

**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, October 24, 2022, at 6:00 PM.

ROLL CALL

Members Present: Brian Mitchell
 Jason Cline
 Nate Dobbs
 Charles Petty
 Jim Erb

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

Having noted the presence of a quorum, Board Member Mitchell called the meeting to order.

APPROVAL OF AGENDA

Board member Mitchell made the motion to approve the amended the agenda to include the organizational meeting, seconded by Board member Board member Dobbs seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES

Board member Erb made a motion to approve the minutes from June 27, 2022 and September 20, 2022. Board member Dobbs seconded the motion. The motion carried unanimously.

ELECTION OF CHAIR AND VICE-CHAIR

Board member Mitchell nominated Jason Cline for Chair, seconded by Board member Dobbs. The motion carried unanimously.

Board member Mitchell nominated Nate Dobbs for Vice Chair, seconded by Board member Erb. The motion carried unanimously.

Board member Mitchell nominated Angela Baker as Clerk, seconded by Board member Cline. The motion carried unanimously.

PUBLIC COMMENT

Brian Mitchell asked about the home that burned on the corner of Horner and Weatherspoon. Staff Whitmore said they had to wait for the reports to make a determination if the house could be repaired or torn down.

NEW BUSINESS

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. Applicant Delorian Wicker and Staff Liz Whitmore appeared and took the oath.

Conflicts of Interest: None.

- A. COA-22-75 – Application by Delorian and Porshia Wicker owners of 311 N. Gulf Street who wish to remove one large Red maple (*Acer rubrum*), located in the front yar, in excess of 30 inches in caliper at breast heigh and remove and replace the front sidewalk with a similar brick.

The Agenda Packet was entered into the Record.

Staff Presentation: Staff Whitmore stated that the Historic Preservation Commission received a Certificate of Appropriateness COA-22-75, was advertised in accordance with the General Statues on October 12, 2022, and October 19, 2022; posted on October 12, 2022; and letters were mailed to property owners within 100 feet on October 12, 2022.

Staff Whitmore stated that when she went out to look at the tree, she stated that it was a beautiful healthy tree.

Subject:

2. Landscaping and Trees (Private Residence)

Mature trees, shrubs and ground cover help define and enhance the character of a historic district. Turn of the 20th Century gardens often advocated a natural look, comfortable, settled and peaceful rather than the stylized gardens typical of the 18th century. Historic districts are typically shaded by a heavy tree canopy, which adds great aesthetic appeal. At the turn of the century, trees were placed in a manner to have an impact in cooling the structure.

Exhibit A view of the front of the property, page 9, the Red Maple is located on the left-hand side of the property.

Guidelines

- a. It is appropriate to protect, retain, and maintain landscaping that contributes to the character of the historic district. This includes large trees and original or historically significant trellises, patios, terraces, and fountains.

Comment: The applicant is proposing to remove one Red Maple (*Acer rubrum*) and in excess of 30 inches in diameter – Exhibits A, B, C and D, pages 9-12.

Lee County Forest Ranger Sam Buchanan conducted a site visit on Wednesday, October 5, 2022. He recommended that the tree not come down, but be pruned. He recommended the removal of two pine trees in the back of the house because of root system problems and how close the house is to them.

Exhibit I, page 17

Staff conducted a site visit on Tuesday, October 4, 2022, observation was that the Red Maple has numerous surface roots, one large root in a front flower bed and it appears that the sidewalk has been compromised by the roots. Applicant should consider NOT laying the brick sidewalk in concrete. Exhibits A-H, pages 9-16.

- b. It is appropriate to preserve, protect and retain historic hardscape materials, such as brick or granite pavers. If replacement is necessary, use materials that match or blend with original material in color, texture and, pattern.
Comment: The applicant intends to remove the existing walk and replace with similar brick. The existing sidewalk has been compromised by the roots. Applicant should consider NOT laying the brick sidewalk in concrete. Exhibits A and B, G, H, J and K pages 9, 10, 15, 16 18 and 19.
- c. This guideline is not applicable.
- d. This guideline is not applicable.
- e. It is appropriate to maintain the existing grade on the site when technically feasible.
Comment: Should the removal of the tree be approved by the commission the applicant shall have the stumps ground and the area should be leveled and reseeded or sodded to avoid erosion.
- f. It is appropriate that the mature, healthy trees should remain intact and undisturbed on a site, unless they are causing the deterioration of a building, accessory buildings, appurtenant features or creating a safety hazard.
Comment: Removal of the Red Maple (*Acer rubrum*) is not recommended by the Lee County Forester Ranger. Exhibit I, page 17
- g. Trees which are dead or diseased should be replaced with an appropriate tree.
Comment: Per the Lee County Forest Ranger, Sam Buchanan, the Red Maple is neither dead nor diseased. Exhibit I, page 17
- h. Tree removal shall be completed in a manner so that the affected area seems original to the landscape.
Comment: The applicant is proposing to remove one large tree, should the commission approve the removal of said tree, staff recommends that the stump be removed and the area sodded or seeded to avoid erosion which would make the area appear original to the landscape.

- i. This guideline is not applicable.
- j. This guideline is not applicable.
- k. This guideline is not applicable.

Staff Comments and Analysis:

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.

Public Comment

Ms. Hazel Freeman 309 N. Gulf Street, Sanford, NC, who is a neighbor, asked if the limbs could be removed from her power lines, when that tree is pruned.

Board Discussion

Board member Dobbs asked if any of the roots would be cut, or just the pruning of the tree. Staff Whitmore said that no roots would be cut.

Board member Erb asked if the sidewalk would be put in sand or concrete. Staff Whitmore said that it is recommended to be put in sand, concrete will break.

Applicant's Testimony

Delorian Wicker, 311 N. Gulf Street, Sanford.

Applicant Delorian Wicker stated that he is in agreement with not removing the Maple tree, only pruning; removing two pine trees; and repairing the sidewalk. He said that the design of the sidewalk would most likely be herring bone. He stated that there is brick in the basement from the house, that would match.

Board member Dobbs asked if the sidewalk would be professionally done. Applicant Wicker said that it would be professionally done.

Finding of Fact Motion

Board member Dobbs made a motion that the Historic Preservation Commission find as fact that the proposed project COA-22-75, 311 N. Gulf Street, if the removal of the 2 pines in the rear yard and the removal of the sidewalk and the replacement with similar material is done in accordance with the decision by the Historic Preservation Commission, is not incongruous with the character of the district, for reasons that it will be professionally done, using brick that is at the house and matches; and the 2 pine trees are causing damage to the structure; 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 Petty. The motion carried unanimously.

Final Motion

Board member Dobbs made a motion based on the preceding findings of fact, I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Delorian and Porshia Wicker for COA-22-75, 311 N. Gulf Street and approve the repair of the sidewalk and the removal of the 2 pine trees consistent with the previous Finding of Fact motion, with the following conditions: the pruning of the red maple to be professionally done, and to include any trimming of limbs on the neighbors power line. Motion was seconded by Board member Petty. The motion carried unanimously.

ANNOUNCEMENTS

Staff Whitmore gave an update on the mural Piedmont Blues mural; and the Otocast App.

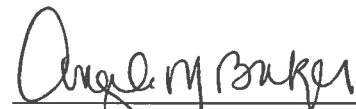
ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned on motion of Board member Petty, seconded by Board member Erb, and unanimously carried. The meeting was adjourned at 7:45 pm.

Adopted this 28th day of November, 2022.

BY: 
Chair

ATTEST:


Angela M. Baker, Clerk