

**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, July 28, 2025, at 6:00 PM.

**ROLL CALL**

Members Present:            Jason Cline  
                                      Aidan Harbison  
                                      Aaron Shepard  
                                      Delorian Wicker  
                                      Berkley Hillis  
                                      Deisy Galena

Council Member:            Jean Dabbs

Staff Present:                David Montgomery, Long Range Planner  
                                      Liz Whitmore, Historic Preservation Planner II  
                                      Angela Baker, Clerk to the Board

Absent:                         James Cox  
                                      Kevin Hornik, Attorney

**ELECTION OF CHAIR AND VICE-CHAIR**

Board member Harbison nominated Jason Cline for Chair, seconded by Board member Shepard. The motion carried unanimously.

Board member Wicker nominated Aidan Harbison for Vice Chair, seconded by Board member Hillis. The motion carried unanimously.

Staff Whitmore said that Angela Baker is the Clerk by default. Board member Harbison made the motion, seconded by Board member Hillis. The motion carried unanimously.

**APPROVAL OF AGENDA**

Having noted the presence of a quorum, Chair Cline called the meeting to order, and entertained a motion to approve the agenda. Board member Shepard made the motion, seconded by Board member Harbison, the motion carried unanimously.

**APPROVAL OF MINUTES**

Chair Cline asked for a Motion to approve the June 23, 2025, minutes. Board member Shepard made a motion, seconded by Board member Wicker, the motion carried unanimously.

## PUBLIC HEARINGS

Chair Cline read the quasi-judicial reference statement.

Administer the Oath: Chair Cline 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. Applicants Lisa and Gerald Womble; and Staff Liz Whitmore appeared and took the oath.

Conflicts of Interest: Chair Cline read the Conflicts of Interest statement. There were none.

### A. COA-25-28.

Staff Presentation: Staff Whitmore stated that the Historic Preservation received a Certificate of Appropriateness COA-25-28 application from owner / applicant Gerald and Lisa Womble owners of 129 S. Steele Street who wish to paint a mural on the north facing wall.

The Staff Report was entered into the Record.

**Exhibit A, page 8 – Front Façade, Google Earth Photo February, 2024**  
**Exhibits B thru E, pages 11 thru 12 – Photos by Staff for Wall Section for Mural**  
**Exhibits F thru H, pages 13 thru 15 – Photos by Staff of existing public art installations approved by Historic Preservation Commission**

### **Downtown Design Guidelines applicable to the 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.

#### **e. Masonry**

1. The regular inspection and maintenance of masonry, with an eye toward the effects of weathering, is preferable to repair and replacement.

**COMMENT: The applicant is proposing to paint a mural on the unpainted brick on the north facing wall facing Charlie Watson Lane.**

2. When repair or replacement is necessary, the new material shall conform to the original in texture, material, and overall appearance.

**COMMENT: The applicant is proposing to paint a mural on the unpainted brick on the north facing wall facing Charlie Watson Lane.**

3. Only originally painted masonry should be repainted. Avoid the painting of previously unpainted masonry surfaces.

Mr. Womble said that also the cost of painting the entire side of the building would be too expensive; they will not go to the roof. Maybe 15ft high.

Mr. Womble stated that he thought maybe it could be a child flipping a tire; or a middle-aged person doing a different event; and an older person doing another type of event. Ms. Womble is considering using her clients as representative of the activities.

Staff Montgomery commented that it cannot be viewed as a sign for the business. The art cannot be anything like the business. It cannot be something that would be found in the business. Mr. Montgomery said that you can be creative, but you have to be careful. Otherwise, everybody who has a business could paint their building.

Board member Hillis asked at what point in the process would they work with staff on the design.

Staff Montgomery said that once they get some sort of design it will be reviewed by current planning staff, before it goes before the public art sub-committee.

#### Board Discussion:

Chair Cline stated that public art exhibits that it is not incongruous with the district, and it would only enhance the mural trail down that alley.

Board member Shepard wanted to include a condition that would not allow the applicants to paint the wall. After discussion, the Board decided that should be a decision of the public art committee.

Staff Montgomery said that the Board should consider where the wall is now and the mural is being proposed. It is on a side wall, and recommend it in the motion on why it is approved on this part of the building.

Motion: Board member Wicker made a motion in regards to COA-25-28, moved that the Historic Preservation Commission find as fact that the painting of a mural on the north facing wall of the building, when completed in accordance with the Downtown Design Guidelines and the decision of the Commission, is not incongruous with the character of the Historic District for the reason that there are paintings in the alley and the alley has been designated to be fun meeting place for pictures, and therefore is generally in harmony with the criteria in the design guidelines, the special character of the neighboring properties, and the historic district as a whole. Motion seconded by Board member Harbison. The motion carried.

Final Motion: Board member Wicker made a motion based on the preceding findings of fact, moved that the Historic Preservation Commission grant a Certificate of Appropriateness to owners Gerald and Lisa Womble and approve the proposal as shown in COA-25-28, 129 S. Steele Street. Motion seconded by Board member Shepard. The motion carried.

#### NEW BUSINESS

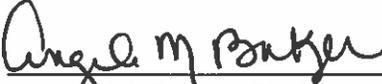
Staff Whitmore reviewed the approved COA's. Exhibit J.

ADJOURNMENT

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

Adopted this 25<sup>th</sup> day of August, 2025.

BY:   
\_\_\_\_\_  
Jason Cline, Chair

ATTEST:  
  
\_\_\_\_\_  
Angela M. Baker, Clerk