

**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, August 25, 2025, at 6:00 PM.

**ROLL CALL**

Members Present:                Jason Cline, Chair  
   Aidan Harbison, Vice Chair  
   Berkley Hillis  
   Deisy Galena  
   James Cox

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

Absent:                            Aaron Shepard  
   Delorian Wicker  
   Jean Dabbs, City Council Liaison

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

**APPROVAL OF AGENDA**

Board member Harbison made the motion to approve the agenda, seconded by Board member Board member Hillis. The motion carried unanimously.

**APPROVAL OF MINUTES**

Board member Hillis made a motion to approve the minutes from July 28, 2025. Board member Harbison seconded the motion. The motion carried unanimously.

Chair Cline read the Quasi- Judicial Statement.

**NEW BUSINESS**

- A. COA 25-33 – Application from Robert and Carol Lockrow owners of 312 Greet Street who wish to install a brushed concrete patio with a stamped border in the rear yard not to exceed 45' x 20'.

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. Robert Lockrow and Liz Whitmore appeared and took the oath

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:

Staff Whitmore stated that the Historic Preservation Commission received a Certificate of Appropriateness COA-25-33 application from Robert and Carol Locrow, owners of 312 Green Street, who wish to install a concrete brushed patio with a stamped border in the rear yard not to exceed 45' x 20'. An ad was placed in the Sanford Herald on Tuesday, August 12, 2025, and Tuesday, August 19, 2025; and was posted on Tuesday, August 12, 2025.

Staff Whitmore gave the Background information as stated in the Staff report.

**Exhibit A, page 9, front façade 312 Green Street (Google image February 2024)**

**Exhibit B, page 10, site plan of patio**

**Exhibit C, D and E, pages 11-13, photos of the rear of the house with patio location**

**Exhibit F, page 14, looking from the back of the house towards the rear yard**

11. Porches, Patios and Steps A distinguishing feature of most houses in historic districts is the front porch. Originally, the front porch kept the entrance dry and provided a place to escape the summer heat. Furnished, the porch was an outdoor leisure area. Other accessories included canvas awnings, blinds made of canvas, wood or reeding, straw or hemp rugs, plant stands, and flower boxes. Entrances and steps serve as an important first view to the property and require significant effort to preserve them as they were originally intended.

Porches were embellished with details, which reinforced the architectural style of the house. Machine carved posts, brackets, railings, spindle work, and sawn work make up the “gingerbread” found on Queen Anne style houses. Classical columns and trim work are often found on Neo-Classical and Colonial Revival style houses. The floor of the porch was often originally built with a slight pitch to shed water.

**Guidelines**

a. It is appropriate that, if built as part of the original structure, a porch and all of its features (steps, handrails, balustrades, columns, brackets, spandrels, and roofs) should remain in their original state. Porches and steps should not be stripped of any original material or architectural features.

**COMMENT: This guideline does not apply.**

b. New materials used to repair porches should be like-kind and compliment the design and original materials in size, shape, placement, pattern, and details.

**COMMENT: This guideline does not apply.**

c. Porch restorations that involve the placement of missing details such as steps, brackets, or balustrades should be based on historical documentation. Adding details to porches

to create a false historic appearance is not appropriate.

**COMMENT: This guideline does not apply.**

d. When introducing features to assist people with disabilities, it is appropriate to preserve the original design of the porch or the entrance so as not to diminish historic materials or features when possible.

**COMMENT: This guideline does not apply.**

e. It is not appropriate to enclose front porches.

**COMMENT: This guideline does not apply.**

f. Side porches may be enclosed to create sun porches if the design of the enclosure is compatible with the architecture of the structure.

**COMMENT: This guideline does not apply.**

g. It is appropriate when constructing new porches, entrances and balconies to use historic roof forms, materials, and details compatible with the main building.

**COMMENT: The applicant is proposing to install a brushed concrete patio with a stamped border in the rear yard not to exceed 45' x 20' feet.**

The commission may choose to agree or disagree with the staff's synopsis of the facts applicable to this case.

#### Board Questions

Board member Hillis stated that this is something that does not conform to the guidelines; and how did staff come to the conclusion that this guideline applies for a patio.

Staff Whitmore stated that it is the closest thing that would pertain to this guideline and it has been used in the past.

Board member Hillis asked about the previous cases.

Staff Whitmore stated that there was one on Chisholm Street that was approved about a year ago and it was the same situation; stamped concrete patio, rear of the house, and not visible from the road.

#### Applicant's Testimony

Robert Lockrow, applicant spoke on behalf of the COA, 860 Eagles Nest Drive, Sanford, NC.

Board member Hillis wanted to make sure there were no changes to the structure and will be completely separate from the existing structure.

Mr. Lockrow said that was correct.

Chair Cline asked the applicant if the reason for the patio was because of water issues.

Mr. Lockrow said that it was part of the issue. They house is currently being rented and there is a family with a young child and the backyard is not useable. He feels like this will be a good addition.

Vice Chair Harbison stated that there are a couple of gutters that come down at that area. He asked if they were planning to put those under the ground.

Mr. Lockrow stated yes, that there are new gutters in the back and the two main gutters run just outside of the patio. There will be a PVC pipe under the patio to a sump pump that will keep the basement dry.

Vice Chair Harbison asked if the gutter on Exhibit E will be removed.  
Mr. Lockrow said yes.

Chair Cline asked if he had any samples of the stamp that would be used on the concrete.  
Mr. Lockrow said that it will not be stamped, necessarily, it will be a charcoal gray color and have an edging. It will be brushed concrete in charcoal gray to give definition. It will be regular concrete inside the border.

Vice Chair Harbison asked about the site plan Exhibit B it is written about stairs. He asked if the deck and stairs would be removed.  
Mr. Lockrow said that it will stay.

Chair Cline asked if it would be visible from the street.  
Staff Whitmore said that there is a drop off grade; you really wouldn't be able to see it unless you walk down the driveway. It cannot be seen purposefully.  
Mr. Lockrow stated that on Exhibit C the side visible from the driveway will be rounded, not extended that far out, so it won't be visible.  
Staff Whitmore stated that the Exhibit will need to be modified to show that change.

### Public Comment

Greg Stoch, 220 N. Gulf Street; on the corner of Gulf and Green.

Mr. Stoch stated that he served on two terms of the HPC and was Vice-Chair for one term. He has lived in the Historic District for a decade. His wife and he had the option, when first moved to NC, to buy a home in the Oakwood Area of Raleigh, the area between NC State and Meredith College, but chose to move to Sanford because the Historic Neighborhood is much more laid back. The Historic Commission was considerably more laid back than the Raleigh section.

He stated that his experience on the Commission it is to maintain the flavor of the neighborhood. In regards to this COA, he does not think it should have been a major, but a minor and advised by Staff. He said that he did not see that it supported to go this far, and he is supportive of the Lockrow's and the COA.

He said that this could be used as a parking pad, as the side streets are really limited to parking for the neighbors. It is a good option for the tenant's use.

He said that if a fence is approved, then it will not be visible from the street. He feels that this should not have come up and be discussed before the Board.

### Board Discussion

Chair Cline stated that a house on Chisholm has a stamped patio in the past year so there is evidence of that type of patio in the Historic District; established that will not be visible from the street; and conditions that it will be constructed per the site plans, gutters will match the house trim, the one gutter will be removed, and the PVC pipe from the basement sump pump will go under the patio for drainage.

Vice Chair Harbison stated that he would be in favor of approval.

Board member Cox agrees with the proposal.

Board member Galena asked about the set-backs, and if the applicant would meet the zoning. Staff Montgomery stated that it would have to be 5 feet off the line for side yards; 10 foot in the rear, and this would meet this guideline.

Board member Hillis is favor due to the fact it is not visible from the street and would not hinder the character of the district.

### Finding of Fact Motion

Vice Chair Harbison made a motion that the Historic Preservation Commission find as fact that the proposed project COA-25-33, 312 Green Street, who wishes to install a concrete brushed patio with a border in the rear yard not to exceed 45' x 20', is not incongruous with the character of the district, for the reason that there are similar concrete patio's in the district, will not be visible from the street, and is being done with like materials that are consistent with the district and for these reasons it is 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 Cox. The motion carried unanimously.

### Final Motion

Vice Chair Harbison made a motion based on the preceding findings of fact, that the Historic Preservation Commission grant a Certificate of Appropriateness to owners Robert and Carol Lockrow for COA-25-33, 312 Green Street, with the following conditions. Motion was seconded by Board member Hillis. The motion carried unanimously.

#### Condition:

1. New site plan will be submitted to show the rounded corner on the left side of the patio; information regarding the removal of the middle gutter; and movement of the other gutters to the outside of the patio.

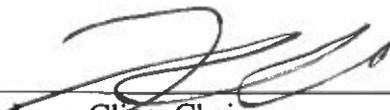
New Business

A. COA's were presented by Staff Whitmore.

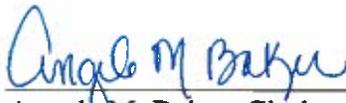
ADJOURNMENT

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 6:45 pm.

Adopted this 22<sup>nd</sup> day of September, 2025.

BY:   
Jason Cline, Chair

ATTEST:

  
Angela M. Baker, Clerk