not even fit the metal frame, with wood blocking covering the gap. **See Exhibit C and K.**
3. New TPO (thermoplastic polyolefin) roofs to replace existing roofs on the main building and rear shed addition. **See Exhibit G and K.**

e. Masonry

- Avoid masonry maintenance methods that are destructive to the original material.

Comments: While the front left existing masonry knee wall will remain, the applicant is proposing that new, cementitious parging will be applied to the exterior face of the existing

masonry sill and painted. The Masonry wall addition would match the existing sill height of the right (south) storefront.

The applicant is also proposing to clean and repair the existing masonry on rear shed addition. **See Exhibit G.**

f. Wood

- Consolidation and repair of wood elements is preferred over complete replacement.

Comments: The applicant is proposing to remove the vertical wood paneling on the front facade. As indicated earlier, this is not original to the building, nor to the storefront as of 1952 after the fire. **See Exhibits A, B, D, and E.**

4. Streetscape

Streetscape is a general term used to describe the urban landscape. The streetscape includes streets, sidewalks, plazas, advertising and identification signs, traffic signs, utility lines and fixtures, planters, and landscape plantings, awnings, street lighting fixtures, fountains and water features, benches, trash, receptacles, bicycle racks, bus shelters and any other sidewalk furniture. It generally includes privately-owned spaces, as well as, public spaces and rights-of-way.

h. Signs and Awnings

- Should only the awning covering be replaced the extension from the front façade of the building may remain. However, if the entire structure is removed, (awning covering and the awning structure) and a new awning structure and covering installed the maximum extension shall not exceed 3 feet from the front façade of the building. If a building does not have an awning and one is installed the maximum extension shall not exceed 3 feet from the front façade of the building.

Comments: The applicant is proposing to remove the fabric covering the awning on the front of the building. The recovering of the awning is not proposed at this time. **See Exhibit F.**

Staff Comments and Analysis

Upon thorough review, as referenced above, staff is of the opinion that the application seems to meet the Guidelines and is not incongruous with the district. In addition, as indicated in the first paragraph of the rehabilitation of structures section, the “guidelines emphasize how the appropriate exterior appearance of the rehabilitated structure should look rather than how to carry out proper rehabilitation”. The above comments are of the opinion of staff only and it is the Commission’s discretion whether to agree or disagree with staff and make any additions or deletions as they deem fit.

Staff Questions

Board member Hillis asked about the removal of the awning and if the fabric were to be replaced would it be a minor COA.
Staff Montgomery said yes.

Applicant Testimony

Laurie Jackson, Maurer Architecture

Chair Cline stated that it seems that the façade will be taken back to original.
Ms. Jackson said yes, would like to have a cementitious parging applied to the exterior face of the masonry sill and painted. Kimbrell’s is a good example of a building of this area and where the idea came from.

Board member Erb asked about the doors.
Ms. Jackson said that she is proposing to replace the left (north) storefront opening with aluminum storefront with centered double doors with a single transom and 2 display windows on both sides in order to match the detailing and finish of the right (south) storefront.

Chair Cline asked about the roof.
Ms. Jackson said she would be using thermoplastic polyolefin for the roof and it would not be visible from the street.

Board member Hillis asked about the awning.
Ms. Jackson said the steel structure is pretty stunting. It will still do the job of an awning without the fabric around it, and it is a little dated.

Board member Harbison asked if the windows and doors will be clear glass.
Ms. Jackson said yes.

Finding of Fact Motion:

Board member Shepard made the motion that the Historic Preservation Commission find as fact that the proposed project COA-25-24, 143-147 Steele Street, who wishes to 1) Remove existing, non-original left front façade including door & sidelights, vertical wood paneling,

and display windows, 2) Replace left front façade opening with aluminum storefront with centered double doors with a single transom and 2 display windows on both sides in order to match the detailing and finish of the right (south) storefront, 3) Remove the fabric covering the awning on the front of the building, 4) Replace existing rear left door with new hollow metal door and frame. 5) New TPO (thermoplastic polyolefin) roofs to replace existing roofs on the main building and rear shed addition, 6) Existing masonry on rear shed addition to be cleaned and repaired, and 7) All existing downspouts and gutters to be replaced with bronze, or comparable, aluminum downspouts and gutters, is not incongruous with the character of the district, for the reason(s) that they are taking it back to the 1950's façade, using materials which are more of the era, awning will brought back to original, and other repairs are in the back of the building and cannot be seen from the street, are, for the following 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 Wicker. Motion carried.

Final Motion:

Board member Shepard made a motion based on the preceding findings of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the owner Punic Properties, LLC, and approve the proposal as shown in COA-25-24, 143-147 Steele Street. Seconded by Board member Wicker. Motion carried.

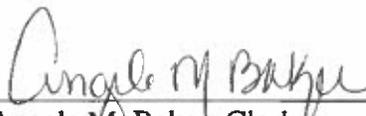
ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned on motion of Vice Chair Harbison, seconded by Board member Hillis, and unanimously carried. The meeting was adjourned at 7:35 pm.

Adopted this 28th day of July, 2025.

BY: 
Jason Cline, Chair

ATTEST:


Angela M. Baker, Clerk