

MINUTES

**Town of Southern Pines Historic District Commission Regular Meeting
Boyd Room of the Planning Department Office
180 SW Broad Street
January 10, 2019 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, January 10, 2019, at 4:00 PM in the Boyd Room of the Planning Department office, 180 SW Broad Street, Southern Pines, North Carolina.

Historic District Commission members present: Chairperson Darlene Stark, Steady Meares, Carolyn Burns, Lynn Anderson, Molly Goodman and Dorothy Shankle.

Historic District Commission member Mart Gibson was absent.

Town staff members present: B.J. Grieve, Senior Planner, Suzy Russell (formerly Suzy Sutphin), Planner, and Cindy Williams, Secretary to the Historic District Commission.

Chairperson Stark called the meeting to order at 4:00 PM.

APPROVAL OF MINUTES:

Molly Goodman made a **motion**, which was seconded by Dorothy Shankle, to approve the Minutes of the December 13, 2018 meeting. **The motion carried unanimously.**

PUBLIC HEARINGS:

- 1. HD-18-18 Certificate of Appropriateness: Major Works, New Building; 215 South Bennett Street; Owner/Applicant, Mr. Gerald Bateman; Agent, Koontz Jones Design**

OATH OF TESTIMONY:

Cindy Williams administered the oath of testimony to those wishing to speak during the hearing.

STAFF REPORT – Suzy Russell:

Ms. Russell stated that Planning staff had received a request from Mr. Bob Koontz on behalf of the applicant to continue the public hearing for a second time until the next regular meeting of the Historic District Commission.

APPLICANT PRESENTATION – Bob Koontz:

Mr. Koontz stated that the applicant had obtained pricing for the construction materials but was still awaiting the results of an appraisal. The final determination as to whether the building will consist of two stories or three will be based on the appraisal. Mr. Koontz requested a thirty (30) day extension on behalf of the applicant.

BJ Grieve asked Mr. Koontz when any revisions would be submitted.

Mr. Koontz responded that the applicant is hopeful that no modifications will be necessary, but if any are required, he would submit the changes within two weeks.

Ms. Russell stated that she was comfortable with that deadline.

HISTORIC DISTRICT COMMISSION ACTION:

Lynn Anderson made a **motion**, which was seconded by Steady Meares, to continue public hearing HD-18-18 until the February 14, 2019 regular meeting. **The motion carried unanimously.**

2. HD-20-18 Certificate of Appropriateness: Major Works, ADA Sidewalk addition; 135 East Massachusetts Avenue; Neal Smith Engineering, Inc.

Neal Smith Engineering has submitted an application on behalf of Michael and Ashley Hove requesting a Certificate of Appropriateness: Major Works for the purpose of making accessibility improvements at 135 East Massachusetts Avenue. The proposed improvements include adding an ADA accessible five (5) foot wide striped sidewalk that will tie into the existing Town sidewalk at East Massachusetts Avenue and would extend along the right side of the existing driveway to the upper end of the driveway. The applicant is proposing to connect a ramp at the upper end of the newly constructed sidewalk. The ramp would be built alongside the existing deck to end on the rear side of the deck adjacent to the existing stairway. The existing sliding glass door that is located off the deck on the rear right wall of the building would be removed and be framed-in to create more wall space with a single hung ADA-accessible wooden door. The applicant proposes to build a wooden ADA ramp at this entrance for ease of access. The proposed use for this structure is a law office, which is a change of use from current residential use of the building. The subject parcel is identified as PIN 858105273731 (Parcel ID 00040717). Per the Moore County GIS, the property owners are listed as Michael and Ashley Hove. The subject property is zoned CB (Central Business).

STAFF REPORT – SUZY RUSSELL:

Ms. Russell stated that a residence and carriage house currently exist on the site, both of which are contributing structures built in 1925. The purpose of the proposed modifications is to bring the property into compliance with ADA regulations. The applicant is proposing the addition of a five (5) foot wide walkway along the right side of the driveway that will tie into the Town sidewalk, run next to the carriage house and tie into a ramp leading to the rear of the deck. The ramp will match the existing deck and railing. The applicant is proposing the replacement of an existing sliding door with a single door that is ADA compliant and to build a small ramp at that entrance.

Either side of the door will be rebuilt to match the rest of the house, and the new decking will also be of an approved color.

Dorothy Shankle asked if any new lighting is being proposed and Darlene Stark asked if any trees will be removed.

Ms. Russell responded that no additional lighting is being added and no trees are going to be removed.

APPLICANT PRESENTATION – JESSE COYLE:

Mr. Jesse Coyle addressed the Commission and stated that he intends to open a law office at this location and the proposed changes will make the office more easily accessible for his clients. The intent is to make every effort to match existing colors and materials as closely as possible.

Carolyn Burns asked if the parking lot is currently gravel. Mr. Coyle responded yes, and they intend to leave it as is.

BJ Grieve stated that marking the parking spaces would not be appropriate to the character of the site; however, that should be given consideration as it would require a modification to the parking standards of the UDO.

Ms. Russell responded that the parking area will not be used for client parking. The applicant is tying into the sidewalk in hopes that clients will park on the street, as on-site parking is not required in the CB zoning district.

Mr. Coyle commented that he felt changes to the parking lot would detract from the historic appearance of the property.

Molly Goodman inquired about the availability of handicap parking.

Ms. Russell responded that the walkway will lead to the street and provide ADA access.

Lynn Anderson asked if any signage was being requested as part of the application.

Mr. Coyle responded that he would submit signage at a later date.

Chairperson Stark asked if any changes to the landscaping were being proposed.

Mr. Coyle responded that he would like to trim some of the overgrown shrubbery as well as a row of dead bushes along the interior property line.

Chairperson Stark asked if the only exterior work will be the ramp and Mr. Coyle responded the ramp and the walkway from the sidewalk.

Ms. Anderson commented that the proposed changes are consistent with the existing conditions.

Ms. Goodman commented that they are meeting ADA requirements and the new door will match the existing door.

Molly Goodman made a **motion**, which was seconded by Lynn Anderson to close the public hearing. **The motion carried unanimously.**

HISTORIC DISTRICT COMMISSION ACTION:

FINDINGS OF FACT

The following findings of fact were made by the Historic District Commission:

FINDING OF FACT #1

Carolyn Burns made a **motion**, which was seconded by Steady Meares, that as a finding of fact the application is complete and the facts submitted are relevant to the case. **The motion carried unanimously.**

FINDING OF FACT #2

Carolyn Burns made a **motion**, which was seconded by Lynn Anderson, that as a finding of fact application HD-20-18 complies with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (C) 1-3. **The motion carried unanimously.**

Carolyn Burns made a **motion**, which was seconded by Steady Meares, to approve HD-20-18. **The motion carried unanimously.**

OLD BUSINESS:

Ms. Russell stated that she had spoken with the managers of the downtown store Riot who stated that they were not aware that approval of the sign was required. They want to change the hanging sign to a wall sign and said they hoped to submit an application for a Certificate of Appropriateness by the end of January 2019.

Chairperson Stark recommended that Planning staff attend a Southern Pines Business Association or similar meeting to share the Historic District Guidelines.

NEW BUSINESS:

Ms. Russell stated that she is in the process of creating a record of all of the properties within the Historic District and determining whether the properties are currently in compliance.

The meeting was adjourned at 4:45 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission